

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

Wednesday, September 20, 2017

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., September 20, 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
Andrea Ouse, Director of Community and
Economic Development

II. PLEDGE TO THE FLAG

Commissioner Mercurio led the pledge.

III. PUBLIC COMMENT PERIOD

Claire Linder asked the Commission to direct staff to place a resolution for safe bicycle travel in Concord and to shift the City towards compliance with the key policy and General Plan policy, T-195, on the agenda of a future meeting.

George Fulmore commented on concerns he has on rental prices rising within Concord and a need for growth of affordable housing.

Maria Villacis commented on speeding cars on Meadow Lane and the need for speed limit signs. She also commented on the crime, loitering and poverty within the Meadow Lane and Monument Boulevard area and the need to improve the area and to concentrate on all areas in need of improvement and not just specific areas within Concord.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were none.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Mercurio and seconded by Vice Chair Barbour to approve the meeting minutes of September 6, 2017. The motion was passed by the following vote:

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

Planning Manager, Laura Simpson, introduced Andrea Ouse as the new Community and Economic Development Director.

VI. PRESENTATION

Affordable Housing – Gloria Bruce, Executive Director of East Bay Housing Organizations (EBHO), Presentation on the fundamentals of creating affordable housing.

Laura Simpson, Planning Manager, introduced Gloria Bruce and explained that this presentation will be a general overview of affordable housing.

Gloria Bruce, Executive Director of East Bay Housing Organizations, presented the overview of affordable housing.

Public Comment

Daryl Bergman commented on the concern that affordable housing turns into low income housing and traffic impacts, crime, and poverty occurs when this happens.

Carol Edgerton , who lives on Monument Boulevard, commented on the street parking on curves and the hazard it creates and she feels this is due to the nearby apartments and she hopes that affordable housing will be looked at City wide and not concentrated on certain areas which creates more issues.

George Fulmore commented that Monument Boulevard has very nice areas and the loss of affordable housing on Monument Boulevard due to private ownership. He also commented on the need for more parking in Concord.

VII. PUBLIC HEARINGS – None

VIII. COMMISSION CONSIDERATIONS

Planning and Housing Division’s Work Program – Update on the accomplishments of the Planning and Housing Division’s Work Program for Fiscal Year 2016-2017 and an overview of the Work Program for 2017-2018. Staff Contact: Laura Simpson, Planning Manager @ (925) 671-3369

Planning Manager, Laura Simpson, gave a presentation on the accomplishments on the Planning and Housing Division for fiscal year 2016/2017 and an overview of the work program for 2017/2018.

Public Comment

George Fulmore asked a question about the BART property located off Galindo Street and whether that would be looked at for affordable housing.

Kenji Yamada complimented Planning staff on taking into account the comments provided from Bike Concord members.

The Commissioners gave their appreciation for the hard work done by the Planning and Housing staff.

IX. STAFF REPORTS / ANNOUNCEMENTS

Chair Laub presented an appreciation gift to Laura Simpson, Planning Manager, from the Commission and Planning staff for her leadership and guidance with the 2016-2017 accomplishments.

X. COMMISSION REPORTS/ANNOUNCEMENTS

There were none.

XI. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the next Planning Commission will be on October 4th and there will be a study session on the Concord Naval Weapons Station Specific Plan, a speaker series presentation on the Autonomous Vehicles presented by the Contra Costa Transportation Authority, and the continuation of the triplex at 2749 Concord Boulevard hearing item. She also stated the October 18th meeting will be cancelled. She mentioned that the Bike Concord resolution would be discussed internally with staff and would then inform the Planning Commission on the best way to present the item.

XII. ADJOURNMENT

Vice Chair Barbour moved to adjourn at 8:25 P.M. Commissioner Mercurio seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in black ink, appearing to read "Laura J. Simpson". The signature is written in a cursive style with a prominent loop at the end.

Laura Simpson
Planning Manager

A handwritten signature in black ink, appearing to read "Grant Spilman". The signature is written in a cursive style with a long, sweeping tail.

Transcribed by Grant Spilman,
Administrative Coordinator