



ANNOTATED AGENDA

SPECIAL MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, January 25, 2017
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Jason Laub, Chair

Ray Barbour, Vice Chair

Dominic Aliano, Commissioner

LaMar Anderson, Commissioner

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

I. ROLL CALL:

Commissioners Present: J. Laub, R. Barbour, D. Aliano, L. Anderson

Staff Present: L. Simpson, M. Kotzebue, F. Abejo, M. Cass

Audience in Attendance: 5 people

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

III. PUBLIC COMMENT PERIOD – *None*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR

1. 12/07/16 Meeting Minutes

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

2. 12/15/16 Meeting Minutes

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

VI. PUBLIC HEARINGS

- 1. Development Code Clean-Up Amendment (PL 16520 – MC)** – City-initiated Development Code Update to correct minor code errors and inconsistencies, and to implement actions mandated by the State Legislature. The proposed Development Code Updates concern Sections 18.20.020 Use Classifications; 18.20.030 Definitions; 18.30.040 Residential Districts Development Standards; 18.150.040 Fences and Walls; 18.150.170 Traffic Visibility at Intersections and Driveways; 18.160.040 Parking Requirements; 18.200.050 Child Day Care

Facilities; 18.405.020 Multiple Permit Applications; 18.405.040 Preliminary Application; 18.415.100 Design and Site Review Decision and Findings; 18.425 Minor Exceptions; and the Allowed Uses and Permit Requirements tables for all zoning districts. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to 15061(B)(3), and no further environmental review is required. Because the proposed changes are minor in nature and constitute error corrections, the codification of existing policy, or are the result of State legislative action, the proposed code amendments will have no impact on the environment. In addition, future projects which may be affected by any of the proposed changes would be individually addressed under the California Environmental Quality Act. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: Adopted Resolution 17-02 PC recommending City Council adoption of an ordinance approving a Development Code Amendment consistent with the revisions identified in Exhibits A through I of said resolution, as amended to reflect the amendment recommended by Chair Laub, 4-0. (Anderson motioned, Aliano seconded.)

VII. COMMISSION CONSIDERATIONS – None

VIII. STAFF REPORTS / ANNOUNCEMENTS

- 1. Community Choice Energy – Presentation on the Draft Technical Study for Community Choice Aggregation Program in Contra Costa County. **Project Planner: Michael Cass @ (925) 671-3332****

IX. COMMISSION REPORTS / ANNOUNCEMENTS – *Commissioner Aliano announced that he attended the State of the City address today along with Commissioner Barbour and Commissioner Anderson. He stated Mayor Hoffmeister and the Concord Chamber of Commerce did a great job on the event.*

X. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced the next Planning Commission meeting on February 1st will contain the Park N Shop Design Guidelines, a study session on the Grant Street Apartments, a General Plan Annual Progress report, and a Heritage Tree designation report. She also mentioned the next scheduled meeting on February 15th will contain the accessory dwelling unit regulations and the March 1st meeting will be cancelled with a special meeting occurring on March 6th and containing a hearing for Concord Village.*

XI. ADJOURNMENT – 8:45 p.m. (Aliano motioned, Barbour seconded)

NEXT PLANNING COMMISSION MEETINGS:

February 1, 2017: 6:30 pm
February 15, 2017: 6:30 pm
