

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

Wednesday, September 21, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:32 P.M., September 21, 2016, in the City Council Chamber.

I. ROLL CALL

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

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
G. Ryan Lenhardt, Senior Planner
Frank Abejo, Principal Planner
Kevin Marstall, Senior Civil Engineer

II. PLEDGE TO THE FLAG

Vice Chair Laub led the pledge.

III. PUBLIC COMMENT PERIOD

None 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 Aliano, and seconded by Vice Chair Laub to approve the meeting minutes of August 17, 2016. The motion was passed by the following vote:

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

VI. COMMISSION CONSIDERATIONS

There were none.

VII. PUBLIC HEARINGS

Concord Village (PL15438 – UP, MP, DR) – Application for a Use Permit and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space and a Minor Use Permit for a density bonus to increase the density to 110 units per net acre on a 2.3 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use); APN’s: 126-083-011, -012, -013. 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** *This item was continued from the August 17th meeting.*

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

Public Comment

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to continue the public hearing to a date uncertain. The motion passed by the following vote:

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

Shiva Murugan Cultural Center (PL15426 – UP, DR, RT) – Application for a Use Permit Amendment, Design Review, and Protected Tree Removal to demolish an existing Shiva Murugan Temple, annex building, residence with carport, and a cottage, and construct a new Temple and annex building measuring 7,075 sq. ft. and 6,731 sq. ft. respectively, on a 0.73-net acre site at 1803 Second Street. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN’s 113-011-008, -010, -016, and -017. 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 project and answered questions from the Planning Commission.

Sharad Lal, architect from SKL Associates, explained the history and features of the project and answered questions from the Planning Commission.

Public Comment

Ravi Nadesan expressed his gratitude to the Temple board and City staff for their assistance with the project.

George Charron, property owner, expressed his concerns with parking, sidewalks and drainage.

Melanie Charron, property owner, expressed her concerns with homeless people around the neighborhood, drainage and parking issues.

Ken Alcock, of Milani & Associates, addressed drainage issues on the site and how it will be alleviated.

Ross Wells, landscape architect at HWA Landscape Architecture, answered questions about the bioswales on the project.

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to adopt Resolution No. 16-25PC approving Shiva Murugan Cultural Center Use Permit Amendment, Design Review, and Protected Tree Removal (PL15426 - UP, DR, RT), subject to the Conditions of Approval set forth in Attachment A to Resolution 16-25PC. The motion passed by the following vote:

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

The Tire Shop (PL16121 – UP) – Application for a Use Permit to establish an Automotive Maintenance Service business specializing in tire repair and maintenance at 2900 Willow Pass Road. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 113-041-033. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is classified as Categorical Exempt pursuant to Section 15301 Class 1 “Existing Facilities,” and therefore no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128**

Principal Planner, Frank Abejo, presented the project and answered questions from the Planning Commission.

Kevin Marstall, Senior Civil Engineer, answered a question from the Commission regarding a deferred improvement agreement.

Waseem Iqbal, representing the applicant, spoke about the project and answered questions from the Planning Commission.

Jawaal Ibrahim, project applicant, explained the recycling of the tires and when and how the business would be operating.

Public Comment

Motion was made by Vice Chair Laub and seconded by Commissioner Aliano to adopt Resolution 16-26PC approving The Tire Shop Use Permit (PL16121 – UP), subject to the Conditions of Approval set forth in Exhibit A to Resolution 16-26PC with an additional condition of an eight foot tall masonry wall be constructed along the southern property line prior to final inspection and hours of operation from Monday through Saturday, 8:00 am to 7:00 pm. The motion passed by the following vote:

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

VIII. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the ribbon cutting of Oakmont Senior Living Center on September 22nd at 4:00 p.m.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Aliano mentioned he has been in the Oakmont Senior Living Center and stated staff did an excellent job on the project.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced that Frank Abejo has been promoted to Principal Planner and also announced at the September 27th City Council Meeting the recommendation of the adoption of the Bicycle and Pedestrian Plan will be considered and the October 5th Planning Commission will have a study session on the Argent Concord project and the October 19th meeting will have the Planning Division work program and a right of way vacation project.

Chair Obringer announced on Saturday, September 24th from 10:00 am to 2:00 pm there will be a ribbon cutting of the Detroit Avenue Bike and Pedestrian improvements and all of the public is invited.

XI. ADJOURNMENT

Chair Obringer asked that tonight's adjournment be in memory of Dick Allen who passed away recently. Vice Chair Laub moved to adjourn at 9:18 P.M. Commissioner Aliano seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson, AICP
Planning Manager



Transcribed by Grant Spilman,
Administrative Coordinator