



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, December 20, 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, R. Lenhardt, K. Marstall

Audience in Attendance: 10 people

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

III. PUBLIC COMMENT PERIOD – *Kris Gargus commented on his unhappiness with the lack of communication and notification for a two story home being built behind his house.*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *The Sunshine Drive General Plan Amendment and Rezoning public hearing was continued to the January 17, 2018 meeting. (Mercurio motioned, Aliano seconded)*

V. CONSENT CALENDAR

1. 11/01/17 Meeting Minutes

ACTION: *Approved, 4-0-1. (Weinmann motioned, Aliano seconded. Laub abstained.)*

VI. PUBLIC HEARING

1. 2171 Sunshine Drive General Plan Amendment and Rezoning (PL17545 – GP, RZ) – City-initiated General Plan Amendment from Parks and Recreation to Low Density Residential, and a Rezoning from PR (Parks and Recreation) to RS-6 (Single-family residential; minimum 6,000 square foot lot), for an

approximately 0.78-acre property located at 2171 Sunshine Drive. No changes are proposed to the existing single-family residential use of the property and no new development is associated with the General Plan Amendment and Rezoning under consideration. The General Plan designation is Parks and Recreation; Zoning classification is PR (Parks and Recreation); APN: 128-060-005. Pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, a Negative Declaration has been prepared for consideration with the proposed General Plan Amendment and Rezoning. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Continued to January 17, 2018.*

2. **Walnut Grove Major Subdivision (PL17231 – TM, RT, DR)** – Application for a Tentative Subdivision Map, Tree Removal, and Design Review for an eight-lot subdivision on a 1.94-acre site at 985 Mohr Lane. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single Family Residential, 7,000 square foot minimum lot size); APN 147-251-009. 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: Ryan Lenhardt @ (925) 671-3162**

ACTION: *Adopted Resolution No. 17-19 PC approving Walnut Grove Tentative Subdivision Map, Tree Removal, and Design Review (PL17231 – TM, RT, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 17-19PC and the changes indicated by Mr. Lenhardt, 5-0. (Weinmann motioned, Aliano seconded)*

VII. COMMISSION CONSIDERATIONS – None

VIII. STAFF REPORTS / ANNOUNCEMENTS – Planning Manager Laura Simpson announced the hiring of a new Associate Planner, Coleman Frick who will be starting on January 8th.

IX. COMMISSION REPORTS / ANNOUNCEMENTS – None

X. FUTURE PUBLIC HEARING ITEMS – Planning Manager Laura Simpson announced the next Planning Commission meeting will be January 3rd and will contain a Use Permit for a massage business. She also announced on January 17th there will be several items including the Sunshine Drive General Plan Amendment and Rezone, Development Code updates, a study session on the new State Housing Legislation, and a report on the Concord Naval Weapons Station Reuse project. She also announced there will be upcoming joint study sessions in 2018 with the City Council and Planning Commission on a number of items including the Reuse Project and Marijuana Regulations.

XI. ADJOURNMENT – 7:10 PM (Mercurio motioned, Weinmann seconded)

NEXT PLANNING COMMISSION MEETINGS:

January 3, 2018: 6:30 pm – Regular Meeting
January 17, 2018: 6:30 pm – Regular Meeting
