



ANNOTATED AGENDA

SPECIAL MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, November 7, 2018
5:30 p.m. – City Council Chamber
1950 Parkside Drive, Concord

****Please note special starting time****

Planning Commission Members:

Dominic Aliano, Chair
John Mercurio, Vice Chair
Ray Barbour, Commissioner

Jason Laub, Commissioner
Mark Weinmann, Commissioner

SPECIAL MEETING 5:30 p.m. – City Council Chamber

I. ROLL CALL:

Commissioners Present: J. Mercurio, R. Barbour, J. Laub, M. Weinmann

Commissioner Absent: D. Aliano

Staff Present: Frank Abejo, Margaret Kotzebue, Joan Ryan, Sarah Yuwiler, Mitra Abkenari

Audience in Attendance: 30

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

III. PUBLIC COMMENT PERIOD – *None*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR

1. 10/17/18 Meeting Minutes

ACTION: *Approved, 3-0-1. (Laub motioned, Barbour seconded. Weinmann abstained.)*

VI. COMMISSION CONSIDERATION

1. **1596 Concord Avenue General Plan Consistency** – Review of a proposed sale of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: John Montagh (925) 671-3082**

ACTION: *Adopted Resolution No. 18-22 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of property bounded by Clayton Road, Concord Boulevard and Galindo Street (APN: 126-143-012) is consistent and conforms to the General Plan, 4-0. (Weinmann motioned, Laub seconded)*

VII. PUBLIC HEARINGS

- 1. Green Frame Linear Park (PL17507 – TA, RZ)** – City-initiated Text Amendment to the City’s Development Code Chapter 18.60 Community Land Districts, and a Rezoning from S (Study) District to CRP-GF (Concord Reuse Project – Green Frame), for an approximately 82-acre property located along the southwestern edge of the Concord Naval Weapons Station, for a stretch of approximately 2.5 miles between Willow Pass Road and Bailey Road. No changes are proposed to the current use of the property and no new development or park plan is associated with the Rezoning under consideration. The General Plan designation is Concord Reuse Project – Open Space; Zoning classification is S (Study) District; APN: 111-010-014. Pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, an Addendum to the Final EIR for the Concord Reuse Project has been prepared for consideration with the proposed Text Amendment and Rezoning. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Adopted Resolution 18-14 PC recommending City Council adopt an Addendum to the City’s Concord Reuse Project Final EIR confirming that the proposed zoning text amendment and a Rezoning from S (Study District) to CRP-GF (Concord Reuse Project – Green Frame) for the Green Frame Linear Park would have no new or substantially more severe significant impacts than were identified in the prior certified EIR for the Area Plan, 3-0-1. (Laub motioned, Weinmann seconded. Barbour abstained.)*

ACTION: *Adopted Resolution 18-15 PC recommending City Council adopt an amendment to the City’s Development Code Chapter 18.60 Community Land Districts creating a new CRP-GF zoning district with a clarification that Table 18.60.020 - Allowed uses and permit requirements - Government Office, Library, Meeting Facility, Public/Private be removed from an allowed use with a Use Permit, 3-1. (Laub motioned, Weinmann seconded. Barbour opposed.)*

ACTION: *Adopted Resolution 18-15 PC recommending the City Council adopt Ordinance No. 18-425.2 approving a Rezoning from Study District (S) to CRP-GF (Concord Reuse Project-Green Frame) for property located on the southwest portion of the Concord Naval Weapons Station referred to as the Green Frame Linear Park, 3-1. (Laub motioned, Weinmann seconded. Barbour opposed.)*

- 2. Orion Academy (PL18261 – UP)** – Application for a Use Permit Amendment to convert a portion of existing office buildings into a college preparatory school serving up to 60 students in grades 9-12 at 1866 Clayton Road. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-152-033. CEQA: This project is classified as

a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects.” **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: Adopted Resolution No. 18-23 PC approving the Orion Academy Use Permit Amendment (PL18261 – UP), subject to the Conditions of Approval set forth in Exhibit A to Resolution No. 18-23 PC with an addition to the cut through amendment, 4-0. (Weinmann motioned, Laub seconded.)

- 3. Happy Little Faces Child Care Center (PL18277 – UP) –** Application for a Use Permit to establish a child care center for up to 36 students at 1470 Wharton Way. The General Plan land use designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 133-170-018. CEQA: This project is classified as a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects.” **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: Adopted Resolution No. 18-24 PC approving the Happy Little Faces Child Care Center Use Permit (PL18277), subject to the Conditions of Approval set forth in Exhibit A to Resolution No. 18-24 PC, 4-0. (Barbour motioned, Weinmann seconded.)

- 4. Salmon Run Apartments (PL18267 – UP, DR, AP) –** Application for a Use Permit Amendment, Design Review Application, and Administrative Permit for the conversion of an existing office building into 32 apartment units with associated open space and amenities on a 0.53- acre parcel at 2325 Clayton Road and the development of a vacant parcel into an offsite parking lot on a 0.33-acre parcel located at 1750 East Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-104-008 & 126-081-002. CEQA: This project is classified as a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects.” **Project Planner: Sarah Yuwiler @ (925) 671-3465**

ACTION: Adopted Resolution 18-21 PC approving the Salmon Run Apartments Use Permit Amendment, Design Review (PL18267 – UP, DR, AA), subject to the Conditions of Approval set forth in Attachment A, 3-0-1. (Weinmann motioned, Laub seconded. Barbour abstained.)

VIII. STAFF REPORTS / ANNOUNCEMENTS – *Frank Abejo announced the recruitment for the Planning Manager position has been posted and also stated the Planning Division is on the last rotation for the Acting Planning Manager and it is currently staff member Joan Ryan.*

IX. COMMISSION REPORTS / ANNOUNCEMENTS – *Vice Chair Mercurio congratulated Chair Dominic Aliano for his recent election to the Concord City Council.*

X. FUTURE PUBLIC HEARING ITEMS – *Frank Abejo announced the November 21st meeting will be cancelled and the December 5th meeting will contain a consideration item for the Avalon Bay General Plan Consistency Findings and a presentation from the Speaker Series on the Greenbelt Alliance.*

XI. ADJOURNMENT – 8:00 p.m. (*Laub motioned, Weinmann seconded*)

NEXT PLANNING COMMISSION MEETINGS:

November 21, 2018

December 5, 2018
