

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

Wednesday, January 17, 2018

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., January 17, 2018, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Jason Laub
Vice Chair Ray Barbour
Commissioner Dominic Aliano
Commissioner John Mercurio
Commissioner Mark Weinmann

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Joan Ryan, Principal Planner
Frank Abejo, Principal Planner
Brenda Kain, Housing Manager
Sophia Sidhu, Housing Program Analyst
Abhishek Parikh, Transportation Manager

II. PLEDGE TO THE FLAG

Commissioner Weinmann led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

Planning Manager Laura Simpson introduced Associate Planner, Coleman Frick, to the Planning Commission.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to approve the meeting minutes of December 20, 2017. The motion was passed by the following vote:

AYES: Aliano, Barbour, Laub, Mercurio, Weinmann
NOES: None
ABSTAIN: None
ABSENT: None

Motion was made by Commissioner Aliano and seconded by Commissioner Weinmann to approve the meeting minutes of January 3, 2018. The motion was passed by the following vote:

AYES: Aliano, Weinmann, Barbour, Laub,
 NOES: None
 ABSTAIN: Mercurio
 ABSENT: None

VI. STUDY SESSION

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

VII. STAFF REPORT

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

Joan Ryan, Principal Planner, explained the addition of the this item was to allow an opportunity to get feedback from the Planning Commission on a transportation presentation which was provided during a City Council Study Session meeting from December 9th, 2017. Ms. Ryan answered questions regarding the City’s interaction with County Connection, parking and traffic mitigation on Port Chicago Highway, road clarifications, flexibility of street widths for future use, and bike lane Class 3 clarification.

Abhishek Parikh, Transportation Manager, answered a question pertaining to autonomous vehicles and whether it was modeled into the report and also clarified when a red scramble is used for pedestrian traffic.

Public Comment

Claire Linder, representing Bike Concord, commented on the relationship between bicyclists and cars and the importance of safety for bicyclists and pedestrians when moving forward on the Specific Plan.

VIII. PUBLIC HEARINGS

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.*

Frank Abejo, Principal Planner, gave a presentation and answered questions from the Planning Commission on the Negative Declaration process, access to the property, potential past easements, and how to avoid potential properties requiring a General Plan Amendment.

Vicky Wilson, the property owner, commented on the history of the parcel.

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to adopt Resolution17-21PC 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. The motion passed by the following vote:

AYES: Aliano, Barbour, Laub, Mercurio, Weinmann
 NOES: None
 ABSTAIN: None
 ABSENT: None

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to adopt Resolution17-22PC 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. The motion passed by the following vote:

AYES: Aliano, Barbour, Laub, Mercurio, Weinmann
 NOES: None
 ABSTAIN: None
 ABSENT: None

Motion was made by Commissioner Aliano and seconded by Vice Chair Barbour to adopt Resolution17-23PC 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. The motion passed by the following vote:

AYES: Aliano, Barbour, Laub, Mercurio, Weinmann
 NOES: None
 ABSTAIN: None
 ABSENT: None

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. 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**

Frank Abejo, Principal Planner, gave a presentation and answered questions from the Planning Commission regarding a clear definition of what a collection center is, the 48-hour abatement process, and types of uses the public is requesting.

No public comment was heard.

Motion was made by Commissioner Mercurio and seconded by Commissioner Weinmann to adopt 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. The motion passed by the following vote:

AYES: Mercurio, Weinmann, Aliano, Barbour, Laub
 NOES: None
 ABSTAIN: None
 ABSENT: None

IX. COMMISSION CONSIDERATIONS

There were none.

X. STAFF REPORTS / ANNOUNCEMENTS

There were none.

XI. COMMISSION REPORTS / ANNOUNCEMENTS

There were 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 5th and will focus on Smart Cities and sustainability on the Reuse Project. She also announced the February 7th meeting will be cancelled and the following meeting will be February 21st with multiple items being discussed. She also reminded the Planning Commission about the upcoming Boards and Commission Dinner on February 15th.

XIII. ADJOURNMENT

Commissioner Mercurio moved to adjourn at 9:20 P.M. Commissioner Weinmann seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson
Planning Manager



Transcribed by Grant Spilman,
Administrative Coordinator