

REGULAR MEETING OF THE
CITY OF CONCORD PLANNING COMMISSION
COUNCIL CHAMBER, 1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA

WEDNESDAY, MAY 21, 2014

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Carlyn Obringer at 7:00 P.M., Wednesday, May 7, 2014, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Carlyn Obringer
Vice Chair John Mercurio
Commissioner Ernie Avila
Commissioner Robert Hoag
Commissioner Tim McGallian

STAFF PRESENT: Andrew Mogensen, Interim Planning Manager
Susanne Brown, Senior Assistant City Attorney
Joan Ryan, Senior Planner
Robert Ovadia, City Engineer

II. PLEDGE TO THE FLAG

Commissioner Hoag led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

Interim Planning Manager Andrew Mogensen introduced a memorandum with changes to the 5/7/14 draft Planning Commission minutes.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner Avila, and seconded by Commissioner McGallian to approve the meeting minutes of May 7, 2014 with benched corrections. The motion was passed by the following vote:

AYES: Avila, McGallian, Mercurio, Obringer
 NOES: None
 ABSTAIN: Hoag
 ABSENT: None

FAST AUTO LOAN APPEAL (PL140098 – AP)

The Planning Commission approved Resolution 14-11PC modifying the Planning Division’s official interpretation regarding the use of property for a “car title loan business” under the Concord Development Code and determining the use is not allowed in any zone. The motion was made by Commissioner Avila and seconded by Commissioner Mercurio. The motion was passed by the following vote:

AYES: Avila, Mercurio, Hoag, McGallian, Obringer
 NOES: None
 ABSTAIN: None
 ABSENT: None

VI. PUBLIC HEARINGS

The notice of this public hearing was published in the Contra Costa Times and posted in the City’s posting cabinet on May 16, 2014.

Chair Obringer recused herself from the Downtown Concord Specific Plan public hearing.

Downtown Concord Specific Plan (PL14160 – GP) - The City of Concord proposes to adopt the Downtown Concord Specific Plan. The Downtown Plan is a document that includes policies, measures and strategies to develop a defined geographic area. The Downtown Plan will serve as an economic development tool with the advantage of combining land use plan, specific zoning, context specific policies to address unique conditions and financing programs into one comprehensive package. The objectives of the Downtown Plan are to: 1) develop a Downtown vision; 2) provide a community engagement process to further the development of the Plan; 3) prepare goals, policies and implementation strategies to promote enhanced pedestrian and bicycle access to and from the BART Station, attractive high-density infill, incentives for affordable housing, and improved transit opportunities; and 4) develop strategies to spur new development. The Plan will leverage future state and regional grant funding toward the Downtown. Pursuant to the California Environmental Quality Act, an Addendum to the Final Supplemental Environmental Impact Report (SEIR) to the 2030 Concord General Plan EIR for the Concord Development Code has been prepared for this project and will be considered concurrently. Project Planner: Joan Ryan @ (925) 671-3370. *Continued from 5/7/14 meeting.*

Project Planner Joan Ryan presented the staff report.

Public Comment

The following individuals spoke regarding the project: Nati Flores, Lorena Cruz, Francisco Rios, Sweety Sharma, and Ray Barbour.

Motion was made by Commissioner Hoag and seconded by Commissioner McGallian to adopt Resolution No. 14-14PC recommending City Council adoption of the Downtown Concord Specific Plan. The motion passed by the following vote:

AYES: Hoag, McGallian, Avila, Mercurio
 NOES: None
 ABSTAIN: Obringer (recused)
 ABSENT: None

Chair Obringer rejoined the Commission.

VII. COMMISSON CONSIDERATIONS

CIP and TIP General Plan Consistency – Review of the proposed 2014-2015 Fiscal Year (FY) Capital Improvement Program (CIP) and Transportation Improvement Program (TIP) for consistency with the adopted General Plan pursuant to Government Code Section 65401. Project Engineer: Robert Ovidia @ (925) 671-3470.

City Engineer Robert Ovidia presented the staff report.

After review, the Planning Commission determined the 2014-2015 Fiscal Year Capital Improvement Program and Transportation Improvement Program are consistent with the General Plan. Motion was made by Commissioner Mercurio and seconded by Commissioner Avila. The motion passed by the following vote:

AYES: Mercurio, Avila, Hoag, McGallian, Obringer
 NOES: None
 ABSTAIN: None
 ABSENT: None

VIII. STAFF REPORTS / ANNOUNCEMENTS

Interim Planning Manager Andrew Mogensen announced that the June 18th Planning Commission meeting has been cancelled.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Chair Obringer welcomed Andrew Mogensen as the new Planning Commission Secretary.

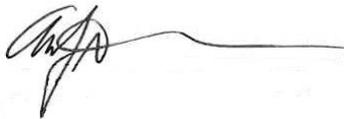
X. FUTURE PUBLIC HEARING ITEMS

None were announced.

XI. ADJOURNMENT

Commissioner Hoag moved to adjourn at 8:35 P.M. Commissioner McGallian seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Andrew J. Mogensen, AICP
Planning Commission Secretary
Interim Planning Manager



Transcribed by Grant Spilman,
Administrative Coordinator