

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

Wednesday, October 21, 2015

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Hoag at 6:32 P.M., Wednesday, October 21, 2015, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Robert Hoag
Commissioner Jason Laub
Commissioner Carlyn Obringer

COMMISSIONER ABSENT: Vice Chair Ernie Avila

STAFF PRESENT: Laura Simpson, Planning Manager
Susanne Brown, Senior Assistant City Attorney
G. Ryan Lenhardt , Senior Planner
Ray Kuzbari, Transportation Manager

II. PLEDGE TO THE FLAG

Commissioner Laub led the pledge.

III. PUBLIC COMMENT PERIOD

Jason Ruderman commented that he thinks the crosswalks around Todos Santos Plaza are dangerous for pedestrians.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner Obringer, and seconded by Commissioner Laub to approve the meeting minutes of October 7, 2015. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

- 1. **Golden State Lumber Appeal (PL131301 – AP) –** Appeal of staff’s approval of the Golden State Lumber Administrative Permit and Design Review (PL131301 – AA, DR) for an enclosed lumberyard with 10,569 sq. ft. of office, 12,076 sq. ft. of retail, and 26,419 sq. ft. of indoor storage totaling 49,064 sq. ft. on a 3.3-net acre site located at 2180 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-326-002. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as a Class 32 Categorical Exemption, and therefore, no further environmental review is required.
Project Planner: G. Ryan Lenhardt @ (925) 671-3162

Senior Planner Ryan Lenhardt presented the report. Consultant, Kathrin Tellez, Senior Associate from Fehr & Peers, reported on the traffic study conducted by Fehr & Peers.

Jessica Scerri, CEO of Golden State Lumber, and Ed Shaffer, Esquire of Archer Norris, spoke on behalf of the applicant.

Nicholas Roscha, Esquire of Roscha & Odne LLP, spoke on behalf of the appellants.

Public Comment

No public comment was heard.

Motion was made by Commissioner Obringier and seconded by Commissioner Laub to deny the appeal and approve the Golden State Lumber Administrative Permit and Design Review board with added conditions. The motion passed by the following vote:

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

VII. COMMISSION CONSIDERATIONS

None were announced.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced two upcoming meetings including a workshop on the Downtown Corridor Study on November 2nd at 5:30 p.m. in Salvio Pacheco Square. She also announced another Bicycle and Pedestrian Advisory Committee meeting will be held on November 16th at 5:30 p.m. at the Permit Center at City Hall.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Obringer reported on the Bicycle and Pedestrian Advisory Committee which took place on Monday, October 19th.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson stated the November 4th Planning Commission meeting has been cancelled though the November 18th and December 2nd meetings have several items.

XI. ADJOURNMENT

Commissioner Laub moved to adjourn at 7:10 P.M. Commissioner Obringer 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