

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

**Thursday, March 15, 2018**

A special meeting of the Planning Commission, City of Concord, was called to order by Chair Aliano at 6:37 P.M., March 15, 2018, in the City Council Chamber.

***I. ROLL CALL***

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

***STAFF PRESENT:*** Laura Simpson, Planning Manager  
Margaret Kotzebue, Senior Assistant City Attorney  
Ryan Lenhardt, Senior Planner  
Frank Abejo, Principal Planner  
Mitra Abkenari, Assistant Engineer  
Lorna Villa, Associate Planner  
Sarah Yuwiler, Assistant Planner

***II. PLEDGE TO THE FLAG***

Commissioner Barbour led the pledge.

***III. PUBLIC COMMENT PERIOD***

None was heard.

***IV. ADDITIONS / CONTINUANCES / WITHDRAWALS***

There were none.

***V. CONSENT CALENDAR***

There were none.

***VI. PUBLIC HEARINGS***

**Concord Terminal Shopping Center Master Sign Program (PL17536 – DR) –**  
Application for a Master Sign Program at the Concord Terminal Shopping Center at 2693  
- 2787 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning  
classification is DMX (Downtown Mixed Use); APN 113-288-015. CEQA:  
Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities” and  
Section 15311 “Accessory Structures”. **Project Planner: Sarah Yuwiler @ (925) 671-  
3465**

Sarah Yuwiler, Assistant Planner, gave a presentation and answered a question from the Planning Commission regarding the timing of sign replacement.

Jack Abelke, from Arrow Sign and representing the applicant, explained the new changes to the signs and answered questions from the Commission about potential enforcement of rules by the landlord rather than the City regulations, wiring of the signs, and upgrading of the adjacent buildings.

No public comment was heard.

Motion was made by Commissioner Mercurio and seconded by Commissioner Laub to adopt Resolution No. 18-05PC approving the Concord Terminal Shopping Center Master Sign Program (PL17536-DR), subject to the Conditions of Approval set forth in Attachment A to Resolution No. 18-05PC. The motion passed by the following vote:

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

**Treat Plaza Shopping Center (PL17408 & PL18082 – DR)** – Application for improvements that include façade renovations, a Master Sign Program amendment, and landscape improvements for the Treat Plaza Shopping Center located at 4425-4475 Treat Boulevard. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 132-160-010, -011. CEQA: Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities” and Section 15311 “Accessory Structures”. **Project Planner: Lorna Villa @ (925) 671-3176**

Lorna Villa, Associate Planner, gave a presentation and answered questions from the Planning Commission regarding the location of the current disposal of trash by the tenants, reasoning behind the need for a trash enclosure, reducing the size of the current monument sign, clarification on the conditions of approval, and paint colors.

Robert Lyman, the project architect, spoke about the trash enclosures and the screening of the mechanical equipment and answered questions from the Planning Commission regarding additional equipment installation, renovation schedule, the screening condition of approval, and fence and wall maintenance.

Brian Schneider, from JSJ Electrical Display, explained the location, design and size of the monument signs.

Michael Karasik, from Argonaut Investments, explained the current status of the buildings, potential tenants, and the construction schedule.

No public comment was heard.

Motion was made by Commissioner Weinmann and seconded by Commissioner Laub to adopt Resolution 18-04PC approving Treat Plaza Shopping Center Design Review (PL17408-DR and PL18082-DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-04PC with changes to item number 8 in removing a reference to building parapet, 19(a) allowing 9’ tall monument signs, adding in benched item 19(g) for placement of second monument sign, and eliminating item 33 regarding a second trash enclosure. The motion passed by the following vote:

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

**Concord Village (PL15438 – UP, DR)** – Consideration of 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, 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** *This item was previously heard at the March 15, 2017 meeting.*

Ryan Lenhardt, Senior Planner, gave a presentation and answered questions from the Planning Commission regarding

Brent Nicholson, of Nicholson Development Properties, answered a question from the Commission about the construction time.

Ernie Vasquez, from SVA Architects, answered questions from the Planning Commission about guest parking, parking spaces per unit, and potential noise issues.

Public Comment

Chuck Schneider, a resident who resides within the Wisteria subdivision, expressed his concern with potential parking issues with the new project as well as Argent in relation to his property.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution No. 17-03 PC adopting the Concord Village Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The motion passed by the following vote:

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

Motion was made by Commissioner Laub and seconded by Commissioner Mercurio to adopt Resolution No. 17-05 PC, approving the Concord Village Use Permit and Design

Review (PL15438 - UP, DR), subject to the Conditions of Approval set forth in Attachment A and adding lighting approved in the Downtown Corridors Plan and adding a condition advising that renters with vehicles park in a garage and not in surrounding neighborhoods. The motion passed by the following vote:

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

**VII. COMMISSION CONSIDERATIONS**

There were none.

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

There were none.

**IX. COMMISSION REPORTS / ANNOUNCEMENTS**

Commissioner Mercurio reported at the last TRANSPAC meeting there was discussion on buffered bicycle lanes, two way cycle track, elimination of free right turns on some intersections along Treat Blvd between Jones Road and North Main Street in Walnut Creek near Pleasant Hill BART Station.

**X. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced there will be a joint City Council/Planning Commission Study Session on the Concord Naval Weapons Station on April 2<sup>nd</sup> and the April 4<sup>th</sup> meeting will be cancelled due to the Planning Commissioner Academy in Monterey. She stated there will be a meeting on April 18<sup>th</sup>.

**XI. ADJOURNMENT**

Commissioner Mercurio moved to adjourn at 8:25 P.M. Commissioner Barbour 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