

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



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

Wednesday,
May 6, 2020

6:30 p.m.

Various
Telephone/Electronic
Locations (See below)

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 **cancel**ed. 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 **cancel**led. 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.

Read Aloud During the Meeting: Email your comments to 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. **PUBLIC COMMENT PERIOD** Please see "How to Submit Public Comments" above.
3. **CONSENT CALENDAR** Please see "How to Submit Public Comments" above.
 1. [4/15/20 Meeting Minutes](#)
4. **PUBLIC HEARINGS** Please see "How to Submit Public Comments" above.
 1. [Salmon Run Apartments Use Permit Amendment \(PL19236 – UPA, DR\)](#) – Application for a Use Permit Amendment (PL19236-UPA, DR) to reduce the open space requirement (CDC Section 18.150.100) for a previously approved conversion of an existing 16,833 sq. ft. office building into 32 apartment units on a 0.53-acre parcel located at 2325 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-104-008. CEQA; This project is classified as a Class 32 Categorical Exemption under CEQA Guidelines Section 15332 "In-Fill Development Projects." **Project Planner: Sarah Yuwiler @ (925) 671-3465 or sarah.yuwiler@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: 5/20/2020 – 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, 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.