

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

Wednesday, July 20, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:30 P.M., July 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
Margaret Kotzebue, Senior Assistant City Attorney
Lt. Russ Norris, Police Department
Jessica Gonzalez, Planning
Frank Abejo, Senior Planner
Joan Ryan, Senior Planner
Kevin Marstall, Senior Civil Engineer
Ray Kuzbari, Transportation Manager
Joelle Fockler, City Clerk

II. PLEDGE TO THE FLAG

Commissioner Anderson led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. OATH OF OFFICE – For Commissioner Dominic Aliano

V. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

VI. 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 July 6, 2016. Chair Obringer and Commissioner Aliano abstained. The motion was passed by the following vote:

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

VII. PUBLIC HEARINGS

National Petroleum Finding of Public Convenience and Necessity and Use Permit Amendment (PL16058 – UP) – Application for a Finding of Public Convenience and Necessity (FOPCN) and Use Permit Amendment to allow alcohol sales at an existing gas station located at 4323 Clayton Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN: 115-242-038. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15301 “Existing Facilities,” the project is classified as a Class 1 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

Project Planner, Jessica Gonzalez, presented the report and answered questions from the Planning Commission.

Lieutenant Russ Norris answered questions from the Planning Commission and explained the issues the Police face with the amount of alcohol within the Clayton Road area.

The applicant, Gaurang Vaghasia, explained his position on the need for alcohol sales and also answered questions from the Planning Commission.

No public comment was heard.

Motion was made by Vice Chair Laub and seconded by Commissioner Barbour to adopt Resolution No. 16-16 PC denying Use Permit Amendment (PL16058 – UP) and denying the applicant’s request for a Finding of Public Convenience and Necessity for the sale of alcoholic beverages. The motion passed by the following vote:

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

Veranda Shopping Center (PL15466 – DC, UP, RT, DR) – Application for an Amendment to Concord Development Code Chapters 18.20 (General Terms) and 18.180 (Signs) to allow for freeway-oriented signs including digital pylon signs, Use Permit, Tree Removal and Design Review to construct a shopping center with up to 375,000 square feet of floor area on a 30-acre site located at 2001-2003 Diamond Boulevard. Anticipated shopping centers uses include a grocery store, theater, restaurants (including drive-through restaurant), general retail, general office/medical office, health club, and financial services. An Environmental Impact Report was prepared for the project pursuant to the California Environmental Quality Act and will be considered concurrently. The General Plan designation is West Concord Mixed Use; Zoning

classification is WMX (West Concord Mixed Use); APN 126-440-001. **Project Planner: Frank Abejo @ (925) 671-3128**

Senior Planner, Frank Abejo, presented the report and answered questions from the Planning Commission.

Steve Ross, LSA Associates, explained the CEQA process and Environmental Impact Report for the project and answered questions from the Planning Commission.

Transportation Manager, Ray Kuzbari, answered questions from the Planning Commission regarding potential traffic impacts.

Amy Herman, ALH Urban & Regional Economics, answered questions from the Planning Commission about the impacts of this project on the City.

The applicant, Jeff Hill explained the project and answered questions from the Planning Commission.

Transportation Manager, Ray Kuzbari, clarified a question about operating costs.

Amy Herman clarified a statement she made earlier regarding the number of seats in the market area with the anticipated new number of seats for the Veranda project.

Public Comment

Kenji Yamada expressed concerns with motor traffic.

Tim McGallian, President of the Todos Santos Business Association, spoke about the Environmental Impact Report not being on point relating to Downtown Concord businesses and also expressed his concern on economic impacts.

Kathryn Jensen, who works with the Brenden Mann Foundation, spoke about the potential impacts on the downtown area with the new Veranda project.

Bruce Coleman, Chief Operating Officer of Brendan Theatres, spoke about the Environmental Impact Report and how Brenden Theatres is trying to stay competitive with other theater companies.

Transportation Manager, Ray Kuzbari, answered a question regarding safety concerns with cyclists and Diamond Boulevard.

Kenji Yamada spoke about motor traffic and cyclist safety.

Steve Ross spoke about greenhouse gas impacts.

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to adopt Resolution No. 16-18 PC, recommending City Council Certification of an Environmental Impact Report, Adoption of a Mitigation Monitoring and Reporting Program, and

Adoption of CEQA Findings and a Statement of Overriding Considerations for the CenterCal/Veranda Shopping Center Project.

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

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to adopt Resolution No. 16-19 PC, recommending City Council pass an ordinance approving amendments to Chapter 122 of the Concord Municipal Code (“Development Code”) Chapter 18.180, “Signs” for the inclusion of freeway-oriented signs in multi-tenant projects (excluding pylon and digital signs) subject to a Master Sign Program in connection with the Center Cal/Veranda Project.

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

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to adopt Resolution No 16-20 PC recommending City Council approval of the Veranda Shopping Center Use Permit, Tree Removal and Design Review to construct a shopping center with up to 375,000 square feet of floor area (PL15455 – UP, RT, DR) subject to the Conditions of Approval and Mitigation Monitoring and Reporting Program, set forth in Attachment 1 (as modified and read into the record) and Attachment 2 respectively, to Resolution No. 16-20 PC as amended and read into the record.

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

Downtown Corridors Plan – City-initiated proposal to adopt the Downtown Corridors Plan. The Downtown Corridors Plan implements recommendations from the earlier Concord Downtown Specific Plan (2014) to design and prepare conceptual streetscape drawings and design guidelines to enhance three critical street segments or “corridors” along Oak Street, Grant Street (from Salvio to Oak Street) and Salvio Street (from Broadway to Grant Street). The Corridors Plan (Plan) is intended to place an emphasis on pedestrian and bicycle circulation and improved landscaping to enhance connectivity and provide better pedestrian and bicycle opportunities, linking neighborhoods to shopping and employment areas. The Plan would be used to guide policy development, prioritize grant funding and infrastructure projects, and to compete for grants for design development, preparation of construction plans and construction of improvements. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorical Exempt pursuant to 15301(c) Class 1, and 15304(h), Class 4, and no further environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370**

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

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to adopt Resolution No. 16-15 PC recommending City Council adoption of the Downtown Corridors Plan. The motion passed by the following vote:

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

VIII. COMMISSION CONSIDERATIONS

There were none.

IX. STAFF REPORTS / ANNOUNCEMENTS

There were none.

X. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Aliano stated it was an honor to be serving on the Planning Commission and is looking forward to working with the Commission and staff. He also thanked all the people who have supported him in this new position.

XI. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the Bicycle and Pedestrian Plan will be heard at the August 3rd Planning Commission meeting. Chair Obringer mentioned there will be a meeting on the Bicycle and Pedestrian Plan final draft on Monday, July 25th in the Permit Center Conference Room at City Hall.

XII. ADJOURNMENT

Chair Obringer stated the adjournment will be made in honor of the victims of the violent events in the past few weeks. Commissioner Barbour moved to adjourn at 12:30 A.M. Commissioner Laub 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