



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, June 7, 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, M. Weinmann

Staff Present: L. Simpson, M. Kotzebue, M. Cass, A. Hamid

Audience in Attendance: 5 people

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

III. PUBLIC COMMENT PERIOD – *None*

IV. OATH OF OFFICE – For Commissioner Weinmann

V. CONSENT CALENDAR

1. 5/17/17 Meeting Minutes

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

VI. RECOGNITION OF FORMER COMMISSIONER TIM McGALLIAN

VII. ADDITIONS / CONTINUANCES / WITHDRAWALS – *Planning Manager Laura Simpson announced that the Seven Stars Convenience Store hearing item will be continued to a date uncertain per the request of the applicant.*

VIII. PUBLIC HEARINGS

1. **Argent Concord (PL17115 – UPA)** – Application for a new high density residential building with approximately 181 new residential units, and two levels of podium parking on a 1.57-acre site at 2400 Willow Pass Road. The General

Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use, 10,000 sq. ft. minimum lot area); APN 126-082-008. An Initial Study (IS) was prepared to assess the project's environmental impacts pursuant to CEQA. The IS was conducted to evaluate consistency between the proposed project, the General Plan and Downtown Specific Plan as defined under the California Environmental Quality Act (CEQA) Guidelines. The Initial Study was prepared pursuant to CEQA Guidelines, Section 15183 (a), applicable sections of California Environmental Quality Act of 1970, Public Resources Code 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. The IS determination is that the proposed Project is a Project consistent with a Community Plan or Zoning, that there are no project-specific significant effects which are peculiar to the project or its site, and No Additional Environmental Review is Required. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Adopted Resolution 17-14PC approving Argent Concord, PL17-115, subject to the Amended Conditions of Approval set forth in Attachment A to Resolution 17-14 PC including the benched Amended Conditions, 5-0. (Mercurio motioned, Weinmann seconded.)*

2. **Seven Stars Convenience Store (PL17165 – UP)** – Application for a convenience store with alcohol sales, at an existing shopping center site at 1500 Monument Boulevard, Suite A 3-4. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 147-022-010. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to CEQA Regulations Section 15301 “Existing Facilities,” the proposed project is classified as a Class 1 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Continued to a date uncertain.*

IX. COMMISSION CONSIDERATIONS – None

X. STAFF REPORTS / ANNOUNCEMENTS – None

XI. COMMISSION REPORTS / ANNOUNCEMENTS – None

XII. FUTURE PUBLIC HEARING ITEMS – Planning Manager Laura Simpson announced there will be a meeting on June 21st, a cancelled meeting on July 5th due to a holiday and some individuals unable to attend, and a meeting on July 19th. She also mentioned there will be a special speaker's series for the Planning Commission which entails bringing in experts in a variety of subjects, including parking and affordable housing, and speaking to the Commission about what's trending currently and in the future.

XIII. ADJOURNMENT – 7:36 p.m. (Barbour motioned, Mercurio seconded)

NEXT PLANNING COMMISSION MEETINGS:

June 21, 2017: 6:30 pm – Regular Meeting

July 5, 2017: 6:30 pm – CANCELLED

July 19, 2017: 6:30 pm – Regular Meeting
