



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, December 16, 2015  
6:30 p.m. – Council Chamber  
1950 Parkside Drive, Concord

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Planning Commission Members:

Robert Hoag, Chair

Ernesto A. Avila, Vice Chair

Ray Barbour, Commissioner

Jason Laub, Commissioner

Carlyn Obringer, Commissioner

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

### I. ROLL CALL:

Commissioners Present: R. Hoag, E. Avila, R. Barbour, C. Obringer

Commissioner Absent: J. Laub

Staff Present: L. Simpson, S. Brown, R. Lenhardt, K. Marstall

Audience in Attendance: 5 people

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

### III. PUBLIC COMMENT PERIOD – *None.*

### IV. RECOGNITION OF COMMISSIONER ROBERT HOAG

### V. OATH OF OFFICE – For Commissioner Barbour

### VI. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None.*

### VII. CONSENT CALENDAR

#### 1. 11/18/15 Meeting Minutes

**ACTION:** *Approved, 3-0. (Obringer motioned, Avila seconded. Barbour abstained.)*

- #### 2. Renaissance (UA 12-005, DR 12-028) – Application for a one-year extension of a Use Permit Amendment (UA 12-005) and Design Review (DR 12-028) approval for modification of the remaining construction of the Renaissance Project located at 1825 Galindo Street (temporary address). This entitlement and Addendum to the June 2004 Initial Study/Mitigated Negative Declaration were approved by the Planning Commission on December 4, 2013 and extended for

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one (1) additional year on October 15, 2014. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-062-013, -014. The proposed use permit extension is not a project within the meaning of Section 15378 of the State CEQA (California Environmental Quality Act) Guidelines. If the proposed extension is a project under CEQA: (a) it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment, and/or (b) no further environmental analysis is required because the June 2004 Initial Study/Mitigated Negative Declaration and Addendum to the June 2004 Initial Study/Mitigated Negative Declaration have been prepared and none of the factors calling for subsequent environmental review are present, including under Public Resources Code Section 21166 and CEQA Guidelines Section 15162. **Project Planner: Frank Abejo @ (925) 671-3128**

**ACTION:** *Approved with an amended condition, 3-0. (Obringer motioned, Avila seconded. Barbour abstained.)*

## VIII. PUBLIC HEARINGS

1. **Autumn Brook Major Subdivision (PL140280-RZ, TM, DR, AA, RT) –** Application for a Rezoning to RL (Residential, Low Density), Tentative Subdivision Map, Design Review, Minor Exception, and Tree Removal for eight single-family homes on a 2.02-acre site at 1890 Risdon Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single Family Residential, 7,000 sq. ft. minimum lot size); APN 147-350-003. Pursuant to CEQA of 1970, as amended, AES completed an Initial Study. A Mitigated Negative Declaration (MND) was prepared and distributed for public review and the 20-day comment period began October 6, 2015 and ended October 26, 2015, pursuant to the requirements of CEQA. During that review period, staff received two written comments from neighbors that raised issues unrelated to CEQA. The Draft MND determined that although the proposed project could have potentially significant impacts for Biological and Cultural Resources and Geology and Soils, mitigation measures incorporated as part of the project's design or as conditions of approval would reduce the potential impacts to less-than-significant levels. A Mitigation Monitoring and Reporting Program (MMRP) was prepared, pursuant to the requirements of CEQA, to ensure compliance with the mitigation measures identified in the MND. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

**ACTION:** *Approved Planning Commission Resolution 15-15 PC recommending City Council adoption of the Autumn Brook Subdivision Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program, 4-0. (Avila motioned, Obringer seconded.)*

*Approved Planning Commission Resolution 15-17 PC recommending City Council approval of the Rezoning of 1890 Risdon Road from R-7 to RL (Residential Low) for the Autumn Brook Residential Subdivision, 4-0. (Obringer motioned, Avila seconded.)*

*Approved Planning Commission Resolution 15-18 PC recommending City Council approval of the Autumn Brook Tentative Subdivision Map, Design Review, Minor Exception, and Tree Removal subject to the conditions of approval as amended, 4-0. (Obringer motioned, Avila seconded.)*

**IX. COMMISSION CONSIDERATIONS – *None.***

**X. STAFF REPORTS / ANNOUNCEMENTS – *L. Simpson announced the next Bicycle and Pedestrian Advisory Committee meeting is scheduled for January 25, 2016.***

**XI. COMMISSION REPORTS / ANNOUNCEMENTS – *Commissioners Avila, Obringer and Barbour thanked Commissioner Hoag for all that he has done for the Commission and the City of Concord and that he will be missed. Commissioner Hoag expressed his thanks for the all of the support he received while he was on the Planning Commission.***

**XII. FUTURE PUBLIC HEARING ITEMS – *L. Simpson stated the next Planning Commission meeting will be January 6, 2016 and that meeting will contain a study session on the Subdivision Ordinance Update and a re-organization for a new Vice – Chair.***

**XIII. ADJOURNMENT – *8:30 p.m. (Barbour motioned, Avila seconded.)***

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**NEXT PLANNING COMMISSION MEETINGS:**

January 6, 2016: 6:30 pm – Council Chambers  
January 20, 2016: 6:30 pm – Council Chambers

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