

REGULAR MEETING OF THE
CITY OF CONCORD PLANNING COMMISSION
COUNCIL CHAMBER, 1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA

Wednesday, December 3, 2014

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 7:02 P.M., Wednesday, December 3, 2014, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Carlyn Obringer
Vice Chair John Mercurio
Commissioner Ernie Avila
Commissioner Robert Hoag
Commissioner Tim McGallian

STAFF PRESENT: Laura Simpson, Planning Manager
Joshua Clendinin, Assistant City Attorney
Andrew Mogensen, Principal Planner
Frank Abejo, Senior Planner

II. PLEDGE TO THE FLAG

Commissioner McGallian led the pledge.

III. PUBLIC COMMENT PERIOD

Ray Barbour commented that he likes the Spanish style architecture design and hoped to see buildings with this design in Concord.

IV. COMMISSION APPOINTMENTS

1. Nomination of a Planning Commissioner to serve on the Bicycle, Pedestrian, and Safe Routes to Transit Project Advisory Committee.

Motion was made by Commissioner Hoag and seconded by Commissioner Mercurio to continue this item to the January 7, 2015 meeting. The motion was passed by the following vote:

AYES: Hoag, Mercurio, Avila, McGallian, Obringer
NOES: None
ABSTAIN: None

ABSENT: None

V. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were no changes to the agenda.

VI. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner Mercurio, and seconded by Commissioner Avila to approve the meeting minutes of November 19, 2014. The motion was passed by the following vote:

AYES: Mercurio, Avila, Hoag, McGallian
 NOES: None
 ABSTAIN: Obringer
 ABSENT: None

VII. PUBLIC HEARINGS

The notice of this public hearing was published in the Contra Costa Times and posted in the City’s posting cabinet on November 26, 2014.

1. **Oakmont Senior Living (PL1400211 – UP, DR) –** Application for a Use Permit and Design Review to construct an approximately 100,000 square foot, 76 unit, senior assisted living facility on a 2.42-acre site located at 1401 Civic Court (formerly 1401 Enea Circle). The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-300-052. Pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, the project is Categorically Exempt under Section 15332, Class 32 “In-Fill Development Projects,” and no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128.**

Project Planner Frank Abejo presented the staff report. Project applicant Bill Mabry and Carolyn Cole, from Oakmont Senior Living, spoke about the project.

Public Comment

Ray Barbour spoke regarding the project.

Tom Jones, Civil Engineer for the project, commented on parking.

Motion was made by Commissioner Hoag and seconded by Commissioner McGallian to continue this item to the January 7, 2015 meeting to specifically discuss parking. The motion passed by the following vote:

AYES: Hoag, McGallian, Avila, Mercurio, Obringer
 NOES: None
 ABSTAIN: None
 ABSENT: None

VIII. COMMISSON CONSIDERATIONS

None were announced.

IX. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the December 17th meeting will be cancelled and there is a public meeting on the Bike and Pedestrian Advisory Committee on December 10th at 5:30 p.m. in the Permit Center Conference Room.

X. COMMISSION REPORTS/ANNOUNCEMENTS

Chair Obringer reported that she had the chance to visit the De La Salle Academy and was impressed and pleased to see what goes on there. She commended the Planning Commission on their role in allowing this use in the West Concord Mixed Use. She also welcomed Laura Simpson, Planning Manager.

XI. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the January 7, 2015 meeting will have the Commission Appointment for the Bicycle, Pedestrian, and Safe Routes to Transit Project Advisory Committee and Oakmont Senior Living. The January 21st meeting currently has two tentative items.

XII. ADJOURNMENT

Commissioner Mercurio moved to adjourn at 9:05 P.M. Commissioner McGallian seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in cursive script, appearing to read "Laura J. Simpson".

Laura Simpson
Planning Commission Secretary
Planning Manager

A handwritten signature in cursive script, appearing to read "Grant Spilman".

Transcribed by Grant Spilman,
Administrative Coordinator