



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, December 5, 2018
6:30 p.m. – City Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

John Mercurio, Chair

Ray Barbour, Commissioner

Jason Laub, Commissioner

Mark Weinmann, Commissioner

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

I. ROLL CALL:

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

Staff Present: Frank Abejo, Margaret Kotzebue, Michael Cass, John
Montagh

Audience in Attendance: 10

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

III. PUBLIC COMMENT PERIOD – *None*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR

1. 11/7/18 Meeting Minutes

ACTION: Approved, 4-0. (Weinmann motioned, Barbour seconded.)

VI. PRESENTATION

1. **Planning Commission Speaker Series: Presentation by Hayley Currier, East Bay Representative of the Greenbelt Alliance, on open space, conservation, “smart” growth, and Urban Limit Lines.**

VII. PUBLIC HEARINGS

1. **Development Agreement Between the City of Concord and AvalonBay Communities, Inc. (PL18390 – GP) – Proposal for a Development Agreement between the City of Concord and AvalonBay Communities, Inc. to vest current land**

use designations for the property located at 1765 Galindo Street, Concord, California. The General Plan designation is Downtown Mixed Use; Zoning Classification is DMX (Downtown Mixed Use); APN: 126-143-012. CEQA: Pursuant to Public Resources Code Section 21083.3, Government Code Section 65457(a), and CEQA Guidelines Section 15183, the proposed Project is consistent with a Community Plan, General Plan, Specific Plan, or Zoning for which environmental review was previously prepared, and there are no project-specific significant effects which are peculiar to the project or its site. Accordingly, no additional environmental review is required. **Project Contact: John Montagh @ (925) 671-3082**

ACTION: *Adopted Resolution 18-25 PC which recommends the City Council pass and adopt an Ordinance that approves and adopts the Infill Initial Study and the Disposition and Development Agreement between the City and AvalonBay Communities, Inc. regarding the development of property located at 1765 Galindo Street (APN 126-143-012), 4-0. (Weinmann motioned, Laub seconded.)*

VIII. COMMISSION CONSIDERATION – None

IX. STAFF REPORTS / ANNOUNCEMENTS – *Frank Abejo announced the Boards and Commission Dinner will be held on January 24th 2019 and with former Commissioner Aliano now on the City Council, Vice Chair Mercurio is now the Chair of the Commission and an appointment for Vice Chair shall occur on January 16, 2019. He also mentioned the City Council will announce the open recruitment for the vacant seat on the Planning Commission on December 11th which will run through January 11, 2019 with interviews occurring on February 26, 2019.*

X. COMMISSION REPORTS / ANNOUNCEMENTS – *Commissioner Barbour gave a report on a recent Planning Commissioners Conference in Sonoma he attended. Commissioner Weinmann congratulated former Commissioner Aliano on his election to the City Council.*

XI. FUTURE PUBLIC HEARING ITEMS – *Frank Abejo announced the December 19th meeting is cancelled, January 2nd currently has no items scheduled, and the January 16th meeting will potentially have the next round of Development Code Cleanup Amendments.*

XII. ADJOURNMENT – 7:56 p.m. (Laub motioned, Weinmann seconded)

NEXT PLANNING COMMISSION MEETINGS:

December 19, 2018

January 2, 2019
