



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

****PLEASE NOTE NEW MEETING LOCATION****

**Thursday, March 12, 2015
5:30 p.m., Regular Meeting
CITY COUNCIL CHAMBERS
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	Approximately 25 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 2/12/15 Meeting Minutes

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

STAFF REPORTS

- 1. Cowell Estates @ 3041 Cowell Road (PL140038 – DR) – Review of final architectural details for three single-family homes. Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: Details approved.

- 2. Old Spaghetti Factory (PL1400451 – DR) – Administrative Design Review to construct façade improvements for the Old Spaghetti Factory located at 1955 Mt. Diablo Boulevard. Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: The Board recommended 12” deep cornia and beefier cupola.

HEARINGS

Board member Wells recused himself from Hearing Item 1 due to a conflict of interest.

1. **2090 Diamond Boulevard Commercial Development (PL1500042 – DR)** - Design Review to demolish an existing 9,500 sq. ft. vacant (previous Marie Callender's) building to construct a new approximately 6,470 sq. ft. restaurant with outdoor patio and adjacent commercial leases space of approximately 6,700 sq. ft. in size at the southeast corner of Galaxy Way and Diamond Blvd. Associated improvements including modifications to parking, landscaping, and lighting on a 1.45-acre site at 2090 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-001. **Project Planner: Joan Ryan @ (925) 671-3370.**

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

The following items to return as a staff report item:

1. *Hardscape pavers to reflect the paving material surrounding the building. Applicant to provide specification, color sample, and sample; and*
2. *Shade screening for outdoor patio for the restaurant. Specification sheet or architectural detail to be provided, depending on approach for incorporation into plans; and*
3. *Parapet detail and elevation showing rear of building, as discussed by Board member Shelby.*

STUDY SESSION

1. **Chalomar Crossings Subdivision (PL150027 – DR)** – Study Session for Rezoning from RS-7 to RL, Major Subdivision tentative map to create 20 lots, Planned Development Use Permit, Design Review, and a Tree Removal Permit on a 2.48-acre site located at 988 Oak Grove Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single-Family Residential 7,000 square foot minimum lot size); APN 129-210-015. **Project Planner: Joan Ryan @ (925) 671-3370.**

ACTION: *The Board suggested providing a 1.5 story plan, since one stories are difficult on small lots, to give the streetscape more variety. The Board noted that they liked the garages pushed back, but the Board noted there is a need to break up the boxes. The Board stated the key is to make the project unique and the units unique. They encouraged the applicant to look at other good examples from other areas. The Board suggested improving both massing and style with more distinguishing elements. In terms of architecture, the Board emphasized the need to provide better architecture and better massing and noted the plans all looked pretty much the same. They noted the stonework will not be seen with the landscaping, and recommended increasing the verticality of the stonework to provide appearance of more massing. The Board emphasized there was an opportunity to build something special but this project was not offering that. Instead they noted, the neighborhood is monolithic and lacks character. He noted the back of all buildings just appears as two story stacks; and recommended adjusting the rear and sides. He noted, the backs of these buildings will be seen along Oak Grove Road.*

The Board noted that with the State's C3 Guidelines, Turf is limited and not practical on these size lots and thus agreed with not having turf within the front yards.

The Board requested that the applicant return with revised plans addressing their comments.

Approximately 40 residents of the neighborhood attended the meeting noting and provided comments stating that the project was not compatible with the neighborhood, 2-story homes were not compatible and the project had few aesthetic architectural elements. The neighbors had concerns with blocking of views. The neighbors recommended retaining the Italian Cypress trees on the north side of the property. The residents also raised concerns regarding density, traffic, lack of sidewalks and parking, and the 2-story elements providing too much shade and shadowing.

BOARD CONSIDERATIONS/ANNOUNCEMENTS – None.

STAFF ANNOUNCEMENTS – Staff announced upcoming agendas.

ADJOURNMENT – 7:54 p.m. (Harmon motioned, Wells seconded.)

NEXT DESIGN REVIEW BOARD MEETINGS:

March 19, 2015 – Special Meeting

March 26, 2015 – Cancelled
