



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, April 16, 2014
6:00 p.m. – Study Session – Council Chamber
7:00 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Carlyn Obringer, Chair

John Mercurio, Vice Chair

Ernesto A. Avila, Commissioner

Robert Hoag, Commissioner

Tim McGallian, Commissioner

STUDY SESSION

6:00 p.m. – Council Chamber

STUDY SESSION ITEM

ROLL CALL:

Commissioners Present: C. Obringer, J. Mercurio, A. Avila, R. Hoag, T. McGallian

Staff Present: C. Johnson, S. Brown, M. Wright

Audience in Attendance: 3 people

1. **Concord Reuse Area Project Update** - Presentation updating the status of the Concord Reuse Project. The presentation will review progress in implementing the Reuse Project Area Plan, including the process of soliciting interest from potential master developers and preparing for transfer of the property from the Navy to the City. **Project Contact: Mike Wright, Concord Reuse Project Director, (925) 671-3019.**
-

REGULAR MEETING

7:00 p.m. – Council Chamber

I. ROLL CALL:

Commissioners Present: C. Obringer, J. Mercurio, E. Avila, R. Hoag, T. McGallian

Staff Present: C. Johnson, S. Brown, R. Lenhardt, F. Abejo

Audience in Attendance: 21 people

II. PLEDGE TO THE FLAG – *Pledge was led by Commissioner Hoag.*

III. PUBLIC COMMENT PERIOD – None.**IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – None.****V. CONSENT CALENDAR****1. 4/02/14 Meeting Minutes**

ACTION: *Approved with benched correction, 4-0-1. (Mercurio motioned, McGallian seconded. Avila abstained.)*

VI. PUBLIC HEARINGS***E. Avila recused himself for items 1 and 2 due to an appearance of conflict.***

- 1. De La Salle Academy (PL140040 – UP)** – Application for a Use Permit to establish a private, independent, non-sectarian middle school for economically disadvantaged boys and girls in grades five through eight from an existing 27,151 sq. ft. building at 1380 Galaxy Way. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-451-009. 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.**

ACTION: *Approved, 4-0. (Mercurio motioned, Hoag seconded.)*

- 2. De La Salle High School Master Plan (PL131368 – UP, DR)** – Application for an Addendum to the 2004 Initial Study/Mitigated Negative Declaration and approving an application for Use Permit Amendment and Design Review for modifications to the De La Salle High School Master Plan for new classrooms, gymnasium, maintenance buildings, and related site improvements at 1130 Winton Drive. The General Plan designation is Public/Quasi Public; Zoning classification is PQP (Public/Quasi Public); APN 145-130-030. Pursuant to CEQA of 1970, as amended, staff prepared an Addendum to the 2004 Initial Study/Mitigated Negative Declaration (2004 IS/MND) originally approved for the De La High School Master Plan project via Planning Commission Resolution No. 05-03PC. **Project Planner: Frank Abejo @ (925) 671-3128.**

ACTION: *Approved, 4-0. (McGallian motioned, Hoag seconded.)*

- 3. Fast Auto Loan Appeal (PL140098 – AP)** – Appeal of the Planning Division’s determination that a “car title loan business” is most similar to a “check cashing business” as that land use classification is defined and used in the Concord Development Code including at Section 122-1580. The Planning Division’s determination applied, and the Planning Commission’s decision will apply, to all car title loan businesses that wish to operate in the City of Concord, including Fast Auto Loans’ proposed site at 1545 Monument Boulevard, Concord CA. The General Plan designation is Commercial Mixed Use; Zoning classification is CMU (Commercial Mixed Use); APN 128-280-041. Pursuant to the 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 (collectively, “CEQA”), consideration of and action on this appeal does not constitute a “project” within the meaning of Public Resources Code Section 21065, 14 Cal Code Regs. Sections 15060(c)(2), 15060(c)(3), or 15378 because it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Even if such activities did constitute a project under CEQA, staff believes the activities they fall within the “common sense” exemption set forth in 14 Cal Code Regs. Section 15061(b)(3), excluding projects where “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment....” **Project Planner: Carol Johnson @ (925) 671-3369.**

ACTION: Appeal denied, 5-0. (Hoag motioned, Avila seconded.)

VII. COMMISSION CONSIDERATIONS – None.

VIII. STAFF REPORTS / ANNOUNCEMENTS – None.

IX. COMMISSION REPORTS / ANNOUNCEMENTS – None.

X. FUTURE PUBLIC HEARING ITEMS – Ms. Johnson mentioned on 4/25/14 at 1:00 p.m. in the City Council Chambers there will be a presentation from the Urban Land Institute Technical Advisory Panel and the 5/7/14 meeting will have the Downtown Specific Plan and the Development Code Clean-Up Amendment. Commissioner Hoag stated he may be absent for the 5/7/14 meeting.

XI. ADJOURNMENT – 10:15 p.m. (McGallian motioned, Mercurio seconded.)

NEXT PLANNING COMMISSION MEETINGS:

May 7, 2014: 7:00 pm – Council Chambers
May 21, 2014: 7:00 pm – Council Chambers
