



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, May 7, 2014
7:00 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Carlyn Obringer, Chair

John Mercurio, Vice Chair

Ernesto A. Avila, Commissioner

Robert Hoag, Commissioner

Tim McGallian, Commissioner

REGULAR MEETING 7:00 p.m. – Council Chamber

I. ROLL CALL:

Commissioners Present: C. Obringer, J. Mercurio, E. Avila, T. McGallian

Commissioner Absent: R. Hoag

Staff Present: C. Johnson, M. Boehme, A. Mogensen, J. Hade, J. Ryan

Audience in Attendance: 15 people

II. PLEDGE TO THE FLAG – *Pledge was led by Commissioner Mercurio.*

III. PUBLIC COMMENT PERIOD – *C. Johnson introduced Principal Planner Andy Mogensen.*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None.*

V. CONSENT CALENDAR

1. 4/16/14 Meeting Minutes

ACTION: *Approved with benched corrections, 4-0. (Mercurio motioned, McGallian seconded.)*

VI. PUBLIC HEARINGS

- 1. Development Code Clean-Up Text Amendment (PL131356 – DC, MC)** – In July 2012, the City of Concord adopted a new comprehensive Development Code and certified a Supplemental Environmental Impact Report for the project which also included a number of amendments to the General Plan. This is a subsequent City initiated “clean-up” amendment to correct minor technical errors and inconsistencies, and to add clarifying language to the recently adopted code. This amendment does not contain changes to any of the major policy issues discussed at numerous study sessions and public hearings. The amendment does not specifically apply to any one property or zoning district. This amendment also adds two new use categories, Micro-Brewery/Micro-Distillery and Tasting Rooms and Food Vendor Group Sites, to the use tables, subject to an Administrative Permit or Minor Use Permit. Any application would also be subject to CEQA review for that specific site. Minor changes to the Vending section of the Municipal Code are also proposed to maintain consistency with the proposed Development Code changes regarding mobile food vendors. Pursuant to the California Environmental Quality Act, a Negative Declaration has been prepared for this project and will be considered concurrently. **Project Planner: Jason Hade @ (925) 671-3281.**

ACTION: *Move to adopt Resolution 14-08PC recommending City Council adoption of the Negative Declaration for the Development Code Clean-Up Amendment, 4-0. (Avila motioned, McGallian seconded.)*

ACTION: *Move to adopt Resolution 14-09PC recommending City Council adoption of the Development Code Clean-Up Amendment, 4-0. (Mercurio motioned, Avila seconded.)*

Commissioner Obringer recused herself for the Downtown Concord Specific Plan.

- 2. Downtown Concord Specific Plan (PL14160 – GP)** – The City of Concord proposes to adopt the Downtown Concord Specific Plan. The Downtown Plan is a document that includes policies, measures and strategies to develop a defined geographic area. The Downtown Plan will serve as an economic development tool with the advantage of combining land use plan, specific zoning, context specific policies to address unique conditions and financing programs into one comprehensive package. The objectives of the Downtown Plan are to: 1) develop a Downtown vision; 2) provide a community engagement process to further the development of the Plan; 3) prepare goals, policies and implementation strategies to promote enhanced pedestrian and bicycle access to and from the BART Station, attractive high-density infill, incentives for affordable housing, and improved transit opportunities; and 4) develop strategies to spur new development. The Plan will leverage future state and regional grant funding toward the Downtown. Pursuant to the California Environmental Quality Act, an Addendum to the Final Supplemental Environmental Impact Report (SEIR) to the 2030 Concord General Plan EIR for the Concord Development Code has been prepared for this project and will be considered concurrently. **Project Planner: Joan Ryan @ (925) 671-3370.**

ACTION: *Continued to 5/21/14 meeting, 3-0. (McGallian motioned, Avila seconded.)*

VII. COMMISSION CONSIDERATIONS – *None.*

VIII. STAFF REPORTS / ANNOUNCEMENTS – *C. Johnson stated there will be a new process for Planning Commission minutes.*

IX. COMMISSION REPORTS / ANNOUNCEMENTS – *None.*

X. FUTURE PUBLIC HEARING ITEMS – *C. Johnson mentioned the 5/21 meeting will contain the continued Downtown Concord Specific Plan and the 6/4 meeting will contain the Housing Element Update.*

XI. ADJOURNMENT – *9:02 p.m. (Approved 4-0. McGallian motioned, Mercurio seconded.)*

NEXT PLANNING COMMISSION MEETINGS:

May 21, 2014: 7:00 pm – Council Chambers

June 4, 2014: 7:00 pm – Council Chambers
