



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

**Thursday, August 6, 2015
5:30 p.m., Special Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

*****This Special Design Review Board meeting is being held in place of the July 23rd meeting which was cancelled due to a lack of quorum*****

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

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD - *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None*

CONSENT CALENDAR

A. 6/25/15 Meeting Minutes

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

STAFF REPORTS

HEARINGS

- 1. Calitho Warehouse (PL150147 – DR) - Design Review for an approximately 19,096 square foot warehouse building on a 0.90-acre parcel at 2371 Stanwell Drive. The General Plan designation is Business Park; Zoning classification is OBP (Office Business Park); APNs 112-251-006, -010. Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: Approved with a condition to move parking and the building up six inches, 4-0. (Wells motioned, Harmon seconded)

2. **Bank of the West at Willows Shopping Center (PL150273 - DR)** – Design Review for façade upgrades to Bank of the West located at 1969 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-005. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board felt the enhancements to the bank’s entry was too subdued. The Board recommended using glass, Alucobond or other materials to create a bolder statement at the entrance. The Board requested clarification on what Bank of the West wanted to accomplish with the proposed façade improvement, and why other areas of the building were not getting enhanced (such as the secondary ATM machine).*

STUDY SESSION

1. **Willows Shopping Center Building E Façade Improvements** – Study session on preliminary plans to revise approved façade improvements to Building E of the Willows Shopping Center. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board recommended the following for consideration in revised plans to return for final review: 1) Consider a “greenhouse” design or other concept that opens up Fuddrucker’s outdoor eating area; 2) Provide detail of how the Fuddrucker’s parapet returns into the existing roof or wall of the adjacent tenant space; 3) Consider utilizing areas underneath large overhangs for seating areas and other outdoor amenities; 4) Provide examples of design elements from the new “Main Street” facades that are proposed for Building E to evaluate whether they are compatible with the overall design approach for Building E; and 5) Consider colors other than white for the tower pop-outs.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *None.*

STAFF ANNOUNCEMENTS - *F. Abejo announced Ryan Lenhardt will be the new staff liaison to DRB starting September 25th.*

ADJOURNMENT – *7:28 p.m. (Wells motioned, Harmon seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

August 13, 2015

August 27, 2015
