

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

Wednesday, January 25, 2017

A special meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., January 25, 2017, in the City Council Chamber.

I. ROLL CALL

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

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Frank Abejo, Principal Planner
Michael Cass, Principal Planner

II. PLEDGE TO THE FLAG

Commissioner Aliano led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to approve the meeting minutes of December 7, 2016. The motion was passed by the following vote:

AYES: Aliano, Anderson, Barbour, Laub
NOES: None
ABSTAIN: None
ABSENT: None

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to approve the meeting minutes of December 15, 2016. The motion was passed by the following vote:

AYES: Aliano, Anderson, Barbour, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

VI. PUBLIC HEARINGS

Development Code Clean-Up Amendment (PL 16520 – MC) – City-initiated Development Code Update to correct minor code errors and inconsistencies, and to implement actions mandated by the State Legislature. The proposed Development Code Updates concern Sections 18.20.020 Use Classifications; 18.20.030 Definitions; 18.30.040 Residential Districts Development Standards; 18.150.040 Fences and Walls; 18.150.170 Traffic Visibility at Intersections and Driveways; 18.160.040 Parking Requirements; 18.200.050 Child Day Care Facilities; 18.405.020 Multiple Permit Applications; 18.405.040 Preliminary Application; 18.415.100 Design and Site Review Decision and Findings; 18.425 Minor Exceptions; and the Allowed Uses and Permit Requirements tables for all zoning districts. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to 15061(B)(3), and no further environmental review is required. Because the proposed changes are minor in nature and constitute error corrections, the codification of existing policy, or are the result of State legislative action, the proposed code amendments will have no impact on the environment. In addition, future projects which may be affected by any of the proposed changes would be individually addressed under the California Environmental Quality Act. **Project Planner: Frank Abejo @ (925) 671-3128**

Frank Abejo, Principal Planner, presented the report and answered questions from the Planning Commission.

Public Comment

Jeanette Cooper, Concord resident, asked the Commission to approve the no-cost for a large family day care.

Maria Escobar, Concord resident, commented on the large fee for the permit for operating a large family day care.

Elianna Campos, Concord resident and day care provider, explained the importance and need for day cares and asked the Commission to consider the fees associated with it.

Benu Chhabra, Concord resident and day care provider, explained that day care providers work more than eight hours per day and take care of children from lower income families and explained the difficulties with the day care permit fees.

Toni Robertson, Contra Costa Child Care Council, explained the difficulty of small day care providers expanding to a large day care due to the large day care permit fee.

Motion was made by Commissioner Anderson and seconded by Commissioner Aliano to adopt Resolution 17-02 PC recommending City Council adoption of an ordinance approving a Development Code Amendment consistent with the revisions identified in Exhibits A through I of said resolution, as amended to reflect the amendment recommended by Chair Laub. The motion passed by the following vote:

AYES: Anderson, Aliano, Barbour, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

VII. COMMISSION CONSIDERATIONS

None were announced.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Community Choice Energy – Presentation on the Draft Technical Study for Community Choice Aggregation Program in Contra Costa County. **Project Planner: Michael Cass @ (925) 671-3332**

Michael Cass, Principal Planner, presented the report and answered questions from the Planning Commission.

No public comment was heard.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Aliano announced that he attended the State of the City address today along with Commissioner Barbour and Commissioner Anderson. He stated Mayor Hoffmeister and the Concord Chamber of Commerce did a great job on the event.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the next Planning Commission meeting on February 1st will contain the Park N Shop Design Guidelines, a study session on the Grant Street Apartments, a General Plan Annual Progress report, and a Heritage Tree designation report. She also mentioned the next scheduled meeting on February 15th will contain the accessory dwelling unit regulations and the March 1st meeting will be cancelled with a special meeting occurring on March 6th and containing a hearing for Concord Village.

XI. ADJOURNMENT

Commissioner Aliano moved to adjourn at 8:45 P.M. Vice Chair Barbour seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in cursive script, appearing to read "Laura J. Simpson".

Laura Simpson, AICP
Planning Manager

A handwritten signature in cursive script, appearing to read "Grant Spilman".

Transcribed by Grant Spilman,
Administrative Coordinator