



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, January 17, 2018  
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

John Mercurio, Commissioner

Mark Weinmann, Commissioner

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

### I. ROLL CALL:

Commissioners Present: J. Laub, R. Barbour, D. Aliano, J. Mercurio, M. Weinmann

Staff Present: L. Simpson, M. Kotzebue, J. Ryan, F. Abejo, B. Kain, S. Sidhu, A. Parikh

Audience in Attendance: Approximately 8 people

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

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

### IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *Planning Manager Laura Simpson introduced Associate Planner, Coleman Frick, to the Planning Commission.*

### V. CONSENT CALENDAR

#### 1. 12/20/17 Meeting Minutes

**ACTION:** *Approved, 5-0. (Aliano motioned, Barbour seconded)*

#### 2. 1/03/18 Meeting Minutes

**ACTION:** *Approved, 4-0-1. (Aliano motioned, Weinmann seconded. Mercurio abstained.)*

### VI. STUDY SESSION

#### 1. State Housing Legislation – Barbara Kautz, Goldfarb & Lipman LLP – *Barbara Kautz gave a presentation and answered questions from the Planning Commission pertaining to completeness determination requirements, CEQA*

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*review, labor requirements, Senate Bill 35, inclusionary housing, project building in phases, and objective design criteria and standards.*

## VII. STAFF REPORT

1. **Concord Reuse Project Specific Plan – Transportation and Circulation – Project Planner: Joan Ryan @ (925) 671-3370**

## VIII. PUBLIC HEARING

1. **2171 Sunshine Drive General Plan Amendment and Rezoning (PL17545 – GP, RZ) – City-initiated General Plan Amendment from Parks and Recreation to Low Density Residential, and a Rezoning from PR (Parks and Recreation) to RS-6 (Single-family residential; minimum 6,000 square foot lot), for an approximately 0.78-acre property located at 2171 Sunshine Drive. No changes are proposed to the existing single-family residential use of the property and no new development is associated with the General Plan Amendment and Rezoning under consideration. The General Plan designation is Parks and Recreation; Zoning classification is PR (Parks and Recreation); APN: 128-060-005. Pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, a Negative Declaration has been prepared for consideration with the proposed General Plan Amendment and Rezoning. Project Planner: Frank Abejo @ (925) 671-3128**  
*This item was continued from the 12/20/17 meeting.*

**ACTION:** *Adopted Resolution 17-21PC recommending City Council adopt a Negative Declaration confirming that a General Plan Amendment from Parks and Recreation to Low Density Residential, and Rezoning from PR (Parks & Recreation) to RS-6 (Single Family Residential) for 2171 Sunshine Drive could not have a significant effect on the environment, 5-0. (Aliano motioned, Barbour seconded)*

**ACTION:** *Adopted Resolution 17-22PC recommending City Council adopt Resolution No. 18-4823.1 approving a General Plan Amendment from Parks and Recreation to Low Density Residential for property located at 2171 Sunshine Drive, 5-0. (Aliano motioned, Barbour seconded)*

**ACTION:** *Adopted Resolution 17-23PC recommending City Council adopt Ordinance No. 18-425.1 approving a Rezoning from PR (Parks and Recreation) to RS-6 (Single Family Residential) for property located at 2171 Sunshine Drive, 5-0. (Aliano motioned, Barbour seconded)*

2. **Development Code Clean-Up Amendment (PL17560 – MC) – City-initiated Development Code Update to correct minor code errors and inconsistencies, and to implement actions mandated by the State Legislature. The proposed Development Code Updates concern Section 18.20.020 Use Classifications; 18.25.030 North Todos Santos district – Floor area ratio and development standards; 18.150.160 Swimming pools, hot tubs, and spas; 18.200.180 Accessory dwelling units; 18.200.200 Temporary uses and structures; 18.425 Minor Exceptions; and the Allowed Uses and Permit Requirements tables for all zoning districts. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorically Exempt pursuant to 15061(B)(3), and no further environmental review is required.**

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Because the proposed changes are minor in nature and constitute error corrections, the codification of existing policy, or are the result of State legislative action, the proposed code amendments will have no impact on the environment. In addition, future projects which may be affected by any of the proposed changes would be individually addressed under the California Environmental Quality Act.  
**Project Planner: Frank Abejo @ (925) 671-3128**

**ACTION: *Adopted Resolution 18-01PC recommending City Council adoption of an ordinance approving a Development Code Amendment consistent with the revisions identified in Exhibits A through E of said resolution, 5-0. (Mercurio motioned, Weinmann seconded)***

**IX. COMMISSION CONSIDERATIONS – *None***

**X. ANNOUNCEMENTS – *None***

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

**XII. FUTURE PUBLIC HEARING ITEMS – *Planning Manager Laura Simpson announced the next Planning Commission meeting will be a joint Study Session with the City Council on February 5<sup>th</sup> and will focus on Smart Cities and sustainability on the Reuse Project. She also announced the February 7<sup>th</sup> meeting will be cancelled and the following meeting will be February 21<sup>st</sup> with multiple items being discussed. She also reminded the Planning Commission about the upcoming Boards and Commission Dinner on February 15<sup>th</sup>.***

**XIII. ADJOURNMENT – *9:20 PM (Mercurio motioned, Weinmann seconded)***

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**NEXT PLANNING COMMISSION MEETINGS:**

February 7, 2018: 6:30 pm – CANCELLED

February 21, 2018: 6:30 pm – Regular Meeting

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