

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

Wednesday, March 16, 2016

A regular meeting of the Planning Commission, City of Concord, was called to order by Vice Chair Laub at 6:30 P.M., March 16, 2016, in the City Council Chamber.

I. ROLL CALL

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

COMMISSIONER ABSENT: Chair Ernesto Avila
Commissioner Carlyn Obringer

STAFF PRESENT: Andrew Mogensen, Principal Planner
Susanne Brown, Senior Assistant City Attorney

II. PLEDGE TO THE FLAG

Commissioner Barbour 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 Barbour, and seconded by Commissioner Anderson to approve the meeting minutes of February 17 2016. The motion was passed by the following vote:

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

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 stated the applicant has requested this item be continued to the May 18th meeting.

Motion was made by Commissioner Anderson 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: Anderson, Barbour, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: Avila, Obringer

VII. COMMISSION CONSIDERATIONS

There were none.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Principal Planner Andrew Mogensen announced the May 4th Planning Commission meeting will be cancelled.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Anderson reported on his recent attendance at the Planning Commissioners Academy and stated it was his honor to serve on the Commission and work with City staff. Commissioner Laub expressed his thanks to staff for allowing him to attend the Planning Commissioners Academy.

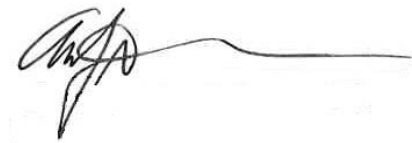
X. FUTURE PUBLIC HEARING ITEMS

None were announced.

XI. ADJOURNMENT

Commissioner Barbour moved to adjourn at 6:50 P.M. Commissioner Anderson seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Andrew Mogensen
Principal Planner



Transcribed by Grant Spilman,
Administrative Coordinator