



**REGULAR MEETING OF THE
CITY OF CONCORD
PLANNING COMMISSION**

**Wednesday, October 21, 2015
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord**

Planning Commission Members:

Robert Hoag, Chair

Ernesto A. Avila, Vice Chair

Jason Laub, Commissioner

Carlyn Obringer, Commissioner

**REGULAR MEETING
6:30 p.m. – Council Chamber**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. PUBLIC COMMENT PERIOD

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

V. CONSENT CALENDAR

1. [10/7/15 Meeting Minutes](#)

VI. PUBLIC HEARINGS

- 1. [Golden State Lumber Appeal \(PL131301 – AP\)](#) – Appeal of staff’s approval of the Golden State Lumber Administrative Permit and Design Review (PL131301 – AA, DR) for an enclosed lumberyard with 10,569 sq. ft. of office, 12,076 sq. ft. of retail, and 26,419 sq. ft. of indoor storage totaling 49,064 sq. ft. on a 3.3-net acre site located at 2180 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-326-002. 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, and therefore, no further environmental review is required. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162****

VII. COMMISSION CONSIDERATIONS

VIII. STAFF REPORTS / ANNOUNCEMENTS

IX. COMMISSION REPORTS / ANNOUNCEMENTS**X. FUTURE PUBLIC HEARING ITEMS****XI. ADJOURNMENT**

NOTICE TO PUBLIC

ADA ACCOMMODATION

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

APPEALS

Decisions of the Planning Commission on use permits, variances, major subdivisions, appeals taken from decisions of the Zoning Administrator or staff interpretations of the Zoning Code may be appealed to the City Council. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.

APPLICANT'S SUBMITTAL OF INFORMATION

Submittal of information by a project applicant subsequent to the distribution of the agenda packet but prior to the public hearing may result in a continuance of the subject agenda item to the next regularly scheduled Planning Commission meeting, if the Commission determines that such late submittal compromises its ability to fully consider and evaluate the project at the time of the public hearing.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Commission to be routing and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Planning Commission meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

HEARINGS

Persons who wish to speak on hearings listed on the agenda will be heard when the hearing is opened, except on hearing items previously heard and closed to public comment. Each public speaker should limit their comments to three (3) minutes or less. The Chair may grant additional time. The project applicant normally shall be the first person to make a presentation when a hearing is opened for public comment. The project applicant's presentation should not exceed ten (10) minutes unless the Chair grants permission for a longer presentation. After the public has commented, the item is closed to further public comment and brought to the Planning Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission. No public hearing or hearing shall commence after 11:00 p.m. unless this rule is waived by majority vote of the Commission.

MEETING RECORDS

Planning Commission meetings are available for viewing on the City's website, www.cityofconcord.org and at the Concord Public Library. Copies of DVDs of the Planning Commission Meeting are available for purchase. Contact the Planning Division at (925) 671-3152 for further information.

NOTICE TO THE HEARING IMPAIRED

The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the staff for personal use during Commission meetings.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Planning Commission at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Planning Commission considers the motions.

SPEAKER'S CARD

Members of the audience who wish to address the Planning Commission should complete a speaker's card available in the lobby or at the front bench. Submit the completed card to staff before the item is called, preferably before the meeting begins.

TELEVISED MEETINGS

All Planning Commission meetings are broadcast live on Astound Broadband channel 29 and Comcast channel 28. The meeting is replayed on the Thursday following the meeting at 8:00 a.m., 2:00 p.m. and 8:00 p.m. Replays are also broadcast on Fridays and Saturdays. Please check the City website, <http://www.cityofconcord.org/about/citynews/tvlistings.pdf> or check the channels for broadcast times.

NEXT PLANNING COMMISSION MEETINGS:

November 4, 2015: 6:30 pm – Council Chambers
November 18, 2015: 6:30 pm – Council Chambers

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

Wednesday, October 7, 2015

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Hoag at 6:30 P.M., Wednesday, October 7, 2015, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Robert Hoag
Vice Chair Ernie Avila
Commissioner Jason Laub
Commissioner Carlyn Obringer

STAFF PRESENT: Laura Simpson, Planning Manager
Afshan Hamid, Associate Planner

II. PLEDGE TO THE FLAG

Commissioner Avila led the pledge.

Chair Hoag expressed his and the Planning Commission's condolences to City staff and the family of City Attorney Mark Coon who recently passed away. He asked for a moment of silence in remembrance of Mr. Coon.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner Avila, and seconded by Commissioner Obringer to approve the meeting minutes of September 17, 2015. The motion was passed by the following vote:

AYES: Avila, Obringer, Hoag, Laub
NOES: None
ABSTAIN: None
ABSENT: None

VI. PUBLIC HEARINGS

- 1. Verizon Wireless at 3425 Concord Boulevard (PL15154 – UP, DR) –** Application for a roof-mounted wireless telecommunication facility including adding nine panel antennas within a cupola on the roof of Calvary Apostolic Church at 3425 Concord Boulevard along with screened equipment within a lease area behind the church. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Single-Family Residential 7,500 square foot minimum lot size); APN 113-091-035. Pursuant to the provisions of the California Environmental Quality Act CEQA of 1970, as amended, the project is classified as Categorically Exempt under CEQA Guidelines Section 15301, Existing Facilities, Class 1, Section 15303, New Construction or Conversion of Small Structures, Class 3, and Section 15304 Minor Alterations to Land, Class 4 therefore no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

Associate Planner Afshan Hamid presented the report.

Project Applicant Michelle Ellis answered questions by the Planning Commission.

Public Comment

No public comment was heard.

Motion was made by Commissioner Avila and seconded by Commissioner Laub to approve the Verizon Wireless project with two additional conditions added. The motion passed by the following vote:

AYES: Avila, Laub, Hoag, Obringer
NOES: None
ABSTAIN: None
ABSENT: None

VII. COMMISSION CONSIDERATIONS

None were announced.

VIII. STAFF REPORTS / ANNOUNCEMENTS

- 1. Economic Development and Redevelopment Update – Staff Contact: John Montag @ (925) 671-3082**

Economic Development and Housing Manager John Montag presented the report.

Public Comment

Ray Barbour commented that the Downtown needs a quality hotel to bring people to Todos Santos Plaza.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

None were announced.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the October 21st meeting has one item which will be an appeal of the Golden State Lumber project approval. She also mentioned that the November 4th meeting currently does not have any items scheduled though the November 18th meeting currently has a water efficient landscaping ordinance report. Ms. Simpson further announced the Development Code Updates will be presented to the City Council on October 27th due to the Council meeting being cancelled on October 6th.

XI. ADJOURNMENT

Commissioner Obinger moved to adjourn at 8:00 P.M. Commissioner Avila 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