



REPORT TO MAYOR AND COUNCIL

TO THE HONORABLE MAYOR AND COUNCIL:

DATE: March 1, 2016

SUBJECT: MATTER TO BE SET FOR PUBLIC HEARING

The action recommended for the City Council is to set the following public hearing for Tuesday, March 22, 2016. For that meeting, a report containing substantive discussion of the following matters will be provided.

The City Council will consider adoption of Resolution No. 16-3 to revise the Master Fee Schedule and Ordinance No. 16-2 amending the Concord Municipal Code by adopting a City-Initiated Text Amendment to the Development Code (PL16024-DC), Section 18.200.180, Secondary Living Units, for a Two-Year Pilot Program for Small Secondary Living Units.

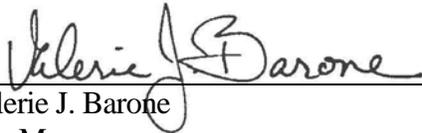
Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the City Council adopted Resolution No. 15-2 on January 6, 2015, adopting a Negative Declaration for the Housing Element 2014-2022 General Plan Amendment to the Housing Element as Volume V of the *Concord 2030 General Plan* (“Approved Project”). The proposed Development Code changes are minor in nature and the codification of existing policy within the City’s Housing Element, which is the result of State legislative action, do not make substantial changes to the Approved Project or substantial changes with respect to the circumstances under which the Approved Project would be undertaken which would require revisions to the Negative Declaration due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects, there is no new information that would require preparation of a subsequent or supplemental EIR or negative declaration under Public Resources Code Section 21166 or CEQA Guidelines Section 15162, none of the elements requiring a subsequent or supplemental negative declaration under Public Resources Code Section 21166 or CEQA Guidelines Section 15162 are met. In addition, the proposed code amendments will have minimal impact on the environment in that most all affected parcels would already be developed. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as exempt pursuant to 15061(B)(3), falling within the “common sense” exemption set forth in 14 Cal. Code Regs. Section 15061(b)(3), excluding projects where “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment..” and no further environmental review is required. Moreover, future projects would undergo individual CEQA review.

Public Contact

This setting action provides advance notification that the City Council will hold the public hearing on the above matter on Tuesday, March 22, 2016 at 6:30 p.m. (or as soon thereafter as the matter can be heard) in the City Council Chamber. The Notice of Public Hearing will be published in the Contra Costa Times and posted in the Civic Center posting cabinet as required.

Recommendation for Action

Set the public hearing for Tuesday, March 22, 2016, at 6:30 p.m. (or as soon thereafter as the matter can be heard) in the City Council Chamber.



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