

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

Wednesday, December 16, 2015

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Hoag at 6:30 P.M., December 16, 2015, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Robert Hoag
Vice Chair Ernie Avila
Commissioner Ray Barbour
Commissioner Carlyn Obringer

COMMISSIONER ABSENT: Commissioner Jason Laub

STAFF PRESENT: Laura Simpson, Planning Manager
Susanne Brown, Senior Assistant City Attorney
Ryan Lenhardt, Senior Planner
Kevin Marstall, Senior Civil Engineer

II. PLEDGE TO THE FLAG

Commissioner Avila led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. RECOGNITION OF COMMISSIONER ROBERT HOAG

V. OATH OF OFFICE

City Clerk Joelle Fockler swore in new Planning Commissioner Ray Barbour.

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

VII. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner Obringer, and seconded by Commissioner Avila to approve the meeting minutes of November 18 2015. The motion was passed by the following vote:

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

Renaissance (UA 12-005, DR 12-028) – Application for a one-year extension of a Use Permit Amendment (UA 12-005) and Design Review (DR 12-028) approval for modification of the remaining construction of the Renaissance Project located at 1825 Galindo Street (temporary address). This entitlement and Addendum to the June 2004 Initial Study/Mitigated Negative Declaration were approved by the Planning Commission on December 4, 2013 and extended for one (1) additional year on October 15, 2014. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-062-013, -014. The proposed use permit extension is not a project within the meaning of Section 15378 of the State CEQA (California Environmental Quality Act) Guidelines. If the proposed extension is a project under CEQA: (a) it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment, and/or (b) no further environmental analysis is required because the June 2004 Initial Study/Mitigated Negative Declaration and Addendum to the June 2004 Initial Study/Mitigated Negative Declaration have been prepared and none of the factors calling for subsequent environmental review are present, including under Public Resources Code Section 21166 and CEQA Guidelines Section 15162. **Project Planner: Frank Abejo @ (925) 671-3128**

Motion was made by Commissioner Obringer and seconded by Commissioner Avila to approve the Renaissance extension with an amended condition. The motion was passed by the following vote:

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

VIII. PUBLIC HEARINGS

Autumn Brook Major Subdivision (PL140280-RZ, TM, DR, AA, RT) – Application for a Rezoning to RL (Residential, Low Density), Tentative Subdivision Map, Design Review, Minor Exception, and Tree Removal for eight single-family homes on a 2.02-acre site at 1890 Risdon Road. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single Family Residential, 7,000 sq. ft. minimum lot size); APN 147-350-003. Pursuant

to CEQA of 1970, as amended, AES completed an Initial Study. A Mitigated Negative Declaration (MND) was prepared and distributed for public review and the 20-day comment period began October 6, 2015 and ended October 26, 2015, pursuant to the requirements of CEQA. During that review period, staff received two written comments from neighbors that raised issues unrelated to CEQA. The Draft MND determined that although the proposed project could have potentially significant impacts for Biological and Cultural Resources and Geology and Soils, mitigation measures incorporated as part of the project’s design or as conditions of approval would reduce the potential impacts to less-than-significant levels. A Mitigation Monitoring and Reporting Program (MMRP) was prepared, pursuant to the requirements of CEQA, to ensure compliance with the mitigation measures identified in the MND. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

Senior Planner Ryan Lenhardt presented the report.

Senior Civil Engineer Kevin Marstall asked for clarification on a specific condition.

Jim Parsons, from P/A Design Resources, clarified questions from the Planning Commission and staff.

Public Comment

Tammy Roberts spoke in support of the sidewalk proposed for the project.

Motion was made by Commissioner Avila and seconded by Commissioner Obringer to approve Planning Commission Resolution 15-15 PC recommending City Council adoption of the Autumn Brook Subdivision Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program. The motion passed by the following vote:

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

Motion was made by Commissioner Obringer and seconded by Commissioner Avila to approve Planning Commission Resolution 15-17 PC recommending City Council approval of the Rezoning of 1890 Risdon Road from R-7 to RL (Residential Low) for the Autumn Brook Subdivision. The motion passed by the following vote:

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

Motion was made by Commissioner Obringer and seconded by Commissioner Avila to approve Planning Commission Resolution 15-18 PC recommending City Council approval of the Autumn Brook Tentative Subdivision Map, Design Review, Minor Exception, and Tree Removal subject to the conditions of approval as amended. The motion passed by the following vote:

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

IX. COMMISSION CONSIDERATIONS

None were announced.

X. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the next Bicycle and Pedestrian Advisory Committee meeting is scheduled for January 25, 2016.

XI. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioners Avila, Obringer and Barbour thanked Commissioner Hoag for all he has done for the Commission and the City of Concord and that he will be missed. Commissioner Hoag expressed his thanks for the all of the support he has received while he has been on the Planning Commission.

XII. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson stated the next Planning Commission meeting will be January 6, 2016 and will contain a study session on the Subdivision Ordinance Update and a re-organization for a new Vice–Chairperson.

XIII. ADJOURNMENT

Commissioner Barbour moved to adjourn at 8:30 P.M. Commissioner Avila seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in black ink, appearing to read "Laura Simpson". The signature is written in a cursive style with a prominent loop at the end.

Laura Simpson
Planning Commission Secretary
Planning Manager

A handwritten signature in black ink, appearing to read "Grant Spilman". The signature is written in a cursive style with a long, sweeping tail.

Transcribed by Grant Spilman,
Administrative Coordinator