

REGULAR MEETING OF THE
CITY OF CONCORD PLANNING COMMISSION
CITY COUNCIL CHAMBER, 1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA

Wednesday, March 20, 2019

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Mercurio at 6:30 P.M., March 20, 2019, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair John Mercurio
Vice Chair Mark Weinmann
Commissioner Ray Barbour
Commissioner Jason Laub
Commissioner Craig Mizutani

STAFF PRESENT: Frank Abejo, Principal Planner/Acting Secretary to
the Planning Commission
Margaret Kotzebue, Senior Assistant City Attorney
Ryan Lenhardt, Senior Planner
Marie Suvansin, Economic Development Specialist
Michael Cass, Principal Planner
Sophia Sidhu, Housing Program Analyst
Sarah Yuwiler, Assistant Planner
Abhishek Parikh, Transportation Manager
Kevin Marstall, City Engineer

II. PLEDGE TO THE FLAG

Vice Chair Weinmann led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. REORGANIZATION OF PLANNING COMMISSION

Nomination and designation of the Chairperson of the Planning Commission for 2019/20

Motion was made by Commissioner Weinmann to nominate Commissioner Barbour for Chair, and seconded by Commissioner Laub. The motion was passed by the following vote:

AYES: Weinmann, Laub, Barbour, Mercurio, Mizutani
NOES: None
ABSTAIN: None
ABSENT: None

Nomination and designation of the Vice Chairperson of the Planning Commission for 2019/20

Motion was made by Commissioner Laub to nominate Commissioner Mercurio for Vice Chair, and seconded by Commissioner Weinmann. The motion was passed by the following vote:

AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
 NOES: None
 ABSTAIN: None
 ABSENT: None

V. COMMISSION APPOINTMENTS

Nomination and designation of Design Review Board Liaison and Alternate for 2019/20

Motion was made by Commissioner Weinmann to nominate Chair Barbour for Design Review Board Liaison, and seconded by Vice Chair Mercurio. The motion was passed by the following vote:

AYES: Weinmann, Mercurio, Barbour, Laub, Mizutani
 NOES: None
 ABSTAIN: None
 ABSENT: None

Motion was made by Commissioner Weinmann to nominate Commissioner Laub as Alternate, and seconded by Vice Chair Mercurio. The motion was passed by the following vote:

AYES: Weinmann, Mercurio, Barbour, Laub, Mizutani
 NOES: None
 ABSTAIN: None
 ABSENT: None

Nomination and designation of TRANSPAC Liaison and Alternate for 2019/20

Motion was made by Commissioner Laub to nominate Vice Chair Mercurio for TRANSPAC Liaison, and seconded by Commissioner Weinmann. The motion was passed by the following vote:

AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
 NOES: None
 ABSTAIN: None
 ABSENT: None

Motion was made by Commissioner Laub to nominate Commissioner Weinmann as Alternate, and seconded by Chair Mercurio. The motion was passed by the following vote:

AYES: Laub, Mercurio, Barbour, Mizutani, Weinmann
 NOES: None
 ABSTAIN: None
 ABSENT: None

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

VII. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

3/6/19 Meeting Minutes

Concord Village Use Permit, Minor Use Permit, and Design Review Extension (PL19032 – UP, MP, DR) – Application for a two-year extension of the approval for the Concord Village Use Permit, Minor Use Permit, and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space on a 2.34 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The original entitlement was approved by the Planning Commission on March 15, 2018. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-083-011, -012, -013. CEQA: No further environmental review is required under Public Resources Code Section 21166 and CEQA Guidelines Section 15162 as there are no substantial changes proposed to the project, new circumstances or new information which require major revisions to the Mitigated Negative Declaration previously approved for the project. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

2051 Salvio Street General Plan Consistency – Review that a proposed sale of a portion of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: Marie Suvansin, Economic Development Specialist @ (925) 671-3048**

General Plan Annual Progress Report – **Project Planner: Michael Cass, Principal Planner @ (925) 671-3332 & Sophia Sidhu, Housing Program Analyst @ (925) 671-3387**

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to approve the Consent Calendar. The motion was passed by the following vote:

AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
 NOES: None
 ABSTAIN: None
 ABSENT: None

VIII. PUBLIC HEARINGS

Salmon Run Apartments Use Permit Amendment (PL19046 – UPA, DRA) – Application to amend the Use Permit and Design Review approvals to reduce parking by 25%, pay in-lieu parking fees for eight spaces, and remove the offsite parking lot located at 1750 East Street for the previously approved conversion of an existing office building into 32 apartment units on a 0.53- acre parcel located at 2325 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-104-008 & 126-081-002. CEQA: This project is classified as a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

Sarah Yuwiler, Assistant Planner, gave a presentation and answered questions from the Planning Commission regarding whether another similar project has been approved and was asked to research a section of the report to verify the number of in-lieu parking spaces is correct.

