

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

Wednesday, November 7, 2018

A special meeting of the Planning Commission, City of Concord, was called to order by Vice Chair Mercurio at 5:30 P.M., November 7, 2018, in the City Council Chamber.

I. ROLL CALL

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

COMMISSIONER ABSENT: Chair Dominic Aliano

STAFF PRESENT: Frank Abejo, Principal Planner/Acting Secretary to
the Planning Commission
Margaret Kotzebue, Senior Assistant City Attorney
Joan Ryan, Community Reuse Planner
Sarah Yuwiler, Assistant Planner
Mitra Abkenari, Assistant Engineer

II. PLEDGE TO THE FLAG

Commissioner Weinmann led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Laub and seconded by Commissioner Barbour to approve the meeting minutes of October 17, 2018. The motion was passed by the following vote:

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

VI. COMMISSION CONSIDERATIONS

1596 Concord Avenue General Plan Consistency – Review of a proposed sale of City-owned property is consistent with the adopted General Plan pursuant to Government Code Section 65402(a). **Project Contact: John Montagh (925) 671-3082**

Frank Abejo, Principal Planner, presented the project to the Commission.

Public Comment

No public comment was heard.

Motion was made by Commissioner Weinmann and seconded by Commissioner Laub to adopt Resolution No. 18-22 PC to report to the City Council that, for purposes of Government Code Section 65402(a), the proposed sale of property bounded by Clayton Road, Concord Boulevard and Galindo Street (APN: 126-143-012) is consistent and conforms to the General Plan. The motion was passed by the following vote:

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

VII. PUBLIC HEARINGS

Green Frame Linear Park (PL17507 – TA, RZ) – City-initiated Text Amendment to the City’s Development Code Chapter 18.60 Community Land Districts, and a Rezoning from S (Study) District to CRP-GF (Concord Reuse Project – Green Frame), for an approximately 82-acre property located along the southwestern edge of the Concord Naval Weapons Station, for a stretch of approximately 2.5 miles between Willow Pass Road and Bailey Road. No changes are proposed to the current use of the property and no new development or park plan is associated with the Rezoning under consideration. The General Plan designation is Concord Reuse Project – Open Space; Zoning classification is S (Study) District; APN: 111-010-014. Pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, an Addendum to the Final EIR for the Concord Reuse Project has been prepared for consideration with the proposed Text Amendment and Rezoning. **Project Planner: Joan Ryan @ (925) 671-3370**

Joan Ryan, Community Reuse Planner, gave a presentation on the project and answered questions from the Planning Commission regarding why certain permitted uses are proposed, standards for bike paths and trails, clarification on the community garden use, and the possibility of including an urban agriculture use.

Public Comment

Hope Johnson stated she did not support the resolution and feels this project, and neighborhood, should not be singled out and should be included as part of the Concord Naval Weapon Station project.

A gentleman stated he agreed with Hope and does not feel this project should move forward as he feels his neighborhood has not been treated equally.

A gentleman expressed his concern for added cost of maintenance and security for the area.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution 18-14PC recommending City Council adopt an Addendum to the City's Concord Reuse Project Final EIR confirming that the proposed zoning text amendment and a Rezoning from S (Study District) to CRP-GF (Concord Reuse Project – Green Frame) for the Green Frame Linear Park would have no new or substantially more severe significant impacts than were identified in the prior certified EIR for the Area Plan. The motion was passed by the following vote:

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

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution No. 18-15PC, recommending City Council adopt an amendment to the City's Development Code Chapter 18.60 Community Land Districts creating a new CRP-GF zoning district with a clarification that Table 18.60.020 - Allowed uses and permit requirements - Government Office, Library, Meeting Facility, Public/Private be removed from an allowed use with a Use Permit. The motion was passed by the following vote:

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

Ms. Ryan confirmed that the Commission would like the four items be completely removed from the table as an allowed use.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution 18-15PC recommending the City Council adopt Ordinance No. 18-425.2 approving a Rezoning from Study District (S) to CRP-GF (Concord Reuse Project-Green Frame) for property located on the southwest portion of the Concord Naval Weapons Station referred to as the Green Frame Linear Park. The motion was passed by the following vote:

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

Orion Academy (PL18261 – UP) – Application for a Use Permit Amendment to convert a portion of existing office buildings into a college preparatory school serving up to 60 students in grades 9-12 at 1866 Clayton Road. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-152-033. CEQA: This project is classified as a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects.” **Project Planner: Frank Abejo @ (925) 671-3128**

Frank Abejo, Principal Planner, gave a presentation to the Commission.

