

COMMITTEE MEMBERS

Ron Leone, Chair
Obringer, Committee Member

Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org



Monday,
January 23, 2017

5:30 p.m.

Garden Conference
Room
1950 Parkside Drive

AGENDIZED ITEMS – The public is entitled to address the City Council on items appearing on the agenda before or during the City Council’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL – All present

STAFF PRESENT: Victoria Walker, Director of Community & Economic Development; John Montagh, Economic Development & Housing Manager; Brian Nunnally, Business Development Manager; Laura Simpson, Planning Manager; Jessica Gonzalez, Assistant Planner; and Michael Cass, Principal Planner

2. PUBLIC COMMENT PERIOD – None

3. REPORTS

- a. **Considering** – revisions to the City’s existing Economic Vitality Strategy. **Report by Brian Nunnally, Business Development Manager.**

ACTION: Staff presented the Economic Development program’s current business attraction/retention/expansion efforts, and received feedback and answered questions from Committee members on those efforts. Staff then presented its recommended revisions and

updates to the Economic Vitality Strategy based on several stakeholder input workshops and staff's review of Concord economic vitality strengths, weaknesses, opportunities and constraints. The Committee approved staff's recommendation and directed staff to move the item to the full Council for consideration at a future City Council meeting TBD.

- b. **Considering** – amending the Concord Municipal Code Section 18.200.180, Secondary Living Units, in response to State legislation on Accessory Dwelling Units & Junior Accessory Dwelling Units. **Report by Jessica Gonzalez, Assistant Planner.**

ACTION: Jessica Gonzalez presented the staff report, outlining the City's existing regulations and the new legislation. Following the presentation, staff asked the Committee members for policy direction on several requirements where State Legislation permitted local control or required clarification. Committee members provided feedback on the items listed below:

- Owner Occupancy Requirement and Deed Restriction: Committee Member Obringer recommended requiring both owner occupancy and a deed restriction, outlining the owner occupancy requirement for all accessory dwelling units. Chair Leone recommended not requiring owner occupancy or a deed restriction for small or large accessory dwelling units. Chair Leone added that if owner occupancy is required that the deed restriction should be required as well to ensure that the City has the appropriate enforcement tool.
- Reduce all required side/rear setbacks for ADUs to five feet: Both Committee Member Obringer and Chair Leone recommended reducing all side and rear setbacks for ADUs to five feet to encourage one-story units rather than two-story units.
- Defining "Public Transit", as Bay Area Rapid Transit (BART) station within Concord: Both Committee Member Obringer and Chair Leone recommended defining "public transit" as Bay Area Rapid Transit (BART) stations within Concord and not including County Connection bus stops.

The Committee directed staff to forward the recommendations as specified above to the Planning Commission.

4. **ADJOURNMENT** at 7:55 p.m.

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