

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

**Wednesday, April 20, 2016**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:30 P.M., April 20, 2016, in the City Council Chamber.

***I. ROLL CALL***

COMMISSIONERS PRESENT: Chair Carlyn Obringer  
Vice Chair Jason Laub  
Commissioner LaMar Anderson  
Commissioner Ray Barbour

STAFF PRESENT: Laura Simpson, Planning Manager  
Susanne Brown, City Attorney  
Afshan Hamid, Associate Planner  
John Montagh, Economic Development & Housing Manager

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

Commissioner Laub led the pledge.

***III. PUBLIC COMMENT PERIOD***

No public comment was heard.

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

None were announced.

***V. CONSENT CALENDAR***

No public comment was heard.

**APPROVAL OF MINUTES**

Motion was made by Commissioner Laub, and seconded by Commissioner Anderson to approve the meeting minutes of April 6, 2016. The motion was passed by the following vote:

AYES: Laub, Anderson, Barbour, Obringer  
NOES: None  
ABSTAIN: None  
ABSENT: None

**VI. PUBLIC HEARINGS**

**Jo-Ann Fabrics & Burlington Coat Factory Façade Improvements Appeal (PL15369 – AP)** –A resolution denying an appeal by Jo-Ann Fabrics and Burlington Coat Factory of an Administrative Design Review denial for façade improvement application at 1675 Willow Pass Road and approving the March 30<sup>th</sup> Revised Design for Façade Improvement application at 1675 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-009. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to Section 15301 Class 1 “Existing Facilities,” and 15302 Class 2 “Replacement or Reconstruction”, therefore no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

Associate Planner, Afshan Hamid, presented the report.

The applicant representative, Tuija Catalano, explained the reasoning for the filing of the appeal and clarified what the applicant is hoping to accomplish with the Planning Commission decision.

Robert Lyman, architect, explained the revisions to the plans.

Public Comment

Richard Terherst, of Harvest Church, expressed his support of the project.

Rob Canepa, project applicant, answered questions from the Planning Commission.

Motion was made by Vice-Chair Laub and seconded by Commissioner Barbour to adopt Resolution 16-06 PC denying the appeal for Jo-Ann Fabrics and Burlington Coat Factory by Montgomery Realty Group, LLC and approving the March 30, 2016 revised design, as amended, with a condition that staff provide an informational report to the Design Review Board. The motion passed by the following vote:

AYES: Laub, Anderson, Barbour, Obringer  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

**Development Agreement Between the City of Concord and Swift Realty Partners, LLC (PL16137 – GP)** - Proposal for a Development Agreement between the City of Concord and Swift Realty Partners, LLC to vest current land use designations for the properties located at 1638, 1654, 1672, and 1680 Grant Street. The General Plan designation is Downtown Mixed Use; Zoning Classification is DMX (Downtown Mixed Use); APN’s 126-103-001, -015, -016, and -017. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to Sections 15060(c)(2), 15060(c)(3), 15061(b)(3) and 15378. **Staff Contact: John Montagh @ (925) 671-3082**

Economic Development and Housing Manager, John Montagh, presented the report.

The applicant, Will Lund, spoke about the project and answered questions from the Planning Commission.

Public Comment

No public comment was heard.

Motion was made by Vice-Chair Laub and seconded by Commissioner Anderson to adopt Planning Commission Resolution 16-07 PC recommending City Council Approval and Adoption of the development agreement between the City of Concord and Swift Realty Partners, LLC regarding the development of property located in downtown Concord described as assessor parcel numbers 126-103-001, -015, -016, and -017. The motion passed by the following vote:

AYES: Laub, Anderson, Obringier  
NOES: Barbour  
ABSTAIN: None  
ABSENT: None

**VII. COMMISSION CONSIDERATIONS**

There were none.

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

Planning Manager Laura Simpson announced Susanne Brown has been promoted to City Attorney for the City of Concord and will no longer be attending Planning Commission meetings. City Attorney Susanne Brown announced Margaret Kotzebue will be the advisor to the Planning Commission in the interim. Chair Obringier thanked Ms. Brown for her service she has provided to the Planning Commission. Commissioner Anderson also expressed his thanks.

**IX. COMMISSION REPORTS/ANNOUNCEMENTS**

Chair Obringier announced there will be a Bicycle and Pedestrian meeting on Monday, April 25<sup>th</sup> at 5:30 p.m. in the Permit Center Conference Room.

**X. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the next regularly scheduled Planning Commission meeting on May 4<sup>th</sup> will be cancelled but there will be a special Planning Commission meeting on May 2<sup>nd</sup> at 6:30 p.m. and will include an appeal for 2799 Clayton Road.

***XI. ADJOURNMENT***

Chair Obringer announced the adjournment would be made in honor of Design Review Board Member Peter Harmon who passed away on Sunday. Vice Chair Laub moved to adjourn at 7:59 P.M. Commissioner Barbour 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