



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, March 16, 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

Commissioner Absent: E. Avila, C. Obringer

Staff Present: A. Mogensen, S. Brown, R. Williams, K. Soibelman

Audience in Attendance: 2 people

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

III. PUBLIC COMMENT PERIOD – *None.*

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

V. CONSENT CALENDAR

1. 2/17/16 Meeting Minutes

ACTION: *Approved, 3-0. (Barbour 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. This item was continued from the February 17, 2016 meeting.**

ACTION: *This item was continued to the May 18th Planning Commission meeting, 3-0. (Anderson motioned, Barbour seconded.)*

VII. COMMISSION CONSIDERATIONS – None.

VIII. STAFF REPORTS / ANNOUNCEMENTS – A. Mogensen announced the May 4th Planning Commission meeting will be cancelled.

IX. COMMISSION REPORTS / ANNOUNCEMENTS – Commissioner Anderson reported on his recent attendance at the Planning Commissioners Academy and stated it was his honor to serve on the Commission and work with City staff. Commissioner Laub expressed his thanks to staff for allowing him to attend the Planning Commissioners Academy.

X. FUTURE PUBLIC HEARING ITEMS – None.

XI. ADJOURNMENT – 6:50 p.m. (Barbour motioned, Anderson seconded.)

NEXT PLANNING COMMISSION MEETINGS:

April 6, 2016: 6:30 pm – Council Chamber
April 20, 2016: 6:30 pm – Council Chamber
