



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

**Wednesday, January 13, 2016
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, R. Wells
Staff Present: F. Abejo
Audience Attendance: 8 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *None.*

CONSENT CALENDAR

A. 12/03/15 Meeting Minutes

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

B. 12/10/15 Meeting Minutes

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

STAFF REPORTS

1. Baha'i Center (DR 11-012)

Project Planner: Frank Abejo @ (925) 671-3128

ACTION: *The Board directed the applicant to stay with the solid parapet design.*

HEARINGS

- 1. CenterCal Shopping Center (PL15466 – DR) —** Preliminary Design Review application to demolish an approximately 609,000 square foot office and construct an approximately 375,000 square foot shopping center on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-001. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *The Board recommended the plans return with the following changes:*

- *Add roundabout to main driveway to facilitate access through the site.*
- *Use natural turf in plaza to reduce heat effects of proposed artificial turf.*
- *Ensure four sided design is achieved (in particular the Board felt that the elevation facing I-680 needs enhancing).*
- *Using different materials such as heavy timber, stone, and tile in combination with stucco is important to achieving an interesting four-sided design.*
- *The design of kiosk buildings at the plaza should be unique and distinct from the main buildings.*
- *Consider angled parking at grocery store if tenant will be a high volume grocer.*
- *Return with design details including colors and materials, landscape sections for bioswales, wall sections, architectural details, etc.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *Board member Avila announced the new Planning Commission Chair and Vice Chair appointments and the Design Review Board liaison alternate (Jason Laub).*

STAFF ANNOUNCEMENTS – *Staff verified the confirmation of the February 8th joint meeting and reminded the Board of the Boards and Commissions dinner.*

ADJOURNMENT – *7:38 p.m. (Shelby motioned, Harmon seconded)*

NEXT DESIGN REVIEW BOARD MEETINGS:

January 14, 2016 – Cancelled

January 28, 2016
