



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, October 4, 2017
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Jason Laub, Chair

Ray Barbour, Vice Chair

Dominic Aliano, Commissioner

John Mercurio, Commissioner

Mark Weinmann, Commissioner

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

I. ROLL CALL:

Commissioners Present: J. Laub, R. Barbour, D. Aliano, J. Mercurio, M. Weinmann

Staff Present: L. Simpson, M. Kotzebue, F. Abejo, G. Bjerke, A. Ouse, J. Gonzalez, A. Parikh

Audience in Attendance: Approximately 35 people

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

III. PUBLIC COMMENT PERIOD – *Juan Pablo Galvan, Land Use Manager for Save Mt. Diablo, commented that the Regional Comprehensive Protected Area and Hiking Trail Map for Save Mt. Diablo has been updated and wanted to give the Commission and staff copies of the map.*

Daryl Bergman, who lives in the Monument Corridor, commented that there needs to be something done to for the quality of life within the Monument Corridor and asked that a Monument Boulevard task force be created to address the issues and improve the quality of life in the area. She extended an invitation for the Commission or staff to visit the Monument Corridor to see what is occurring on Monument Boulevard.

Michael Wendorf commented on a potential university being placed within the Concord Naval Weapons Station.

Carol Edgerton expressed her concerns with additional low income housing in Concord and the issues with parking and quality of life when the housing is concentrated in one area.

Gilbert Sonet commented on the potential for a new plaza in addition to Todos Santos Plaza, roundabouts, and also the need for art in Concord.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – None**V. CONSENT CALENDAR****1. 6/21/17 Meeting Minutes (Continued from 7/19/17 meeting)**

ACTION: Approved, 3-0-2. (Barbour motioned, Weinmann seconded. Aliano and Mercurio abstained.)

2. 9/20/17 Meeting Minutes

ACTION: Approved, 5-0. (Barbour motioned, Weinmann seconded)

VI. PRESENTATION**1. CCTA Autonomous Vehicles – Contra Costa Transit Authority - Presentation on autonomous vehicles.****VII. PUBLIC HEARINGS**

- 1. Triplex at 2749 Concord Boulevard (PL17053 – UP, VA) – Application for a Use Permit to legalize the addition of 220 square feet to a triplex and Variance to reduce the amount of required off-street parking, eliminate the amount of required covered parking, allow parking within the required front yard setback and allow for the reduction in the width of the required drive aisle to allow parking in the rear of the triplex. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 113-012-013. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to CEQA Regulations Section 15301 “Existing Facilities,” the proposed project is classified as a Class 1 Categorical Exemption, and therefore, no further environmental review is required. *This item was continued from the August 16, 2017 meeting.* **Project Planner: Sarah Yuwiler @ (925) 671-3465****

ACTION: Adopted Resolution No. 17-16 PC approving the Use Permit and Variance, 5-0. (Aliano motioned, Barbour seconded)

VIII. STUDY SESSION

- 1. Concord Reuse Project Specific Plan – Study session of the Master Developer’s proposed land use plan and options for the Concord Reuse Project Specific Plan and staff’s analysis of the Plan’s consistency with the adopted 2012 Area Plan. **Project Planner: Joan Ryan @ (925) 671-3370****
- 2. Green Frame Zoning Amendment – Study Session regarding the preparation of a Zoning Amendment for the green frame between Willow Pass Road and Bailey Road from the current designation of “Study” District and provide direction and feedback. **Project Planner: Joan Ryan @ (925) 671-3370****

IX. COMMISSION CONSIDERATIONS – *None*

X. STAFF REPORTS / ANNOUNCEMENTS – *None*

XI. COMMISSION REPORTS / ANNOUNCEMENTS – *Vice Chair Barbour commented that he wanted the public to know that the Commission is in support of the fight against breast cancer and is reflecting that by wearing pink during the month of October.*

XII. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced the October 18th Planning Commission is cancelled and the next meeting will be November 1st.*

XIII. ADJOURNMENT – *11:00 PM (Mercurio motioned, Weinmann seconded)*

NEXT PLANNING COMMISSION MEETINGS:

October 18, 2017: CANCELLED

November 1, 2017: 6:30 pm – Regular Meeting
