

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

Wednesday, October 5, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:30 P.M., October 5, 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
Afshan Hamid, Senior Planner
Kevin Marstall, Senior Civil Engineer

II. PLEDGE TO THE FLAG

Commissioner Aliano 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 Vice Chair Laub, and seconded by Commissioner Anderson to approve the meeting minutes of September 21, 2016 with a change to a “masonry wall” rather than a “fence” on The Tire Shop motion. The motion was passed by the following vote:

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

VI. COMMISSION CONSIDERATIONS

There were none.

VII. PUBLIC HEARINGS

There were none.

VIII. STUDY SESSION

Argent Concord (PL16333 – UP, DR) – Study Session for a new high density residential building with approximately 171 new residential units, and podium and subterranean parking on a 1.57-acre site at 2400 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use, 10,000 sq. ft. minimum lot area); APN 126-082-008. **Project Planner: Afshan Hamid @ (925) 671-3281**

Senior Planner, Afshan Hamid, presented the project and answered questions from the Planning Commission.

Lily Ciammaichella, of KTG Architects, described the details of the project and answered questions from the Planning Commission.

Scott Brown, President of American Trash Management, explained the details of trash management proposed for the project and answered a question from the Planning Commission.

Scott Hartstein, Civil Engineer at DK Consulting, explained storm drains, lights and striping for the project.

The applicant, David Jones of Argent Concord LLC, answered questions from the Planning Commission.

Public Comment

Dan Torres, Business Agent for the Sprinkler Fitters Local 483, commented on his hopes that the developer would consider hiring local workers when constructing the project.

Dave Kamlin, of Bike Concord commented on bike safety and ensuring that pedestrian safety is considered on this project. He also mentioned that Concord Boulevard is in the Bike Plan for future study for a bike lane and pedestrian enhancements.

IX. STAFF REPORTS / ANNOUNCEMENTS

There were none.

X. COMMISSION REPORTS/ANNOUNCEMENTS

Chair Obringer announced that Commissioner Anderson is participating in a program, Community Policing through Environmental Design, and there will be an open house soon.

XI. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced at the next Planning Commission meeting, October 19th, there will be a review of the Planning Division Work Program from the past fiscal year and what will be worked on during the upcoming fiscal year and there will be a new Principal Planner overseeing long range and sustainability policy within the City and at the November 2nd Planning Commission meeting there will be Study Session of the final draft for the Subdivision Ordinance.

XII. ADJOURNMENT

Commissioner Aliano moved to adjourn at 9:00 P.M. Vice Chair Laub 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