

ANNOTATED AGENDA

DESIGN REVIEW BOARD

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

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



Regular Meeting of the City of Concord Design Review Board

Thursday,
February 13, 2020

5:30 p.m.

Permit Center Conference Room
1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS – The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

Board Members Present: J. Moore, K. Shelby, S. Alaksa, R. Barbour, R. Wells
Staff Present: R. Lenhardt, J. Hittleman, L. Villa, S. Yuwiler
Audience Attendance: 11

2. PUBLIC COMMENT PERIOD: *None*

3. CONSENT CALENDAR

A. 12/12/19 Meeting Minutes

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

B. 1/23/20 Meeting Minutes

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

4. STAFF REPORTS

- 1. Park & Shop Façade Renovations (PL19089 – DR) – Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: *The Board provided staff with the following comments: 1) A cross section showing how the exposed plywood under the metal roof is finished on the edges shall return to the Board as a staff item.*

5. PUBLIC HEARINGS

- 1. Chevron Carwash (PL16221 – DR) – Final Design Review to demolish an existing convenience store and car wash and construct a new 2-story 4,720 square foot convenience store and a detached 1,013 square foot self-serve car wash at 2799 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 113-288-005. Project Planner: Jerry Hittleman @ (805) 644-4455 x163**

ACTION: *Recommended for approval 5-0 with the following conditions (Wells motioned, Shelby seconded): 1) An additional light shall be added on the east elevation above the stairwell; 2) re-evaluate the plant material selection regarding, number of vines, location of vines, and height of shrubs adjacent to the trellis; 3) staff shall work with Bike Concord to relocated the bike spaces closer to the entry doors; 4) post and ring bike racks shall be provided; 5) the final landscape plan and revised vacuum location shall return to the Board as staff items.*

- 2. Chick fil-A (PL19112 – DR) – Preliminary Design Review for a new 4,610 square foot drive-through restaurant on a 1.2-acre parcel at 1400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-380-001. Project Planner: Jerry Hittleman @ (805) 644-4455 x163**

ACTION: *Recommended for approval 4-1 with the following conditions (Wells motioned, Shelby seconded, Barbour Opposed): 1) Explore providing a canopy over the bike racks.*

6. STUDY SESSION

- 1. Shell Gas Station Expansion (PL19022 – DR)** – Study Session for the expansion of an existing Shell Gas Station at 1500 Concord Avenue. The General Plan designation is Service Commercial; Zoning Classification is SC (Service Commercial); APN 126-043-032. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

***ACTION:** The Board provided staff with the following comments: 1) Continue to refine the building design to reflect Spanish-inspired architecture, 2) Relocate the trash enclosure to a location less visible, 3) Consider adding a street tree along Market Street, 4) Simplify the materials and color palette, and 5) Return to the Board for a 'sketch session' to further develop and refine the Spanish-influenced architecture.*

- 7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** *Vice Chair Shelby asked staff to look into the Pacheco Street Apartments railing replacement project to confirm that it constructed per the approved plan. Planning Commission Liaison Barbour mentioned a large limb broke off the heritage oak tree at the Chestnut Grove Subdivision.*

- 8. STAFF ANNOUNCEMENTS:** *None*

- 9. ADJOURNMENT:** *8:26 p.m.*

Next Meeting: Regular Meeting
Date: 2/27/2020