

# 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](http://www.cityofconcord.org)



## Regular Meeting of the City of Concord Design Review Board

Thursday,  
April 8, 2021

5:30 p.m.

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### 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: 7*

### 2. PUBLIC COMMENT PERIOD: *None*

### 3. CONSENT CALENDAR

#### A. 3/25/21 Meeting Minutes

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

### 4. STAFF REPORTS: *None*

### 5. PUBLIC HEARINGS

**A. Nation's Restaurant Façade Improvements (PL20163 – DR) –** Final Design and Site Review for exterior renovations of a 3,210 square foot restaurant at 4600 Clayton Road. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed

Use); APN 133-170-065. **Project Planner: Joan Ryan @ (925) 671-3370 or [joan.ryan@cityofconcord.org](mailto:joan.ryan@cityofconcord.org)**

***ACTION: Recommended for approval 5-0 (Shelby motioned, Wells seconded) with the following conditions: 1) Incorporate red upper stripe to rear building façade; 2) provide details for building lighting; 3) add shrubs (and trees if possible) to rear property line planter; 4) increase bottlebrush and flax to five gallon; 5) move Nation's sign (facing Wharton Way) up vertically on building face in line with adjacent logo sign; and 6) modify sign plan, consistent with approved elevations.***

- B. Dutch Bros. Coffee / Day Care/Preschool (PL20241 - DR) – Final Design and Site Review to construct an 850 square foot Dutch Bros. Coffee building and an 8,006 square foot Day Care/Preschool building on a 1.13-acre site located at 4672 and 999999 Clayton Road. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed-Use); APN's 133-170-068, -069. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or [ryan.lenhardt@cityofconcord.org](mailto:ryan.lenhardt@cityofconcord.org)****

***ACTION: Recommended for approval 5-0 (Wells motioned, Alaksa seconded) with the following conditions: Bring back the following items as a staff report: 1) veneer wainscot details for both buildings and consider applying wainscot to the C.3 planters on the west and south elevations of the Kiddie Academy building; 2) details of how the Kiddie Academy equipment well is textured and painted; and 3) results of the traffic study.***

**6. CORRESPONDENCE: None**

**7. BOARD CONSIDERATIONS AND ANNOUNCEMENTS:** *Vice Chair Wells noted he will be absent from the April 22 meeting. Board member Alaksa asked if the Board should have voted on the Heckmann Subdivision. Board member Shelby asked staff to propose alternative "motion language" for projects subject to streamlined reviews. Planning Commission Liaison Barbour mentioned he attended the Planning Commissioner's Academy this week.*

**8. STAFF ANNOUNCEMENTS:** *Staff announced there will be a meeting on April 22, 2021 and Frank Abejo will be conducting the meeting.*

**9. ADJOURNMENT: 7:33 p.m.**