Abhishek Parikh, Transportation Manager, clarified the reason why the in-lieu fee does not apply to all parking spaces. He also answered questions regarding whether a downtown parking study has ever been done, what day the parking study was done for this project, whether street parking was included, and the effect of the Transit Overlay District on this project.

David Jones, the applicant, expressed his thanks to staff and stated he was happy to pay the in-lieu fee to move his project forward.

Public Comment

Joseph Heinz, a business owner, expressed his desire to see this project get approved and commented that it will be good for the City. He also stated he feels the in-lieu fee of \$25,000 per parking space is excessive.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution No. 19-05PC, approving the Salmon Run Apartments Use Permit Amendment, Design Review (PL19046 – UPA, DRA), subject to the Conditions of Approval set forth in Attachment A. The motion was passed by the following vote:

- AYES: Laub, Weinmann, Barbour, Mercurio, Mizutani
- NOES: None
- ABSTAIN: None
- ABSENT: None

Villa De La Vista Subdivision (PL18226 – UPA, DRA, LLA) – Application to amend the Use Permit, Design Review approvals, and a Lot Line Adjustment for a 12-lot subdivision for single-family homes located at 1491 La Vista Avenue (southwest corner of Clayton Road and La Vista Avenue). The General Plan designation is Medium Density Residential; Zoning classification is PD (Planned District); APN 132-020-035. The City of Concord adopted a Negative Declaration with Mitigation Monitoring Program (i.e.,

“Mitigated Negative Declaration” or “MND”) for the original project on August 2, 2005. The proposed amendment is in substantial conformance with the original approval and adopted MND. **Project Planner: Frank Abejo @ (925) 671-3128**

Frank Abejo, Principal Planner, gave a presentation and answered questions from the Planning Commission regarding the noticing to neighbors and whether the neighbors were informed of the lot line adjustment and change in height, if La Vista Street will be a private street, homeowners association,

Kevin Marstall, City Engineer, read a condition into the record regarding the requirement of a recordation of the lot line adjustment as a condition of approval. He also answered a question on why there were no bio-swailes included.

Dana Owyong, from Discovery Builders, answered a question about the maintenance of the private drive and landscaping and clarified there will be a homeowners association in place to ensure it is maintained. He also answered a question pertaining to the demographics targeted for the new houses.

Public Comment

Tim Reinholdt expressed his concern with the truck traffic entering and exiting the project property.

Kevin Marstall explained the approved truck routes in Concord and stated he did not believe there would be an issue with the trucks.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Mizutani to adopt Resolution 19-08PC approving the Villa De La Vista Subdivision Use Permit Amendment, Design Review Amendment and Lot Line Adjustment (PL18266 – UPA, DRA, LLA), subject to the Conditions of Approval set forth in Exhibit A to Resolution 19-08PC including new condition #70 as read into the record. The motion was passed by the following vote:

- AYES: Mercurio, Mizutani, Barbour, Laub, Weinmann
- NOES: None
- ABSTAIN: None
- ABSENT: None

IX. COMMISSION CONSIDERATIONS

There were none.

X. STAFF REPORTS / ANNOUNCEMENTS

There were none.

XI. COMMISSION REPORTS / ANNOUNCEMENTS

Commissioner Weinmann congratulated Chair Barbour and Vice Chair Mercurio on their appointments and expressed his thanks to Commissioner Laub on his column in the Concord Pioneer and representing the Planning Commission so well.

XII. FUTURE PUBLIC HEARING ITEMS

Frank Abejo announced the joint Study Session with the City Council regarding cannabis on April 2nd, the April 3rd meeting will be cancelled, and the April 17th meeting will have a public hearing item on a storage facility on Arnold Industrial Place.

XIII. ADJOURNMENT

Vice Chair Mercurio moved to adjourn at 8:24 P.M. Commissioner Laub seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Frank Abejo
Principal Planner/Acting Secretary to the Planning Commission



Transcribed by Grant Spilman,
Administrative Coordinator