



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

**Thursday, August 14, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present:	J. Moore, R. Wells, K. Shelby, C. Obringer
Board Members Absent:	E. Avila, P. Harmon
Staff Present:	F. Abejo, J. Hade
Audience Attendance	5 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 7/24/14 Meeting Minutes

ACTION: Approved, 3-0 (Wells motioned, Shelby seconded. Obringer abstained.)

HEARINGS

PRELIMINARY REVIEW

- 1. Garaventa Hillside Development Plan (PL140258 – DR) – Preliminary Design Review to construct a single-family residence at 4090 Browning Drive. The General Plan designation is Low Density Residential; Zoning classification is RS-12 (Single Family Residential minimum 12,000 square foot lot size); APN 130-410-021. Project Planner: Jason Hade @ (925) 671-3281.**

ACTION: The Board recommended the plans return with minor revisions and additional information including enhancing front elevation details and gables, color and materials board, and upsizing trees to 24-inch box.

STUDY SESSION

1. **3041 Cowell Road Minor Subdivision (PL140038 – DR)** – 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: *Plans recommended for approval 4-0, with final details to return as a staff report item. (Shelby motioned, Obringer seconded.)*

2. **Starbucks (PL140257 – DR)** – Design Review for an approximately 2,000 square foot Starbucks with drive-through on a 0.29-acre site located at 4290 Clayton Road. The General Plan land use designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 132-160-004. **Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: *Plans recommended for approval 4-0, with minor architectural revisions to return to the Board as a staff report item. (Wells motioned, Obringer seconded)*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – None.

STAFF ANNOUNCEMENTS – Staff announced start of construction for De La Salle’s STREAM building and distributed handout with the findings of Urban Land Institute’s Concord visit.

ADJOURNMENT – 7:00 p.m. (Obringer motioned, Wells seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

August 28, 2014
September 11, 2014
