

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

**Wednesday, June 4, 2014**

A Study Session of the Planning Commission, City of Concord, was called to order by Chair Carlyn Obringer at 6:30 P.M., Wednesday, June 4, 2014, in the City of Council Chamber. All members were present.

**STUDY SESSION**

6:30 PM Council Chamber

**I. STUDY SESSION ITEM**

**Board & Commissions Survey** – Assistant City Manager Scott Johnson and City Clerk Mary Rae Lehman gave the results of the Boards and Commission survey to the Planning Commission.

Chair Obringer moved to recess at 7:05 pm.

**REGULAR MEETING**

Meeting reconvened at 7:15 pm - Council Chamber

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 7:15 P.M., Wednesday, June 4, 2014, in the City Council Chamber.

**I. ROLL CALL**

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

COMMISSIONER ABSENT: Vice Chair John Mercurio

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

**II. PLEDGE TO THE FLAG**

Commissioner Hoag led the pledge.

**III. PUBLIC COMMENT PERIOD**

No public comment was heard.

**IV. ADDITIONS / CONTINUANCES / WITHDRAWALS**

Staff reported there were no changes to the agenda.

**V. CONSENT CALENDAR**

**APPROVAL OF MINUTES**

Motion was made by Commissioner Avila, and seconded by Commissioner McGallian to approve the meeting minutes of May 21, 2014 with a modification to the Fast Auto Loan Appeal action. The clarification "Resolution 14-11PC modifying" replaced "the modification" in the minutes. The motion was passed by the following vote:

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

**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 30, 2014.

No public hearings were heard.

**VII. COMMISSON CONSIDERATIONS**

**Housing Element Update** – The City of Concord proposes to review the draft Housing Element Update 2014-22 for Cycle 5. The Housing Element is a required element of the General Plan that includes goals, programs and policies to address the housing needs of the City. The City's existing Housing Element covers the current period of July 1, 2007 to June 30, 2014 and was adopted on November 16, 2010. A copy of the Concord 2010 Housing Element can be viewed on the City's website. The Housing Element Update, proposed to be submitted through this process, will cover the next eight (8) year period of 2014 to 2022. The draft Housing Element Update is scheduled to also be reviewed by the Council in July and then submitted to the State Department of Housing and Community Development (HCD) for a 60-day review and comment period. Comments from HCD would be incorporated into the document during September to October 2014. Pursuant to the California Environmental Quality

Act, a Mitigated Negative Declaration is anticipated to be prepared for this project (during Aug. and Sept. 2014) and will be considered concurrently with the review and adoption of the Housing Element Update in December 2014. **Project Planner: Joan Ryan @ (925) 671-3370.**

Project Planner Joan Ryan presented the staff report and Janet Smith-Heimer, Bay Area Economics consultant, presented a PowerPoint presentation. Barry Miller, a sub-consultant with Bay Area Economics (BAE), clarified the fee structure relating to secondary units and the Contra Costa Water District.

The following individuals spoke regarding the update: Delores Loague, Reverend Will McGarvey, Woody Karp, Christina Mun, and Jordan Nunez.

After review, the Planning Commission recommended acceptance of the Draft Housing Element Update 2014-2022 by the City Council for submission to the State Department of Housing and Community Development for 60-day review and comment. Motion was made by Commissioner Avila and seconded by Commissioner McGallian. The motion passed by the following vote:

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

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

Interim Planning Manager Andrew Mogensen announced that the June 18<sup>th</sup> Planning Commission meeting has been cancelled. Mogensen announced the next Planning Commission meeting would be held on July 2<sup>nd</sup>.

**IX. COMMISSION REPORTS/ANNOUNCEMENTS**

Chair Obringer mentioned on June 25<sup>th</sup> there will be a sustainability seminar in the City Council Chambers at 6:30 p.m.

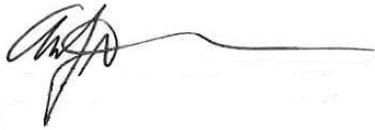
**X. FUTURE PUBLIC HEARING ITEMS**

None were announced.

**XI. ADJOURNMENT**

Commissioner Hoag moved to adjourn at 8:46 P.M. Commissioner McGallian seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in black ink, appearing to read 'A. Mogensen', followed by a long horizontal line extending to the right.

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

A handwritten signature in black ink, appearing to read 'Grant Spilman'.

Transcribed by Grant Spilman,  
Administrative Coordinator