



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

**Thursday, March 10, 2016
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: F. Abejo, J. Ryan, A. Hamid
Audience Attendance: 7 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None*

CONSENT CALENDAR

A. 1/28/16 Meeting Minutes

ACTION: *Approved 4-0-1. (Harmon motioned, Shelby seconded. Avila abstained.)*

B. 2/25/16 Meeting Minutes

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

STAFF REPORTS

HEARINGS

- 1. Kamyshin Minor Hillside Development (PL15005 – DR) – Final 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: *Continued to March 24th to address the inconsistencies between the elevations, roof plan and floor plan.*

2. **Virginia Lane Apartments Rehabilitation (PL15346 & PL15347 – DR)** – Final Design Review for improvements and modifications to apartment complexes at 1121 and 1140 Virginia Lane. The General Plan designation is Medium Density Residential; Zoning classification is RM (Residential Medium Density); APN's 128-290-066; 128-210-051. **Project Planner: Afshan Hamid @ (925) 671-3281**

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

3. **Veranda Shopping Center (PL15466 – DR)** — Preliminary Design Review to demolish an approximately 609,000 square foot office and construct an approximately 375,000 square foot shopping center on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-001. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board recommended the project return with revised elevations showing how four-side design is achieved for all buildings. The Board pointed out examples of where the revised elevations were simplified compared to the original elevations. The Board provided general direction on design elements that are important to achieving four-sided design such as richness of materials and massing elements.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Board member Harmon asked to re-evaluate the Design Review Board submittal requirements. Board member Avila shared a conversation he had with Mayor Hoffmeister on her view of the Council's expectations of the Board's role in the development review process.*

STAFF ANNOUNCEMENTS – *Staff polled the Board members on their availability for a joint meeting with the Early California Architecture Committee to discuss a new multifamily project. Staff also polled the Board members on projects to tour for the March 18th field trip; Copperleaf Subdivision, De La Salle High School, and Meridian Square were selected for the field trip.*

ADJOURNMENT – 8:53 p.m. *(Harmon motioned, Shelby seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

March 18, 2016 – Field Trip (8:30 a.m. start time)

March 24, 2016

April 14, 2016
