

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

Wednesday, March 6, 2019

A regular meeting of the Planning Commission, City of Concord, was called to order by Commissioner Laub at 6:30 P.M., March 6, 2019, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Commissioner Ray Barbour
Commissioner Jason Laub
Commissioner Craig Mizutani

COMMISSIONERS ABSENT: Chair John Mercurio
Vice Chair Mark Weinmann

STAFF PRESENT: Frank Abejo, Principal Planner/Acting Secretary to
the Planning Commission
Margaret Kotzebue, Senior Assistant City Attorney
Andrea Ouse, Director of Community and
Economic Development
Abhishek Parikh, Transportation Manager
Winnie Chung, Transportation Program Manager II
Joan Ryan, Community Reuse Area Planner
Lorna Villa, Associate Planner

II. PLEDGE TO THE FLAG

Commissioner Barbour led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. RECOGNITION OF FORMER COMMISSIONER DOMINIC ALIANO

V. REORGANIZATION OF PLANNING COMMISSION

Nomination and designation of the Chairperson of the Planning Commission for 2019/20

Nomination and designation of the Vice Chairperson of the Planning Commission for 2019/20

Motion was made by Commissioner Barbour to move the re-organization to the March 20th meeting, and seconded by Commissioner Mizutani. The motion was passed by the following vote:

AYES: Barbour, Mizutani, Laub
NOES: None

ABSTAIN: None
ABSENT: Mercurio, Weinmann

VI. COMMISSION APPOINTMENTS

Nomination and designation of Design Review Board Liaison and Alternate for 2019/20

Nomination and designation of TRANSPAC Liaison and Alternate for 2019/20

Motion was made by Commissioner Barbour to move the Commission appointments to the March 20th meeting, and seconded by Commissioner Mizutani. The motion was passed by the following vote:

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

VII. STAFF REPORTS / ANNOUNCEMENTS

Andrea Ouse, Director of Community and Economic Development, introduced Mindy Gentry who has accepted the Planning Manager position with the City.

VIII. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

IX. CONSENT CALENDAR

APPROVAL OF MINUTES

No public comment was heard.

Motion was made by Commissioner Barbour and seconded by Commissioner Laub to approve the meeting minutes of January 16, 2019. Commissioner Mizutani abstained. The motion was passed by the following vote:

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

X. PUBLIC HEARINGS

The Enclave Townhomes Use Permit Amendment (PL19012 – UA) – Application for a Use Permit Amendment to an earlier approved 2009 Use Permit for 26 townhomes, referred to at that time as the Enclave Townhomes on a 1.2-acre site at 3000 Willow Pass Road (UP 08-009, TM 08-004/TR9179, DR 08-024, VA 08-012, and RT 08-005). The General Plan designation is Medium Density Residential; Zoning classification is RM

(Residential, Medium Density); APN’s 113-041-007 and -023 (now APN: 113-370-001 thru -029). The request from the applicant is with respect to Condition of Approval No. 18 requiring the construction of four deed-restricted affordable housing units and requests that the condition be amended to allow the applicant to pay in-lieu fees to satisfy the City’s inclusionary housing requirement. CEQA: Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended; the project is not subject to further environmental review pursuant to Section 15060(c)(2) as there will be no direct physical change in the environment. **Project Planner: Joan Ryan @ (925) 671-3370**

Joan Ryan, Community Reuse Area Planner, gave a presentation and answered a question from the Planning Commission pertaining to the Silverleaf Subdivision approval in comparison to this project.

Monte Davis, from Discovery Builders, explained the difficulty this project will have with the inclusionary zoning housing requirement and answered questions from the Planning Commission on when the groundbreaking would take place and how many affordable units were built on the Silverleaf project.

Public Comment

Otto Szilagyi, a neighbor to the proposed project, expressed his support of the project but is concerned about the traffic impacts.

Motion was made by Commissioner Mizutani and seconded by Commissioner Barbour to adopt Resolution 19-04PC denying the Enclave Townhomes Use Permit Amendment (PL190012 – UA). The motion was passed by the following vote:

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

Concord Car Wash (PL18015 – UP, VA, DR) – Application for a Use Permit, Variance and Design Review to construct a 3,669 square foot full service car wash and detail center located on the west side of Market Street south of the Clayton road off-ramp for State Highway 242. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN’s: 128-021-022, 024 and 128-033-027. CEQA: Categorically exempt under CEQA Guidelines Section 15332 “Infill Development Projects”. **Project Planner: Lorna Villa @ (925) 671-3176**

Lorna Villa, Associate Planner, gave a presentation and answered questions from the Planning Commission pertaining to the placement of the bus bench on the site plan, parking stall dimensions, storage unit access, traffic speed, line of sight, fencing in front of the vacuums, clarification of conditions of approval, pavement markings and trail crossing signage, and vacuum blower noise generation.

Abhishek Parikh, Transportation Manager, answered questions regarding the traffic speed limit around the project site, design standards, and the left and right turning out of the project site, and vehicle storage.

Kurt Wagenknecht, architect from K12 Architects, addressed the letter submitted by Bike Concord and explained that he was mostly accepting of the requests from Bike Concord but not all the requests were feasible with the project. He further answered earlier questions asked by the Planning Commission regarding the bus bench, parking stall sizes, material storage, tunnel access, security cameras, and toilet location.

Burges Kerawalla, from Autopia Car Wash, answered a question on the timing of the opening of the facilities each morning.

Public Comment

Michaela Bates expressed her concern with the hours of construction, traffic impacts, fence placement, and when the project will break ground.

Linda Palmer expressed her concern with the location of the project and the issue with potential rodent problems when construction begins.

Motion was made by Commissioner Mizutani and seconded by Commissioner Barbour to adopt Resolution 19-02 PC approving Concord Car Wash (PL18015 – UP, VA, DR) subject to the Conditions of Approval set forth in Attachment A to Resolution 19-02 PC with the stipulation of a good faith effort to address bulleted items 1, 2, and 5 through 10 of the Bike Concord letter. The motion was passed by the following vote:

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

XI. COMMISSION CONSIDERATIONS

There were none.

XII. COMMISSION REPORTS / ANNOUNCEMENTS

None were announced.

XIII. FUTURE PUBLIC HEARING ITEMS

Frank Abejo announced the March 20th meeting agenda will contain a General Plan Consistency Finding for 2051 Salvio Street, an extension of the approval for Concord Village, the General Plan Annual Progress Report, a Use Permit Amendment for Salmon Run Apartments, and an amendment for an approved 12-lot subdivision.

XIV. ADJOURNMENT

Commissioner Barbour moved to adjourn at 8:33 P.M. Commissioner Mizutani 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