

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

Wednesday, September 6, 2017

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

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Jason Laub
Vice Chair Ray Barbour
Commissioner Dominic Aliano
Commissioner John Mercurio
Commissioner Mark Weinmann

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

II. PLEDGE TO THE FLAG

Commissioner Aliano led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were none.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Weinmann and seconded by Commissioner Aliano to approve the meeting minutes of July 19, 2017. The motion was passed by the following vote:

AYES: Weinmann, Aliano, Mercurio
NOES: None
ABSTAIN: Barbour, Laub
ABSENT: None

VI. Transform – Nina Rizzo, Overview of Transform’s Green Trip Program, Transportation Demand Management and Parking Policy.

Michael Cass, Principal Planner, explained the background of the speaker series and how the series is designed to educate the Commission and public on “hot topic” issues which may be heard at a future Planning Commission meeting.

Public Comment

Nina Rizzo presented the Transform’s Green Trip Program to the Commissioners.

Hope Johnson spoke to the Commission and requested that the Commission try to get the Public Transit Agency to attend a meeting and deal with the realization of traffic.

George Fulmore commented on the Monument Corridor and the issues facing it with regards to the lack of parking with the increase in population.

Kenji Yamada commented on the need for alternatives to car usage and ensuring bicycles are included when looking into the program.

The Commission commented on the need for parking and data to back up the demand for parking.

VII. PUBLIC HEARINGS

Marijuana Ban Municipal Code and Development Code Text Amendment – City-initiated Municipal Code and Development Code Amendment to ban all marijuana (cannabis) uses, except for personal indoor cultivation and delivery of medical marijuana to qualified patients, until such time that the City has an opportunity to study and establish a comprehensive program and regulations relating to marijuana uses. This is not considered a project under Public Resources Code 21065, Guidelines Sections 15060(c)(2), 15061(b)(3), or 15378; in the alternative, is Categorical Exempt pursuant to California Environmental Quality Act Guidelines Section 15308 – Actions by Regulatory Agencies for Protection of the Environment. **Project Planner: Michael Cass @ (925) 671-3332**

Michael Cass, Principal Planner, presented the report and answered questions from the Commission regarding the timing of issuance of State licenses and City regulations, adult recreational marijuana use, timeframes, a sunset clause clarification, outside cultivation, dispensaries, defining of reasonable regulations, and testing laboratories.

Public Comment

The following individuals spoke regarding opinions and/or experiences with marijuana:

Brad Waite, Darryla McGrath, Sara Blackstock, Lynne Dennler, Arnold Lim, Nancy Sansom, Jackie Grant, Diane Scofield, Stephen Shub, Jacob St. James, David Theisen, Rebecca Byars, Mary Ann Raymundo, William Raymundo, Sal Villanueva, Eloise Theisen, Timothy Byars, Diane Beeson, Anita Mataraso, Elaine Bush, Janette Wolf,

Barbara Klous, Wendy Hershey, Matt Light, Ryan Doronila, Devlyn Sewell, Jeanette Green, Eric Whitaker, Kenji Yamada, and Hope Johnson.

Motion was made by Commissioner Weinmann and seconded by Commissioner Aliano to adopt Resolution 17-17 PC, recommending the City Council amend the Municipal Code and Development Code to ban all marijuana (cannabis) uses, except for personal indoor cultivation and delivery of medical marijuana to qualified patients from license dispensaries located outside the City, until such time that the City has the opportunity to study and establish a comprehensive program and regulations relating to marijuana uses further, the Planning Commission recommends the uses for non-storefront medical marijuana delivery services and testing labs be strongly considered to not be banned and that the medical marijuana non-storefronts be prioritized as the first priority to be also included. The motion passed by the following vote:

AYES: Weinmann, Aliano, Barbour, Laub, Mercurio
 NOES: None
 ABSTAIN: None
 ABSENT: None

VIII. COMMISSION CONSIDERATIONS

None were announced.

IX. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the upcoming departure of Senior Planner Afshan Hamid who has accepted a position as Planning Manager of Vallejo.

X. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner Aliano announced he would like to see more presentations from County Connection, BART, or any public transportation agency that serves the City of Concord. He further stated that he wanted to be clear that the Planning Commission thinks of the entire City when making decisions and not just as individuals. Chair Laub thanked Commissioner Aliano and mentioned that the City had received some letters of support for the marijuana ban.

XI. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the next Planning Commission will be on September 20th and will contain a staff report on the Planning Division’s work plan for the upcoming year and there will be a presentation from the Speaker Series on Affordable Housing. Chair Laub thanked staff for introducing the Speaker Series to the Planning Commission.

XII. ADJOURNMENT

Vice Chair Barbour moved to adjourn at 9:41 P.M. Commissioner Aliano 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
Planning Manager

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

Transcribed by Grant Spilman,
Administrative Coordinator