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

**Thursday, June 26, 2014  
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, R. Wells, E. Avila, P. Harmon, K. Shelby</b>
<b>Staff Present:</b>	<b>F. Abejo, R. Lenhardt, A. Mogensen</b>
<b>Audience Attendance</b>	<b>8 people</b>

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD – *None.***

**ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.***

**CONSENT CALENDAR**

**A. 6/12/14 Meeting Minutes**

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

**HEARINGS**

**FINAL REVIEW**

- 1. Commercial Development at 1100 Concord Avenue (PL140047 – DR) – Final Design Review to demolish an existing 9,500 sq. ft. vacant building and construct two new pad buildings measuring approximately 8,400 sq. ft. and 6,000 sq. ft. fronting on Meridian Park Boulevard and Concord Avenue respectively and associated improvements including parking, landscaping, and lighting on a 1.48-acre site at 1100 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-010-054. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162.****

***ACTION: Approved with conditions, 5-0. (Wells motioned, Shelby seconded.) The following items shall return as a staff report for final approval: 1) Exterior elevations of Building B, 2) a master sign program, and 3) a detail of the roof tower. Consider branding the center on the low landscape wall at the intersection and alternating the color of Building B's corner tower element with the body.***

**PRELIMINARY REVIEW**

2. **3041 Cowell Road Minor Subdivision (PL140038 – DR)** – Preliminary Design Review for a three-lot Minor Subdivision on a 0.44-acre site at 3041 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); APN 105-186-005. **Project Planner: Frank Abejo @ (925) 671-3128.**

**ACTION:** *The Board recommended the plans return at a Study Session item to discuss additional architectural changes.*

3. **Oakmont Senior Living (PL140211 – DR)** – Preliminary Design Review for an approximately 100,000 square foot, 76 unit, senior assisted living facility on a 2.42-acre site located at 1401 Civic Court (formerly 1401 Enea Circle). The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-300-052. **Project Planner: Frank Abejo @ (925) 671-3128.**

**ACTION:** *The Board recommended the plans return with the following revisions: 1) add third body color 2) add building elements to further break up the horizontal massing at the Commerce Avenue and Civic Court elevations, 3) plates to break up roof/massing, 4) landscape section through bio-swale, and 5) minimum 24-inch box trees.*

**STAFF REPORTS**

1. **Commercial Addition at 4670 Clayton Road** – *The Board provided recommendations on additional architectural changes.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS** – *E. Avila complimented the Design Review Board for their work on the PG&E Distribution and Control Center at Detroit Avenue.*

**STAFF ANNOUNCEMENTS** – *None.*

**ADJOURNMENT** – *Move to adjourn at 8:40 p.m., 5-0. (Shelby motioned, Wells seconded.)*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

July 10, 2014

July 24, 2014

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