



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

**Thursday, May 22, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby
Staff Present: F. Abejo, S. Johnson, J. Hade, A. Mogensen
Audience Attendance 7 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 4/10/14 Meeting Minutes (*Continued from 4/24/14 meeting*)

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

B. 4/24/14 Meeting Minutes

ACTION: *Approved, 2-0. (Shelby motioned, Harmon seconded.)*

STAFF REPORTS

1. Board & Commissions Survey – Staff Contact: Scott Johnson @ (925) 671-3461. – *Survey results were discussed by Assistant City Manager Scott Johnson. A follow-up meeting is planned to brief the Board on recommendations resulting from the survey.*

HEARINGS

FINAL REVIEW

1. La Vista Villas (PL131338 – DR) – Final Design Review to subdivide a 1.8-acre site into 8 residential lots at 1425 La Vista Avenue. The General Plan land use designation is Low Density Residential; Zoning classification is RS-8 (Single Family Residential, 8,000 sq. ft. minimum lot size); APN 132-030-041; 042; 043; 044; and 045. **Project Planner: Jason Hade @ (925) 671-3281.**

ACTION: *Approved with conditions for minor architectural details and bioswale section to return as a staff report item, 5-0. (Shelby motioned, Wells seconded.)*

PRELIMINARY REVIEW

2. **Minor Subdivision at 3041 Cowell Road (PL140038 – DR)** – Preliminary Design Review for a three-lot Minor Subdivision on a 0.44-acre site at 3041 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS6 (Single Family Residential, 6,000 sq. ft. minimum lot size); APN 105-186-005. **Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: *Recommended plans return with revisions incorporating Contemporary style architecture, and clarification on landscaping, fencing, and grading details.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *E. Avila announced the Planning Commission adoption of the Downtown Specific Plan.*

STAFF ANNOUNCEMENTS – *Andrew Mogensen announced he will be the interim Planning Manager.*

ADJOURNMENT – *Motion to adjourn at 8:10 p.m., 5-0. (Harmon motioned, Shelby seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

June 12, 2014

June 26, 2014
