

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

Wednesday, May 17, 2017

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., May 17, 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: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
John Montagh, Economic Development Manager
Joan Ryan, Principal Planner
Ryan Lenhardt, Senior Planner
Kevin Marstall, Community Development Manager
Guy Bjerke, Director of Community Reuse Planning

II. PLEDGE TO THE FLAG

Commissioner Mercurio led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. RECOGNITION OF FORMER COMMISSIONER LAMAR ANDERSON

Former Planning Commissioner LaMar Anderson expressed his thanks for the award and his time on the Planning Commission.

V. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were none.

VI. 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 March 15, 2017. The motion was passed by the following vote:

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

VII. COMMISSION CONSIDERATIONS

City-Owned Property at the Corner of Sutter and Harrison Street General Plan Consistency – Review proposed sale of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). This is not a project under CEQA pursuant to public resources code section 21065 and CEQA guideline sections 15060(c)(3) or 15378. **Project Contact: John Montagh @ (925) 671-3082**

John Montagh, Economic Development Manager, presented the report and answered a question from the Commission regarding the lack of listing and bidding for this potential sale.

No public comment was heard.

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to move that the Planning Commission adopt Resolution No. 17-12 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of property at Harrison and Sutter Streets (APN: 126-045-020) is consistent and conforms to the General Plan. The motion passed by the following vote:

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

VIII. PUBLIC HEARINGS

Subdivision Ordinance Update (PL15007 – MC) – Public Hearing to consider the recommendation of the Subdivision Ordinance Update (PL15007 - MC) for approval to the City Council. The Subdivision Ordinance Update proposes revisions and additions to the existing City of Concord Subdivision Ordinance (Title 17 of the City of Concord Municipal Code), in order to implement and provide consistency with the City of Concord 2030 General Plan. The Planning Commission shall also consider for recommendation to the City Council the approval of an Initial Study/Negative Declaration as the appropriate environmental document to evaluate the potential effects of the proposed Subdivision Ordinance Update. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, introduced the report and background history to the Planning Commission.

Ben Noble, City and Regional Planning, presented a PowerPoint presentation to the Planning Commission.

No public comment was heard.

The Commissioners made statements regarding potential checklists, street naming, small in-fill lots, retail parking language, and inclusionary housing.

Mr. Noble clarified two questions from Planning Commissioner John Mercurio in reference to the Bicycle and Pedestrian Plan and Trails Master Plan and also the Condominium Conversion section of the Ordinance.

Motion was made by Commissioner Aliano and seconded by Commissioner Mercurio to adopt Resolution No. 17-06PC recommending City Council approval and adoption of the Subdivision Ordinance Update Initial Study/Negative Declaration and adoption of an ordinance amending Title 17 of the Concord Municipal Code as set forth in the Subdivision Ordinance Update including all amendments discussed by staff and Commission. The motion passed by the following vote:

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

IX. STUDY SESSION

Concord Reuse Project Specific Plan – Study session to provide an overview of the City’s progress towards development of the Concord Reuse Specific Plan. **Project Planner: Joan Ryan @ (925) 671-3370**

Joan Ryan, Principal Planner, presented the overview and background of the Concord Reuse Project Specific Plan.

Rachel Flynn, of FivePoint, introduced the project and the makeup of the Reuse Area.

Paul Milana, of Hart Howerton, presented a PowerPoint explaining the overall site and what is anticipated for the Reuse Area.

The Planning Commission asked questions and gave comments regarding Specific Plan approval procedures, road infrastructure, traffic, proposed street locations, greenbelts, proposed school size and location, public transportation, pedestrian walkways, open space, security, retail sales location, the shifting of 500 acres, home design, and the buffer from green space to developed area.

Guy Bjerke, Director of Community Reuse Planning, clarified questions as the Planning Commission asked.

X. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced that Transportation Manager Ray Kuzbari is retiring in August and that Victoria Walker, Community and Economic Development Director, will be retiring in August as well.

XI. COMMISSION REPORTS/ANNOUNCEMENTS

Vice Chair Barbour encouraged his fellow Commissioners to attend Music in the Park to raise funds for the music program as well as the Concord Historical Society's statue of Don Salvio Pacheco being placed in Todos Santos Square.

