



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

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

Board Members Present: K. Shelby, R. Barbour, D. Litty
Board Members Absent: J. Laub, J. Moore, R. Wells
Staff Present: R. Lenhardt, J. Gonzalez, L. Villa
Audience Attendance: 12

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR: *None*

STAFF REPORT

- 1. Dunkin' Donuts Master Sign Program (PL17407 – DR) – Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

***ACTION:** The Board provided staff with the following comments: 1) Revise the ground sign so that text looks cohesive; 2) delete logo and secondary tenant signage for future tenants in the Dunkin' Donuts tenant space; and 3) signs shall be sized to fit the fascia they are mounted to.*

HEARINGS

- 1. Berrywood Drive Minor Subdivision (PL18147 – DR) – Design Review for a four-lot minor subdivision for four single-family detached homes on a 1-ac. site located to the southeast of Berrywood Drive, one parcel north of Olive Drive, and one parcel south of Mintwood Drive. The General Plan designation is Low Density Residential; Zoning classification is RS-8 (Residential Single Family; minimum lot size 8,000 sq. ft.). APN 116-030-008. Project Planner: Jessica Gonzalez @ (925) 603-5821**

***ACTION:** Recommended for approval 3-0-0-3 with the following conditions (Litty motioned, Barbour seconded, Laub, Moore, Wells absent): 1) Lot 2 must be reviewed and approved as a staff report item by the Board prior to issuance of a building permit; 2) Adjustments to Lot 2 elevations are required including: lowering the 9' plate height, adding architectural details such as dormers, additional stone, or second gable; 3) Require lighting with down shield; 4)*

Add additional landscaping to Lots 2 and 3 to help with privacy concerns; 5) Require a higher fence through the development code process.

2. **El Pollo Loco (PL17481 – DR)** – 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: Recommended for approval 3-0-0-3 with the following conditions (Litty motioned, Barbour seconded, Laub, Moore, Wells absent): 1)A metal trellis shall be installed on the west elevation, south of the pick-up window above the landscape planter; 2)The cornice of the tower element shall wrap around the parapet; 3)Provide a detail of the brick veneer; 4)Identify the vine species for the trellis on the final landscape plan; 5)Decrease fence height to three feet within the front yard setback and at the southeast corner; 6)Relocate the fence at the southeast corner away from the property line; 7) Provide a minimum of one trash can adjacent to each building entry and in the parking lot; 8)Provide a u-rack, post and loop, or wheel well secure rack for the two required bicycle spaces.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: None

STAFF ANNOUNCEMENTS: Ms. Villa reported that the Brasas do Brazil building was painted and asked for the Board’s opinion on whether the colors are too similar.

ADJOURNMENT: 7:31 p.m. (3-0-0-3, Barbour motioned, Litty seconded, Laub, Moore, Wells absent).

NEXT DESIGN REVIEW BOARD MEETINGS:

July 12, 2018

July 26, 2018
