



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

**Thursday, November 20, 2014
5:30 p.m., Special 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, R. Lenhardt, L. Simpson
Audience Attendance: 3 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

STAFF ANNOUNCEMENTS – *Staff introduced new Planning Manager, Laura Simpson. Staff also announced the Design Review Board terms were ending for Jack Moore and Peter Harmon.*

CONSENT CALENDAR

A. 8/14/14 Meeting Minutes

ACTION: *Approved, 3-0. (Wells motioned, Shelby seconded. Avila and Harmon abstained.)*

B. 10/23/14 Meeting Minutes

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

STAFF REPORTS

**1. Commercial Development at 1100 Concord Avenue (PL140047 – DR) – Project Planner:
G. Ryan Lenhardt @ (925) 671-3162.**

ACTION: *Comments provided. The Board noted the sign design is significantly improved however the applicant should consider simplifying the design as there may be maintenance issues and be an attractive nuisance (climbing structure). The applicant shall, 1) change the wood trellis to metal, 2) upsize the uppermost trellis members to 3" x 3", 3) change the secondary trellis members to 3" x 6", 4) increase the size of the address numerals, 5) use the same cream-colored background for each sign panel, 6) center the glass globes in the trellis, 7) change the glass globes to acrylic, and 8) "bird-proof" the sign with wire mesh.*

HEARINGS – None.**STUDY SESSION**

Board member Wells excused himself due to conflict of interest.

- 1. Shiva Muragan Cultural Center (PL140405 – DR)** – Design Review to demolish an existing Shiva Muragan Temple, auxiliary building, residence with carport, and a cottage, and construct a new temple and annex building measuring approximately 7,000 sq. ft. and 6,700 sq. ft. respectively, and a lot merger on a 0.73-net acre site at 1803 2nd Street. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use) – Transit Station Overlay District; APNs 113-011-008, -010, -016, and -017. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

***ACTION:** Comments provided. The Board asked the applicant to consider shifting the temple to the south end of the site along Concord Boulevard to “showcase” the building and combine all the parking in the center of the site to facilitate circulation. Emphasize the exterior ornamentation to create building relief and shadow and consider interspersing tower/kiosk elements on the Concord Boulevard elevation to create relief. Study the relationship between the temple and the auxiliary building. Consider a simple, modern building design that acts as a “counterpoint” to the temple and serves as a transition between the credit union to the north and the temple building. Consider incorporating “plant ons,” niches, or other ornamentation in place of the blank wall panels particularly on the Concord Boulevard elevation (refer to the other built examples presented to the Board for direction). Decide whether the Rajagopuram (main tower) will be painted and present the appropriate elevations at a future meeting.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – E. Avila announced Planning Commission recommendation of the Housing Element.

ADJOURNMENT – 7:10 p.m. (Harmon motioned, Shelby seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

November 27, 2014 – CANCELLED

December 11, 2014
