



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

**Thursday, August 13, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	K. Shelby, E. Avila, P. Harmon, R. Wells
Board Member Absent:	J. Moore
Staff Present:	F. Abejo, J. Ryan
Audience Attendance	10 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *Julian Rogers commented on the 7/9/15 meeting minutes.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *Study Session Item No. 2, Kamyshin Minor Hillside Development, was continued to 8/27/15 meeting at the applicant's request.*

CONSENT CALENDAR

A. 7/9/15 Meeting Minutes

ACTION: *Continued to the 8/27/15 meeting.*

STAFF REPORTS – *None.*

HEARINGS – *None*

STUDY SESSIONS

- 1. Chalomar Crossings Subdivision (PL150027 – DR)** – Study Session for Rezoning from RS-7 to RL, Major Subdivision tentative map to create 20 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *The Board concluded that Alternative 24 was preferable based on the amount of parking provided, the interface of the homes along Chalomar and the private drive not conflicting as much with the existing homes along the easement on the eastern edge of the property. The Board was supportive of the single stories along Chalomar and the interface to the road and questioned whether it was possible to bring a few single stories to the northern edge of the site plan. The Board noted the traditional rear elevation needed more*

detailing and noted that the single story farmhouse front elevation could benefit from additional detailing. The Board voiced some concern that residents may try to cut through from the internal private roadway in the project east to the easement/roadway and discussed some potential options such as the use of turf block, connecting the roadway through to the east and possibly eliminating the connection point at Chalomar between Lots 13 and 16. The Board agreed that once further direction is provided by the Planning Commission study session, the architecture and potentially the site plan will be a function of that direction. The Board continued to advocate for high quality, four-sided architecture.

2. **Kamyshin Minor Hillside Development (PL15005 – HM, DR)** – Study Session 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: *Continued to 8/27/15 meeting. The Board requested that the applicant return with a grading and roof plan in addition to the elevation concepts requested at the last meeting.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – None.

STAFF ANNOUNCEMENTS – Staff announced the Kamyshin Minor Hillside Development and the Willows Master Sign Program are scheduled to be heard at the 8/27/15 meeting.

ADJOURNMENT – 7:09 p.m. (Harmon motioned, Wells seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

August 27, 2015
September 11, 2015
