

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

Wednesday, February 15, 2017

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., February 15, 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: Michael P. Cass, Principal Planner
Margaret Kotzebue, Senior Assistant City Attorney
Jessica Gonzalez, Assistant Planner

II. PLEDGE TO THE FLAG

Commissioner Barbour led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Vice Chair Barbour and seconded by Commissioner Anderson to approve the meeting minutes of January 25, 2017. The motion was passed by the following vote:

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

Motion was made by Vice Chair Barbour and seconded by Commissioner Anderson to approve the meeting minutes of February 1, 2017. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

Accessory Dwelling Unit Text Amendment to Development Code (PL1723 – DC) – Development Code Amendment to bring regulations for Accessory Dwelling Units into compliance with mandated State Legislature, and to consider an exemption from the requirements of California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which exempts adoption of ordinances regarding accessory dwelling units. The proposed Development Code Updates concern Sections: 18.200.180 Secondary Living Units, 18.200 Standards for Specific Uses, Chapter 18.20 General Terms, Table 18.30.020 Table – Residential districts, Table 18.35.020 Table North Todos Santos District, Table 18.40.020 Table Office and Commercial Districts, Table 18.45.020 Table Downtown Districts, Table 18.50.020 Table Business Park and Industrial Districts, Table 18.55.020 Table Public/Quasi-Public District, Table 18.60.020 Table Community Land Districts, Chapter 18.420 Administrative Permits, Chapter 18.415 Design and Site Review, Chapter 18.160 Parking Loading and Access, and Chapter 18.155.060 Design criteria for small lot single-family subdivisions. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

Jessica Gonzalez, Assistant Planner, presented the report and answered numerous questions regarding parking, historic landmarks, affordable housing, unit sizes, dwelling unit entrances, staff approval procedures, and deed restrictions from the Planning Commission.

Public Comment

Daryl Bergman, Concord resident, expressed her concerns with eliminating parking requirements and the number of cars parked on the streets and the condition of rental properties. Ms. Bergman also expressed concerns about the state of the Monument Corridor and the impact that accessory dwelling units will have on exasperating the existing issues.

Cheryl Hale, Concord resident, expressed her displeasure with allowing an accessory dwelling unit over the principal residence and also asked that the units be owner-occupied.

Bill DeGarmo, Concord resident, spoke about the pilot program ending early and the effects it would have on residents who participated in the program.

Neema Yazdi, Concord resident, thanked Jessica Gonzalez, Ryan Pursley, and Michael Cass for their professional communication and expressed his agreement with the new setback limits and appreciated the benefits of the program.

Motion was made by Commissioner Anderson and seconded by Vice Chair Barbour to adopt Resolution 17-04PC, recommending the City Council pass an Ordinance to approve the Development Code Amendment (PL1723-DC) to amend the Development Code by repealing and replacing Section 18.200.180 and other amendments to the Development Code to bring the regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units into compliance with State law and all recommendations and amendments as discussed including the benched resolution. The motion passed by the following vote:

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

VII. COMMISSION CONSIDERATIONS

None were announced.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Principal Planner Michael Cass announced the next scheduled Planning Commission meeting on March 1st is cancelled with the next meeting occurring on March 15th and will contain four tentatively scheduled items; Concord Village, Parking In-Lieu Fee text amendment, Querio property, and amendments to the Subdivision Ordinance.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

None were announced.

X. FUTURE PUBLIC HEARING ITEMS

The items were covered under staff reports and announcements.

XI. ADJOURNMENT

Commissioner Aliano moved to adjourn at 8:49 P.M. Commissioner Anderson seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Michael P. Cass
Principal Planner



Transcribed by Grant Spilman,
Administrative Coordinator