



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, September 21, 2016
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Carlyn Obringer, Chair

Jason Laub, Vice Chair

Dominic Aliano, Commissioner

LaMar Anderson, Commissioner

Ray Barbour, Commissioner

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

I. ROLL CALL:

Commissioners Present: C. Obringer, J. Laub, D. Aliano, L. Anderson, R. Barbour

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

Audience in Attendance: 20 people

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

III. PUBLIC COMMENT PERIOD – *None*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR

1. 8/17/16 Meeting Minutes

ACTION: *Approved, 5-0. (Aliano motioned, Laub seconded)*

VI. COMMISSION CONSIDERATIONS

VII. PUBLIC HEARINGS

1. **Concord Village (PL15438 – UP, MP, DR)** – Application for a Use Permit and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space and a Minor Use Permit for a density bonus to increase the density to 110 units per net acre on a 2.3 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use);

APN's: 126-083-011, -012, -013. 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** *This item was continued from the August 17th meeting.*

ACTION: *Continued to a date uncertain, 5-0. (Laub motioned, Aliano seconded.)*

2. **Shiva Murugan Cultural Center (PL15426 – UP, DR, RT)** – Application for a Use Permit Amendment, Design Review, and Protected Tree Removal to demolish an existing Shiva Murugan Temple, annex building, residence with carport, and a cottage, and construct a new Temple and annex building measuring 7,075 sq. ft. and 6,731 sq. ft. respectively, on a 0.73-net acre site at 1803 Second Street. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN's 113-011-008, -010, -016, and -017. 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, 5-0. (Laub motioned, Aliano seconded.)*

3. **The Tire Shop (PL16121 – UP)** – Application for a Use Permit to establish an Automotive Maintenance Service business specializing in tire repair and maintenance at 2900 Willow Pass Road. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 113-041-033. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is classified as Categorically Exempt pursuant to Section 15301 Class 1 "Existing Facilities," and therefore no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Approved with additional conditions, 5-0. (Laub motioned, Aliano seconded.)*

VIII. STAFF REPORTS / ANNOUNCEMENTS – *None***IX. COMMISSION REPORTS / ANNOUNCEMENTS – *None*****X. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced that Frank Abejo has been promoted to Principal Planner and also announced at the September 27th City Council Meeting the recommendation of the adoption of the Bicycle and Pedestrian Plan will be considered and the October 5th Planning Commission will have a study session on the Argent Concord project and the October 19th meeting will have the Planning Division work program and a right of way vacation project.***

Chair Obringer announced on Saturday, September 24th from 10:00 am to 2:00 pm there will be a ribbon cutting of the Detroit Avenue Bike and Pedestrian improvements and all of the public is invited.

XI. ADJOURNMENT – *In honor of Dick Allen who passed away recently, 9:18 p.m. (Laub motioned, Aliano seconded)*

NEXT PLANNING COMMISSION MEETINGS:

October 5, 2016: 6:30 pm – Council Chamber

October 19, 2016: 6:30 pm – Council Chamber
