



# ANNOTATED AGENDA

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## SPECIAL MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

***\*\*Please note special meeting date\*\****

**Monday, May 2, 2016  
6:30 p.m. – Council Chamber  
1950 Parkside Drive, Concord**

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Planning Commission Members:  
Carlyn Obringer, Chair  
Jason Laub, Vice Chair

LaMar Anderson, Commissioner  
Ray Barbour, Commissioner

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

### I. ROLL CALL:

**Commissioners Present: J. Laub, L. Anderson, R. Barbour**  
**Commissioner Absent: C. Obringer**  
**Staff Present: L. Simpson, M. Kotzebue**  
**Audience in Attendance: 7 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. 4/20/16 Meeting Minutes

*No public comment*

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

### VI. PUBLIC HEARINGS

1. **2799 Clayton Road Appeal (PL16125 – AC)** – Appeal from the Nootbaar Charitable Remainder Unitrust (“Nootbaar Crut”) of a Zoning Interpretation by the Community and Economic Development Director of Concord Development Code Section 18.530.040 regarding non-conforming uses, with respect to a convenience store with alcohol sales. The Planning Commission’s consideration of and action on the Appeal does not constitute a “project” within the meaning of

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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 fall within the “common sense” CEQA exemption set forth in 14 Cal Code Regs. Section 15061(b)(3). 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). **Project Planner: Laura Simpson @ (925) 671-3369**

**ACTION: *Denied the appeal, 3-0. (Laub motioned, Anderson seconded)***

**VII. COMMISSION CONSIDERATIONS – *None***

**VIII. STAFF REPORTS / ANNOUNCEMENTS – *Planning Manager Laura Simpson announced on Thursday, May 5<sup>th</sup> at 5:30 p.m. there will be a community wide workshop on the Draft Bicycle and Pedestrian Master Plan at the Concord Senior Center.***

**IX. COMMISSION REPORTS / ANNOUNCEMENTS – *None***

**X. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced the cancellation of the May 4<sup>th</sup> meeting and at the May 18<sup>th</sup> meeting there will be a study session on the Bicycle and Pedestrian Master Plan, an update on the Corridors Plan, and a hearing on the Capital Improvement Program.***

**XI. ADJOURNMENT – *7:32 p.m. (Barbour motioned, Anderson seconded)***

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**NEXT PLANNING COMMISSION MEETINGS:**

May 4, 2016: **CANCELLED**  
May 18, 2016: 6:30 pm – Council Chamber

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