

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

Wednesday, June 17, 2015

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Hoag at 7:00 P.M., Wednesday, June 17, 2015, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Robert Hoag
Vice Chair Ernie Avila
Commissioner Jason Laub
Commissioner Tim McGallian

COMMISSIONER ABSENT: Commissioner Carlyn Obringer

STAFF PRESENT: Laura Simpson, Planning Manager
Susanne Brown, Senior Assistant City Attorney
Robert Ovadia, City Engineer

II. PLEDGE TO THE FLAG

Commissioner McGallian led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner McGallian, and seconded by Commissioner Laub to approve the meeting minutes of June 3, 2015. The motion was passed by the following vote:

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

Commission Considerations was moved up on the agenda.

VII. COMMISSION CONSIDERATIONS

- 1. **CIP and TIP General Plan Consistency** – Review of the proposed 2015-2016 Fiscal Year (FY) Capital Improvement Program (CIP) and Transportation Improvement Program (TIP) for consistency with the adopted General Plan pursuant to Government Code Section 65401. **Project Engineer: Robert Ovadia @ (925) 671-3470.**

City Engineer Robert Ovadia presented the staff report.

Commissioner Avila, McGallian and Hoag commented on the report.

After review, the Planning Commission determined the 2015-2016 Fiscal Year Capital Improvement Program and Transportation Improvement Program are consistent with the General Plan. Motion was made by Commissioner Avila and seconded by Commissioner McGallian. The motion passed by the following vote:

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

VII. PUBLIC HEARINGS

- 1. **Industrial Mixed Use Text Amendment to the Development Code (PL15158-DC)** - City initiated text amendment to the Industrial Mixed Use zoning classification of the Concord Development Code and recommend adoption of an Addendum to the 2012 SEIR for the Industrial Mixed Use Text Amendment to the Development Code. The proposed change would require a Use Permit to allow certain outdoor activities, storage or facilities that are compatible with the Industrial Mixed Use zone. **Project Planner: Laura Simpson @ (925) 671-3369**

Planning Manager Laura Simpson presented the staff report.

Commissioners Avila, McGallian, and Hoag asked staff questions.

Public Comment

David Deutscher spoke on this project.

Motion was made by Commissioner Avila and seconded by Commissioner McGallian recommending City Council adoption of an Addendum to the 2012 SEIR for the Industrial Mixed Use Text Amendment to the Development Code. The motion passed by the following vote:

AYES: Avila, McGallian, Hoag, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: Obringier

Commissioner Avila recused himself for the next hearing item.

2. **West Concord Mixed Use Text Amendment to the Development Code (PL15132-DC)** – City initiated text amendment to the West Concord Mixed Use zoning classification of the Concord Development Code and recommend adoption of an Addendum to the 2012 SEIR for the West Concord Mixed Use Text Amendment to the Development Code. The proposed changes would prohibit certain uses including building materials, sales and services, cabinetry, and recycling centers. Those uses are proposed to be removed from the West Concord Mixed Use (WMX) zoning district because they do not conform to the WMX purpose statement under the Development Code or the uses envisioned for the WCMU land use designation under the General Plan. **Project Planner: Laura Simpson @ (925) 671-3369**

Planning Manager Laura Simpson presented the staff report.

Public Comment

The following individuals spoke regarding the project: David Deutscher, Nick Roscha, Edward Shaffer, Jessica Scerri, Jim Rease Cole, and Alex Lithgow.

Motion was made by Commissioner McGallian and seconded by Commissioner Laub recommending adoption of an Addendum to the 2012 SEIR for the West Concord Mixed use Text Amendment to the Development Code with amendments. The motion passed by the following vote:

AYES: McGallian, Laub, Hoag
 NOES: None
 ABSTAIN: None
 ABSENT: Avila, Obringier

Chair Hoag expressed his appreciation to the public for their attendance at the meeting.

Commissioner Avila rejoined the meeting.

VIII. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the Bicycle and Pedestrian Master Plan Advisory Committee meeting will be held on Monday, June 22nd.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

None were announced.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced a study session for Concord Village at East Street will occur at the next Planning Commission meeting on July 1st and also mentioned that Senior Assistant City Attorney Susanne Brown will not be in attendance at the next two Planning Commission meetings. Deputy City Attorney Josh Clendenin will be filling in at the July 1st meeting and City Attorney Mark Coon will be at the July 15th meeting. Chair Hoag asked for consensus on moving the meeting start time to an earlier time. All Commissioners present agreed to agendize this move at a future Planning Commission meeting.

Chair Hoag thanked his fellow Commissioners on how they handled the hearing items this evening.

XI. ADJOURNMENT

Commissioner McGallian moved to adjourn at 8:40 P.M. Commissioner Avila seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson
Planning Commission Secretary
Planning Manager



Transcribed by Grant Spilman,
Administrative Coordinator