



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, February 3, 2016
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Ernesto A. Avila, Chair
Jason Laub, Vice Chair

Ray Barbour, Commissioner
Carlyn Obringer, Commissioner

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

I. ROLL CALL:

Commissioners Present: E. Avila, J. Laub, L. Anderson, R. Barbour, C. Obringer
Staff Present: L. Simpson, S. Brown, F. Abejo, J. Ryan
Audience in Attendance: 6 people

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

III. PUBLIC COMMENT PERIOD – *None.*

IV. OATH OF OFFICE – For Commissioner LaMar Anderson

V. REORGANIZATION OF PLANNING COMMISSION

1. Nomination and designation of the Chairperson of the Planning Commission for 2016/17.

ACTION: *Ernesto Avila appointed Chairperson, 5-0. (Obringer motioned, Barbour seconded.)*

2. Nomination and designation of the Vice Chairperson of the Planning Commission for 2016/17.

ACTION: *Jason Laub appointed Vice Chairperson, 5-0. (Obringer motioned, Barbour seconded.)*

VI. COMMISSION APPOINTMENTS

1. Nomination and designation of Design Review Board Liaison and Alternate for 2016/17.

ACTION: *Ernesto Avila, Liaison, (Obringer motioned, Barbour seconded) and Jason Laub, Alternate, (Obringer motioned, Barbour seconded), 5-0.*

2. Nomination and designation of TRANSPAC Liaison and Alternate for 2016/17.

ACTION: *Carlyn Obringer, Liaison and Jason Laub, Alternate, (Amended motion by Laub, Obringer seconded), 5-0.*

3. Nomination and designation of Bicycle and Pedestrian Advisory Committee Representative and Alternate for 2016/17.

ACTION: *Carlyn Obringer, Liaison and Jason Laub, Alternate, (Avila motioned, Laub seconded), 5-0.*

VII. ADDITIONS / CONTINUANCES / WITHDRAWALS – None.**VIII. CONSENT CALENDAR**

1. **1/6/16 Meeting Minutes**

ACTION: *Approved, 4-0-1. (Obringer motioned, Barbour seconded. Anderson abstained.)*

VII. PUBLIC HEARINGS

1. **Willows Shopping Center Master Sign Program (PL15259 – UP, DR) –** Application for a Use Permit and Design Review to amend the Willows Shopping Center Master Sign Program located at 1969 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-005. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to Sections 15301 (Class 1 – Existing Facilities), 15302 (Class 2 – Replacement or Reconstruction) and 15303 (Class 3 – New Construction or Conversion of Small Structures). **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Approved with amended resolution, 5-0. (Obringer motioned, Laub seconded.)*

2. **Secondary Living Unit Text Amendment to the Development Code (PL16024 – DC) –** City-initiated text amendment to Section 18.200.180 Secondary Living Units of the Concord Development Code and recommends adoption of an Addendum to the 2012 SEIR for the Secondary Living Unit Text Amendment to the Development Code. The proposed changes would eliminate the provision for a required deed restriction for owner occupancy of one of the units on the parcel.

At the same time, a Pilot Program for Secondary Living Units will be discussed including fee reductions for the smaller (640 sq. ft. or less) units in order to fulfill Program H-1.4.4 within the City's Housing Element Update. Pursuant to the provisions of the Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as exempt pursuant to 15061(B)(3), and no further environmental review is required.
Project Planner: Joan Ryan @ (925) 671-3370

ACTION: *Approved Planning Commission Resolution 16-01 PC recommending City Council approval, 5-0. (Laub motioned, Barbour seconded.)*

VIII. COMMISSION CONSIDERATIONS

1. General Plan Annual Progress Report

ACTION: *Recommended acceptance of the General Plan Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development, 5-0. (Obringer motioned, Laub seconded.)*

X. **STAFF REPORTS / ANNOUNCEMENTS** – *L. Simpson announced the upcoming Planning Commissioner's Academy and the cancellation of the March 2nd Planning Commission meeting due to this conference.*

XI. **COMMISSION REPORTS / ANNOUNCEMENTS** – *E. Avila reported that he chaired the Annual Salinity Summit in Las Vegas last week and explained what was presented.*

XII. **FUTURE PUBLIC HEARING ITEMS** – *L. Simpson announced an appeal hearing will occur on February 17th and the March 2nd meeting will be cancelled. She also announced there will be an upcoming Bicycle and Pedestrian Advisory Committee Meeting on February 22nd and a Todos Santos Design Guidelines joint meeting with Council Committee on Early California Architecture and the Design Review Board members will be February 8th.*

XIII. **ADJOURNMENT** – *8:09 p.m. (Laub motioned, Obringer seconded.)*

NEXT PLANNING COMMISSION MEETINGS:

February 17, 2016: 6:30 pm – Council Chambers
March 2, 2016: 6:30 pm – Council Chambers