XII. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the June 7th Planning Commission meeting will contain a Use Permit hearing and a possible Use Permit Amendment. She further stated the June 21st meeting will contain the wireless ordinance update and reminded the Commission about the upcoming community workshop on June 17th for the Reuse Project. She also mentioned the July 5th meeting will be cancelled due to a lack of quorum.

XIII. ADJOURNMENT

Commissioner Aliano moved to adjourn at 9:21 P.M. Commissioner Mercurio seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson
Planning Manager



Transcribed by Grant Spilman,
Administrative Coordinator

Comments on the Concord Reuse Project Specific Plan

Green Frame

There are several benefits to essentially preserving the original intent to have the green frame be about 275 feet wide. And, in the interest of allowing some **flexibility in planning** the land uses to the east, it may be acceptable to reduce the width by 50 to 100 feet in **limited areas** for limited distances.

- The bordering neighbors were very clear in their desire to have this undeveloped buffer behind their houses. So, it was placed in the original CRP Area Plan. This promise should not be reneged upon. The city's credibility would be severely damaged.
- The buffer could have a number of uses of a recreational and scenic nature. But much of it could be utilized for urban agriculture. This would mean that *organic* wine grapes, olives, hops and vegetable crops could be grown.
 - The vegetable crops could supply local Concord restaurants, adding value to the food served locally. This would also provide Concord with an amenity that would set the City apart from its neighbors.
 - The land would be **leased to growers**, obviating the need for the City to expend funds maintaining it and actually allowing the land to generate revenue. The idea is to establish commercial farming. There could also be opportunities for community gardens in certain locations.
 - A non-profit sustainable farm could be established to provide **community benefits** including agricultural education
 - The aesthetic appeal to neighbors to the east and west would be great.
 - Recycled water could be used for irrigation.
 - Urban agriculture could be an element that helps to define the Reuse Area development as world class.
- The wider buffer with its varied uses would add value to nearby real estate.

Campus location

Campus location, Option 1 would be desirable because of its location very close to the BART station. The campus will play a crucial role in helping to create a local economy based upon research and development. It will also create educational opportunities for local citizens in a location that would not require driving a car for access.

Village Center location

The best location for the village center is Option 1. Its location close to the tournament facilities creates a synergy for both areas. But, essential to the success of this relationship is a seamless bike/ped connection between them. Therefore, a grade separation must be provided under Willow Pass Road at the point that it crosses Mt. Diablo Creek. The new bridge must be constructed at a high enough level to allow safe and comfortable trail passage under it. This separation is the key to encourage a seamless non-motorized connection. In fact, **every bridge over Mt. Diablo Creek must be constructed in a way that allows a pleasant passage for the trail beneath it.**

Location of Phase 1

As recently proposed, the location of Phase 1 is acceptable. It is especially desirable that the TOD Mixed Use Center is also a part of this phase. And, an essential piece of infrastructure that needs to be provided is a bike/ped bridge over Panoramic Way directly into the BART station.

While apparently not part of Phase 1, it is worth noting at this early date that direct access to the BART parking lot and/or Panoramic Way from Quinault Village would be essential toward achieving the goal of uniting the old and new neighborhoods. This would be relatively simple to achieve if this existing housing area was repurposed in some way.

Other comments

It is very important to the quality of life in all the villages to include limited retail. Residents would expect, in this type of world class development, that small groceries, cafes, yogurt shops and other local services would be included in each village center, easily walkable from any part of the village and easily bikeable from neighboring villages. Also, trail users passing by would appreciate a place to stop and dine or purchase a snack. The new construction on Willow Pass Road that is proposed for straightening the curve between the existing development and Mt. Diablo Creek, should incorporate split roadways. In other words, the westbound lanes should be constructed at one level and the eastbound lanes should be constructed slightly lower to closely follow the contours of the hills and reduce the amount of grading required. This would be one small feature of a quality, aesthetically pleasing development.

Immediately adjacent to the tournament facilities, a hotel should be provided. This was included in the original CRP Area Plan, but there was no mention of it in Wednesday's presentation.

*John Mercurio
Planning Commission
May 20, 2017*