

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

Wednesday, November 16, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 6:30 P.M., November 16, 2016, in the City Council Chamber.

I. ROLL CALL

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

COMMISSIONER ABSENT: Vice Chair Jason Laub

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Jerry Hittleman, Contract Planner

II. PLEDGE TO THE FLAG

Commissioner Anderson 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 Commissioner Anderson to approve the meeting minutes of November 2, 2016. The motion was passed by the following vote:

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

Chair Obringer recused herself for the Conco Rezoning Public Hearing.

VI. PUBLIC HEARINGS

Conco Rezoning (PL16278 – RZ) – Application to authorize the adoption of a resolution recommending that the City Council approve a Change of Zoning, an amendment to Section 18.50.010 of the Development Code, and adoption of an Addendum to the City of Concord General Plan Update Final Supplemental Impact Report (SEIR). The Change of Zoning for the six properties along Port Chicago Highway (5101, 5111, 5121, 5135, 5143, and 5147 Port Chicago Highway) would be from Office Business Park (OBP) to Industrial Business Park (IBP) and the Amendment to Chapter 18.50 Business Park and Industrial Parks is to accurately describe the location of the six parcels to be rezoned to IBP in the Code. The Planning Commission recommendations will be brought forward for consideration at a City Council public hearing to be scheduled at a later date, where a final action will be taken for the proposed Change of Zoning, adoption of the SEIR, and Development Code Amendment. An Addendum to the 2012 Supplemental Environmental Impact Report for the 2030 Concord General Plan (SEIR) dated May 2016 has been prepared for consideration with the proposed actions. **Project Planner: Jerry Hittleman @ (805) 644-4455**

Jerry Hittleman, Contract Planner, presented the report and answered questions from the Planning Commission.

Patricia Curtin, Land Use Attorney from Wendel Rosen, answered questions from the Planning Commission.

Public Comment

Jason Baca, representing his father Dennis and owner of properties at 5135-5141 Port Chicago Highway, expressed his opposition to the zoning change and answered questions from the Planning Commission.

Brian Urtnowski, attorney for United Rentals, explained his company and expressed his desire for moving his business into the City of Concord.

Patricia Curtin stated the additions of businesses in the area would decrease the amount of vandalism and thefts.

Steve Gonsalves, property owner at 5141 Commercial Circle, explained he keeps his property clean and mentioned that a property across the street has been boarded up for many years and the vacancy is what is causing thefts.

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to adopt Resolution 16-28PC, which recommends City Council approval and adoption of the Addendum to the 2012 SEIR, for the Text Amendment to Development Code Section 18.50.010, and Change of Zoning from Office Business Park (OBP) to Industrial Business Park (IBP) for six parcels on the west side of Port Chicago Highway north of Bates Avenue. The motion passed by the following vote:

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

Chair Obringer returned to the meeting.

VII. COMMISSION CONSIDERATIONS

There were none.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson congratulated Chair Obringer on her election to the City Council and that staff will miss her on the Planning Commission and she would be asked back to a Planning Commission meeting where staff can formally recognize her service to the Commission.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Aliano announced he would miss Chair Obringer and wished her luck on the Council. Commissioner Barbour expressed his appreciation and honor to working with Chair Obringer. Chair Obringer thanked staff and her past and present Commissioners during her time on the Commission.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the next Planning Commission meeting is currently scheduled for December 7th but the item may be delayed and she would inform the Commissioners of any changes. She further stated there will be a meeting on December 15th which is a special meeting date and will have two items, Argent Concord and Todos Santos Design Guidelines.

XI. ADJOURNMENT

Commissioner Aliano moved to adjourn at 7:35 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