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

**Thursday, December 10, 2015  
5:30 p.m., Regular Meeting  
PERMIT CENTER CONFERENCE ROOM  
1950 Parkside Drive, Bldg. D**

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<b>Board Members Present:</b>	<b>J. Moore, K. Shelby, E. Avila, P. Harmon, R. Wells</b>
<b>Staff Present:</b>	<b>R. Lenhardt, F. Abejo, J. Ryan</b>
<b>Audience Attendance</b>	<b>3 people</b>

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**SUMMARY MINUTES/ANNOTATED AGENDA**

**PUBLIC COMMENT PERIOD – *None.***

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

**CONSENT CALENDAR**

**A. 10/22/15 Meeting Minutes**

***ACTION: Approved, 4-0-1. (Wells motioned, Shelby seconded, Avila absent.)***

**B. 11/19/15 Meeting Minutes**

***ACTION: Approved, 4-0-1. (Wells motioned, Shelby seconded, Avila absent.)***

**Board member Avila arrived at 5:43 p.m.**

**STAFF REPORTS**

**1. Corridor Study Update**

Project Planner: Joan Ryan @ (925) 671-3370

***ACTION: The Board was complementary of the project concept overall. The Board suggested that maintenance/replacement should be considered as a factor in selection of amenities, for example benches, trash receptacles, etc. to ensure replacement is viable over time. The Board recommended that the consultant examine other cities to consider what has been successful in those locations, in terms of bike lanes, etc. The Board noted it would be helpful to see on the map what other projects are in the planning queue and their locations. The Board suggested that some type of transportation (bike taxi, pedi-taxi, golf carts, etc.) would be of great value to link BART with Todos Santos Plaza. The Board also noted that an alternate route through Swift Plaza can also be enjoyable and may be preferred during construction.***

**HEARINGS**

- 1. Willows Shopping Center Master Sign Program (PL15259 – DR)** — Design Review of an amendment to the Willows Shopping Center sign program 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 recommended approval, 4-1 (Wells motioned, Harmon seconded, Shelby opposed) with the following conditions:*

- *Construct field mock-up for the Board’s inspection prior to issuance of building permit.*
- *Any changes to the sign program shall require Board approval.*

**BOARD CONSIDERATIONS/ANNOUNCEMENTS** – *Board member Avila announced Ray Barbour’s appointment to the Planning Commission.*

**STAFF ANNOUNCEMENTS** – *Staff asked the Board if they were available to convene a special meeting of the Design Review Board on January 13, 2015 at 5:30 p.m. in the Permit Center Conference Room.*

**ADJOURNMENT** – *6:25 p.m. (4-0-1, Shelby motioned, Harmon seconded, Avila absent.)*

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**NEXT DESIGN REVIEW BOARD MEETINGS:**

December 24, 2015 – Cancelled

January 14, 2015

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