

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

WEDNESDAY, MARCH 5, 2014

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Carlyn Obringer at 7:00 P.M., Wednesday, March 5, 2014, in the City of Council Chamber.

I. ROLL CALL

All were present

COMMISSIONERS PRESENT:

Chair Carlyn Obringer
Vice Chair John Mercurio
Commissioner Ernie Avila
Commissioner Robert Hoag
Commissioner Tim McGallian

STAFF PRESENT:

Carol Johnson, Planning Manager
Joan Ryan, Senior Planner
Susanne Brown, Senior Assistant City Attorney

II. PLEDGE TO THE FLAG

Commissioner Hoag led the pledge.

III. PUBLIC COMMENT PERIOD

No public comments received.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

Staff reported there were no changes to the agenda.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Vice Chair Mercurio, and seconded by Commissioner McGallian to approve the meeting minutes of February 19, 2014 with corrections

as noted on pages two, three, four and five. The motion was passed by the following vote:

AYES: Hoag, McGallian, Mercurio, Obringer,
 NOES: None
 ABSTAIN: Avila
 ABSENT: None

VI. PUBLIC HEARINGS

No public hearing items.

VII. COMMISSON CONSIDERATIONS

1. GENERAL PLAN ANNUAL PROGRESS REPORT

Senior Planner Joan Ryan presented the staff report for the General Plan Progress Report. She explained that the report must be received by the Governor’s Office of Planning and Research and the State Department of Housing and Community Development by April 1st. The report includes achievements made during 2013 on implementation of the General Plan, which also includes the Housing Element. Some of the accomplishments she mentioned were the Climate Action Plan, Complete Streets General Plan Amendment, and the initiation of the Housing Element Update.

Commissioner Hoag asked for clarification on Table 1 which compares the Regional Housing Need Allocation (RHNA) numbers for the current planning period and the upcoming Cycle 5. He noted an increase and asked Ms. Ryan to provide some background. Ms. Ryan responded that the Cycle 5 numbers cover the time frame from 2014 to 2022, and that when the Association of Bay Area Governments (ABAG) developed these figures it was assumed that 10% of the housing units from the Concord Reuse Area would be built resulting in an increase in the number of affordable housing units necessary.

Commissioner Avila asked about the implications should we not reach the RHNA goals. Ms. Ryan clarified that the City is not required to create the units, but we do need to show there are appropriately zoned sites available and that there are no barriers to developing the housing units.

Chair Obringer asked about the program which provides funds for mobile home rehabilitation which had no activity since 2011-12. Ms. Ryan said that the program had been administered by the County, but that it was transitioned to an outside vendor. As a result of the vendor selection process and other transitional issues, there had been no mobile home loans made in fiscal year 2012-13. However, the vendor is now up and running and there should be activity to report next year.

Commissioners shared their comments. Vice Chair Mercurio stated that he found the report to be very educational, and he was pleased to learn how much support is provided for those who need assistance with housing. Chair Obringer also stated that it was educational and important for the public to be made aware of the efforts of the City, specifically citing the reduction of in-lieu fees in order to encourage development.

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

AYES:	Avila, Hoag, McGallian, Mercurio, Obringer,
NOES:	None
ABSTAIN:	None
ABSENT:	None

VIII. STAFF REPORTS / ANNOUNCEMENTS

There were no items to be considered.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

There were no items to be considered.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Johnson advised the Commission that the regular meeting of March 19th is cancelled due to a lack of items. She confirmed availability of the Commissioners for a joint study session with City Council on April 8th regarding the Housing Element Update. She reminded Commissioners of the League of Cities Planning Commissioners Academy on March 26th through 28th for which they have been registered, with the exception of Vice Chair Mercurio who has a conflict. She also advised the Commission that at the April 2nd meeting Mike Wright would be providing an update on activities at the former Naval Weapons Station, and that on April 16th the Downtown Specific Plan would be presented to them for a recommendation.

XI. ADJOURNMENT

Vice Chair Mercurio moved to adjourn at 7:23 P.M. Commissioner Hoag seconded the motion. Motion passed by unanimous vote of the Commission.

APPROVED:



Carol Johnson
Planning Commission Secretary

Transcribed by Toi Wells