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

**Thursday, August 28, 2014  
5:30 p.m., Regular Meeting  
PERMIT CENTER CONFERENCE ROOM  
1950 Parkside Drive, Bldg. D**

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**Board Members Present:** J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby  
**Staff Present:** F. Abejo, J. Hade  
**Audience Attendance:** 3 people

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD** – *None.*

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

**CONSENT CALENDAR** – *None.*

**STAFF REPORTS**

1. **La Vista Villas (PL131338 – DR)** – *Comments provided concerning architectural details and additional information to be shown on building permit submittal plans.*

**HEARINGS**

**CONCEPTUAL REVIEW**

1. **Risdon Road Major Subdivision (PL140258 – DR)** – Conceptual Design Review to create eight lots on a 2.02-acre site located at 1890 Risdon Road. The General Plan land use designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 147-350-003. **Project Planner: Jason Hade @ (925) 671-3281.**

**ACTION:** *Comments provided to applicant for incorporation into formal application prior to submittal. Key issues to be addressed include determining implications of flood zone “X” on site plan and if the levy was engineered fill or only fill at time of construction, shifting the proposed home plan for lot seven or eight to lot one, and incorporating additional four-sided details for the plan one elevations and left elevation of plan three. The proposed oak tree replacement area should also be indicated on the preliminary landscape plan.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS** – *Board member Avila complimented the Board on the PG&E building.*

**STAFF ANNOUNCEMENTS** – *Staff provided comments on the Bank of the West building at The Willows Shopping Center.*

**ADJOURNMENT** – *7:34 p.m. (Harmon motioned, Shelby seconded.)*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

September 11, 2014

September 25, 2014

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