



# ANNOTATED AGENDA

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## SPECIAL MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Thursday, December 15, 2016  
6:30 p.m. – Council Chamber  
1950 Parkside Drive, Concord

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Planning Commission Members:

Jason Laub, Chair  
Ray Barbour, Vice Chair

Dominic Aliano, Commissioner  
LaMar Anderson, Commissioner

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## SPECIAL MEETING 6:30 p.m. – Council Chamber

### I. ROLL CALL:

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

Staff Present: L. Simpson, M. Kotzebue, A. Hamid, J. Montag, K. Marstall, R. Kuzbari

Audience in Attendance: 15 people

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

### III. PUBLIC COMMENT PERIOD – *Dan Torres, business agent for the Sprinklerfitters Local 483, commented that the apprenticeship program for installing, testing, and maintaining life safety fire sprinklers throughout the Bay Area will be accepting applications soon.*

### IV. REORGANIZATION OF PLANNING COMMISSION

1. Nomination and designation of the Vice Chairperson of the Planning Commission for 2016/17.

**ACTION:** *Ray Barbour appointed Vice Chairperson, 4-0. (Aliano motioned, Anderson seconded.)*

### V. COMMISSION APPOINTMENTS

1. Nomination and designation of TRANSPAC Liaison and Alternate for 2016/17.

**ACTION:** *LaMar Anderson, Liaison and Dominic Aliano, Alternate, (Barbour motioned, Laub seconded), 4-0.*

2. Nomination and designation of Bicycle and Pedestrian Advisory Committee Representative and Alternate for 2016/17.

**ACTION:** *Ray Barbour, Representative and Dominic Aliano, Alternate, (Laub motioned, Anderson seconded), 4-0.*

**VI. ADDITIONS / CONTINUANCES / WITHDRAWALS – None**

**VII. CONSENT CALENDAR – None**

**VIII. PUBLIC HEARINGS**

1. **Argent Concord (PL16333 – UP, DR)** – Application for a new high density residential building with approximately 181 new residential units, and podium and subterranean parking on a 1.57-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use, 10,000 sq. ft. minimum lot area); APN 126-082-008. An Initial Study (IS) was prepared to assess the project’s environmental impacts pursuant to CEQA. The IS was conducted to evaluate consistency between the proposed project, the General Plan and Downtown Specific Plan as defined under the California Environmental Quality Act (CEQA) Guidelines. The Initial Study was prepared pursuant to CEQA Guidelines, Section 15183 (a), applicable sections of California Environmental Quality Act of 1970, Public Resources Code 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. The IS determination is that the proposed Project is a Project consistent with a Community Plan or Zoning, that there are no project-specific significant effects which are peculiar to the project or its site, and No Additional Environmental Review is Required. **Project Planner: Afshan Hamid @ (925) 671-3281**

**ACTION:** *Adopted Resolution 16-33 PC approving Argent Concord, PL16333, subject to the Conditions of Approval set forth in Attachment A to Resolution 16-33 PC, as amended, 4-0. (Aliano motioned, Anderson seconded)*

2. **Todos Santos Design Guidelines (PL16048 – DR)** – The City of Concord has prepared a Final Draft of the Todos Santos Design Guidelines for review and recommendation to City Council for review and adoption. The Todos Santos Design Guidelines (TSDG) implements recommendations from the earlier Concord Downtown Specific Plan (2014) to design and prepare downtown design guidelines. The area covered is the Inner and Outer Core of the downtown as defined within the TSDG. The TSDG are intended provide design guidance on architecture, façade improvement and renovations, landscaping and signage for private development within the downtown. The TSDG provide a comprehensive vision to strengthen the urban fabric, and enhance placemaking, walkability, and architecture. The TSDG would provide guidance to developers and architects, and serve as a tool for design and development. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorical Exempt pursuant to 15301(c) Class 1, and 15304(h), Class 4, and no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

**ACTION:** *Adopted Resolution 16-31 PC, recommending City Council approval of the Todos Santos Design Guidelines, 4-0. (Aliano motioned, Anderson seconded)*

**IX. COMMISSION CONSIDERATIONS – None**

**X. STAFF REPORTS / ANNOUNCEMENTS – None**

**XI. COMMISSION REPORTS / ANNOUNCEMENTS – None**

**XII. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced the next two Planning Commission meetings will be cancelled and the Planning Commission meeting on January 18, 2017 will have a hearing on Development Code revisions and on February 1<sup>st</sup> there will be a study session on a new mixed-use development on Grant Street and a hearing for the Park N Shop Design Guidelines.***

**XIII. ADJOURNMENT – 9:18 p.m. (Barbour motioned, Aliano seconded)**

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**NEXT PLANNING COMMISSION MEETINGS:**

December 21, 2016: **CANCELLED**  
January 4, 2017: 6:30 pm – Council Chamber

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