



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, November 18, 2015  
6:30 p.m. – Council Chamber  
1950 Parkside Drive, Concord

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Planning Commission Members:

Robert Hoag, Chair

Ernesto A. Avila, Vice Chair

Jason Laub, Commissioner

Carlyn Obringer, Commissioner

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## REGULAR MEETING 6:30 p.m. – Council Chamber

### I. ROLL CALL:

**Commissioners Present:** R. Hoag, E. Avila, J. Laub, C. Obringer

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

**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 – *None.*

### V. CONSENT CALENDAR

#### 1. 10/21/15 Meeting Minutes

**ACTION:** *Approved, 3-0-1. (Obringer motioned, Laub seconded. Avila abstained.)*

- #### 2. Pine Street Town Houses Extension (PL15400 – TM) – Application for a proposed one-year extension of the approval for the Pine Street Town Houses (TR 9305), Use Permit (UP 11-001), Vesting Tentative Map (TM 11-001), Variance (VA 11-001), and Design Review (DR 11-010) for a 8-lot subdivision with a remainder parcel on a 0.23-acre site at 1561 Pine Street. This entitlement was approved by the Planning Commission on October 5, 2011. The General Plan designation is High Density Residential; Zoning classification is RH (High Density Residential); APN 128-010-079. Pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as a Class 32 Categorical Exemption, and therefore, no further environmental review is required. The City of Concord Planning Commission approved the Use Permit, Vesting Tentative Map, Variance, and Design Review on October 5, 2011. No appeals were filed,

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and all statutes of limitations have expired. For purposes of CEQA, a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. In-depth review of the Pine Street Town Houses has occurred, that project has been approved, and no changes are being proposed. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a one year extension. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

**ACTION:** *Approved with a direction to bring this item back to the Design Review Board for further review of elevations and alterations, 4-0. (Avila motioned, Obringer seconded.)*

## VI. PUBLIC HEARINGS

1. **Model Water Efficient Landscape Ordinance (PL15453 – MC)** – Proposal of an adoption of Resolution No. 15-14 PC recommending City Council adoption of the State Model Water Efficient Landscaping Ordinance by Reference. Staff has determined that the adoption of the proposed Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2), Section 15060(c)(3), Section 15268, and Section 15061 (b)(3), in that 1) the Amendment will not result in a direct or reasonably foreseeable indirect physical change in the environment, 2) the proposal complies with a requirement of the State of California and not a project as defined in Section 15378, 3) landscaping is typically a ministerial action associated with a building permit and deemed exempt from CEQA under Section 15268, and 4) the proposed Amendment to is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. **Project Planner: Andrew Mogensen @ (925) 671-3332**

**ACTION:** *Recommended City Council approval of the Model Water Efficient Landscape Ordinance, 4-0. (Obringer motioned, Avila seconded.)*

## VII. COMMISSION CONSIDERATIONS – None.

## VIII. STAFF REPORTS / ANNOUNCEMENTS

1. **Corridor Study Update – Project Planner: Joan Ryan (925) 671-3370**

## IX. COMMISSION REPORTS / ANNOUNCEMENTS – Commissioner Obringer reported on the Bicycle and Pedestrian Advisory Committee which took place on Monday, November 16<sup>th</sup> and mentioned the upcoming special meeting on December 14<sup>th</sup>. She also commented on her recent TRANSPAC meeting. Commissioner Avila commended Mayor Grayson on the letter he wrote to BART asking to undue the recent changes to the number of trains stopping at Pleasant Hill and not continuing to Concord.

**X. FUTURE PUBLIC HEARING ITEMS – *L. Simpson stated there will be two meetings in December with an update on the Subdivision Ordinance on December 2<sup>nd</sup> and a hearing on a rezoning for a major subdivision at the December 16<sup>th</sup> meeting***

**XI. ADJOURNMENT – 7:30 p.m. (*Laub motioned, Avila seconded.*)**

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**NEXT PLANNING COMMISSION MEETINGS:**

December 2, 2015: 6:30 pm – Council Chambers

December 16, 2015: 6:30 pm – Council Chambers

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