

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

Wednesday, March 7, 2018

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., March 7, 2018, 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 & Economic
Development
Michael Cass, Principal Planner
Sophia Sidhu, Housing Program Analyst
Pedro Garcia, Economic Development Specialist
Brenda Kain, Housing/Community Services Manager

II. PLEDGE TO THE FLAG

Commissioner Weinmann led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. REORGANIZATION OF PLANNING COMMISSION

1. Nomination and designation of the Chairperson of the Planning Commission for 2018/19.

Motion was made by Vice Chair Barbour to nominate Commissioner Aliano for Chair, and seconded by Commissioner Weinmann. The motion was passed by the following vote:

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

- 2. Nomination and designation of the Vice Chairperson of the Planning Commission for 2018/19.

Motion was made by Vice Chair Barbour to nominate Commissioner Mercurio for Vice Chair, and seconded by Chair Aliano. The motion was passed by the following vote:

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

V. COMMISSION APPOINTMENTS

- 1. Nomination and designation of Design Review Board Liaison and Alternate for 2018/19.

Motion was made by Commissioner Barbour to nominate Commissioner Laub for Design Review Board Liaison, and seconded by Commissioner Weinmann. The motion was passed by the following vote:

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

Motion was made by Chair Aliano to nominate Commissioner Barbour as Alternate, and seconded by Commissioner Weinmann. The motion was passed by the following vote:

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

- 2. Nomination and designation of TRANSPAC Liaison and Alternate for 2018/19.

Motion was made by Chair Aliano to nominate Commissioner Mercurio for TRANSPAC Liaison and Commissioner Weinmann as Alternate, and seconded by Commissioner Barbour. The motion was passed by the following vote:

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

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were none.

VII. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Weinmann and seconded by Commissioner Barbour to approve the meeting minutes of February 21, 2018. The motion was passed by the following vote:

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

VIII. COMMISSION CONSIDERATIONS

General Plan Annual Progress Report – Project Planner: Michael Cass, Principal Planner @ (925) 671-3332 & Sophia Sidhu, Housing Program Analyst @ (925) 671-3387

Sophia Sidhu, Housing Program Analyst, gave a presentation on the General Plan Annual Progress Report and answered questions from the Planning Commission pertaining to the Regional Housing needs eight year cycle clarification, the construction time frame for the Complete Streets Feasibility Study for Willow Pass Road and Galindo Street, results of the Federal ATP Grant, and the status of The Grant project.

Public Comment

Hope Johnson commented that Housing bills will affect the numbers given in the presentation.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Laub recommending acceptance of the General Plan Annual Progress Report by the City Council and submission of the report to the Governor’s Office of Planning and Research and to the State Department of Housing and Community Development. The motion was passed by the following vote:

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

IX. PUBLIC HEARINGS

Cannabis Regulations Manufacturing, Testing Laboratories, & Distribution Development Code Text Amendment – City-initiated Development Code Amendment to establish a commercial cannabis overlay district and associated development standards and licensing framework for cannabis manufacturing, testing laboratories, and

distribution. The Planning Commission will also consider an exemption from the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21065, 14 Cal Code Regs. Section 15060(c)(2) because the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment; under Section 15060(c)(3) because the activity is not a project since it has no potential for resulting in physical change to the environment, directly or indirectly, as defined in Section 15378; and Section 15061(b)(3) because it has no potential for causing a significant effect on the environment. **Project Planner: Michael Cass, Principal Planner @ (925) 671-3332**

Michael Cass, Principal Planner, gave a presentation and answered questions from the Planning Commission regarding the monitoring of saturation and density of buildings, the 600 foot school buffer, child care center inclusion, local jurisdiction limitations on this use, potential increase of the buffer zone, property valuations near commercial cannabis locations, discussions with Contra Costa County, potential noise or odor issues, clarification of the Office Business Park and the Industrial Business Park and the overlay cannabis districts, and approval and review procedures.

Public Comment

The following individuals gave comments: Eric Rehn, Mike McDermott, Rosanne Nieto, Linette Perona, Greg Kremenliev, Kristi Palmer, Hope Johnson, and Sukh Sidhu.

Motion was made by Commissioner Mercurio and seconded by Commissioner Weinmann to adopt Resolution No. 18-06 PC recommending the City Council amend the Development Code to establish a Commercial Cannabis Overlay District and associated development standards for cannabis manufacturing, testing laboratories, and distribution. The motion passed by the following vote:

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

X. STAFF REPORTS / ANNOUNCEMENTS

There were none.

XI. COMMISSION REPORTS / ANNOUNCEMENTS

Commissioner Mercurio announced since he is the TRANSPAC Liaison, he will be briefly reporting what happens at these meetings to the Commission and the public at future meetings. He reported at the last TRANSPAC meeting a proposal to create a bicycle garden or playground in the TRANSPAC area was discussed. Commissioner Barbour thanked Commissioner Laub in his role as Chair during the past year. Chair Aliano thanked the Commission for their confidence in him and voting him Chair of the Planning Commission.

XII. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced there will be a special Planning Commission on March 15th and the following meeting will be joint City Council/Planning Commission Study Session on the Concord Naval Weapons Station on April 2nd.

XIII. ADJOURNMENT

Commissioner Mercurio moved to adjourn at 8:10 P.M. Commissioner Weinmann seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson
Planning Manager



Transcribed by Grant Spilman,
Administrative Coordinator