

ANNOTATED AGENDA

DESIGN REVIEW BOARD

Jack Moore, Chair
Ross Wells, Vice Chair
Suzanne Alaksa
Kirk Shelby
Ray Barbour

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Regular Meeting of the City of Concord Design Review Board

Thursday,
January 28, 2021

5:30 p.m.

1. ROLL CALL

Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby

Staff Present: R. Lenhardt, J. Ryan

Virtual Audience Attendance: 6

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR

A. 1/14/21 Meeting Minutes

ACTION: Approved 5-0. (Shelby motioned, Wells seconded)

4. CORRESPONDENCE

A. Hampton Inn Hotel (PL20023 – DR) – Project Planner: Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org

ACTION: The Board requested staff return with revised plans and provided staff with the following comments: 1) Revise elevations to clearly show gutters and downspouts, some appear missing; 2) reduce the number of downspouts where possible; 3) limit long

returns back to façade surface to reduce visibility of rain water leaders; and 4) provide a roof plan to review with the elevations.

5. PUBLIC HEARINGS

- A. Jack In The Box (PL20213 – DR)** – Final Design and Site Review for renovations and expansion of a 2,355 square foot restaurant at 1710 Monument Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 147-010-052. **Project Planner: Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org**

***ACTION:** The Board continued the item to a date uncertain and provided staff with the following comments: 1) Provide additional details to indicate how materials transition on flush façade and at building corners; may consider a 3D perspective drawing; 2) identify ways to screen electrical panel, this may be painting a similar color on the adjacent tile surface; and 3) submit a landscape and irrigation plan prepared by a licensed landscape architect.*

- 6. BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** *Planning Commission Liaison Barbour thanked staff for their reports and all of their hard work. Board member Shelby said he is looking forward to Argent installing a perimeter fence at their site on East Street to discourage homeless encampments. Vice Chair Wells noted he will be absent March 11, 2021.*
- 7. STAFF ANNOUNCEMENTS:** *Staff announced there will be a meeting on February 11, 2021.*
- 8. ADJOURNMENT:** *7:07 p.m.*

Next Meeting: Regular Meeting
Date: 2/11/21