



**REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

**Thursday, January 25, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, R. Barbour, D. Litty, R. Wells
Board Members Absent: J. Laub
Staff Present: R. Lenhardt, L. Villa, S. Yuwiler
Audience Attendance: 22

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD - *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *The Board added Arco Gasoline Station and BP/ARCO AM/PM Convenience Store as a staff report item that was heard after Study Session Item #1.*

CONSENT CALENDAR

A. 1/11/18 Meeting Minutes

ACTION: *Approved, 3-0-1-1. (Litty motioned, Wells seconded, Barbour abstained, Laub absent)*

STAFF REPORTS

1. Arco Gasoline Station and BP/ARCO AM/PM Convenience Store (PL17535 – DR)

ACTION: *The Board recommended the applicant return with a building design similar to the Arco Gasoline Station in Citrus Heights, CA.*

HEARINGS

1. Terminal Shopping Center Master Sign Program (PL17536 – DR) – Final Design Review for a Master Sign Program at the Concord Terminal Shopping Center at 2693 - 2787 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 113-288-015. Project Planner: Sarah Yuwiler @ (925) 671-3465

ACTION: *Recommended for approval 3-2-0-1 with the following conditions (Litty motioned, Shelby seconded, Barbour and Moore opposed, Laub absent): 1) The raceway shall not extend beyond the width of the signs; 2) reduce the raceway depth from three inches to two inches; 3) allow for tenant logos within the allowable height and sign area for each tenant;*

4) Building A to be flush mounted individual channel letters; 5) Building B, Sign Type C, to come back as a staff report item only if the structural “kicker” is visible; 6) the backer panel shall follow the outline of the individual letters, shall be no less than 12 inches tall, and be painted to match the adjacent surface to which it is mounted.

2. **Treat Plaza Shopping Center (PL17408 – DR)** – Preliminary Design Review for a new pad with a drive-thru, façade renovations, and a Master Sign Program for Treat Plaza Shopping Center located at 4425 - 4475 Treat Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 132-160-010, -011. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *Recommended for approval 4-1-0-1 with the following conditions (Wells motioned, Litty seconded, Shelby opposed, Laub absent): 1) Remove the razor wire along the northwest property line; 2) allow a second monument sign at the south end of the property; 3) submit details to staff of the metal gates and roof for the existing trash enclosure; 4) allow the monument signs to be 9’ tall; 5) provide landscaping at the base of the monument signs; 6) limit wall signs to one per tenant except for Pads A and B and the corner tenants of Stores A and B; 7) incorporate Benjamin Moore “Stone White” color to the monument signs and include building materials that match the shopping center such as fiber siding or concrete block; 8) modify Section 3.3 exhibit Tenant Frontage so that tenant frontage is measured based on building frontage and does not include the roof overhang; 9) modify Section 3.2 tenant signage of the Master Sign Program (3rd paragraph, 1st sentence) to state: All signage must be installed on the cement fiber fascia and shall not exceed (1) square foot of signage for every linear foot of building frontage not to exceed 75% of building frontage; and 10) replace the terms “tenant frontage,” “store frontage” and “architectural background element” in the MSP text with “building frontage.”*

STUDY SESSION

1. **Chalomar Villas (PRE170003)** – Study Session for a three lot minor subdivision on a 0.50-acre site at 2226 Chalomar Road. The General Plan Designation is Low Density Residential; Zoning classification is RS-6 (Residential Single Family minimum lot size 6,000 sq. ft.). APN: 129-152-004. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

ACTION: *The Board provided staff with the following comments: 1) The applicant worked diligently to address the Board’s previous concerns; 2) relocate the second story mass to the center of the houses; and 3) continue to modify the architecture to reduce the building mass.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *The Board commented that applications for shopping center upgrades should be comprehensive and include landscape improvements.*

STAFF ANNOUNCEMENTS: *Staff reminded the Board of the Boards and Commissioners Dinner on February 15, 2018 at 6:00 p.m. at Centre Concord. Staff previewed the February 8, 2018 agenda.*

ADJOURNMENT: *9:12 p.m. (5-0-1, Shelby motioned, Wells seconded, Laub absent).*

NEXT DESIGN REVIEW BOARD MEETINGS:

February 8, 2018

February 22, 2018
