



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, June 3, 2015
7:00 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Robert Hoag, Chair

Ernesto A. Avila, Vice Chair

Jason Laub, Commissioner

Tim McGallian, Commissioner

Carlyn Obringer, Commissioner

REGULAR MEETING 7:00 p.m. – Council Chamber

I. ROLL CALL:

Commissioners Present: R. Hoag, J. Laub, C. Obringer, T. McGallian

Commissioner Absent: E. Avila

Staff Present: L. Simpson, S. Brown, J. Ryan, F. Abejo

Audience in Attendance: 15 people

II. PLEDGE TO THE FLAG - *Pledge was led by Commissioner McGallian.*

III. PUBLIC COMMENT PERIOD – *None.*

IV. COMMISSION APPOINTMENTS

1. Nomination and designation of Bicycle and Pedestrian Advisory Committee Representative and Alternate for 2015/16.

ACTION: *Carlyn Obringer appointed Representative, 4-0. (McGallian motioned, Laub seconded.) Jason Laub appointed as Alternate, 4-0. (McGallian motioned, Obringer seconded.)*

V. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None.*

VI. CONSENT CALENDAR

1. 4/15/15 Meeting Minutes

ACTION: *Approved, 4-0. (Obringer motioned, McGallian seconded.)*

VII. PUBLIC HEARINGS

1. **Step By Step Montessori School (PL150157 – UP)** – Application to operate a day care center for ages 3 months to 2.5 years old within an existing 1,220 sq. ft. building at the northeast corner of Clayton Road and Heather Drive on a .18-acre site at 4991 Clayton Road. The General Plan designation is Community Office; Zoning classification is CO (Community Office); APN 116-203-004. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Approved with modifications to conditions of approval, 4-0. (McGallian motioned, Laub seconded.)*

2. **Costco Fueling Facility Expansion (PL131208 – UP, DR)** – Application for a Use Permit Amendment and Design Review to add one additional multi-product dispenser to all four existing fueling islands and to expand the existing gas canopy/roof by approximately 4,320 sq. ft. for the Costco Fueling Facility at 2400 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-040-010. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Approved, 4-0. (Obringer motioned, McGallian seconded.)*

VIII. COMMISSION CONSIDERATIONS – *Commissioner Obringer announced a public open house to discuss the Bicycle and Pedestrian Master Plan on July 30th from 5:30 pm to 7:30 pm at Centre Concord.*

IX. STAFF REPORTS / ANNOUNCEMENTS – *L. Simpson announced the Bicycle and Pedestrian Advisory Committee meeting will be on June 22nd at 5:30 pm in the Permit Center Conference Room at City Hall. She also mentioned preliminary plans have been submitted for the Salvio Pacheco street improvements and staff will be showing the plans to the Todos Santos Business Association for input.*

X. COMMISSION REPORTS / ANNOUNCEMENTS – *None.*

XI. FUTURE PUBLIC HEARING ITEMS – *L. Simpson announced the next Planning Commission meeting will have two hearing items for text amendments to the Industrial Mixed Use zone as well as the West Concord Mixed Use zone. She further stated the Engineering Division will have a report concerning Capital Improvement Projects at the next Planning Commission meeting.*

XII. ADJOURNMENT – *8:00 p.m. (Obringer motioned, McGallian seconded.)*

NEXT PLANNING COMMISSION MEETINGS:

June 17, 2015: 7:00 pm – Council Chamber
July 1, 2015: 7:00 pm – Council Chambers
