

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

Wednesday, November 18, 2015

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Hoag at 6:30 P.M., Wednesday, November 18, 2015, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Robert Hoag
Vice Chair Ernie Avila
Commissioner Jason Laub
Commissioner Carlyn Obringer

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

II. PLEDGE TO THE FLAG

Commissioner Avila led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner Obringer, and seconded by Commissioner Laub to approve the meeting minutes of October 21 2015. The motion was passed by the following vote:

AYES: Obringer, Laub, Hoag
NOES: None
ABSTAIN: Avila
ABSENT: None

Pine Street Town Houses Extension (PL15400 – TM) – Application for a proposed one-year extension of the approval for the Pine Street Town Houses (TR 9305), Use Permit (UP 11-001), Vesting Tentative Map (TM 11-001), Variance (VA 11-001), and Design Review (DR 11-010) for a 8-lot subdivision with a remainder parcel on a 0.23-acre site at 1561 Pine Street. This entitlement was approved by the Planning Commission on October 5, 2011. The General Plan designation is High Density Residential; Zoning classification is RH (High Density Residential); APN 128-010-079. Pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as a Class 32 Categorical Exemption, and therefore, no further environmental review is required. The City of Concord Planning Commission approved the Use Permit, Vesting Tentative Map, Variance, and Design Review on October 5, 2011. No appeals were filed, and all statutes of limitations have expired. For purposes of CEQA, a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. In-depth review of the Pine Street Town Houses has occurred, that project has been approved, and no changes are being proposed. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a one year extension. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

David Burchard, project applicant, clarified questions from the Planning Commission.

Motion was made by Commissioner Avila and seconded by Commissioner Obringer to have this item brought back to the Design Review Board for further review of the elevations and alterations. The motion was passed by the following vote:

AYES: Avila, Obringer, Hoag, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

VI. PUBLIC HEARINGS

Model Water Efficient Landscape Ordinance (PL15453 – MC) – Proposal of an adoption of Resolution No. 15-14 PC recommending City Council adoption of the State Model Water Efficient Landscaping Ordinance by Reference. Staff has determined that the adoption of the proposed Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2), Section 15060(c)(3), Section 15268, and Section 15061 (b)(3), in that 1) the Amendment will not result in a direct or reasonably foreseeable indirect physical change in the environment, 2) the proposal complies with a requirement of the State of California and not a project as defined in Section 15378, 3) landscaping

is typically a ministerial action associated with a building permit and deemed exempt from CEQA under Section 15268, and 4) the proposed Amendment to is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. **Project Planner: Andrew Mogensen @ (925) 671-3332**

Principal Planner Andrew Mogensen presented the report.

Public Comment

Ray Barbour asked if a vegetable garden would be considered landscaping. Principal Planner Andrew Mogensen stated it would.

Motion was made by Commissioner Obring and seconded by Commissioner Avila to adopt Planning Commission Resolution 15-14 PC recommending City Council approval of the Model Water Efficient Landscape Ordinance. The motion passed by the following vote:

AYES: Obring, Avila, Hoag, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

VII. COMMISSION CONSIDERATIONS

None were announced.

VIII. STAFF REPORTS / ANNOUNCEMENTS

1. Corridor Study Update – Project Planner: Joan Ryan (925) 671-3370

Public Comment

Ray Barbour commented on parking at BART.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Obring reported on the Bicycle and Pedestrian Advisory Committee which took place on Monday, November 16th and mentioned the upcoming special meeting on December 14th. She also commented on her recent TRANSPAC meeting. Commissioner Avila commended Mayor Grayson on the letter he wrote to BART asking to undue the recent changes to the number of trains stopping at Pleasant Hill and not continuing to Concord.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson stated there will be two meetings in December with an update on the Subdivision Ordinance on December 2nd and a hearing on a rezoning for a major subdivision at the December 16th meeting.

XI. ADJOURNMENT

Commissioner Laub moved to adjourn at 7:30 P.M. Commissioner Avila seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson
Planning Commission Secretary
Planning Manager



Transcribed by Grant Spilman,
Administrative Coordinator