

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

**Wednesday, February 1, 2017**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., February 1, 2017, 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  
Justin Ezell, Director of Public Works  
Afshan Hamid, Senior Planner  
Ryan Lenhardt, Senior Planner  
Joan Ryan, Principal Planner  
Chris Llata, Public Works  
Michael Cass, Principal Planner

**II. PLEDGE TO THE FLAG**

Commissioner Barbour led the pledge.

**III. PUBLIC COMMENT PERIOD**

None was heard.

**IV. ADDITIONS / CONTINUANCES / WITHDRAWALS**

None were announced.

**V. CONSENT CALENDAR**

None were announced.

**VI. PUBLIC HEARINGS**

**Heritage Tree Designations (PL17018 – DT)** – City-initiated consideration of designating three trees located on public property as “Heritage Trees”. The trees are located at the Civic Center, Todos Santos Plaza and Don Fernando Pacheco Adobe. The designation of three trees as “heritage trees” under the City’s Municipal Code is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000 et seq.). Pursuant to CEQA Guidelines Section 15307 and 15308, the heritage tree designation consists of an action to assure the maintenance, restoration, or enhancement of a natural resource or environment where the

City’s Municipal Code involves procedures for protection of the environment. Furthermore, pursuant to CEQA Guidelines Section 15061(b)(3), the heritage tree designation is exempt from the requirements of CEQA in that it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment, and it can be seen with certainty that there is no possibility that the designation may have a significant effect on the environment. **Project Contact: Justin Ezell @ (925) 671-3231**

Justin Ezell, Director of Public Works, presented the report and answered questions from the Planning Commission.

Public Comment

No public comment was heard.

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to approve Resolution 17-01 PC designating the three trees, as described in Attachment 1, located at the Civic Center, Todos Santos Plaza and Don Fernando Pacheco Adobe as Heritage Trees. The motion passed by the following vote:

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

**Park N Shop Design Guidelines and Master Sign Program (PL 16092 – DR) –** Consideration of approval of the Park & Shop Design Guidelines and Master Sign Program, which are intended to provide design guidance on façade improvement and renovations, and signage for private development within the Park and Shop area located on Willow Pass Road, Market Street, Salvio Street and Sutter Streets in Concord. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-281-005, -007, -009, -010, -011, -012, -013, -022, -023, -024, -025, -026, -027, -028, -033, -035, -040, -041, and 126-360-001, -002, -003, -004, -005, -006, -007, -008, -009. Planning Commission consideration that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15060(c), 15378 and Public Resources Code Section 21065, and that no further environmental review of the June 24, 2014 Addendum to the Supplemental EIR to the 2030 General Plan EIR is required. **Project Planner: Afshan Hamid @ (925) 671-3281**

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

Sudhish Mohindroo, SZFM Design Studio, explained the design and project and answered questions from the Planning Commission.

Public Comment

Jack Moore, Design Review Board member and Concord resident, complimented staff, the architect, and members of Park N Shop and urged the Commission to approve the project.

Robert Canepa, Vice President of Montgomery Realty Group and Vice President of the Board of Directors of Park N Shop, thanked all of staff for the hard work put forth on bringing the project to completion. He also urged the Commission to appreciate the concern the occupants have in protecting their property rights.

Paul Sinz, Contra Costa Properties, spoke about the concerns he had with regards to tenants having to make changes pursuant to the approval of the Design Guidelines.

Motion was made by Chair Laub and seconded by Commissioner Aliano to adopt Resolution 16-32 PC, recommending City Council approval of the Park & Shop Design Guidelines and the Master Sign Program with option B discussed at the meeting. The motion passed by the following vote:

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

**VII. STUDY SESSION**

**Grant Street Mixed Use Development (PL16481 – PA)** – Study Session for a 140-unit apartment project with 6,200 sq. ft. of retail on a 1.4 acre site at 2204 Concord Boulevard, 2228 Concord Boulevard, 2211 Clayton Road, 2292 Concord Boulevard, and 1738 Grant Street. The General Plan land use designation is Downtown Mixed Use; zoning classification is DMX (Downtown Mixed Use). APN's: 126-093-001, -002, -011, -017, and -018. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, presented the report and answered questions from the Planning Commission regarding the downtown smoking ban, affordable units, parking, setbacks, and lighting.

Scott Bohrer, Browman Development Company, presented the project and answered questions from the Planning Commission.

Public Comment

Claire Linder, Bike Concord, thanked Commissioner Aliano for his recommendation that the bike room be on the first floor and also asked that it be centrally located for safety.

**VIII. COMMISSION CONSIDERATIONS**

None were announced.

**IX. STAFF REPORTS / ANNOUNCEMENTS**

**General Plan Annual Progress Report – Project Planner: Joan Ryan @ (925) 671-3370**

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

No public comment was heard.

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to recommend acceptance of the General Plan Annual Progress Report by the City Council and submission of the report to the Governor’s Office of Planning and Research and to the State Department of Housing and Community Development. The motion passed by the following vote:

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

**X. COMMISSION REPORTS/ANNOUNCEMENTS**

None were announced.

**XI. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the next Planning Commission meeting on February 15<sup>th</sup> will contain a hearing on accessory dwelling units. She also stated the March 1<sup>st</sup> meeting will be cancelled due to the Planning Commissioner’s Academy and the next meeting will be special meeting on March 6<sup>th</sup>.

**XII. ADJOURNMENT**

Commissioner Aliano moved to adjourn at 9:25 P.M. Commissioner Anderson 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