



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

**Thursday, August 10, 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, F. Abejo, S. Yuwiler
Audience Attendance: 8

FINAL MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: *None*

ADDITIONS/CONTINUANCES/WITHDRAWALS: *None*

CONSENT CALENDAR

A. 7/27/17 Meeting Minutes

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

STAFF REPORTS: *None*

HEARINGS

- 1. Multi-Family Residential (PRE17002)** – Conceptual Review for a 12-unit multi-family residential building at 4690 Clayton Road. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 133-170-040. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

ACTION: *The Board provided staff with the following comments: 1) Consider relocating the gazebo, barbecue, and open space areas closer to the carport parking, away from Clayton Road; 2) clarify where the C.3 stormwater treatment areas are located; 3) consider increasing the window recesses to provide shadow and visual interest; 4) consider using the green body color presented the night of the meeting; 5) consider using open fence in place of a wall along the north property line to allow natural surveillance into the property; and 6) consider ways to articulate the elevations.*

STUDY SESSION

- 1. Golden Corral** – Study session for façade changes to an existing building located at 2050 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-490-002. **Project Planner: Frank Abejo @ (925) 671-3128**

***ACTION:** The Board recommended the applicant return with concepts for upgrading the existing building that incorporates Golden Corral's colors and branding elements for discussion at a study session.*

BOARD CONSIDERATIONS/ANNOUNCEMENTS: *Chair Moore commented on the construction of Chestnut Grove Subdivision.*

STAFF ANNOUNCEMENTS: *Staff mentioned we will discuss a date for a fall tour of projects on a future agenda.*

ADJOURNMENT: *7:58 p.m. (5-0-0-1, Shelby motioned, Litty seconded, Laub absent)*

NEXT DESIGN REVIEW BOARD MEETINGS:

August 24, 2017
September 14, 2017
