



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, April 20, 2016
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Carlyn Obringer, Chair
Jason Laub, Vice Chair

LaMar Anderson, Commissioner
Ray Barbour, Commissioner

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

I. ROLL CALL:

Commissioners Present: C. Obringer, J. Laub, L. Anderson, R. Barbour
Staff Present: L. Simpson, S. Brown, A. Hamid, J. Montag
Audience in Attendance: 5 people

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

III. PUBLIC COMMENT PERIOD – *None.*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None.*

V. CONSENT CALENDAR

1. 4/06/16 Meeting Minutes

No public comment

ACTION: *Approved, 4-0. (Laub motioned, Anderson seconded.)*

VI. PUBLIC HEARINGS

- 1. Jo-Ann Fabrics & Burlington Coat Factory Façade Improvements Appeal (PL15369 – AP)** –A resolution denying an appeal by Jo-Ann Fabrics and Burlington Coat Factory of an Administrative Design Review denial for façade improvement application at 1675 Willow Pass Road and approving the March 30th Revised Design for Façade Improvement application at 1675 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-009. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to Section 15301 Class 1 “Existing Facilities,”

and 15302 Class 2 “Replacement or Reconstruction”, therefore no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Denied the appeal and approved the March 30th revised Design of the Façade Improvement as amended and a condition that staff provide an informational report to the Design Review Board, 4-0. (Laub motioned, Anderson seconded.)*

- 2. Development Agreement Between the City of Concord and Swift Realty Partners, LLC (PL16137 – GP) -** Proposal for a Development Agreement between the City of Concord and Swift Realty Partners, LLC to vest current land use designations for the properties located at 1638, 1654, 1672, and 1680 Grant Street. The General Plan designation is Downtown Mixed Use; Zoning Classification is DMX (Downtown Mixed Use); APN’s 126-103-001, -015, -016, and -017. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to Sections 15060(c)(2), 15060(c)(3), 15061(b)(3) and 15378. **Staff Contact: John Montagh @ (925) 671-3082**

ACTION: *Recommended City Council approval and adoption of the agreement between the City of Concord and Swift Realty Partners, LLC, 3-1. (Laub motioned, Anderson seconded. Barbour opposed.)*

VII. COMMISSION CONSIDERATIONS – None.

VIII. STAFF REPORTS / ANNOUNCEMENTS – *L. Simpson announced Susanne Brown has been promoted to City Attorney for the City of Concord and will no longer be attending Planning Commission meetings. S. Brown announced Margaret Kotzebue will be the advisor to the Planning Commission in the interim. Chair Obringer thanked Ms. Brown for her service she has provided to the Planning Commission. Commissioner Anderson also expressed his thanks.*

IX. COMMISSION REPORTS / ANNOUNCEMENTS – *Chair Obringer announced there will be a Bicycle and Pedestrian meeting on Monday, April 25th at 5:30 p.m. in the Permit Center Conference Room.*

X. FUTURE PUBLIC HEARING ITEMS – *L. Simpson announced the May 4th meeting is cancelled and there is a special Planning Commission meeting on May 2nd at 6:30 p.m. which will include an appeal for 2799 Clayton Road.*

XI. ADJOURNMENT – *7:59 p.m. in honor of Design Review Board member Peter Harmon. (Laub motioned, Barbour seconded.)*

NEXT PLANNING COMMISSION MEETINGS:

May 2, 2016: 6:30 pm – Council Chamber (SPECIAL MEETING)

May 4, 2016: **CANCELLED**

May 18, 2016: 6:30 pm – Council Chamber
