

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

Wednesday, August 17, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:30 P.M., August 17, 2016, in the City Council Chamber.

I. ROLL CALL

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

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Brian Nunnally, Business Development Manager
Kevin Marstall, Senior Civil Engineer
G. Ryan Lenhardt, Senior Planner

II. PLEDGE TO THE FLAG

Commissioner Barbour led the pledge.

III. PUBLIC COMMENT PERIOD

Dea Smith commented on universal access and ADA requirements with future development and future decisions by the Planning Commission.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Vice Chair Laub, and seconded by Commissioner Anderson to approve the meeting minutes of August 3, 2016. The motion was passed by the following vote:

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

VI. COMMISSION CONSIDERATIONS

4050 Port Chicago Highway General Plan Consistency – Review that a proposed sale of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: Brian Nunnally, Business Development Manager @ (925) 671-3018**

Business Development Manager, Brian Nunnally, presented the report and answered questions from the Commission.

Kevin Marstall, Senior Civil Engineer, answered a question regarding buildable area and flood plain restrictions.

No public comment was heard.

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano that the Planning Commission report to the City Council, for purposes of Government Code Section 65402(a), the proposed sale of property at 4050 Port Chicago Highway (APN 100-370-013) is consistent with the General Plan. The motion passed by the following vote:

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

VII. PUBLIC HEARINGS

Concord Village (PL15438 – UP, MP, DR) – Application for a Use Permit and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space and a Minor Use Permit for a density bonus to increase the density to 110 units per net acre on a 2.3 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use); APN’s: 126-083-011, -012, -013. 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: G. Ryan Lenhardt @ (925) 671-3162**

Senior Planner, Ryan Lenhardt, presented the project and answered questions from the Planning Commission.

The applicant, Brent Nicholson, explained the project and answered questions from the Planning Commission.

Ernie Vasquez, from SVA Architects, answered questions from the Planning Commission.

Kathleen Hugens, of Fuscoe Engineering, explained the landscaping and trees proposed for the project.

Public Comment

Ned Thimmayya, an attorney representing Concord Residents for Responsible Development, explained why the project is not exempt from CEQA and is inconsistent with the General Plan and urged the Planning Commission to deny the project and require staff to provide an EIR for the project.

Smitty, from Bike Concord, expressed concerns with the bike shop and rental rates.

Emily Nashban expressed concerns about recent accidents on Port Chicago and Willow Pass and asked for mitigation on speeds around the proposed project and commented on the proposed green screens.

Motion was made by Vice Chair Laub and seconded by Commissioner Barbour to continue the item to the September 21, 2016 Planning Commission meeting to research the Cortese List and have the applicant and staff further explore parking impacts on the project. Commissioner Anderson opposed. The motion passed by the following vote:

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

VIII. STAFF REPORTS / ANNOUNCEMENTS

There were none.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

There were none.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced there will be two items, Shiva Temple and The Tire Shop, discussed at the September 21st meeting along with the continued Concord Village project.

XI. ADJOURNMENT

Commissioner Aliano moved to adjourn at 9:02 P.M. Commissioner Barbour 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, AICP
Planning Manager

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

Transcribed by Grant Spilman,
Administrative Coordinator