

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

Wednesday, July 6, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Vice-Chair Laub at 6:30 P.M., July 6, 2016, in the City Council Chamber.

I. ROLL CALL

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

COMMISSIONER ABSENT: Chair Carlyn Obringer

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Frank Abejo, Senior Planner
Ryan Lenhardt, Senior Planner

II. PLEDGE TO THE FLAG

Commissioner Anderson 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 Barbour, and seconded by Commissioner Anderson to approve the meeting minutes of June 15, 2016. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

Woodside Place Residential Care Facility (PL16070 – UP) – Application to establish a 12-bed residential care facility for the elderly at 1795 Woodside Court. The General Plan designation is Low Density Residential; Zoning classification is RS-8 (Single-family residential; minimum 8,000 square foot lots); APN: 114-360-017. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorical Exempt pursuant to Section 15301 Class 1 “Existing Facilities,” and Section 15303 Class 3 “New Construction or Conversion of Small Structures,” and therefore no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128** *This item was continued from the 6/15/16 meeting.*

Motion was made by Commissioner Barbour and seconded by Commissioner Anderson to adopt Resolution 16-13 PC denying the Woodside Place Residential Care Facility (PL16070-UP). The motion passed by the following vote:

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

Anova Center for Education (PL16179 – UP) – Application for a Use Permit to establish a K-12 school for 105 high-functioning autistic students that provides educational, behavioral, and therapy services for children and adults with neurodevelopmental impairments from an existing 21,085 sq. ft. tenant space on a 2.5-acre site at 1140 Galaxy Way. The General Plan designation is West Concord Mixed Use, Zoning is WMX (West Concord Mixed Use); APN 126-010-046. 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, as the project is 1) consistent with the City’s General Plan and zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded by urban uses; 3) the project has no value as habitat for endangered, rare or threatened species; 4) there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

Senior Planner, Ryan Lenhardt, presented the report and answered questions from the Planning Commission.

Nick Roscha, representing the project applicant, clarified a question from the Planning Commission.

Public Comment

Christopher Miller commented on concerns he had with his type of business, which is directly across from the new school, and the proximity to the school. He stated he did not

want to have limitations on his type of business due to the new school. He also inquired on whether a traffic study needed to be done for the school.

Motion was made by Vice Chair Laub and seconded by Commissioner Anderson to adopt Resolution No. 16-14PC approving Anova Center for Education Use Permit (PL16179 - UP), subject to the Conditions of Approval set forth in Attachment A to Resolution 16-14PC with amendments. The motion passed by the following vote:

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

VII. COMMISSION CONSIDERATIONS

There were none.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the City Council had interviews for the vacant Planning Commission position and will appoint a new Planning Commissioner at the July 12th Council meeting with the new Planning Commissioner sworn in at the July 20th Planning Commission meeting. She also mentioned that Andrew Mogensen will be leaving the City of Concord and becoming the Planning Manager of San Leandro. She further stated a recruitment is being conducted for two new Principal Planners with a hope they will be on board in September. She also announced the Bicycle and Pedestrian Master Plan is being finalized and should be available to the public on July 19th with the next meeting for the Bicycle and Pedestrian Advisory Committee meeting on Monday, July 25th at 5:30 p.m. with final recommendations being brought to the Planning Commission on August 3rd.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

There were none.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the next Planning Commission on July 20th will contain the Veranda Shopping Center project and a final draft of the Corridors Plan. She also stated the August 3rd meeting will contain a report on the Bicycle and Pedestrian Plan for recommendation to the City Council and that an appeal on the Planning Commission decision for the Concord Recycling Center will be heard by the City Council on August 2nd.

XI. ADJOURNMENT

Commissioner Barbour moved to adjourn at 7:08 P.M. Commissioner Anderson seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in cursive script, appearing to read "Laura J. Simpson".

Laura Simpson, AICP
Planning Manager

A handwritten signature in cursive script, appearing to read "Grant Spilman".

Transcribed by Grant Spilman,
Administrative Coordinator