



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

**Thursday, August 27, 2015
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

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

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 7/9/15 Meeting Minutes (*Continued from 8/13 meeting.*)

ACTION: Approved with corrections, 3-0. (Shelby motioned, Harmon seconded. Moore abstained.)

B. 8/13/15 Meeting Minutes

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

STAFF REPORTS

1. Willows Shopping Center Amendment (PL131163 – DR) – Consideration of revised design concept for center median sculpture associated with the new “Main Street” improvements at the Willows Shopping Center. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: Overall the Board supported the sculpture design but suggested making it taller to fit the scale of the buildings and street. The Board also recommended making use of good lighting to highlight the sculpture and carrying the leaf motif to other elements of the shopping center.

HEARINGS

- 1. Willows Shopping Center Master Sign Program (PL15315 – DR)** – Design Review on an amendment to the sign program for the Willows Shopping Center located at 1969 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-005. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board felt the vehicle wayfinding sign copy and color would be difficult to see, especially at night. The Board recommended constructing a mock-up of the sign to evaluate visibility and exploring lighting options for the sign. The Board felt that the branding and leaf motif was too subtle in the signs, and recommended a more stylistic approach to the “billboard-like” appearance of the lifestyle graphics.*

STUDY SESSION

- 1. Kamyshin Minor Hillside Development (PL15005 – HM, DR)** – Study Session for a 2,750 square foot single-family residence on a 0.42-acre site located at 3687 Treat Boulevard. The General Plan 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** (*Continued from the 8/13/15 meeting.*)

ACTION: *Continued to date uncertain.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *E. Avila announced he attended the opening of De La Salle’s STREAM building and suggested the project be included in the annual Design Review Board field trip.*

STAFF ANNOUNCEMENTS – *None.*

ADJOURNMENT – *6:45 p.m. (4-0, Harmon motioned, Shelby seconded.)*

NEXT DESIGN REVIEW BOARD MEETINGS:

September 10, 2015

September 24, 2015
