



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, September 19, 2018
6:30 p.m. – City Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Dominic Aliano, Chair

John Mercurio, Vice Chair

Ray Barbour, Commissioner

Jason Laub, Commissioner

Mark Weinmann, Commissioner

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

I. ROLL CALL:

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

Commissioner Absent: M. Weinmann

Staff Present: Frank Abejo, Margaret Kotzebue, Ryan Lenhardt,
Abhishek Parikh, Mitra Abkenari, Andrea Ouse

Audience in Attendance: 23

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

III. PUBLIC COMMENT PERIOD – *Natalie mentioned that Half Price Books will be closing within the month due to their lease expiring and also stated with Chipotle opening and the number of Mexican restaurants existing within Concord that the City be mindful of allowing corporate businesses into the City as it may clash with the existing culture in Concord.*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR

1. 8/15/18 Meeting Minutes

ACTION: *Approved, 4-0. (Mercurio motioned, Barbour seconded)*

VI. PUBLIC HEARINGS

1. Grant Street Mixed-Use Development (PL18160 – UP, MP, DR) – Application for a Use Permit, Minor Use Permit, and Design Review for 228 apartment units with 4,600 sq. ft. of retail space on a 1.95-ac. site at 2211 Clayton Road, 2204,

2228, and 2292 Concord Boulevard, 1638, 1654, 1672, 1680, and 1738 Grant Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-093-001-002, -011, -017, -018, 126-103-001, -015-017. CEQA: Pursuant to Public Resources Code Section 21083.3, Government Code Section 65457(a) and CEQA Guidelines Section 15183, the proposed Project is consistent with a Community Plan, General Plan, Specific Plan or Zoning for which environmental review was previously prepared, and there are no project-specific significant effects which are peculiar to the project or its site. Accordingly, no additional environmental review is required. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: Adopted Resolution No. 18-18PC approving the Grant Street Mixed-Use Development Use Permit, Minor Use Permit, and Design Review (PL18160 – UP, MP, DR), subject to the Conditions of Approval set forth in Attachment A with modifications to condition #62 as read into the record by Vice Chair Mercurio, striking condition #11, a wording change on condition #125, and working with staff on condition #21 to resolve the number of added bicycle parking in the North building. The Commission also requested adding a condition reverting the arched entryways to the original design contingent on staff's verification that the Early California Architecture Design Review Ad Hoc Committee's decision on the revised arch design was not final. The motion passed, 4-0. (Laub motioned, Barbour seconded)

VII. COMMISSION CONSIDERATION – None

VIII. STAFF REPORTS / ANNOUNCEMENTS – Frank Abejo announced the creation of an interactive development projects map should be in place by February 2019.

IX. COMMISSION REPORTS / ANNOUNCEMENTS – None

X. FUTURE PUBLIC HEARING ITEMS – Frank Abejo announced the October 17th meeting will contain two public hearings, the Costco Whole Expansion Use Permit Amendment and Changes to the Home Based Businesses and the November 7th meeting will contain a hearing for the Green Frame Linear Park.

XI. ADJOURNMENT – 8:32 p.m. (Barbour motioned, Laub seconded)

NEXT PLANNING COMMISSION MEETINGS:

October 3, 2018
October 17, 2018
