



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, June 15, 2016
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Carlyn Obringer, Chair
Jason Laub, Vice Chair

LaMar Anderson, Commissioner
Ray Barbour, Commissioner

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

I. ROLL CALL:

Commissioners Present: C. Obringer, J. Laub, L. Anderson, R. Barbour
Staff Present: A. Mogensen, M. Kotzebue, F. Abejo, J. Ryan
Audience in Attendance: 28 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. 6/1/16 Meeting Minutes

No public comment

ACTION: *Approved, 4-0. (Laub 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. This item was continued from the March 16, 2016 Planning Commission hearing. **Project Planner: Andrew Mogensen @ (925) 671-3332**

ACTION: *Appeal denied, 4-0. (Laub motioned, Barbour seconded.)*

2. **Woodside Place Residential Care Facility (PL16070 – UP)** – Application to establish a 12-bed residential care facility for the elderly at 1795 Woodside Court. The General Plan designation is Low Density Residential; Zoning classification is RS-8 (Single-family residential; minimum 8,000 square foot lots); APN: 114-360-017. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to Section 15301 Class 1 “Existing Facilities,” and Section 15303 Class 3 “New Construction or Conversion of Small Structures,” and therefore no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Requested staff to return with findings for denial, 4-0. (Laub motioned, Anderson seconded.)*

3. **DG Concord LLC Amendments (PL15497 – TA, GPA, RZ)** – Application by DG Concord LLC for a proposed amendment to the General Plan, Downtown Specific Plan, Development Code Section 18.45.010(C), and a Change of Zoning from Downtown Mixed Use (DTMU/DMX) to West Concord Mixed Use (WCMU/WMX) for six parcels located on the north side of Concord Avenue between State Highway 242 and Bonifacio Street. An Addendum to the 2012 Supplemental Environmental Impact Report for the 2030 Concord General Plan (SEIR) dated May 2016 has been prepared for consideration with the proposed actions. **Project Planner: Andrew Mogensen @ (925) 671-3332**

ACTION: *Approved Planning Commission Resolutions 16-09 PC, 16-10 PC, and 16-11 PC, recommending City Council approval and adoption, 4-0. (Barbour motioned, Anderson seconded.)*

4. **Inclusionary Housing Text Amendment to the Development Code (PL16109 – DC)** - Proposal of a text amendment to Section 18.185.020(1) of the Concord Development Code to provide for a Reduction in the Minimum Applicable Project Size, subject to the Inclusionary Housing Ordinance from Five Units to Two Units or more. The proposed changes would reduce the project size for those projects subject to the City’s Inclusionary Housing Ordinance. 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 16-05 PC recommending the City Council pass an Ordinance approving the Development Code Amendment (PL160109-DC) to Sections 18.185.020 and 18.185.040 to reduce the minimum applicable project size, subject to the Affordable Housing Ordinance, from five units to two, subject to an annual review, 4-0. (Laub motioned, Anderson seconded.)*

VII. COMMISSION CONSIDERATIONS – None

VIII. STAFF REPORTS / ANNOUNCEMENTS – A. Mogensen announced the Housing and Economic Development Committee will be hosting a rental housing workshop on Monday, June 27, 2016 at 5:30 P.M. in the City Council chambers with another workshop to be held on Tuesday, July 26th at the City Council meeting. He also announced the last Bicycle and Pedestrian Plan advisory committee meeting will be held on Monday, July 25th and the item will return to the Planning Commission for consideration on August 3rd.

IX. COMMISSION REPORTS / ANNOUNCEMENTS – None

X. FUTURE PUBLIC HEARING ITEMS – A. Mogensen announced the next Planning Commission on July 6th will contain the Woodside Place Care Facility continued item.

XI. ADJOURNMENT – Adjournment made in memory of the victims of the recent Orlando shootings at 10:11 p.m., 4-0. (Laub motioned, Anderson seconded.)

NEXT PLANNING COMMISSION MEETINGS:

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