



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

**Thursday, July 10, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	J. Moore, R. Wells, P. Harmon, K. Shelby
Board Members Absent:	E. Avila
Staff Present:	F. Abejo
Audience Attendance	5 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS - *A study session for Cowell Road Subdivision and a Staff Report on the Willows Shopping Center were added.*

CONSENT CALENDAR – *None.*

HEARINGS

STUDY SESSION

- 1. 3041 Cowell Road Minor Subdivision (PL140038 – DR) – *The Board provided comments to incorporate on revised plans and recommended the applicant return with an architect or designer to discuss the next design revisions.***

PRELIMINARY REVIEW

- 1. Starbucks (PL14000257 – DR) – Preliminary Design Review for an approximately 2,000 square foot Starbucks with drive-through on a 0.29-acre site located at 4290 Clayton Road. The General Plan land use designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 132-160-004. **Project Planner: Frank Abejo @ (925) 671-3128.****

ACTION: The Board recommended plans return with revisions including stepping the building mass up towards the street corner, adding more parking lot trees, expand outdoor seating area, and provide fencing details.

STAFF REPORTS

1. **Willows Shopping Center – *The Board provided recommendations on revised color scheme for the Willows Shopping Center.***

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *The Board requested staff look into the work being done on the 76 Station at Treat and Cowell Road.*

STAFF ANNOUNCEMENTS – *None.*

ADJOURNMENT – *7:36 p.m. (Shelby motioned, Harmon seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

July 24, 2014
August 14, 2014
