

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

**Wednesday, December 20, 2017**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., December 20, 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  
Ryan Lenhardt, Senior Planner  
Kevin Marstall, Community Development Manager

**II. PLEDGE TO THE FLAG**

Commissioner Aliano led the pledge.

**III. PUBLIC COMMENT PERIOD**

Kris Gargus commented on his unhappiness with the lack of communication and notification for a two story home being built behind his house.

**IV. ADDITIONS / CONTINUANCES / WITHDRAWALS**

Planning Manager Laura Simpson announced the continuance of the 2171 Sunshine Drive General Plan and Rezoning to January 17, 2018. Principal Planner Frank Abejo addressed the Commission and mentioned the project is being recommended for continuance so staff can take this item to the Parks and Recreation and Open Space Commission due to the property currently being zoned Parks Recreation and Open Space and is proposed to be rezoned to residential.

Motion was made by Commissioner Mercurio and seconded by Commissioner Aliano to continue the 2171 Sunshine Drive General Plan and Rezoning to January 17, 2018. The motion was passed by the following vote:

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

**V. CONSENT CALENDAR**

No public comment was heard.

**APPROVAL OF MINUTES**

Motion was made by Commissioner Weinmann and seconded by Commissioner Aliano to approve the meeting minutes of November 1, 2017. The motion was passed by the following vote:

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

**VI. PUBLIC HEARINGS**

**2171 Sunshine Drive General Plan Amendment and Rezoning (PL17545 – GP, RZ)** – City-initiated General Plan Amendment from Parks and Recreation to Low Density Residential, and a Rezoning from PR (Parks and Recreation) to RS-6 (Single-family residential; minimum 6,000 square foot lot), for an approximately 0.78-acre property located at 2171 Sunshine Drive. No changes are proposed to the existing single-family residential use of the property and no new development is associated with the General Plan Amendment and Rezoning under consideration. The General Plan designation is Parks and Recreation; Zoning classification is PR (Parks and Recreation); APN: 128-060-005. Pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, a Negative Declaration has been prepared for consideration with the proposed General Plan Amendment and Rezoning. **Project Planner: Frank Abejo @ (925) 671-3128**

This item was continued to January 17, 2018.

**Walnut Grove Major Subdivision (PL17231 – TM, RT, DR)** – Application for a Tentative Subdivision Map, Tree Removal, and Design Review for an eight-lot subdivision on a 1.94-acre site at 985 Mohr Lane. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single Family Residential, 7,000 square foot minimum lot size); APN 147-251-009. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as a Class 32 Categorical Exemption, as the project is 1) consistent with the City’s General Plan and zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded by urban uses; 3) the project has no value as habitat for endangered, rare or threatened species; 4) there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, gave a presentation and answered a question from the Planning Commission concerning current residency.

Dan Hughes, from the D.V.C. Group, representing the applicant gave history on the property and further information and the design of the project.

Randell Piona, the home designer, answered a question from the Commission regarding the placement of windows on the proposed homes.

No public comment was heard.

Senior Planner, Ryan Lenhardt, stated a few typos were discovered in the resolution and clarified the number of trees removed should read 14 trees and the number of trees planted should be 47 trees.

Motion was made by Commissioner Weinmann and seconded by Commissioner Aliano to adopt Resolution No. 17-19PC approving Walnut Grove Tentative Subdivision Map, Tree Removal, and Design Review (PL17231 – TM, RT, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 17-19PC and the changes indicated by Mr. Lenhardt. The motion passed by the following vote:

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

**VII. COMMISSION CONSIDERATIONS**

There were none.

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

Planning Manager Laura Simpson announced the hiring of a new Associate Planner, Coleman Frick who will be starting on January 8<sup>th</sup>.

**IX. COMMISSION REPORTS/ANNOUNCEMENTS**

There were none.

**X. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the next Planning Commission meeting will be January 3<sup>rd</sup> and will contain a Use Permit for a massage business. She also announced on January 17<sup>th</sup> there will be several items including the Sunshine Drive General Plan Amendment and Rezone, Development Code updates, a study session on the new State Housing Legislation, and a report on the Concord Naval Weapons Station Reuse project. She also announced there will be upcoming joint study sessions in 2018 with the City Council and Planning Commission on a number of items including the Reuse Project and Marijuana Regulations.

**XI. ADJOURNMENT**

Commissioner Mercurio moved to adjourn at 7:10 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