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

**Thursday, July 12, 2018 – 5:30 p.m.  
Permit Center Conference Room  
1950 Parkside Drive**

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**Board Members Present:** J. Moore, K. Shelby, R. Barbour  
**Board Members Absent:** J. Laub, D. Litty, R. Wells  
**Staff Present:** R. Lenhardt, F. Abejo, C. Frick, J. Ryan, L. Villa, S. Yuwiler  
**Audience Attendance:** 25

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD:** *None*

**ADDITIONS/CONTINUANCES/WITHDRAWALS:** *None*

**CONSENT CALENDAR**

**A. 6/14/18 Meeting Minutes**

**ACTION:** *Continued to July 26, 2018 due to lack of quorum.*

**STAFF REPORT**

**1. Hillside Development Plan @ 3687 Treat Boulevard (PL15005 – DR) – Project Planner:  
Joan Ryan @ (925) 671-3370**

***ACTION:*** *The Board provided staff with the following comments: 1) Board accepts owner agreement to modify construction to install windows under roof peaks on Treat Blvd. façade to match plans; 2) Board accepts owner agreement to modify construction of roof peaks on Treat Blvd. façade to match plans – owner to submit truss calculations to Building Division for review; 3) Board accepts owner agreement to remove foam pop-outs at windows on all facades; 4) Board recommended retaining trim as Spanish Sand; owner to repaint trim from Swiss Coffee to Spanish Sand; 5) Board requested confirmation of reveal as ¾ inch by building inspector; 6) Board accepts owner agreement to remove “eyebrows” from front façade of building; 7) Board recommended the single front door option with sidelights painted “Man Cave” (on color and materials board); 8) Board recommended replacement of existing roof material with concrete tile roof approved earlier (color and materials board) due to visibility of the site and style of building; 9) Board requested that comments be obtained from Board member Ross Wells regarding the selection of plant material chosen to replace removed plant materials; 10) Board accepted specification sheet for custom garage door and painting of garage door to match front door “Man Cave”; and 11) front of house is to be re-built to match the appearance on the approved plans (4/28/17) small color elevation Sheet A0.0; owner to provide necessary truss calculations to the Building Division for review, prior to modification.*

**2. Chipotle Sidewalk Café Project Planner: Lorna Villa @ (925) 671-3176**

***ACTION: The Board provided staff with the following comments: 1) Enclose the patio with a decorative fence to define the space; 2) add a second trash receptacle to the patio; and 3) consider adding decorative planter pots in the patio area.***

**HEARINGS****1. Chalomar Villas (PL18132 – DR) – Final Design Review 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: Recommended for continuance to a date uncertain 3-0-0-3 (Shelby motioned, Barbour seconded, Laub, Litty, and Wells absent).***

**2. Airport Plaza Landscape Plan and Master Sign Program (PL18158 – DR, RT) – Preliminary Design Review of a landscape plan and master sign program for Concord Airport Plaza located at 1200-1220 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-010-059. Project Planner: Frank Abejo @ (925) 671-3128**

***ACTION: Recommended for continuance to a date uncertain 3-0-0-3 (Barbour motioned, Shelby seconded, Laub, Litty, and Wells absent).***

**3. Costco Wholesale Building Addition and Interior Remodel (PL18121 – DR) – Preliminary Design Review application to demolish the existing Costco garden center and replace it with a 9,700 square foot building addition at 2400 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-040-010. Project Planner: Coleman Frick @ (925) 671-3281**

***ACTION: Recommended for approval 3-0-0-3 with the following conditions (Shelby motioned, Barbour seconded, Laub, Litty, and Wells absent): 1) Revise the plans to include a landscape strip adjacent to the west elevation of the addition; 2) redesign the long-term bicycle parking enclosure as a high-quality fenced or walled enclosure compatible with the building design; 3) replace all removed trees at a 3:1 ratio; and 4) increase the number of pedestrian scale light fixtures along the south elevation adjacent to the long-term bicycle parking area.***

**STUDY SESSION****1. Tam Minor Subdivision (PL18139 – PA) – Study Session 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 to incorporate into the formal application: 1) Liked the revisions to the project; 2) study the driveway width and location in relation to the neighbor's driveway; and 3) study the connection between the existing home and the proposed new garage.***

**BOARD CONSIDERATIONS/ANNOUNCEMENTS:** *Chair Moore asked if there are regulations surrounding painting a single family home and commented that the Dunkin' Donuts building is progressing.*

**STAFF ANNOUNCEMENTS:** *Staff previewed the July 26, 2018 agenda and noted that Frank Abejo will run the meeting. Staff also invited the Board to attend the July 18, 2018 Planning Commission meeting to hear a presentation from Sgt. Russ Norris regarding CPTED.*

**ADJOURNMENT:** *9:43 p.m. (3-0-0-3, Barbour motioned, Shelby seconded, Laub, Litty, and Wells absent).*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

July 26, 2018

August 9, 2018

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