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

**Thursday, October 22, 2015  
5:30 p.m., Regular Meeting  
PERMIT CENTER CONFERENCE ROOM  
1950 Parkside Drive, Bldg. D**

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| <b>Board Members Present:</b> | <b>J. Moore, K. Shelby, E. Avila, P. Harmon, R. Wells</b> |
| <b>Staff Present:</b>         | <b>R. Lenhardt, F. Abejo, J. Ryan</b>                     |
| <b>Audience Attendance</b>    | <b>6 people</b>   |

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD** – *Ray Barbour complimented the Board on their review of the Golden State Lumber project.*

**ADDITIONS/CONTINUANCES/WITHDRAWALS** – *Added Willows Shopping Center, Building C. as a Study Session Item.*

**CONSENT CALENDAR**

**A. 10/8/15 Meeting Minutes**

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

**STAFF REPORTS** – *None.*

**HEARINGS** – *None.*

**STUDY SESSION**

- 1. 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:** *The Board's comments at the study session noted that the front elevation was heading in the right direction, but noted a post shown on the floor plan was missing on the elevation. They requested the applicant return with a Color and materials board displaying all materials and colors but that in particular would indicate the material for the front post, the garage door and the front door. They noted a redwood post could be an attractive feature, if coordinated with a wood garage door and wooden entry door. The Board also*

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*encouraged the architect to consider a wider front door or double door entry to provide some presence. The Board noted that the 1/8" reveal of the panelized system would likely be too narrow and recommended a 3/4" reveal. They also stated the panelized system should wrap the corner to the south elevation and that vertical joints should be added to match the front. The Board discussed with the applicant possibilities of providing a gable rather than the hip roof where shown and noted he may want to consider two dormers rather than one to give some parity to the elevation. The Board also suggested that windows above the windows on south side of the dining room would open up the view to Mt. Diablo.*

*The Board noted the topography need more spot elevations to understand overall grading. In addition, the Board was interested in the materials and treatment of the retaining walls suggesting a mosaic material might bring a nice accent element. In terms of the landscaping, the Board noted the owner will need to bring a landscape plan with materials and call outs, per the City's requirements to the next meeting. They emphasized the need for a drought tolerant design and noted some areas could be retained as natural.*

2. **Willows Shopping Center, Building C Façade Upgrades. (PL1500457- DR) – Study Session for façade upgrades to Building E of the Willows Shopping Center. Project Planner: Frank Abejo @ (925) 671-3128**

**ACTION:** *The Board recommended adding storefront windows to showcase the store's products or activities to draw shoppers into the building, a secondary tower element opposite of the main entry tower, and locating shopping cart storage where it can be screened and away from the main entrance to minimize conflict with customer ingress/egress.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS – Chair Moore briefly updated the Board on new construction projects in the City.**

**STAFF ANNOUNCEMENTS – Staff asked the Board to consider an earlier starting time for both of their meetings in November.**

**ADJOURNMENT – 7:30 p.m. (5-0, Harmon motioned, Shelby seconded.)**

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

November 12, 2015

November 19, 2015 – Special Meeting

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