

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

Thursday, December 15, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., December 15, 2016, in the City Council Chamber.

I. ROLL CALL

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

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Afshan Hamid, Senior Planner
John Montagh, Housing and Economic
Development Manager
Kevin Marstall, Current Development Manager
Ray Kuzbari, Transportation Manager

II. PLEDGE TO THE FLAG

Commissioner Anderson led the pledge.

III. PUBLIC COMMENT PERIOD

Dan Torres, business agent for the Sprinklerfitters Local 483, commented that the apprenticeship program for installing, testing, and maintaining life safety fire sprinklers throughout the Bay Area will be accepting applications soon.

IV. REORGANIZATION OF PLANNING COMMISSION

1. Nomination and designation of the Vice Chairperson of the Planning Commission for 2016/17.

Motion was made by Commissioner Aliano to nominate Commissioner Barbour for Vice Chairperson, and seconded by Commissioner Anderson. The motion was passed by the following vote:

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

V. COMMISSION APPOINTMENTS

1. Nomination and designation of TRANSPAC Liaison and Alternate for 2016/17.

Motion was made by Vice Chair Barbour to nominate Commissioner Anderson for Liaison and Commissioner Aliano as Alternate, and seconded by Chair Laub. The motion was passed by the following vote:

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

2. Nomination and designation of Bicycle and Pedestrian Advisory Committee Representative and Alternate for 2016/17.

Motion was made by Chair Laub to nominate Vice Chair Barbour for Representative and Commissioner Aliano as Alternate, and seconded by Commissioner Anderson. The motion was passed by the following vote:

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

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

VII. CONSENT CALENDAR

No public comment was heard.

VIII. PUBLIC HEARINGS

Argent Concord (PL16333 – UP, DR) – Application for a new high density residential building with approximately 181 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. An Initial Study (IS) was prepared to assess the project’s environmental impacts pursuant to CEQA. The IS was conducted to evaluate consistency between the proposed project, the General Plan and Downtown Specific Plan as defined under the California Environmental Quality Act (CEQA) Guidelines. The Initial Study was prepared pursuant to CEQA Guidelines, Section 15183 (a), applicable sections of California Environmental Quality Act of 1970, Public Resources Code 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. The IS determination is that the proposed Project is a Project consistent with a Community Plan or Zoning, that there

are no project-specific significant effects which are peculiar to the project or its site, and No Additional Environmental Review is Required. **Project Planner: Afshan Hamid @ (925) 671-3281**

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

John Montagh, Housing and Economic Development Manager, expressed his excitement for the project and explained the City's position from an Economic Development perspective.

David Jones, project applicant, expressed his appreciation to the Planning Commission and staff for helping bring this project to Concord.

Jessica Musick, from KTG Architects, further explained more details about the project.

Cathy Garrett, from PGA Design, explained the design of the project.

David Jones and Cathy Garrett answered further questions from the Planning Commission.

Scott Hartstein, from DK Consulting, spoke about the stormwater treatment and answered questions from the Planning Commission.

Rob Tuma, from Omni Means, explained the parking study and findings performed for the project.

Ray Kuzbari, Transportation Manager, clarified a question regarding the vehicles per unit and the 25 percent parking reduction within the study.

Public Comment

No public comment was heard.

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to adopt Resolution 16-33 PC approving Argent Concord, PL16333, subject to the Conditions of Approval set forth in Attachment A to Resolution 16-33 PC, as amended. The motion passed by the following vote:

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

Todos Santos Design Guidelines (PL16048 – DR) – The City of Concord has prepared a Final Draft of the Todos Santos Design Guidelines for review and recommendation to City Council for review and adoption. The Todos Santos Design Guidelines (TSDG) implements recommendations from the earlier Concord Downtown Specific Plan (2014) to design and prepare downtown design guidelines. The area covered is the Inner and Outer Core of the downtown as defined within the TSDG. The TSDG are intended provide design guidance on architecture, façade improvement and renovations, landscaping and signage for private development within the downtown. The TSDG provide a comprehensive vision to strengthen the urban fabric, and enhance placemaking, walkability, and architecture. The TSDG would provide guidance to developers and architects, and serve as a tool for design and development. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to 15301(c) Class 1, and 15304(h), Class 4, and no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

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

Public Comment

Patrick McGaughey from Paragon Commercial Group expressed his support of the guidelines and congratulated staff on the approval of the Argent Concord project.

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to adopt Resolution 16-31 PC, recommending City Council approval of the Todos Santos Design Guidelines. The motion passed by the following vote:

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

IX. COMMISSION CONSIDERATIONS

None were announced.

X. STAFF REPORTS / ANNOUNCEMENTS

None were announced.

XI. COMMISSION REPORTS/ANNOUNCEMENTS

None were announced.

XII. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the next two Planning Commission meetings will be cancelled and the Planning Commission meeting on January 18, 2017 will have a hearing on Development Code revisions and on February 1st there will be a study session on a new mixed-use development on Grant Street and a hearing for the Park N Shop Design Guidelines.

XIII. ADJOURNMENT

Vice Chair Barbour 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