



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

**Thursday, July 13, 2017 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive**

Board Members Present: J. Moore, K. Shelby, R. Barbour, D. Litty, R. Wells
Board Members Absent: J. Laub
Staff Present: R. Lenhardt
Audience Attendance: 5

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *Staff added Commercial Building at 4375 Clayton Road Study Session after Hearing Item #1.*

CONSENT CALENDAR

A. 6/08/17 Meeting Minutes

ACTION: *Approved, 2-0-3-1. (Shelby motioned, Moore seconded, Barbour, Litty, Wells abstained, Laub absent)*

STAFF REPORTS: *None*

HEARINGS: *None*

- 1. Hidden Corners Minor Subdivision (PL17268 – DR) –** Preliminary Design Review for a four-lot residential subdivision on a 0.63-acre site located at 2724 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS-6 (Single-Family Residential 6,000 square foot minimum lot size); APN 126-182-051. **Project Planner: Ryan Lenhardt @ (925) 671-3162.**

ACTION: *The Board provided staff with the following comments: 1) Provide more articulation and detail on the rear elevations, 2) enhance the most visible elevations as viewed from the perimeter streets, 3) consider cantilevering the second floor master bedroom by a foot to provide relief and shadow, 4) consider incorporating hipped roof elements and/or dormer elements on the rear, second story elevation, 5) consider flipping the kitchen and great room to take advantage of access to the side yard, 6) incorporate foam corbels on the side elevations, 7) consider replacing the foam band with a windowsill treatment on the front*

elevations, 8) wrap wainscot material around the corners of the building to the fence, 9) include a fence and wall plan, 10) shrubs shall be 5 gal. and subshrubs 1 gal., 11) consider replacing the lawn with drought-tolerant landscaping, 12) include the arborist's recommendations on the landscape plan, 13) provide a section drawing of the bio-swale, 14) show the proposed grading and utilities on the landscape plan, 15) consider using the paved area at Cowell Road for guest parking and landscaping, 16) study the location of the sewer line and its potential impact on the health of the protected Oak tree, and 17) study ongoing landscape and bio-swale maintenance on Parcel C.

STUDY SESSION

Planning Commission liaison alternate Barbour excused himself halfway through Study Session Item #1.

1. Commercial Building at 4375 Clayton Road

ACTION: The Board provided staff with the following comments: 1) Consider adding a trellis on the south elevation and on the west elevation over the pick-up window, 2) articulate the west elevation and consider extending the cantilevered roof over the entire length of the glass storefront, 3) explore the feasibility of pedestrian access along the east elevation, 4) study the rear elevation, 5) show signage, HVAC equipment and screening, and details such as how materials return around corners, and 6) consider incorporating a pedestrian and vehicle connection with the property adjacent to the east.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Vice Chair Shelby stated staff should endeavor to promote four-sided design and presented a photograph of how wainscoting should return around the corner of a wall. The Board suggested a working session with staff to review architectural details.*

STAFF ANNOUNCEMENTS: *Staff briefed the Board on the upcoming agenda items for July 27, 2017.*

ADJOURNMENT: *7:40 p.m. (4-0-2, Shelby motioned, Wells seconded, Barbour and Laub absent)*

NEXT DESIGN REVIEW BOARD MEETINGS:

July 27, 2017
August 10, 2017
