

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

Wednesday, June 7, 2017

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., June 7, 2017, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Jason Laub
Vice Chair Ray Barbour
Commissioner Dominic Aliano
Commissioner John Mercurio
Commissioner Mark Weinmann

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Michael Cass, Principal Planner
Afshan Hamid, Senior Planner

II. PLEDGE TO THE FLAG

Commissioner Aliano led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. OATH OF OFFICE – FOR COMMISSIONER WEINMANN

City Clerk, Joelle Fockler, swore in new Planning Commissioner Mark Weinmann.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Mercurio and seconded by Vice Chair Barbour to approve the meeting minutes of May 17, 2017 and the benched comments provided by John Mercurio. The motion was passed by the following vote:

AYES: Mercurio, Barbour, Aliano, Laub
NOES: None
ABSTAIN: Weinmann
ABSENT: None

VI. RECOGNITION OF FORMER COMMISSIONER TIM MCGALLIAN

Former Planning Commissioner, and now Councilmember, Tim McGallian expressed his thanks for the award and his time on the Planning Commission.

VII. ADDITIONS / CONTINUANCES / WITHDRAWALS

Planning Manager Laura Simpson announced that the Seven Stars Convenience Store hearing item will be continued to a date uncertain per the request of the applicant.

VIII. PUBLIC HEARINGS

Argent Concord (PL17115 – UPA) – Application for a new high density residential building with approximately 181 new residential units, and two levels of podium parking on a 1.57-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use, 10,000 sq. ft. minimum lot area); APN 126-082-008. An Initial Study (IS) was prepared to assess the project's environmental impacts pursuant to CEQA. The IS was conducted to evaluate consistency between the proposed project, the General Plan and Downtown Specific Plan as defined under the California Environmental Quality Act (CEQA) Guidelines. The Initial Study was prepared pursuant to CEQA Guidelines, Section 15183 (a), applicable sections of California Environmental Quality Act of 1970, Public Resources Code 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. The IS determination is that the proposed Project is a Project consistent with a Community Plan or Zoning, that there are no project-specific significant effects which are peculiar to the project or its site, and No Additional Environmental Review is Required. **Project Planner: Afshan Hamid @ (925) 671-3281**

Afshan Hamid, Senior Planner, gave a presentation and answered questions from the Planning Commission regarding the development design, and a reduction of parking clarification.

David Jones, the applicant, answered questions from the Planning Commission pertaining to low income residents parking allowance and availability, the amenities provided to the tenants, parking space assignments, and unbundled parking. He further stated that he would not be building this project to condominium standards.

No public comment was heard.

The Commissioners made comments regarding potential new tenants with the need for car use, number of proposed parking spaces, the parking study for this project, public transit, low income unit parking, self-selecting tenants, and similar projects with potential parking issues.

Motion was made by Commissioner Mercurio and seconded by Commissioner Weinmann to adopt Resolution 17-14PC approving Argent Concord, PL17-115, subject to the Amended Conditions of Approval set forth in Attachment A to Resolution 17-14 PC including the benched Amended Conditions. The motion passed by the following vote:

AYES: Mercurio, Weinmann, Aliano, Barbour, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

Seven Stars Convenience Store (PL17165 – UP) – Application for a convenience store with alcohol sales, at an existing shopping center site at 1500 Monument Boulevard, Suite A 3-4. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 147-022-010. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to CEQA Regulations Section 15301 “Existing Facilities,” the proposed project is classified as a Class 1 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

This item was continued to a date uncertain.

IX. COMMISSION CONSIDERATIONS

There were none.

X. STAFF REPORTS / ANNOUNCEMENTS

There were none.

XI. COMMISSION REPORTS/ANNOUNCEMENTS

There were none.

XII. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced there will be a meeting on June 21st, a cancelled meeting on July 5th due to a holiday and some individuals unable to attend, and a meeting on July 19th. She also mentioned there will be a special speaker’s series for the Planning Commission which entails bringing in experts in a variety of subjects, including parking and affordable housing, and speaking to the Commission about what’s trending currently and in the future.

XIII. ADJOURNMENT

Vice Chair Barbour moved to adjourn at 7:36 P.M. Commissioner Mercurio 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 Manager

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

Transcribed by Grant Spilman,
Administrative Coordinator