



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

****SPECIAL MEETING****

**Thursday, March 19, 2015
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, J. Ryan
Audience Attendance	8 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR – *None.*

STAFF REPORTS – *None.*

HEARINGS

- 1. The Moulding Company (PL150028 – DR) – Design Review application for an approximately 34,400 square foot warehouse and showroom building on a 2.18-acre parcel at 5117 Commercial Circle. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APN 159-040-076. Project Planner: G. Ryan Lenhardt @ (925) 671-3162.**

ACTION: Approved with condition for landscape plan to return as a staff report item, 5-0. (Wells motioned, Shelby seconded.)

STUDY SESSION

- 1. Kamyshin Hillside Development Plan (PL150005 – HM, DR) –** Minor Hillside Development Plan Use Permit and Design Review for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan designation is Rural Residential; Zoning classification is RS-15 (Single-Family Residential 15,000 square foot minimum lot size); APN 130-230-044. **Project Planner: Joan Ryan @ (925) 671-3370.**

ACTION: *Comments provided. The Board suggested that the applicant explore rotating the unit 15-20% on the lot to better fit with the existing topography and that any retaining walls (if needed) should be block rather than wood. In terms of the architecture, the Board noted that: 1) the contemporary design was alright, even with a standing seam roof, but that the applicant may want to take a step further to more of a tech design; 2) the corbels/trellis shown above garage should be eliminated; too busy; 3) consider vaulting of the roof peak with clearstory windows; could be raised and more accentuated and the tiny corbels did not provide enough accent; 4) clarify whether slider or double hung windows; 5) break up wainscoting; it emphasizes too much horizontal; consider applying stonework on portions of entire walls to add vertical massing; 6) provide minimum 2"x8" fascia at roof line; 7) suggested flipping bedrooms with dining and opportunity to add gables on east elevation; 8) suggested beefing up the tiny roof trellis work above the windows; 9) suggested breaking up the roof line generally; 10) recommended stepping pads to minimize flat grading, and "nestle" home into hillside; 11) utilize landscaping instead of the screen wall on east elevation; 12) bedrooms face south more than east, more should be done to provide for screening of sun on that side of the home.*

The Board recommended that the applicant and architect return with further detailed plans for Preliminary Design Review, based on the comments provided.

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *E. Avila announced the approval of Starbucks on the corner of Treat Boulevard and Clayton Road.*

STAFF ANNOUNCEMENTS – *None.*

ADJOURNMENT – *7:06 p.m. (Harmon motioned, Shelby seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

March 26, 2015 – Cancelled

April 9, 2015
