



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, February 17, 2016
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Ernesto A. Avila, Chair

Jason Laub, Vice Chair

LaMar Anderson, Commissioner

Ray Barbour, Commissioner

Carlyn Obringer, Commissioner

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

I. ROLL CALL:

Commissioners Present: J. Laub, L. Anderson, R. Barbour, C. Obringer

Commissioner Absent: E. Avila

Staff Present: L. Simpson, S. Brown, A. Mogensen, G. Swanger,
R. Norris, K. Soibelman

Audience in Attendance: 3 people

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

III. PUBLIC COMMENT PERIOD – *None.*

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

V. CONSENT CALENDAR

1. 2/3/16 Meeting Minutes

ACTION: *Approved with a modification, 4-0. (Obringer motioned, Anderson seconded.)*

VI. PUBLIC HEARINGS

1. **Concord Recycling Center Appeal (PL16011 – AC)** – Consideration of Pleasant Paper Recycling Inc.’s (dba “Concord Recycling Center”) Appeal of a Planning Division Interpretation of Concord Development Code Section 18.40.010(D) Regarding Outdoor Storage in the Service Commercial (SC) Zoning District and amendments to Use Permits 01-00 and 03-11 for 1320 and 1313 Galaxy Way to allow outdoor storage pursuant to Development Code Sections 18.200.170.D. and E. The Planning Commission’s consideration of and action on the Appeal does not constitute a “project” within the meaning of Public Resources Code Section 21065, 14 Cal Code Regs. Sections

15060(c)(2), 15060(c)(3), or 15378 because it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Even if such activities did constitute a project under the CEQA, staff believes the activities they fall within the “common sense” CEQA exemption set forth in 14 Cal Code Regs. Section 15061(b)(3), excluding projects where “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” Moreover, even if the activities did not qualify for the common sense exemption, they are exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures) because, among other things, they involve minor alterations to existing facilities, replacement or reconstruction of existing facilities, and construction and location of limited numbers of new small facilities or structures, all as further detailed in the staff report and attachments thereto. **Project Planner: Andrew Mogensen @ (925) 671-3332.**

ACTION: *Continued to March 16, 2016, 4-0. (Obringer motioned, Barbour seconded.)*

VII. COMMISSION CONSIDERATIONS – None.

VIII. STAFF REPORTS / ANNOUNCEMENTS – L. Simpson announced there will be a Bicycle and Pedestrian Advisory Committee meeting on February 22nd at 5:30 p.m. at City Hall and also announced the upcoming Planning Commission Academy is March 2nd through the 4th and therefore the March 2nd meeting will be cancelled. C. Obringer announced she will be unable to attend the March 16th meeting.

IX. COMMISSION REPORTS / ANNOUNCEMENTS – None.

X. FUTURE PUBLIC HEARING ITEMS – L. Simpson announced the next scheduled Planning Commission meeting will be March 16th with the March 2nd meeting being cancelled.

XI. ADJOURNMENT – 7:40 p.m. (Barbour motioned, Obringer seconded.)

NEXT PLANNING COMMISSION MEETINGS:

March 2, 2016: CANCELLED
March 16, 2016: 6:30 pm – Council Chamber
