



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, August 17, 2016
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Carlyn Obringer, Chair

Jason Laub, Vice Chair

Dominic Aliano, Commissioner

LaMar Anderson, Commissioner

Ray Barbour, Commissioner

REGULAR MEETING 6:30 p.m. – Council Chamber

I. ROLL CALL:

Commissioners Present: C. Obringer, J. Laub, D. Aliano, L. Anderson, R. Barbour

Staff Present: L. Simpson, M. Kotzebue, R. Kuzbari

Audience in Attendance: 10 people

II. PLEDGE TO THE FLAG – *Pledge was led by Commissioner Barbour.*

III. PUBLIC COMMENT PERIOD – *Dea Smith commented on universal access and ADA requirements with future development and future decisions by the Planning Commission.*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR

1. 8/03/16 Meeting Minutes

ACTION: *Approved, 5-0. (Laub motioned, Anderson seconded)*

VI. COMMISSION CONSIDERATIONS

1. 4050 Port Chicago Highway General Plan Consistency – Review that a proposed sale of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: Brian Nunnally, Business Development Manager @ (925) 671-3018**

ACTION: *The sale of City-owned property at 4050 Port Chicago Highway was reviewed and is consistent with the adopted General Plan pursuant to Government Code Section 65402(a), 5-0. (Laub motioned, Aliano seconded)*

VII. PUBLIC HEARINGS

1. **Concord Village (PL15438 – UP, MP, DR)** – Application for a Use Permit and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space and a Minor Use Permit for a density bonus to increase the density to 110 units per net acre on a 2.3 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use); APN's: 126-083-011, -012, -013. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15332 "In-Fill Development Projects," the project is classified as a Class 32 Categorical Exemption, as the project is 1) consistent with the City's General Plan and zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded by urban uses; 3) the project has no value as habitat for endangered, rare or threatened species; 4) there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

ACTION: *Continued to the September 21st Planning Commission meeting, 4-1. (Laub motioned, Barbour seconded. Anderson opposed.)*

VIII. STAFF REPORTS / ANNOUNCEMENTS – None**IX. COMMISSION REPORTS / ANNOUNCEMENTS – None**

- X. **FUTURE PUBLIC HEARING ITEMS – L. Simpson announced there will be two items, Shiva Temple and The Tire Shop, discussed at the September 21st meeting along with the continued Concord Village project.**

XI. ADJOURNMENT – 9:02 p.m. (Aliano motioned, Barbour seconded)

NEXT PLANNING COMMISSION MEETINGS:

September 7, 2016: 6:30 pm – Council Chamber
September 21, 2016: 6:30 pm – Council Chamber
