



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, March 15, 2017
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Jason Laub, Chair

Ray Barbour, Vice Chair

Dominic Aliano, Commissioner

John Mercurio, Commissioner

Mark Weinmann, Commissioner

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

I. ROLL CALL:

Commissioners Present: J. Laub, R. Barbour, D. Aliano, J. Mercurio

Commissioner Absent: M. Weinmann

Staff Present: F. Abejo, M. Kotzebue, J. Fockler, M. Cass. P. Garcia, J. Montagh

Audience in Attendance: 4 people

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

III. PUBLIC COMMENT PERIOD – *None*

IV. OATH OF OFFICE – For Commissioners Dominic Aliano, Ray Barbour, John Mercurio, and Mark Weinmann

V. COMMISSION APPOINTMENTS

1. Nomination and designation of TRANSPAC Liaison and Alternate for 2017/18.

ACTION: *John Mercurio appointed Liaison and Dominic Aliano Alternate, 4-0. (Barbour motioned, Laub seconded.)*

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS – *F. Abejo announced the Concord Village item will be continued to a date uncertain.*

VII. CONSENT CALENDAR

1. 2/15/17 Meeting Minutes

ACTION: *Approved, 4-0-1. (Aliano motioned, Barbour seconded. Mercurio abstained.)*

VIII. COMMISSION CONSIDERATIONS

1. **Querio Property General Plan Consistency** – Review that a proposed sale of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: Pedro Garcia, Economic Development Specialist @ (925) 671-3048**

ACTION: Adopted Resolution No. 17-08 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of property at the southern end of Commerce Avenue (APN 126-330-025 & 126-330-026) is consistent with the General Plan, 4-0. (Mercurio motioned, Aliano seconded)

2. **1880 Market Street and 1701 Concord Avenue General Plan Consistency** – Review proposed sales of City-owned properties are consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: John Montagh, Economic Development and Housing Manager @ (925) 671-3082**

ACTION: Adopted Resolution No. 17-10 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of properties at 1880 Market Street (APN 126-291-021 and 126-291-010) is consistent and conform to the General Plan, 4-0. (Aliano motioned, Mercurio seconded)

ACTION: Adopted Resolution No. 17-11 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of property at 1701 Concord Avenue (APN 112-101-022) is consistent and conform to the General Plan, 4-0. (Aliano motioned, Barbour seconded)

IX. PUBLIC HEARINGS

1. **Concord Village (PL15438 – UP, MP, DR)** – Consider the adoption of Resolution No. 17-03PC, adopting, under CEQA, the Concord Village Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and the adoption of Resolution 17-05PC, approving the Concord Village Use Permit, Minor Use Permit, and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space on a 2.3 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road, APNs 126-083-011, -012, -013. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: Continued to a date uncertain, 4-0. (Barbour motioned, Mercurio seconded)

2. **Parking In-Lieu Fee Text Amendment to Development Code (PL160520 – MC)** – Development Code Amendment to amend Sections 18.160.050 and 18.160.060 of the Development Code by clarifying the review process and evaluation for the parking in-lieu fee and expanding what projects and programs the in-lieu fee may be used; and to consider an exemption from the requirements of California Environmental Quality Act (CEQA), pursuant to Public Resources

Code Section 21065 and CEQA Guidelines Section 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3). **Project Planner: Michael P. Cass @ (925) 671-3332**

ACTION: Adopted Resolution 17-09 PC, recommending the City Council approve the Development Code Amendment (PL16520-MC) to amend Sections 18.160.050 and 18.160.060 of the Development Code as amended by the benched Resolution, 4-0. (Aliano motioned, Barbour seconded)

X. STAFF REPORTS / ANNOUNCEMENTS – *None*

XII. COMMISSION REPORTS / ANNOUNCEMENTS – *None*

XIII. FUTURE PUBLIC HEARING ITEMS – *F. Abejo mentioned no hearing items are currently scheduled for April 5th and the April 19th meeting has two potential items which include a Use Permit Amendment for Argent Concord and a hearing on the Subdivision Ordinance.*

XIV. ADJOURNMENT – *7:28 p.m. (Aliano motioned, Barbour seconded)*

NEXT PLANNING COMMISSION MEETINGS:

April 5, 2017: 6:30 pm – Regular Meeting
April 19, 2017: 6:30 pm – Regular Meeting
