



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

**Thursday, February 12, 2015
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. Ryan
Audience Attendance	5 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 1/22/15 Meeting Minutes

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

STAFF REPORTS

- 1. Cowell Estates @ 3041 Cowell Road (PL140038 – DR)**
Project Planner: Frank Abejo @ (925) 671-3128

ACTION: Comments provided on details to return for approval.

- 2. Meridian Square @ 1100 Concord Avenue (PL140047 – DR)**
Project Planner: G. Ryan Lenhardt @ (925) 671-3162

ACTION: Comments provided. The Board recommended the applicant develop a furniture plan based on the current tenants' needs and "upsized" the umbrella. "Bump out" the building towers an additional 2" to accommodate the 8" brick course where it returns to the building. Consider a lighter-colored brick veneer.

HEARINGS

- 1. Kamyshia Hillside Development Plan and Design and Site Development Review (PL150005 – HM, DR)** – 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 land use 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: *The Board suggested that the applicant explore designs that reduce the visibility of the façade toward Treat Blvd. and noted that the right elevation facing Treat Blvd. needs more attention and recommended the architect consider a hip roof to reduce the appearance of height. The Board suggested the garage door looks short on the façade and the door height could be increased to be more proportional. The Board noted that the drawings were not consistent in terms of the floor plans and elevations with respect to the number of steps shown and the finish floor levels. The Board requested that the architect make the drawings as accurate as possible. The Board noted that corbels need to be shown on the right elevation and that the arched windows should be wrapping. Four-sided architecture was emphasized. The Board recommended the applicant could consider wrapping the front porch around the side to provide some additional design elements on the Treat Blvd. façade, with some additional landscaping. The Board recommended that the applicant and architect return as a study session item with some overlays to explore some additional design alternatives.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *J. Moore shared an editorial by Board member Avila that was published in the Contra Costa Times.*

STAFF ANNOUNCEMENTS – *Staff reminded the Board of upcoming Special Meeting/Field Trip on February 27th and solicited feedback on revisions to the Old Spaghetti Factory façade improvement plan.*

ADJOURNMENT – *7:28 p.m. (Harmon motioned, Shelby seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

February 26, 2015 – Cancelled

February 27, 2015 – Special Meeting/Field Trip
