

**Please review agenda for instructions on how to participate in the Planning Commission meeting.**

PLANNING COMMISSION

John Mercurio, Chair  
Mark Weinmann, Vice Chair  
Ray Barbour  
Jason Laub  
Craig Mizutani

Civic Center  
Council Chamber  
1950 Parkside Drive  
Concord, CA 94519  
[www.cityofconcord.org](http://www.cityofconcord.org)



**Regular Meeting of the  
City of Concord  
Planning Commission**

Wednesday,  
November 4, 2020

6:30 p.m.

Various  
Telephone/Electronic  
Locations (See below)

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**CORONAVIRUS DISEASE (COVID-19) ADVISORY WARNING**

*STAY SAFE, STAY HEALTHY, STAY HOME*

The Contra Costa County Health Department has ordered individuals in Contra Costa County to “shelter in place”. The California Department of Public Health issued its “Mass Gatherings Guidance on Novel Coronavirus or COVID-19” followed by a recommendation that certain gatherings in California be postponed or canceled. The Governor of the State of California issued Executive Order N-25-20 which, among other things, orders that all California residents are to “. . . heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19” and pursuant to Executive Order N-33-20 has ordered all individuals in California to stay home or at their place of residence with very limited exceptions. That means residents must obey State, County, and City of Concord rules and guidelines.

**City of Concord Rules:** The City of Concord has declared a local state of emergency due to COVID-19 and is closed to the public. This Concord Planning Commission meeting is an essential event, therefore it has not been canceled. However, City of Concord officials and staff will conduct this meeting telephonically or otherwise electronically. The City will **not** make available any physical location from which members of the public may observe the meeting and offer public comment. Instead, members of the public may observe and address the meeting remotely. Below is information on how to do that.

## How to Watch the Meeting:

- Watch on TV on Comcast Channel 28, Wave Channel 29, and U-verse Channel 99
- Watch the TV broadcast through the City's website by following [THIS LINK](#)

## How to Submit Public Comments:

**Written:** All comments received **before 3:00 pm the day of the meeting** will be posted on the City's website as "Correspondence" under the relevant agenda item and provided to the Planning Commissioners at the meeting. Please email your comments to [pcpubliccomments@cityofconcord.org](mailto:pcpubliccomments@cityofconcord.org).

- If you are commenting on a particular *item on the agenda*, please identify the agenda item number and letter.
- If you are commenting on an *item not listed on the agenda*, please identify your comment as a General Public Comment.

## To Participate in Public Comment During the Meeting:

**Staff Reads Your Comments Aloud:** **When the Chair opens the public comment period for the relevant agenda item**, please email your comments to [pcpubliccomments@cityofconcord.org](mailto:pcpubliccomments@cityofconcord.org). Prominently write "Read Aloud at Meeting" at the top of the email and your comments will be read into the record (not to exceed three minutes at staff's cadence). Comments received outside of the public comment period for the relevant item will not be read aloud but will be inserted into the meeting record.

**Live Remote Public Comments:** Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking [here](#). Zoom also allows you to join the meeting by phone.

- Join the meeting at any point, but be sure you are in the meeting prior to the Planning Commission consideration of the item on which you would like to provide comments.

From a PC, Mac, iPad, iPhone or Android:

<https://cityofconcord.zoom.us/j/93389238284?pwd=NXg4REpwSzBoNURpdHUzTVNrVzNKUT09>

- Webinar ID: 933 8923 8284
- Passcode: 503464

By phone: US: +1 669 900 6833 or +1 346 348 7799 or 1 253 215 8782

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 3 minutes to speak.

- Speakers will be muted until their opportunity to provide public comment.

When the Chair opens a public comment period on the item on which you would like to comment, please use the "raise hand" feature (or press \*9 if connecting via telephone) which will alert staff that you have a comment to provide

**1. ROLL CALL**

**2. PUBLIC COMMENT PERIOD** Please see "How to Submit Public Comments" above.

**3. CONSENT CALENDAR** Please see "How to Submit Public Comments" above.

**A. [6/3/20 Meeting Minutes](#)**

**4. PUBLIC HEARINGS** Please see "How to Submit Public Comments" above.

- A. [Hampton Inn Hotel](#) (PL20023 – GP, RZ, UP, DR, RT) –** Considering adoption of Resolution No. 20-16 recommending City Council adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and to approve: 1) a General Plan Amendment from Regional Commercial (RC) to Downtown Mixed Use (DTMU); 2) a Specific Plan Amendment, 3) an ordinance Rezoning from RC (Regional Commercial) to DMX (Downtown Mixed Use); 4) a Use Permit, 5) Design and Site Review, and 6) Tree Removal Permit to construct a 48,100 square foot Hampton Inn Hotel with 86 rooms at 1880 Market Street, APNs 126-291-022 and -023.  
**Project Planner: Joan Ryan @ (925) 671-3370 or [joan.ryan@cityofconcord.org](mailto:joan.ryan@cityofconcord.org)**

**[PowerPoint Presentation](#)**

**5. COMMISSION CONSIDERATIONS** Please see "How to Submit Public Comments" above.

**6. STAFF REPORTS AND ANNOUNCEMENTS**

**7. COMMISSION REPORTS AND ANNOUNCEMENTS**

**8. FUTURE PUBLIC HEARING ITEMS**

**9. ADJOURNMENT**

Next Meeting: Regular Meeting  
Date: 11/18/2020 – 6:30 PM

**NOTICE TO THE PUBLIC**

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of

discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure §1094.6). Further, if you challenge an action taken by the Planning Commission in court, you may be limited by California law to raising only those issues you or someone else raised in the hearing or in a written correspondence delivered to the Planning Commission prior to or at the hearing.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator Tianjun Cao at (925) 671-3243 or [Tianjun.cao@cityofconcord.org](mailto:Tianjun.cao@cityofconcord.org), at least 24 hours in advance of the meeting. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.