



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

**Thursday, April 26, 2018 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, J. Laub, R. Wells
Board Members Absent: D. Litty
Staff Present: R. Lenhardt, L. Villa
Audience Attendance: 16

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *The agenda was taken out of order; Hearing Item #2 was heard before Hearing Item #1.*

CONSENT CALENDAR

A. 4/12/18 Meeting Minutes

ACTION: *Approved, 4-0-0-1. (Shelby motioned, Wells seconded, Litty absent)*

STAFF REPORTS: *None*

HEARINGS

- 1. The Grant Apartments (PL18160 – DR)** – Design Review for 228 apartment units with 4,400 sq. ft. of retail space on a 1.95-ac. site at 2211 Clayton Road, 2204, 2228, and 2292 Concord Boulevard, 1638, 1654, 1672, 1680, and 1738 Grant Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use). APN's 126-093-001-002, -011, -017, -018, 126-103-001, and -015-017. **Project Planner:** Ryan Lenhardt @ (925) 671-3162

ACTION: *Recommended for approval 4-0-0-1 with the following conditions (Shelby motioned, Wells seconded, Litty absent): 1) Venting details/exterior protrusions to return as a staff report item; 2) indicate which trees are going to be planted where; 3) return with a fencing detail; and 4) develop the end wall elements on Concord Boulevard (Shts. A2-5 – A2.6).*

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2. **Bright Stars Day Care (PL17462 – DR)** – Design Review to convert an existing single-family home to a daycare center for up to 18 children on a 0.32-ac. site at 1581 Meadow Lane. The General Plan designation is Low Density Residential; Zoning classification is RS7.5 (Residential Single Family 7,500 sq. ft. minimum lot size); APN 128-091-001. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: Recommended for approval 4-0-0-1 with the following conditions (Wells motioned, Shelby seconded, Litty absent): 1) Replace the redwood screen for the A/C unit with a framed wing wall that extends the wainscot, details to return to the Board as a staff item prior to issuance of a building permit; 2) the house fascia shall match the 2x6 fascia of the bell tower and entry; 3) the following accent plants shall be 5 gallon: *lavandula*, *phormium tenax*, *dietes bicolor*, and *rhapsiolepis indica*; 4) the final landscape and irrigation plan shall be prepared by a landscape architect and shall return to the Board as a staff report item prior to issuance of a building permit; and 5) plans submitted for a building permit shall include parking space dimensions and wheel stops.

3. **El Pollo Loco (PL17481 – DR)** – Preliminary Design Review to convert a Wendy's restaurant to an El Pollo Loco restaurant on a 0.54-ac. site at 1551 Monument Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 128-280-047. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: The Board provided staff with the following comments: 1) Extend brick detail on the west elevation to the south end of the 20' tall tower wall; 2) provide a thicker trim cap with returns along the south, east, and west sides of the front 20' tall tower feature; 3) provide a trellis with vines against the brick wall on the south and west elevations; 4) relocate the north panel of the northeast roof screen as close to the equipment as possible; 5) connect the roof screens at the rear of the building and extend the screen across the entire rear elevation; 6) replace the framed artwork on the east and west elevations with additional scoring on the walls; 7) provide a trash enclosure design that incorporates a brick exterior and a roof that matches the building's black awnings; 8) design landscaping at southeast corner to include a low fence within the landscaping; 9) identify on the landscape plan the low, medium, and high water use plants and indicate that three inches of bark will be provided; 10) locate the required bicycle spaces at the southwest corner of the building by the entrance on a small pad; 11) provide details of rear wall light packs, fences, bicycle rack, and transformer screen; 12) identify location of backflow prevention device; and 13) show all utilities on plans.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: Vice Chair Shelby noted the Kamyshin single family home at 3687 Treat Boulevard is under construction and does not appear to resemble the approved plans and asked for an update from the staff planner. Mr. Shelby asked what the grading activity consists of at the Swift Plaza. He also noted the trees were removed from the Airport Plaza office complex along Concord Avenue. Mr. Shelby noted the three-plex on Concord Boulevard across from the Shiva Temple could be included on the spring tour of projects.

STAFF ANNOUNCEMENTS: Staff mentioned the upcoming spring tour of projects.

ADJOURNMENT: 8:49 p.m. (4-0-0-1, Shelby motioned, Laub seconded, Litty absent).

NEXT DESIGN REVIEW BOARD MEETINGS:

May 10, 2018

May 24, 2018