Dr. Kathryn Stewart, Director of Orion Academy, answered a question from the Planning Commission pertaining to whether Physical Education is taught onsite.

Public Comment

Cindy Preuss expressed her concern with traffic impacts from students being dropped off and asked if a traffic study could be required.

Motion was made by Commissioner Weinmann and seconded by Commissioner Laub to adopt Resolution No. 18-23 PC approving the Orion Academy Use Permit Amendment (PL18261 – UP), subject to the Conditions of Approval set forth in Exhibit A to Resolution No. 18-23 PC with an addition to the cut through amendment. The motion was passed by the following vote:

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

Happy Little Faces Child Care Center (PL18277 – UP) – Application for a Use Permit to establish a child care center for up to 36 students at 1470 Wharton Way. The General Plan land use designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 133-170-018. CEQA: This project is classified as a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects.” **Project Planner: Frank Abejo @ (925) 671-3128**

Frank Abejo, Principal Planner, gave a presentation and answered a question from the Commission on the proximity of existing child care centers.

Marelise Navarro, the applicant, explained the reasoning for the child care center and answered questions from the Planning Commission regarding the number of teachers and staff, and parking.

Frank Abejo answered questions pertaining to the playground layout and landscaping.

Public Comment

David Jones, Marelise Velasco, Nora Hernandez, and Alita Acianon gave their support for the project.

Motion was made by Commissioner Barbour and seconded by Commissioner Weinmann to adopt Resolution No. 18-24 PC approving the Happy Little Faces Child Care Center Use Permit (PL18277), subject to the Conditions of Approval set forth in Exhibit A to Resolution No. 18-24 PC. The motion was passed by the following vote:

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

Salmon Run Apartments (PL18267 – UP, DR, AP) – Application for a Use Permit Amendment, Design Review Application, and Administrative Permit for the conversion of an existing office building into 32 apartment units with associated open space and amenities on a 0.53- acre parcel at 2325 Clayton Road and the development of a vacant parcel into an offsite parking lot on a 0.33-acre parcel located at 1750 East Street. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-104-008 & 126-081-002. CEQA: This project is classified as a Class 32 Categorical Exemption under CEQA Regulations Section 15332 “In-Fill Development Projects.” **Project Planner: Sarah Yuwiler @ (925) 671-3465**

Sarah Yuwiler, Assistant Planner, gave a presentation and answered questions from the Planning Commission regarding sidewalk width, off-site parking, and the terrace design.

David Jones, project applicant, further explained the project, thanked staff and answered questions from the Planning Commission pertaining to parking, project completion, a parking study, private spaces, and rooftop deck safety.

Public Comment

Motion was made by Commissioner Weinmann and seconded by Commissioner Laub to adopt Resolution No. 18-21 PC, approving the Salmon Run Apartments Use Permit Amendment, Design Review (PL18267 – UP, DR, AA), subject to the Conditions of Approval set forth in Attachment A. The motion was passed by the following vote:

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

VIII. STAFF REPORTS /ANNOUNCEMENTS

Frank Abejo announced the recruitment for the Planning Manager position has been posted and also stated the Planning Division is on the last rotation for the Acting Planning Manager and it is currently staff member Joan Ryan.

IX. COMMISSION REPORTS / ANNOUNCEMENTS

Vice Chair Mercurio congratulated Chair Dominic Aliano for his recent election to the Concord City Council.

X. FUTURE PUBLIC HEARING ITEMS

Frank Abejo announced the November 21st meeting will be cancelled and the December 5th meeting will contain a consideration item for the Avalon Bay General Plan Consistency Findings and a presentation from the Speaker Series on the Greenbelt Alliance.

XI. ADJOURNMENT

Commissioner Laub moved to adjourn at 8:00 P.M. Commissioner Weinmann seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Frank Abejo
Principal Planner/Acting Secretary to the Planning Commission



Transcribed by Grant Spilman,
Administrative Coordinator