

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

**Wednesday, June 1, 2016**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:34 P.M., June 1, 2016, in the City Council Chamber.

***I. ROLL CALL***

**COMMISSIONERS PRESENT:** Chair Carlyn Obringer  
Vice Chair Jason Laub  
Commissioner LaMar Anderson  
Commissioner Ray Barbour

**STAFF PRESENT:** Laura Simpson, Planning Manager  
Margaret Kotzebue, Special Counsel  
Frank Abejo, Senior Planner  
Ray Kuzbari, Transportation Manager

***II. PLEDGE TO THE FLAG***

Commissioner Barbour led the pledge.

***III. PUBLIC COMMENT PERIOD***

No public comment was heard.

***IV. ADDITIONS / CONTINUANCES / WITHDRAWALS***

None were announced though Planning Manager Laura Simpson mentioned there is a benched item relating to Woodside Place which will be heard at the June 15<sup>th</sup> Planning Commission meeting.

***V. CONSENT CALENDAR***

No public comment was heard.

**APPROVAL OF MINUTES**

Motion was made by Vice-Chair Laub, and seconded by Commissioner Barbour to approve the meeting minutes of May 18, 2016. The motion was passed by the following vote:

AYES: Laub, Barbour, Anderson, Obringer  
NOES: None  
ABSTAIN: None  
ABSENT: None

**VI. PUBLIC HEARINGS**

There were none.

**VII. STUDY SESSION**

**Veranda Shopping Center (PL15466 – TA, UP, RT, DR) – Frank Abejo, Senior Planner @ (925) 671-3128**

Senior Planner, Frank Abejo, presented the report and answered questions from the Planning Commissioners.

Jerry Hittleman, of Rincon, clarified a question from the Commission about the signs associated with CenterCal.

Transportation Manager, Ray Kuzbari, clarified a question pertaining to bike lanes and Diamond Boulevard.

Jeff Hill, from CenterCal Properties, explained the project background and answered questions from the Planning Commission.

Rob Budetti, architect from Architects Orange, explained the architecture associated with the project.

**VIII. COMMISSION CONSIDERATIONS**

There were none.

**IX. STAFF REPORTS / ANNOUNCEMENTS**

There were none.

**X. COMMISSION REPORTS/ANNOUNCEMENTS**

Chair Obringer announced the upcoming Fourth of July parade and how to be a participant or volunteer for the event.

**XI. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the June 15 Planning Commission meeting will contain several items including a continued Appeal of the Concord Recycling Center, a Rezoning amendment from Concord Mazda, and a proposal to revise the Inclusionary Housing Ordinance pertaining to the affordable housing development fee and that Andrew Mogensen will be sitting in for her at that meeting.

Robert Lane, from the Faith Alliance for Moral Economy, announced an upcoming forum titled “Raise the Roof!” which will address the housing crisis in Concord on Saturday, June 25<sup>th</sup> from 9 am to 12:30 pm at Saint Bonaventure Catholic Church.

***XII. ADJOURNMENT***

Commissioner Barbour moved to adjourn at 9:00 P.M. Vice Chair Laub seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson  
Planning Commission Secretary  
Planning Manager



Transcribed by Grant Spilman,  
Administrative Coordinator