



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, July 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, M. Kotzebue, R. Norris, J. Gonzalez, F,
Abejo, J. Ryan, K. Marstall, R. Kuzbari
Audience in Attendance: 20 people

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

III. PUBLIC COMMENT PERIOD – *None*

IV. OATH OF OFFICE – For Commissioner Dominic Aliano

V. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

VI. CONSENT CALENDAR

1. 7/06/16 Meeting Minutes

No public comment

ACTION: *Approved, 3-0-2. (Barbour motioned, Anderson seconded. Aliano and Obringer abstained.)*

VII. PUBLIC HEARINGS

1. National Petroleum Finding of Public Convenience and Necessity and Use Permit Amendment (PL16058 – UP) – Application for a Finding of Public Convenience and Necessity (FOPCN) and Use Permit Amendment to allow

alcohol sales at an existing gas station located at 4323 Clayton Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN: 115-242-038. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15301 “Existing Facilities,” the project is classified as a Class 1 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

ACTION: *Denied the Use Permit Amendment and Finding of Public Convenience and Necessity, 5-0. (Laub motioned, Barbour seconded.)*

2. **Veranda Shopping Center (PL15466 – DC, UP, RT, DR)** – Application for an Amendment to Concord Development Code Chapters 18.20 (General Terms) and 18.180 (Signs) to allow for freeway-oriented signs including digital pylon signs, Use Permit, Tree Removal and Design Review to construct a shopping center with up to 375,000 square feet of floor area on a 30-acre site located at 2001-2003 Diamond Boulevard. Anticipated shopping centers uses include a grocery store, theater, restaurants (including drive-through restaurant), general retail, general office/medical office, health club, and financial services. An Environmental Impact Report was prepared for the project pursuant to the California Environmental Quality Act and will be considered concurrently. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-001. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Approved Planning Commission Resolution 16-18 PC recommending City Council Certification of an Environmental Impact Report, Adoption of a Mitigation Monitoring and Reporting Program, and Adoption of CEQA Findings and a Statement of Overriding Considerations for the CenterCal/Veranda Shopping Center Project, 5-0. (Laub motioned, Aliano seconded.)*

ACTION: *Approved Planning Commission Resolution 16-19 PC recommending City Council pass an ordinance approving amendments to Chapter 122 of the Concord Municipal Code (“Development Code”) Chapter 18.180, “Signs” for the inclusion of freeway-oriented signs in multi-tenant projects (excluding pylon and digital signs) subject to a Master Sign Program in connection with the Center Cal/Veranda Project, 5-0. (Aliano motioned, Anderson seconded.)*

ACTION: *Approved Planning Commission Resolution 16-20 PC recommending City Council approval of the Veranda Shopping Center Use Permit, Tree Removal and Design Review to construct a shopping center with up to 375,000 square feet of floor area (PL15455 – UP, RT, DR) subject to the Conditions of Approval and Mitigation Monitoring and Reporting Program, set forth in Attachment 1 (as modified and read into the record) and Attachment 2 respectively, to Resolution No. 16-20 PC as amended and read into the record, 5-0. (Laub motioned, Aliano seconded.)*

- 3. Downtown Corridors Plan** – City-initiated proposal to adopt the Downtown Corridors Plan. The Downtown Corridors Plan implements recommendations from the earlier Concord Downtown Specific Plan (2014) to design and prepare conceptual streetscape drawings and design guidelines to enhance three critical street segments or “corridors” along Oak Street, Grant Street (from Salvio to Oak Street) and Salvio Street (from Broadway to Grant Street). The Corridors Plan (Plan) is intended to place an emphasis on pedestrian and bicycle circulation and improved landscaping to enhance connectivity and provide better pedestrian and bicycle opportunities, linking neighborhoods to shopping and employment areas. The Plan would be used to guide policy development, prioritize grant funding and infrastructure projects, and to compete for grants for design development, preparation of construction plans and construction of improvements. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to 15301(c) Class 1, and 15304(h), Class 4, and no further environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Recommended City Council adoption of the Downtown Corridors Plan, 5-0. (Laub motioned, Aliano seconded.)*

VIII. COMMISSION CONSIDERATIONS – *None.*

IX. STAFF REPORTS / ANNOUNCEMENTS – *None.*

X. COMMISSION REPORTS / ANNOUNCEMENTS – *Commissioner Aliano stated it was an honor to be on the Planning Commission and looks forward to working with the Commission and staff.*

XI. FUTURE PUBLIC HEARING ITEMS – *Ms. Simpson announced the Bicycle and Pedestrian Plan will be heard at the August 3, 2016 meeting. Chair Obringer stated there will be a meeting on the final draft of the Bicycle and Pedestrian Plan on Monday, July 25th in the Permit Center Conference Room.*

XII. ADJOURNMENT – *Adjournment was made in honor of the victims of the violent events in the past few weeks, 5-0. (Barbour motioned, Laub seconded.)*

NEXT PLANNING COMMISSION MEETINGS:

August 3, 2016: 6:30 pm – Council Chamber
August 17, 2016: 6:30 pm – Council Chamber
