

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

**Wednesday, February 17, 2016**

A regular meeting of the Planning Commission, City of Concord, was called to order by Vice Chair Laub at 6:30 P.M., February 17, 2016, in the City Council Chamber.

**I. ROLL CALL**

COMMISSIONERS PRESENT: Vice Chair Jason Laub  
Commissioner LaMar Anderson  
Commissioner Ray Barbour  
Commissioner Carlyn Obringer

COMMISSIONER ABSENT: Chair Ernesto Avila

STAFF PRESENT: Laura Simpson, Planning Manager  
Susanne Brown, Senior Assistant City Attorney  
Andrew Mogensen, Principal Planner  
Guy Swanger, Chief of Police  
Sgt. Russ Norris, Police Department  
Kimberly Soibelman, Code Enforcement

**II. PLEDGE TO THE FLAG**

Commissioner Anderson 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 Anderson to approve the meeting minutes of February 3 2016 with a modification. The motion was passed by the following vote:

AYES: Obringer, Anderson, Barbour, Laub  
NOES: None  
ABSTAIN: None  
ABSENT: Avila

## 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. **Project Planner: Andrew Mogensen @ (925) 671-3332.**

Principal Planner Andrew Mogensen presented the report.

Sgt. Russ Norris and code enforcement officer, Kimberly Soibelman, presented past code enforcement violations at Pleasant Hill Recycling Center.

Ray Rockwell, from Concord Recycling Center, gave a presentation and answered questions from the Planning Commission.

Mike Jennings, from Concord Recycling Center, answered a question from the Planning Commission regarding storage of materials.

Garret Deal, representing Concord Recycling Center, commented on potential hurdles the business will need to accomplish and that the company is willing to work with staff.

Motion was made by Commissioner Obringer and seconded by Commissioner Barbour to continue this item to the March 16, 2016 Planning Commission meeting. The motion passed by the following vote:

AYES: Obringer, Barbour, Anderson, Laub  
NOES: None  
ABSTAIN: None  
ABSENT: Avila

**VII. COMMISSION CONSIDERATIONS**

There were none.

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

Planning Manager Laura Simpson announced there will be a Bicycle and Pedestrian Advisory Committee meeting on February 22<sup>nd</sup> at 5:30 p.m. at City Hall and also announced the upcoming Planning Commission Academy is March 2<sup>nd</sup> through the 4<sup>th</sup> and therefore the March 2<sup>nd</sup> meeting will be cancelled. Commissioner Obringer announced she will be unable to attend the March 16<sup>th</sup> meeting.

**IX. COMMISSION REPORTS/ANNOUNCEMENTS**

There were none.

**X. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the next scheduled Planning Commission meeting will be March 16<sup>th</sup> with the March 2<sup>nd</sup> meeting being cancelled.

**XI. ADJOURNMENT**

Commissioner Barbour moved to adjourn at 7:40 P.M. Commissioner Obringer 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