



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, May 21, 2014  
7:00 p.m. – Council Chamber  
1950 Parkside Drive, Concord

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Planning Commission Members:

Carlyn Obringer, Chair

John Mercurio, Vice Chair

Ernesto A. Avila, Commissioner

Robert Hoag, Commissioner

Tim McGallian, Commissioner

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

### I. ROLL CALL:

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

**Staff Present:** A. Mogensen, S. Brown, J. Ryan, R. Ovadia

**Audience in Attendance:** 6 people

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

### III. PUBLIC COMMENT PERIOD – *None.*

### IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *A memo with changes to the 5/7draft meeting minutes was added.*

### V. CONSENT CALENDAR

#### 1. 5/07/14 Meeting Minutes

**ACTION:** *Approved, 4-0-1. (Avila motioned, McGallian seconded. Hoag abstained.)*

#### 2. **Fast Auto Loan Appeal (PL140098 – AP)** – A resolution considering an appeal by Fast Auto Loans, modifying the Planning Division’s official interpretation regarding the use of property for a “car title loan business” under the Concord Development Code and determining the use is not allowed in any zone. **Project Planner: Andrew Mogensen @ (925) 671-3332.**

**ACTION:** *Approved, 5-0. (Avila motioned, Mercurio seconded.)*

**Chair Obringer recused herself for the Downtown Concord Specific Plan hearing.**

## **VI. PUBLIC HEARINGS**

- 1. 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. Continued from 5/7/14 meeting.**

**ACTION: Recommended City Council adoption of the Downtown Concord Specific Plan, 4-0. (Hoag motioned, McGallian seconded.)**

## **VII. COMMISSION CONSIDERATIONS**

- 1. CIP and TIP General Plan Consistency** – Review of the proposed 2014-2015 Fiscal Year (FY) Capital Improvement Program (CIP) and Transportation Improvement Program (TIP) for consistency with the adopted General Plan pursuant to Government Code Section 65401. **Project Engineer: Robert Ovadia @ (925) 671-3470.**

**ACTION: The 2014-2015 Fiscal Year Capital Improvement Program and Transportation Improvement Program were reviewed and are consistent with the General Plan, 5-0. (Mercurio motioned, Avila seconded.)**

**VIII. STAFF REPORTS / ANNOUNCEMENTS – A. Mogensen announced the June 18<sup>th</sup> meeting is cancelled.**

**IX. COMMISSION REPORTS / ANNOUNCEMENTS – C. Obringer welcomed Andy Mogensen as the Planning Commission Secretary.**

**X. FUTURE PUBLIC HEARING ITEMS – None.**

**XI. ADJOURNMENT – 8:35 p.m. (Approved 5-0. Hoag motioned, McGallian seconded.)**

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**NEXT PLANNING COMMISSION MEETINGS:**

June 4, 2014: 6:30 pm – Council Chambers – Study Session

7:00 pm – Council Chambers – Regular Meeting

June 18, 2014: 7:00 pm – CANCELLED

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