

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

Wednesday, March 15, 2017

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., March 15, 2017, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Jason Laub
Vice Chair Ray Barbour
Commissioner Dominic Aliano
Commissioner John Mercurio

COMMISSIONER ABSENT: Commissioner Mark Weinmann

STAFF PRESENT: Frank Abejo, Principal Planner
Margaret Kotzebue, Senior Assistant City Attorney
Joelle Fockler, City Clerk
Michael P. Cass, Principal Planner
Pedro Garcia, Economic Development Specialist
John Montagh, Economic Development & Housing
Manager

II. PLEDGE TO THE FLAG

Commissioner Aliano led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. OATH OF OFFICE

City Clerk, Joelle Fockler, swore in Planning Commissioners Dominic Aliano, Ray Barbour, and John Mercurio.

V. COMMISSION APPOINTMENTS

Nomination and designation of TRANSPAC Liaison and Alternate for 2017/18.

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

AYES: Barbour, Laub, Aliano, Mercurio
NOES: None
ABSTAIN: None
ABSENT: Weinmann

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS

Principal Planner Frank Abejo stated the Concord Village hearing item is being continued to a date uncertain.

VII. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to approve the meeting minutes of February 15, 2017. The motion was passed by the following vote:

AYES: Aliano, Barbour, Laub
 NOES: None
 ABSTAIN: Mercurio
 ABSENT: Weinmann

VIII. COMMISSION CONSIDERATIONS

Querio Property General Plan Consistency – Review that a proposed sale of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: Pedro Garcia, Economic Development Specialist @ (925) 671-3048**

Pedro Garcia, Economic Development Specialist, presented the report and answered questions from the Commission pertaining to pedestrian and bikeway usage and clarification within the staff report pertaining to the public notification section.

No public comment was heard.

Motion was made by Commissioner Mercurio and seconded by Commissioner Aliano to move that the Planning Commission adopt Resolution No. 17-08 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of property at the southern end of Commerce Avenue (APN 126-330-025 & 126-330-026) is consistent with the General Plan. The motion passed by the following vote:

AYES: Mercurio, Aliano, Barbour, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: Weinmann

1880 Market Street and 1701 Concord Avenue General Plan Consistency – Review proposed sales of City-owned properties are consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: John Montagh, Economic Development and Housing Manager @ (925) 671-3082**

John Montagh, Economic Development and Housing Manager, presented the report and answered questions from the Commission regarding a proposed expansion of an existing car dealership, and explained the history behind the two properties.

No public comment was heard.

Motion was made by Commissioner Aliano and seconded by Commissioner Mercurio to move that the Planning Commission adopt Resolution No. 17-10 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of properties at 1880 Market Street (APN 126-291-021 and 126-291-010) is consistent and conform to the General Plan. The motion passed by the following vote:

AYES: Aliano, Mercurio, Barbour, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: Weinmann

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to move that the Planning Commission adopt Resolution No. 17-11 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of property at 1701 Concord Avenue (APN 112-101-022) is consistent and conform to the General Plan.

AYES: Aliano, Barbour, Laub, Mercurio
 NOES: None
 ABSTAIN: None
 ABSENT: Weinmann

IX. PUBLIC HEARINGS

Concord Village (PL15438 – UP, MP, DR) – Consider the adoption of Resolution No. 17-03PC, adopting, under CEQA, the Concord Village Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and the adoption of Resolution 17-05PC, approving the Concord Village Use Permit, Minor Use Permit, and Design Review for a 230-unit apartment project with approximately 3,000 sq. ft. of amenity space on a 2.3 gross acre site at 2400 Salvio Street and 2401 and 2471 Willow Pass Road, APNs 126-083-011, -012, -013. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

Public Comment

Ned Timaya, stated he would save his comments on the project when the project is heard before the Commission.

Motion was made by Vice Chair Barbour and seconded by Commissioner Mercurio to continue this item to a date uncertain. The motion passed by the following vote:

AYES: Barbour, Mercurio, Aliano, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: Weinmann

Parking In-Lieu Fee Text Amendment to Development Code (PL160520 – MC) – Development Code Amendment to amend Sections 18.160.050 and 18.160.060 of the Development Code by clarifying the review process and evaluation for the parking in-lieu fee and expanding what projects and programs the in-lieu fee may be used; and to consider an exemption from the requirements of California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3). **Project Planner: Michael P. Cass @ (925) 671-3332**

Michael P. Cass, Principal Planner, presented the report and answered questions from the Commission regarding the 25% reduction, parking studies, the transit overlay district, and the timing of a review of a global parking policy.

No public comment was heard.

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to adopt Resolution 17-09 PC, recommending the City Council approve the Development Code Amendment (PL16520-MC) to amend Sections 18.160.050 and 18.160.060 of the Development Code as amended by the benched Resolution. The motion passed by the following vote:

AYES: Aliano, Barbour, Laub, Mercurio
 NOES: None
 ABSTAIN: None
 ABSENT: Weinmann

X. STAFF REPORTS / ANNOUNCEMENTS

None were announced.

XI. COMMISSION REPORTS/ANNOUNCEMENTS

None were announced.

XII. FUTURE PUBLIC HEARING ITEMS

Principal Planner Frank Abejo mentioned no hearing items are currently scheduled for April 5th and the April 19th meeting has two potential items which include a Use Permit Amendment for Argent Concord and a hearing on the Subdivision Ordinance.

XIII. ADJOURNMENT

Commissioner Aliano moved to adjourn at 7:28 P.M. Vice Chair Barbour seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Frank Abejo
Principal Planner



Transcribed by Grant Spilman,
Administrative Coordinator