



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

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

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Planning Commission Members:

Carlyn Obringer, Chair  
Jason Laub, Vice Chair

LaMar Anderson, Commissioner  
Ray Barbour, Commissioner

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

### I. ROLL CALL:

**Commissioners Present:** J. Laub, L. Anderson, R. Barbour

**Commissioner Absent:** C. Obringer

**Staff Present:** L. Simpson, M. Kotzebue, F. Abejo, R. Lenhardt

**Audience in Attendance:** 7 people

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

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

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

### V. CONSENT CALENDAR

#### 1. 6/15/16 Meeting Minutes

*No public comment*

**ACTION:** *Approved, 3-0. (Barbour motioned, Anderson seconded.)*

### VI. PUBLIC HEARINGS

- 1. Woodside Place Residential Care Facility (PL16070 – UP)** – Application to establish a 12-bed residential care facility for the elderly at 1795 Woodside Court. The General Plan designation is Low Density Residential; Zoning classification is RS-8 (Single-family residential; minimum 8,000 square foot lots); APN: 114-360-017. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorical Exempt pursuant to Section 15301 Class 1 “Existing Facilities,” and Section 15303 Class

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3 “New Construction or Conversion of Small Structures,” and therefore no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128** *This item was continued from the 6/15/16 meeting.*

**ACTION: Denied, 3-0. (Barbour motioned, Anderson seconded)**

2. **Anova Center for Education (PL16179 – UP)** – Application for a Use Permit to establish a K-12 school for 105 high-functioning autistic students that provides educational, behavioral, and therapy services for children and adults with neurodevelopmental impairments from an existing 21,085 sq. ft. tenant space on a 2.5-acre site at 1140 Galaxy Way. The General Plan designation is West Concord Mixed Use, Zoning is WMX (West Concord Mixed Use); APN 126-010-046. 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, as the project is 1) consistent with the City’s General Plan and zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded by urban uses; 3) the project has no value as habitat for endangered, rare or threatened species; 4) there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

**ACTION: Approved with amendments to the resolution, 3-0. (Laub motioned, Anderson seconded)**

**VII. COMMISSION CONSIDERATIONS – None**

- VIII. STAFF REPORTS / ANNOUNCEMENTS – Planning Manager Laura Simpson announced the City Council had interviews for the vacant Planning Commission position and will appoint a new Planning Commissioner at the July 12<sup>th</sup> Council meeting with the new Planning Commissioner sworn in at the July 20<sup>th</sup> Planning Commission meeting. She also mentioned that Andrew Mogensen will be leaving the City of Concord and becoming the Planning Manager of San Leandro. She further stated a recruitment is being conducted for two new Principal Planners with a hope they will be on board in September. She also announced the Bicycle and Pedestrian Master Plan is being finalized and should be available to the public on July 19<sup>th</sup> with the next meeting for the Bicycle and Pedestrian Advisory Committee meeting on Monday, July 25<sup>th</sup> at 5:30 p.m. with final recommendations being brought to the Planning Commission on August 3<sup>rd</sup>.**

**IX. COMMISSION REPORTS / ANNOUNCEMENTS – None**

- X. FUTURE PUBLIC HEARING ITEMS – Planning Manager Laura Simpson announced the next Planning Commission on July 20<sup>th</sup> will contain the Veranda Shopping Center project and a final draft of the Corridors Plan. She also stated the August 3<sup>rd</sup> meeting will contain a report on the Bicycle and Pedestrian Plan for recommendation to the City Council and that an appeal on the Planning Commission decision for the Concord Recycling Center will be heard by the City Council on August 2<sup>nd</sup>.**

**XI. ADJOURNMENT – 7:08 p.m. (*Barbour motioned, Anderson seconded*)**

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**NEXT PLANNING COMMISSION MEETINGS:**

July 20, 2016: 6:30 pm – Council Chamber  
August 3, 2016: 6:30 pm – Council Chamber

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