

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

Wednesday, October 4, 2017

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., October 4, 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 Mark Weinmann

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Frank Abejo, Principal Planner
Guy Bjerke, Director of Community Reuse Planning
Jessica Gonzalez, Assistant Planner
Andrea Ouse, Director of Community & Economic Development
Abhishek Parikh, Transportation Manager

II. PLEDGE TO THE FLAG

Commissioner Aliano led the pledge.

III. PUBLIC COMMENT PERIOD

Juan Pablo Galvan, Land Use Manager for Save Mt. Diablo, commented that the Regional Comprehensive Protected Area and Hiking Trail Map for Save Mt. Diablo has been updated and wanted to give the Commission and staff copies of the map.

Daryl Bergman, who lives in the Monument Corridor, commented that there needs to be something done to for the quality of life within the Monument Corridor and asked that a Monument Boulevard task force be created to address the issues and improve the quality of life in the area. She extended an invitation for the Commission or staff to visit the Monument Corridor to see what is occurring on Monument Boulevard.

Michael Wendorf commented on a potential university being placed within the Concord Naval Weapons Station.

Carol Edgerton expressed her concerns with additional low income housing in Concord and the issues with parking and quality of life when the housing is concentrated in one area.

Gilbert Sonet commented on the potential for a new plaza in addition to Todos Santos Plaza, roundabouts, and also the need for art in Concord.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were none.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Vice Chair Barbour and seconded by Commissioner Weinmann to approve the meeting minutes of June 21, 2017. The motion was passed by the following vote:

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

Motion was made by Vice Chair Barbour and seconded by Commissioner Weinmann to approve the meeting minutes of September 20, 2017. The motion was passed by the following vote:

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

VI. PRESENTATION

CCTA Autonomous Vehicles – Contra Costa Transit Authority - Presentation on autonomous vehicles.

Tim Haile, from Contra Costa Transit Authority, gave a presentation on autonomous vehicles and answered questions from the Planning Commission regarding the increase of cars on the road, the timeline, safety, and driverless vehicle regulations.

Public Comment

George Fulmore commented on potential parking issues with autonomous vehicles.

VII. PUBLIC HEARING

Triplex at 2749 Concord Boulevard (PL17053 – UP, VA) – Application for a Use Permit to legalize the addition of 220 square feet to a triplex and Variance to reduce the amount of required off-street parking, eliminate the amount of required covered parking, allow parking within the required front yard setback and allow for the reduction in the width of the required drive aisle to allow parking in the rear of the triplex. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 113-

012-013. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to CEQA Regulations Section 15301 “Existing Facilities,” the proposed project is classified as a Class 1 Categorical Exemption, and therefore, no further environmental review is required. *This item was continued from the August 16, 2017 meeting.*
Project Planner: Sarah Yuwiler @ (925) 671-3465

Sara Yuwiler, Assistant Planner, gave a presentation on the project.

No public comment was given.

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to adopt Resolution No. 17-16PC approving the Use Permit and Variance (UP, VA 17-053). The motion passed by the following vote:

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

VIII. STUDY SESSION

Concord Reuse Project Specific Plan – Study session of the Master Developer’s proposed land use plan and options for the Concord Reuse Project Specific Plan and staff’s analysis of the Plan’s consistency with the adopted 2012 Area Plan. **Project Planner: Joan Ryan @ (925) 671-3370**

Joan Ryan, Principal Planner, presented an update on the Land Use Plan Specific Plan and answered questions from the Planning Commission regarding street curves, remediation areas, affordable housing, traffic, and the ability to amend decisions.

Rachel Flynn, Vice President of Development for Lennar-FivePoint, clarified the Commission’s earlier questions.

Eron Ashley, of Hart Howerton, presented more details on the project and answered questions from the Commission regarding charter schools, and GoMentum station.

Public Comment

The following individuals gave comments pertaining to the Concord Reuse Project Specific Plan: Audrey Albrecht, Juan Pablo Galvan, Mike McDermott, Renee Zeimer, Hope Johnson, Clair Linder, Sue Dittman, Tim Carr, Caleb Heikkila, and David Castro.

Green Frame Zoning Amendment – Study Session regarding the preparation of a Zoning Amendment for the green frame between Willow Pass Road and Bailey Road from the current designation of “Study” District and provide direction and feedback. **Project Planner: Joan Ryan @ (925) 671-3370**

Joan Ryan, Principal Planner, gave a report on the Green Frame Zoning Amendment and answered a question from the Planning Commission regarding the size of the green frame.

Guy Bjerke, Director of Community Reuse Planning, answered a question regarding who currently actually owns the property and the ability to change the zoning from Open Space.

Public Comment

Mike McDermott commented on moving the green belt back so it will not decrease the parking at Concord High School and placing a shared pick-up/drop-off behind Concord High School which would alleviate traffic congestion.

IX. COMMISSION CONSIDERATIONS

There were none.

X. STAFF REPORTS / ANNOUNCEMENTS

There were none.

XI. COMMISSION REPORTS/ANNOUNCEMENTS

Vice Chair Barbour commented that he wanted the public to know that the Commission is in support of the fight against breast cancer and is reflecting that by wearing pink during the month of October.

XII. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the October 18th Planning Commission is cancelled and the next meeting will be November 1st.

XIII. ADJOURNMENT

Commissioner Mercurio moved to adjourn at 11:00 P.M. Commissioner Weinmann 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