

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

Wednesday, November 6, 2019

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Barbour at 6:30 P.M., November 6, 2019, in the City Council Chamber.

1. ROLL CALL

COMMISSIONERS PRESENT: Chair Ray Barbour  
Vice Chair John Mercurio  
Commissioner Jason Laub  
Commissioner Craig Mizutani  
Commissioner Mark Weinmann

STAFF PRESENT: Mindy Gentry, Planning Manager/Secretary to the  
Planning Commission  
Margaret Kotzebue, Senior Assistant City Attorney  
Frank Abejo, Principal Planner

2. PLEDGE TO THE FLAG

Vice Chair Mercurio led the pledge.

3. PUBLIC COMMENT PERIOD

No public comment was heard.

4. CONSENT CALENDAR

APPROVAL OF MINUTES

No public comment was heard.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to approve the meeting minutes of October 16, 2019. The motion was passed by the following vote:

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

Myrtle Creek Estates Tentative Map and Tree Removal Permit Amendment was pulled from the Consent Calendar.

**Myrtle Creek Estates Tentative Map and Tree Removal Permit Amendment (PL19099 – TMA, RTA)** – Application for amendments to the conditions of approval for an approved Tentative Map, and Tree Removal Permit for a seven-lot subdivision on a 3.6-acre lot at 5019 Myrtle Drive. The General Plan designation is Rural Residential; Zoning classification is RR-20 (Rural Residential, 20,000 square foot minimum lot size); APN 117-050-008. CEQA: Categorically exempt under CEQA Guidelines Section 15332 “In-Fill Development Projects”. **Project Planner: Lorna Villa @ (925) 671-3176**

Public Comment

Katie Chatterton expressed her appreciation for living in Concord and further commented on her feelings about the decision making process in Concord.

Commissioner Laub expressed his satisfaction with the applicant keeping the HOA condition in place.

Commissioner Mizutani asked for an explanation on why the removal of trees with a demolition permit was changed to an approved landscape plan in the conditions of approval in the new staff report.

Vice Chair Mercurio stated he was happy with the HOA condition and feels it will make things run smoothly for the homeowners.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution 19-15PC approving an amendment to the Myrtle Creek Estates Tentative Map and Tree Removal Permit (PL19099-TMA, RTA), Conditions of Approval as set forth in Attachment A to Resolution 19-15PC. The motion was passed by the following vote:

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

5. PUBLIC HEARINGS

**Clayton Road Townhomes (PL19063 – TM, UP, DR, RT)** – Application for a Vesting Tentative Map, Use Permit for a Planned Development, Design and Site Review, and Tree Removal to construct 70 three-story townhomes on a 3.36-acre parcel and a portion of a 0.97-acre parcel at 3512 Clayton Road and 105 Roslyn Drive. The General Plan designation is Medium Density Residential and Commercial Mixed Use; Zoning classification is RM (Residential Medium) and CMX (Commercial Mixed Use); APN’s 105-092-008 and 020. CEQA: Pursuant to CEQA Guidelines Section 15183.3 (Streamlining for Infill Projects), the proposed project qualifies for an exemption as an Infill Development. **Project Planner: Lorna Villa @ (925) 671-3176**

Mindy Gentry, Planning Manager, indicated the applicant has requested this item be continued to the November 20<sup>th</sup> meeting.

Motion was made by Commissioner Weinmann and seconded by Vice Chair Mercurio to continue the item to the November 20, 2019 meeting. The motion was passed by the following vote:

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

**Center for Elders’ Independence (CEI) PACE Center for Seniors (PL19028 – UP, DR)** – Application for a Use Permit and Design Review for a new PACE Center facility for seniors, to be located within 16,050 gross square feet on the ground floor of two existing adjacent commercial office buildings; to accommodate the use, proposed site improvements include additional ADA parking, walkways, ramps, fencing, landscaping and interior modifications at a 2.02-acre site at 1465 Civic Court. CEI is a provider of the Program of All-Inclusive Care for the Elderly (PACE) which provides the entire continuum of care and services to seniors with chronic care needs to allow participants to maintain their independence in their home for as long as possible. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APNs 126-300-030 and -047. CEQA: Pursuant to CEQA Guidelines Section 15332 (Infill Development Projects), the proposed project qualifies for a categorical exemption as an Infill Development under CEQA. Furthermore, there is substantial evidence that the exceptions to categorical exemptions outlined in CEQA Guidelines Section 15300.2 do not apply to the proposed project and therefore the proposed project is exempt from further CEQA analysis, under Section 15301 Existing Facilities. **Project Planner: Joan Ryan @ (925) 671-3370**

Mindy Gentry, Planning Manager, indicated staff has requested this item be continued to the November 20<sup>th</sup> meeting.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to continue the item to the November 20, 2019 meeting. The motion was passed by the following vote:

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

6. COMMISSION CONSIDERATIONS

There were none.

7. STAFF REPORTS / ANNOUNCEMENTS

There were none.

8. COMMISSION REPORTS / ANNOUNCEMENTS

There were none.

9. FUTURE PUBLIC HEARING ITEMS

Mindy Gentry announced the November 20<sup>th</sup> meeting will have the two continued items from the evening, Clayton Road Townhomes and the CEI Pace Center.

10. ADJOURNMENT

Vice Chair Mercurio moved to adjourn at 6:46 P.M. Commissioner Mizutani seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Mindy Gentry  
Planning Manager / Secretary to the Planning Commission



Transcribed by Grant Spilman,  
Administrative Coordinator