

PLANNING COMMISSION

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

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,  
April 1, 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 cancelled. 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](#)
- Watching Live Streaming of the meeting 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).

**Read Aloud During the Meeting:** Email your comments to [pcpubliccomments@cityofconcord.org](mailto:pcpubliccomments@cityofconcord.org) when the Chair opens the public comment period for the relevant agenda item; please indicate the agenda item and title in your email subject line. If you want your comment read aloud, 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).

**AGENDIZED ITEMS** – The public is entitled to address the Planning Commission on items appearing on the agenda before or during the Planning Commission's consideration of that item. Each speaker will be limited to approximately three minutes. Please see "How to Submit Public Comments" above.

#### **1. ROLL CALL**

#### **2. PLEDGE TO THE FLAG**

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

#### **4. REORGANIZATION OF PLANNING COMMISSION**

1. Nomination and designation of the Chairperson of the Planning Commission for 2020/21
2. Nomination and designation of the Vice Chairperson of the Planning Commission for 2020/21

#### **5. COMMISSION APPOINTMENTS**

1. Nomination and designation of Design Review Board Liaison and Alternate for 2020/21
2. Nomination and designation of TRANSPAC Liaison and Alternate for 2020/21

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

1. **2/19/20 Meeting Minutes**

2. **Myrtle Creek Estates Minor Exception (PL19264 – AA)** – Application for a Minor Exception to the minimum lot area and lot width for two lots of an approved seven-lot subdivision on a 3.6-acre parcel at 5019 Myrtle Drive. The General Plan designation is Rural Residential; Zoning classification is RR20 (Rural Residential, Minimum 20,000 square foot lot size); APN 117-050-008. CEQA: Categorically exempt pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). **Project Planner: Lorna Villa @ (925) 671-3176 or [lorna.villa@cityofconcord.org](mailto:lorna.villa@cityofconcord.org)**

**7. PUBLIC HEARINGS** Please see “How to Submit Public Comments” above.

1. **Multi-Family Units at 1985 North Third Street (PL19218 – UP, DR)** – Application for a Use Permit and Design and Site Review to construct four (4) multi-family residential units (three-story) on a 0.17-acre parcel at 1985 North Third Street. The General Plan designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN 111-230-021. CEQA: Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15303 (New Construction or Conversion of Small Structures), the proposed project qualifies for a categorical exemption. **Project Planner: Joan Ryan @ (925) 671-3370 or [joan.ryan@cityofconcord.org](mailto:joan.ryan@cityofconcord.org)**

**POWERPOINT PRESENTATION**

2. **Tabernacle Preschool (PL19241 – UP, DR, RT)** – Application for a Use Permit, Design and Site Review, and Heritage Tree Removal to construct a 7,266 square foot preschool building and to repurpose an existing 1,830 square foot residence into an ancillary office with storage on a 1.17-acre site at 4393 Concord Boulevard and 1811 Denkinger Road. The General Plan designation is Low Density Residential; Zoning classification is RS-8 (Residential Single-Family, minimum lot size 8,000 sq. ft.); APNs 115-120-017, -018. CEQA: 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. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or [ryan.lenhardt@cityofconcord.org](mailto:ryan.lenhardt@cityofconcord.org)**

**POWERPOINT PRESENTATION**

**CORRESPONDENCE**

- 3. Concord Industrial Center (PL19144 – GP, RZ, PM, UP, DR, RT) –** Application to amend the General Plan designation from Regional Commercial to Business Park, Rezoning Parcels A-C from Regional Commercial to Office Business Park and Parcel D from Regional Commercial to Industrial Business Park, a four-lot Tentative Parcel Map, a Use Permit to increase parking by more than 10 percent of the parking requirement, Design and Site Review, and Heritage Tree Removal for three light industrial buildings (Parcels A-C) and a remainder parcel (Parcel D) on a 13.5-acre site at 999999 Arnold Industrial Way. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN's 159-090-047, -048, -049. CEQA: An Addendum to the certified Environmental Impact Report (EIR) (State Clearinghouse [SCH] #2005092130) for the Lowe's Shopping Center Project was prepared. According to Section 15164 of the CEQA Guidelines, an addendum to a previously certified EIR or Negative Declaration is the appropriate environmental document in instances when: none of the conditions described in Section 15162 call for a subsequent review, "only minor technical changes or additions are necessary," and when the new information does not involve new significant environmental effects beyond those identified in the previous EIR. The proposed project modifications would have no new significant environmental effects beyond those identified in the certified Final EIR. Therefore, the Addendum is the appropriate environmental document under CEQA. **Project Planner: Ryan Lenhardt @ (925) 671-3162 or [ryan.lenhardt@cityofconcord.org](mailto:ryan.lenhardt@cityofconcord.org)**

## **POWERPOINT PRESENTATION**

## **CORRESPONDENCE**

- 8. COMMISSION CONSIDERATIONS**
- 9. STAFF REPORTS AND ANNOUNCEMENTS**
- 10. COMMISSION REPORTS AND ANNOUNCEMENTS**
- 11. FUTURE PUBLIC HEARING ITEMS**
- 12. ADJOURNMENT**

Next Meeting: Regular Meeting  
Date: 4/15/2020 – 6:30 PM