



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, February 1, 2017
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Jason Laub, Chair
Ray Barbour, Vice Chair

Dominic Aliano, Commissioner
LaMar Anderson, Commissioner

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

I. ROLL CALL:

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

Staff Present: L. Simpson, M. Kotzebue, J. Ezell, A. Hamid, R. Lenhardt, J. Ryan, C. Llata, M. Cass

Audience in Attendance: 11 people

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

III. PUBLIC COMMENT PERIOD – *None*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR – *None*

VI. PUBLIC HEARINGS

- Heritage Tree Designations (PL17018 – DT)** – City-initiated consideration of designating three trees located on public property as “Heritage Trees”. The trees are located at the Civic Center, Todos Santos Plaza and Don Fernando Pacheco Adobe. The designation of three trees as “heritage trees” under the City’s Municipal Code is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000 et seq.). Pursuant to CEQA Guidelines Section 15307 and 15308, the heritage tree designation consists of an action to assure the maintenance, restoration, or enhancement of a natural resource or environment where the City’s Municipal Code involves procedures for protection of the environment. Furthermore, pursuant to CEQA Guidelines Section 15061(b)(3), the heritage tree designation is exempt from the requirements of CEQA in that it is covered by the general rule that CEQA only applies to projects which have the potential for causing a

significant effect on the environment, and it can be seen with certainty that there is no possibility that the designation may have a significant effect on the environment. **Project Contact: Justin Ezell @ (925) 671-3231**

ACTION: *Approved Resolution 17-01 PC designating the three trees, as described in Attachment 1, located at the Civic Center, Todos Santos Plaza and Don Fernando Pacheco Adobe as Heritage Trees., 4-0. (Aliano motioned, Anderson seconded.)*

2. **Park N Shop Design Guidelines and Master Sign Program (PL 16092 – DR) –** Consideration of approval of the Park & Shop Design Guidelines and Master Sign Program, which are intended to provide design guidance on façade improvement and renovations, and signage for private development within the Park and Shop area located on Willow Pass Road, Market Street, Salvio Street and Sutter Streets in Concord. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-281-005, -007, -009, -010, -011, -012, -013, -022, -023, -024, -025, -026, -027, -028, -033, -035, -040, -041, and 126-360-001, -002, -003, -004, -005, -006, -007, -008, -009. Planning Commission consideration that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15060(c), 15378 and Public Resources Code Section 21065, and that no further environmental review of the June 24, 2014 Addendum to the Supplemental EIR to the 2030 General Plan EIR is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Adopted Resolution 16-32 PC, recommending City Council approval of the Park & Shop Design Guidelines and the Master Sign Program with option B discussed at the meeting, 4-0. (Laub motioned, Aliano seconded.)*

VII. STUDY SESSION

1. **Grant Street Mixed Use Development (PL16481 – PA) –** Study Session for a 140-unit apartment project with 6,200 sq. ft. of retail on a 1.4 acre site at 2204 Concord Boulevard, 2228 Concord Boulevard, 2211 Clayton Road, 2292 Concord Boulevard, and 1738 Grant Street. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APN's: 126-093-001, -002, -011, -017, and -018. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

VIII. COMMISSION CONSIDERATIONS – *None*

IX. STAFF REPORTS / ANNOUNCEMENTS

1. **General Plan Annual Progress Report**

ACTION: *Recommended acceptance of the General Plan Annual Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development, 4-0. (Aliano motioned, Anderson seconded.)*

X. COMMISSION REPORTS / ANNOUNCEMENTS – *None*

XI. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced the next Planning Commission meeting on February 15th will contain a hearing on accessory dwelling units. She also stated the March 1st meeting will be cancelled due to the Planning Commissioner’s Academy and the next meeting will be special meeting on March 6th.*

XII. ADJOURNMENT– *9:25 p.m. (Aliano motioned, Anderson seconded)*

NEXT PLANNING COMMISSION MEETINGS:

February 15, 2017: 6:30 pm
March 1, 2017: 6:30 pm - CANCELLED
