



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, February 15, 2017  
6:30 p.m. – Council Chamber  
1950 Parkside Drive, Concord

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Planning Commission Members:

Jason Laub, Chair  
Ray Barbour, Vice Chair

Dominic Aliano, Commissioner  
LaMar Anderson, Commissioner

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## REGULAR MEETING 6:30 p.m. – Council Chamber

### I. ROLL CALL:

Commissioners Present: J. Laub, R. Barbour, D. Aliano, L. Anderson  
Staff Present: M. Cass, M. Kotzebue, J. Gonzalez  
Audience in Attendance: 6 people

### II. PLEDGE TO THE FLAG – *Pledge was led by Commissioner Barbour.*

### III. PUBLIC COMMENT PERIOD – *None*

### IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

### V. CONSENT CALENDAR

#### 1. 1/25/17 Meeting Minutes

**ACTION:** *Approved, 4-0 (Barbour motioned, Anderson seconded)*

#### 2. 2/01/17 Meeting Minutes

**ACTION:** *Approved, 4-0 (Barbour motioned, Anderson seconded)*

### VI. PUBLIC HEARINGS

1. **Accessory Dwelling Unit Text Amendment to Development Code (PL1723 – DC)** – Development Code Amendment to bring regulations for Accessory Dwelling Units into compliance with mandated State Legislature, and to consider an exemption from the requirements of California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which exempts adoption of ordinances regarding accessory dwelling units. The proposed Development Code Updates concern Sections: 18.200.180 Secondary Living Units, 18.200 Standards for Specific

Uses, Chapter 18.20 General Terms, Table 18.30.020 Table – Residential districts, Table 18.35.020 Table North Todos Santos District, Table 18.40.020 Table Office and Commercial Districts, Table 18.45.020 Table Downtown Districts, Table 18.50.020 Table Business Park and Industrial Districts, Table 18.55.020 Table Public/Quasi-Public District, Table 18.60.020 Table Community Land Districts, Chapter 18.420 Administrative Permits, Chapter 18.415 Design and Site Review, Chapter 18.160 Parking Loading and Access, and Chapter 18.155.060 Design criteria for small lot single-family subdivisions. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

***ACTION: Adopted Resolution 17-04PC, recommending the City Council pass an Ordinance to approve the Development Code Amendment (PL1723-DC) to amend the Development Code by repealing and replacing Section 18.200.180 and other amendments to the Development Code to bring the regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units into compliance with State law and all recommendations and amendments as discussed tonight and the benched resolution brought forth tonight, 4-0. (Anderson motioned, Barbour seconded)***

**VII. COMMISSION CONSIDERATIONS – None**

**VIII. STAFF REPORTS / ANNOUNCEMENTS – *Principal Planner Michael Cass announced the next scheduled Planning Commission meeting on March 1<sup>st</sup> is cancelled with the next meeting occurring on March 15<sup>th</sup> and will contain four tentatively scheduled items; Concord Village, Parking In-Lieu Fee text amendment, Querio property, and amendments to the Subdivision Ordinance.***

**IX. COMMISSION REPORTS / ANNOUNCEMENTS – None**

**X. FUTURE PUBLIC HEARING ITEMS – *The items were covered under staff reports and announcements.***

**XI. ADJOURNMENT – 8:49 p.m. (Aliano motioned, Anderson seconded)**

**NEXT PLANNING COMMISSION MEETINGS:**

March 1, 2017: 6:30 pm – CANCELLED  
 March 15, 2017: 6:30 pm – Regular Meeting