



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

**Thursday, September 24, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	J. Moore, K. Shelby, E. Avila, P. Harmon, R. Wells
Staff Present:	R. Lenhardt, F. Abejo, A. Hamid
Audience Attendance	6 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 6/25/15 Meeting Minutes (Continued from 9/10 meeting)

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

B. 8/27/15 Meeting Minutes (Continued from 9/10 meeting)

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

C. 9/10/15 Meeting Minutes

ACTION: *Continued due to lack of quorum.*

STAFF REPORTS – *None*

HEARINGS

- 1. Verizon Wireless at 3425 Concord Boulevard (PL150154 – DR) – Design Review for a roof-mounted wireless telecommunication facility including adding nine panel antennas within a cupola on the roof of Calvary Apostolic Church at 3425 Concord Boulevard along with screened equipment within a lease area behind the church. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Single-Family Residential 7,500 square foot minimum lot size); APN 113-091-035. **Project Planner: Afshan Hamid @ (925) 671-3281****

ACTION: *Recommended approval with the following items to return as a staff report item, 5-0 (Commissioner Harmon motioned for approval, Commissioner Wells seconded)*

1. *The Board requested that the design of the cupola have articulated decorative vent elements instead of the faux windows proposed, and*
2. *The Board suggested alternate landscaping along the north of the ancillary equipment to be evaluated either as a trellis with vines, a green wall, or artificial faux ivy.*

2. **Willow Shopping Center Building E (PL131163 – DR)** – Design Review for an amendment to a prior approval for façade improvements to Building E of the Willows Shopping Center located at 1975 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-004, -005. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board recommended approval subject to all applicable Development Code requirement and the following conditions: 1) Provide construction details showing how Fuddrucker's parapet returns into existing roof, 2) provide alternative treatment for seating area underneath metal trellis/canopies if these areas are not used for outdoor dining, and 3) provide utility yard planting and green screen details for approval as a staff report item.*

3. **Duplex at 2850 Concord Boulevard (PL150127 – DR)** – Design Review for two dwelling units on a 7,500 square foot lot located at 2850 Concord Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 113-261-004. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board recommended the plans return with revisions incorporating the following: 1) eliminate guest parking carport by locating guest parking along Concord Boulevard or at the end of the driveway; 2) eliminating carport will allow the Residence 1 patio wall to be located outside of setback area and increased to six feet for additional privacy; 3) look at providing interior or covered access between Residence 1 and the garage; 4) align windows at the second story of the west elevation; 5) eliminate fruit trees along the west property line; 5) use materials and/or colors to articulate massing; 7) look at massing so that it reads as one building with a single-story element rather than two separate units (e.g., increase height of Residence 1, use materials that tie the two units together); 8) add design elements to give the building a “stylistic” identity.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *E. Avila expressed an interest in scheduling a study session item to discuss “pedestrian safety design guidelines for urban areas.” Mr. Avila also asked for an update regarding the ad hoc committee that has been formed to review the design of projects located in the Downtown Specific Plan Area until formal Early California Architecture guidelines are adopted. Mr. Avila also reported on the 9/17/15 Planning Commission meeting regarding Chalomar Subdivision.*

STAFF ANNOUNCEMENTS – *Staff announced the upcoming Boards and Commissions Dinner scheduled for October 15, 2015 at 6:00 p.m. in the Senior Center. Staff also suggested scheduling a study session item to discuss the Board's process and procedures.*

ADJOURNMENT – *7:49 p.m. (5-0, Shelby motioned, Wells seconded.)*
