

REGULAR MEETING OF THE  
CITY OF CONCORD PLANNING COMMISSION  
COUNCIL CHAMBER, 1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA

**Wednesday, January 7, 2015**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 7:00 P.M., Wednesday, January 7, 2015, in the City Council Chamber.

***I. ROLL CALL***

COMMISSIONERS PRESENT: Chair Carlyn Obringer  
Vice Chair John Mercurio  
Commissioner Ernie Avila  
Commissioner Robert Hoag  
Commissioner Tim McGallian

STAFF PRESENT: Laura Simpson, Planning Manager  
Susanne Brown, Senior Assistant City Attorney  
Andrew Mogensen, Principal Planner  
Frank Abejo, Senior Planner  
Ray Kuzbari, Transportation Manager

***II. PLEDGE TO THE FLAG***

Commissioner Mercurio led the pledge.

***III. PUBLIC COMMENT PERIOD***

No public comment was heard.

***IV. COMMISSION APPOINTMENTS***

1. Nomination of a Planning Commissioner to serve on the Bicycle, Pedestrian, and Safe Routes to Transit Project Advisory Committee.

Motion was made by Commissioner Avila and seconded by Commissioner McGallian to appoint Vice Chair Mercurio to serve on the Bicycle, Pedestrian, and Safe Routes to Transit Project Advisory Committee. The motion was passed by the following vote:

AYES: Avila, McGallian, Hoag, Mercurio, Obringer  
NOES: None

ABSTAIN: None  
 ABSENT: None

Motion was made by Vice Chair Mercurio and seconded by Commissioner Avila to have an alternate. The motion was passed by the following vote:

AYES: Mercurio, Avila, Hoag, McGallian, Obringer  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

Motion was made by Vice Chair Mercurio and seconded by Commissioner McGallian to appoint Chair Obringer as alternate. The motion was passed by the following vote:

AYES: Mercurio, McGallian, Avila, Hoag, Obringer  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

**V. ADDITIONS / CONTINUANCES / WITHDRAWALS**

There were no changes to the agenda.

**VI. CONSENT CALENDAR**

**APPROVAL OF MINUTES**

Motion was made by Commissioner Hoag, and seconded by Commissioner Mercurio to approve the meeting minutes of December 3, 2014. The motion was passed by the following vote:

AYES: Hoag, Mercurio, Avila, McGallian, Obringer  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

**VII. PUBLIC HEARINGS**

The notice of this public hearing was published in the Contra Costa Times and posted in the City’s posting cabinet on January 2, 2015.

1. **Oakmont Senior Living (PL1400211 – UP, DR)** – Application for a Use Permit and Design Review to construct an approximately 100,000 square foot, 76 unit, senior assisted living facility on a 2.42-acre site located at 1401 Civic Court (formerly 1401 Enea Circle). The General Plan land use

designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-300-052. Pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, the project is Categorically Exempt under Section 15332, Class 32 "In-Fill Development Projects," and no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128. (Continued from 12/3/14 meeting)**

Project Planner Frank Abejo presented the staff report. Project applicant Bill Mabry, from Oakmont Senior Living, spoke about the project. Carolyn Cole, from Crane Transportation, presented a PowerPoint presentation

Public Comment

No public comment was heard.

Motion was made by Commissioner Hoag and seconded by Commissioner Avila to approve the Oakmont Senior Living project with modifications to conditions 28, 29, and 30. The motion passed by the following vote:

AYES: Hoag, Avila, McGallian, Mercurio, Obringer  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

**VIII. COMMISSION CONSIDERATIONS**

None were announced.

**IX. STAFF REPORTS / ANNOUNCEMENTS**

Planning Manager Laura Simpson announced the departure of Associate Planner, Jason Hade, who accepted a position with the County of Napa.

**X. COMMISSION REPORTS/ANNOUNCEMENTS**

Chair Obringer announced that two new electric vehicle charging stations have been installed in Downtown Concord. Commissioner McGallian announced the Giants World Series trophies are being shown in the downtown on Monday, January 12<sup>th</sup> from 4 pm to 6 pm.

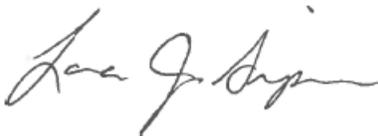
**XI. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the January 21, 2015 meeting has been cancelled and the February 4<sup>th</sup> meeting will have a study session for Development Code updates with focus on temporary signs. She further announced the February 18<sup>th</sup> meeting will have items including a General Plan Annual Progress Report.

**XII. ADJOURNMENT**

Commissioner McGallian moved to adjourn at 8:41 P.M. Commissioner Mercurio seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson  
Planning Commission Secretary  
Planning Manager



Transcribed by Grant Spilman,  
Administrative Coordinator