



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

**Thursday, December 11, 2014
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, R. Wells, E. Avila, P. Harmon, K. Shelby
Staff Present: F. Abejo, J. Hade
Audience Attendance: 4 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 11/20/14 Meeting Minutes

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

STAFF REPORTS – *None.*

HEARING

- 1. Autumn Brook Subdivision (PL140280 – RZ, TM, UP, DR, AA, RT)** – Design Review for a tentative subdivision map to create eight lots at 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: *Recommended for approval with the following items to return as a staff report item, 5-0. (Wells motioned, Shelby seconded.)*

- 1. Final landscape plan to include wall detail within site visibility triangle, street sign detail, street trees along Risdon Road; and 36-inch box size for at least 50 percent of the proposed replacement trees; and*
- 2. Home elevations to reflect additional gable and centered window on the left elevation of Plan 3A.*

Additionally, the Board recommended approval of the project setbacks, as proposed.

STUDY SESSION

- 1. Spaghetti Factory Façade Improvements (PL140451 – DR)** – Design Review for façade improvements to the Old Spaghetti Factory located at 1955 Mount Diablo Boulevard. The General Plan land use designation is Downtown Pedestrian; Zoning classification is DP (Downtown Pedestrian); APN 126-370-004. **Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: *Comments provided.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *R. Wells announced he will be a grandparent.*

STAFF ANNOUNCEMENTS – *None.*

ADJOURNMENT – *7:23 p.m. (Shelby motioned, Harmon seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

December 25, 2014 – CANCELLED

January 8, 2015
