



ANNOTATED AGENDA

SPECIAL MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Thursday, March 15, 2018
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Dominic Aliano, Chair

John Mercurio, Vice Chair

Ray Barbour, Commissioner

Jason Laub, Commissioner

Mark Weinmann, Commissioner

SPECIAL 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, R. Lenhardt, F. Abejo, M. Abkenari, L. Villa, S. Yuwiler

Audience in Attendance: 12 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

- 1. Concord Terminal Shopping Center Master Sign Program (PL17536 – DR) –** Application for a Master Sign Program at the Concord Terminal Shopping Center at 2693 - 2787 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 113-288-015. CEQA: Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities” and Section 15311 “Accessory Structures”. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

ACTION: *Adopted Resolution No. 18-05PC approving the Concord Terminal Shopping Center Master Sign Program (PL17536-DR), subject to the Conditions of Approval set forth in Attachment A to Resolution No. 18-05PC, 4-1. (Mercurio motioned, Laub seconded. Barbour opposed.)*

2. **Treat Plaza Shopping Center (PL17408 & PL18082 – DR)** – Application for improvements that include façade renovations, a Master Sign Program amendment, and landscape improvements for the Treat Plaza Shopping Center located at 4425-4475 Treat Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 132-160-010, -011. CEQA: Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities” and Section 15311 “Accessory Structures”. **Project Planner: Lorna Villa @ (925) 671-3176**

ACTION: Adopted Resolution 18-04PC approving Treat Plaza Shopping Center Design Review (PL17408-DR and PL18082-DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-04PC with changes to item number 8 in removing reference to building parapet, 19(a) allowing 9’ tall monument signs, adding in benched item 19(g) for placement of second monument sign, and eliminating item 33 regarding a second trash enclosure, 5-0. (Weinmann motioned, Laub seconded)

3. **Concord Village (PL15438 – UP, DR)** – Consideration of 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, 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** *This item was previously heard at the March 15, 2017 meeting.*

ACTION: Adopted Resolution No. 17-03 PC adopting the Concord Village Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, 5-0. (Laub motioned, Weinmann seconded)

ACTION: Adopted Resolution No. 17-05 PC, approving the Concord Village Use Permit and Design Review (PL15438 - UP, DR), subject to the Conditions of Approval set forth in Attachment A and adding lighting approved in the Downtown Corridors Plan and adding a condition advising that renters with vehicles park in a garage and not in surrounding neighborhoods, 5-0. (Laub motioned, Mercurio seconded)

VII. COMMISSION CONSIDERATIONS – None

VIII. STAFF REPORT / ANNOUNCEMENTS – None

- IX. COMMISSION REPORTS / ANNOUNCEMENTS – Commissioner Mercurio reported at the last TRANSPAC meeting there was discussion on buffered bicycle lanes, two way cycle track, elimination of free right turns on some intersections along Treat Blvd between Jones Road and North Main Street in Walnut Creek near Pleasant Hill BART Station.**

X. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced there will be a joint City Council/Planning Commission Study Session on the Concord Naval Weapons Station on April 2nd and the April 4th meeting will be cancelled due to the Planning Commissioner Academy in Monterey. She stated there will be a meeting on April 18th.*

XI. ADJOURNMENT – *8:25 p.m. (Mercurio motioned, Barbour seconded)*

NEXT PLANNING COMMISSION MEETINGS:

March 21, 2018: CANCELLED
April 2, 2018: City Council Joint Study Session
