

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

Wednesday, September 19, 2018

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Aliano at 6:30 P.M., September 19, 2018, in the City Council Chamber.

I. ROLL CALL

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

COMMISSIONERS ABSENT: Commissioner Mark Weinmann

STAFF PRESENT: Frank Abejo, Acting Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Ryan Lenhardt, Senior Planner
Abhishek Parikh, Transportation Manager
Mitra Abkenari, Assistant Engineer
Andrea Ouse, Director of Community & Economic
Development

II. PLEDGE TO THE FLAG

Commissioner Laub led the pledge.

III. PUBLIC COMMENT PERIOD

Natalie mentioned that Half Price Books will be closing within the month due to their lease expiring and also stated with Chipotle opening and the number of Mexican restaurants existing within Concord that the City be mindful of allowing corporate businesses into the City as it may clash with the existing culture in Concord.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Vice Chair Mercurio and seconded by Commissioner Barbour to approve the meeting minutes of August 15, 2018. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

Grant Street Mixed-Use Development (PL18160 – UP, MP, DR) – Application for a Use Permit, Minor Use Permit, and Design Review for 228 apartment units with 4,600 sq. ft. of retail space on a 1.95-ac. site at 2211 Clayton Road, 2204, 2228, and 2292 Concord Boulevard, 1638, 1654, 1672, 1680, and 1738 Grant Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-093-001-002, -011, -017, -018, 126-103-001, -015-017. CEQA: Pursuant to Public Resources Code Section 21083.3, Government Code Section 65457(a) and CEQA Guidelines Section 15183, the proposed Project is consistent with a Community Plan, General Plan, Specific Plan or Zoning for which environmental review was previously prepared, and there are no project-specific significant effects which are peculiar to the project or its site. Accordingly, no additional environmental review is required. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, gave a presentation and clarified there will be no affordable housing with this project.

Scott Bohrer, the applicant from Browman Development, addressed the Planning Commission and gave updates pertaining to the projects and answered questions regarding the inclusion of an architectural arch to the project requested by the Early California Architecture Design Review Ad Hoc Committee, and whether there was any push back on this addition, long-term lease potential, implementation of ideas from Bike Concord, wall art, potential retail occupants, light structures, dog area materials, deck material, and parking.

Public Comment

Matt Regan, representing Bay Area Council, commented on the need for housing and this project is a good project and will be good for the City.

Cris Brines commented that this project will be great for the downtown area and support the local economy, gave kudos to the design team, and mentioned the housing crisis and the help this project will bring.

George Fulmore stated he supports the project but wished the project would have included affordable housing units. He furthermore stated he hopes there is good security during construction and asked about the proposed rooftop dining.

Claire Linder, from Bike Concord, commented that Bike Concord is supportive of the project but pointed out the need for a protective bike way along the Grant Street frontage and that curb extensions, or bulb outs, are needed on Concord Boulevard and Clayton Road.

Sreenivas Ramireddy recommended that the Planning Commission approve this project as it provides units close to BART and will help the infrastructure of Concord.

Natalie commented on up lighting as it harms people and animals due to light pollution, corporations renting units, removal of fire pits due to air pollution, affordable housing, and the need for non-profits over retail occupying space.

Joe Kuvetakis stated he supports the project and he feels the addition of retail will be beneficial to Concord and the downtown area.

Scott Bohrer and Mike Heinrich, project architect from Architect Orange, answered a question pertaining to conduit, parking stalls, and charging stations.

Abhishek Parikh, Transportation Manager, addressed the Commission about the safety of bike lanes along the frontage of Grant Street.

Motion was made by Commissioner Laub and seconded by Commissioner Barbour to adopt Resolution No. 18-18PC approving the Grant Street Mixed-Use Development Use Permit, Minor Use Permit, and Design Review (PL18160 – UP, MP, DR), subject to the Conditions of Approval set forth in Attachment A with modifications to condition #62 as read into the record by Vice Chair Mercurio, striking condition #11, a wording change on condition #125, and working with staff on condition #21 to resolve the number of added bicycle parking in the North building. The Commission also requested adding a condition reverting the arched entryways to the original design contingent upon staff’s verification whether the Planning Commission is the decision making body for the design matter. The motion was passed by the following vote:

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

VII. COMMISSION CONSIDERATIONS

There were none.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Frank Abejo announced the creation of an interactive development projects map should be in place by February 2019.

IX. COMMISSION REPORTS / ANNOUNCEMENTS

There were none.

X. FUTURE PUBLIC HEARING ITEMS

Frank Abejo announced the October 17th meeting will contain two public hearings, the Costco Whole Expansion Use Permit Amendment and Changes to the Home Based

Businesses and the November 7th meeting will contain a hearing for the Green Frame Linear Park.

XI. ADJOURNMENT

Commissioner Barbour moved to adjourn at 8:32 P.M. Commissioner Laub 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