



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, November 19, 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: J. Mercurio, E. Avila, R. Hoag, T. McGallian

Commissioner Absent: C. Obringer

Staff Present: A. Mogensen, S. Brown, J. Ryan, L. Simpson

Audience in Attendance: 5 people

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

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

### IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *The Housing Element was moved to the last item to be discussed.*

### V. CONSENT CALENDAR

#### 1. 10/15/14 Meeting Minutes

**ACTION:** *Approved, 4-0. (Avila motioned, Mercurio seconded.)*

**VI. PUBLIC HEARINGS**

- 1. City of Concord Housing Element Update 2014-2022 (PL1400339 - GP) –** City-initiated General Plan Amendment for the City of Concord Housing Element Update 2014-2022. The Housing Element is a required element of the General Plan that includes goals, programs and policies to address the housing needs of the City. The City’s existing Housing Element covers the current period of July 1, 2007 to June 30, 2014 and was adopted on November 16, 2010. The Housing Element Update (Update), proposed for adoption covers the next eight (8) year period of 2014 to 2022. The Update identifies and analyzes the existing and projected housing needs for the City based on a Regional Housing Needs Allocation (RHNA) issued by the Association of Bay Area Governments. The Update provides goals, policies and programs and documents programs for the preservation, improvement and development of housing. The Housing Element is mandated under California Government Code Section 65580 and is subject to the review and certification for compliance with State housing element law by the California Department of Housing and Community Development. Pursuant to the California Environmental Quality Act, an Initial Study was prepared to determine the appropriate environmental document for this project and a Negative Declaration of Environmental Significance has been issued for this project and will be considered concurrently with the review and adoption of the Housing Element Update. **Project Planner: Joan Ryan @ (925) 671-3370.**

**ACTION:** *Approved Planning Commission Resolution 14-21 PC recommending City Council adoption of a Negative Declaration and adoption of the Housing Element Update 2014-2022 General Plan Amendment (PL140339-GP) to the Housing Element as Volume V of the 2030 Concord General Plan, 4-0. (Avila motioned, Hoag seconded.)*

**VII. COMMISSION CONSIDERATIONS – None.****VIII. STAFF REPORTS / ANNOUNCEMENTS –** *New Planning Manager, Laura Simpson, was introduced to the Commission.***IX. COMMISSION REPORTS / ANNOUNCEMENTS –** *A. Avila mentioned he attended the San Francisco Planning and Urban Research Association lunch.***X. FUTURE PUBLIC HEARING ITEMS –** *A. Mogensen announced the next Planning Commission will be held on 12/3 and include a senior living facility project.***XI. ADJOURNMENT – 7:35 p.m. (Hoag motioned, McGallian seconded.)**

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**NEXT PLANNING COMMISSION MEETINGS:**

December 3, 2014: 7:00 pm – Council Chambers  
December 17, 2014: 7:00 pm – Council Chambers

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