



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

**Thursday, May 24, 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
Audience Attendance: 6

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 4/26/18 Meeting Minutes (Continued from 5/10 meeting due to lack of quorum)

ACTION: *Approved, 3-0-2-1. (Wells motioned, Shelby seconded, Litty and Barbour abstained, Laub absent)*

B. 5/10/18 Meeting Minutes

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

HEARINGS

- 1. Commerce Avenue Development (PL17433 – DR) – Design Review to construct a 18,516 sq. ft. multi-tenant commercial building on a 1.2-acre site located at the end of Commerce Avenue immediately south of 2051 Commerce Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-330-025. Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *Recommended for approval 5-0-0-1 with the following conditions (Litty motioned, Shelby seconded, Laub absent): 1) Provide a thicker brick with return at column base; 2) provide a column in place of a fence return for the fence transition at the southeast corner of the site where the chain link fence transitions to steel tube posts; 3) bicycle spaces shall be placed on a raised curb at sidewalk level next to motorcycle spaces; 4) provide post and loop (lolly-pop) bicycle spaces; 5) relocated crape myrtle tree along east side of the building further north within the landscape island; 6) provide shrubs to screen the mechanical equipment located on the southeast side of the building.*

Tam Minor Subdivision (PL18139 – PA) – Conceptual Design Review for a Minor Subdivision on a 0.55-acre site located at 1700 Farm Bureau Road. The General Plan designation is Low Density Residential; Zoning classification is RS-8 (Residential Single Family, 8,000 sq. ft. minimum); APN 114-330-014. **Project Planner: Lorna Villa @ (925) 671-3176**

***ACTION:** The Board provided staff with the following comments: 1) Return to the Board as a study session to review lot layout options and architectural modifications to existing building.*

STAFF REPORT

1. Brasas do Brazil (PL18222 – DR) – Project Planner: Lorna Villa @ (925) 671-3176

***ACTION:** The Board provided staff with the following comments: 1) Exterior building colors to include a two-tone color palette of Sherwin-Williams “Pediment” as the lighter color and the second color to be two tones deeper. “Pediment” to replace white paint color of existing building and the second color to replace existing yellow paint color; 2) A 4’x7’ black faced sign shall be located on the southeast side of the building, the bottom of the sign shall be centered with the middle of the adjacent window; 3) A black faced sign on the east elevation shall be 20 percent small in size than the proposed 4’x7’ sign.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *The Board would like Joan Ryan, the applicant, his architect, and contractor for the Kamyshin single family home at 3687 Treat Boulevard to attend the next meeting to review the working drawings for the project and discuss what has been built in the field as they appear to be differences. Chair Moore asked for an update from the project planner regarding the Airport Plaza office complex landscape plan along Concord Avenue.*

STAFF ANNOUNCEMENTS: *Staff announced the spring tour of projects will be June 1 at 8:30 a.m. and asked who will be attending.*

ADJOURNMENT: *7:39 p.m. (5-0-0-1, Barbour motioned, Wells seconded, Laub absent).*

NEXT DESIGN REVIEW BOARD MEETINGS:

June 1, 2018 – Field Trip

June 14, 2018
