

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

**Wednesday, October 7, 2015**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Hoag at 6:30 P.M., Wednesday, October 7, 2015, in the City Council Chamber.

***I. ROLL CALL***

COMMISSIONERS PRESENT: Chair Robert Hoag  
Vice Chair Ernie Avila  
Commissioner Jason Laub  
Commissioner Carlyn Obringer

STAFF PRESENT: Laura Simpson, Planning Manager  
Afshan Hamid, Associate Planner

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

Commissioner Avila led the pledge.

Chair Hoag expressed his and the Planning Commission's condolences to City staff and the family of City Attorney Mark Coon who recently passed away. He asked for a moment of silence in remembrance of Mr. Coon.

***III. PUBLIC COMMENT PERIOD***

No public comment was heard.

***IV. ADDITIONS / CONTINUANCES / WITHDRAWALS***

None were announced.

***V. CONSENT CALENDAR***

**APPROVAL OF MINUTES**

Motion was made by Commissioner Avila, and seconded by Commissioner Obringer to approve the meeting minutes of September 17, 2015. The motion was passed by the following vote:

AYES: Avila, Obringer, Hoag, Laub  
NOES: None  
ABSTAIN: None  
ABSENT: None

**VI. PUBLIC HEARINGS**

- 1. **Verizon Wireless at 3425 Concord Boulevard (PL15154 – UP, DR) –**  
 Application for a roof-mounted wireless telecommunication facility including adding nine panel antennas within a cupola on the roof of Calvary Apostolic Church at 3425 Concord Boulevard along with screened equipment within a lease area behind the church. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Single-Family Residential 7,500 square foot minimum lot size); APN 113-091-035. Pursuant to the provisions of the California Environmental Quality Act CEQA of 1970, as amended, the project is classified as Categorically Exempt under CEQA Guidelines Section 15301, Existing Facilities, Class 1, Section 15303, New Construction or Conversion of Small Structures, Class 3, and Section 15304 Minor Alterations to Land, Class 4 therefore no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

Associate Planner Afshan Hamid presented the report.

Project Applicant Michelle Ellis answered questions by the Planning Commission.

Public Comment

No public comment was heard.

Motion was made by Commissioner Avila and seconded by Commissioner Laub to approve the Verizon Wireless project with two additional conditions added. The motion passed by the following vote:

AYES: Avila, Laub, Hoag, Obringer  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

**VII. COMMISSION CONSIDERATIONS**

None were announced.

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

- 1. **Economic Development and Redevelopment Update – Staff Contact: John Montagh @ (925) 671-3082**

Economic Development and Housing Manager John Montagh presented the report.

Public Comment

Ray Barbour commented that the Downtown needs a quality hotel to bring people to Todos Santos Plaza.

**IX. COMMISSION REPORTS/ANNOUNCEMENTS**

None were announced.

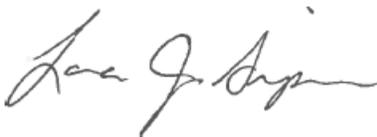
**X. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the October 21<sup>st</sup> meeting has one item which will be an appeal of the Golden State Lumber project approval. She also mentioned that the November 4<sup>th</sup> meeting currently does not have any items scheduled though the November 18<sup>th</sup> meeting currently has a water efficient landscaping ordinance report. Ms. Simpson further announced the Development Code Updates will be presented to the City Council on October 27<sup>th</sup> due to the Council meeting being cancelled on October 6<sup>th</sup>.

**XI. ADJOURNMENT**

Commissioner Obinger moved to adjourn at 8:00 P.M. Commissioner Avila 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