



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, February 21, 2018
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Jason Laub, Chair

Ray Barbour, Vice Chair

Dominic Aliano, Commissioner

John Mercurio, Commissioner

Mark Weinmann, Commissioner

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

I. ROLL CALL:

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

Commissioner Absent: J. Laub

Staff Present: L. Simpson, M. Kotzebue, R. Lenhardt, F. Abejo, M. Abkenari

Audience in Attendance: 18 people

II. PLEDGE TO THE FLAG – *Pledge was led by Vice Chair Barbour*

III. PUBLIC COMMENT PERIOD – *None*

IV. REORGANIZATION OF PLANNING COMMISSION

1. Nomination and designation of the Chairperson of the Planning Commission for 2018/19.

2. Nomination and designation of the Vice Chairperson of the Planning Commission for 2018/19.

ACTION: *Continued to March 7, 2018 meeting, 4-0. (Barbour motioned, Mercurio seconded)*

V. COMMISSION APPOINTMENTS

1. Nomination and designation of Design Review Board Liaison and Alternate for 2018/19.

2. Nomination and designation of TRANSPAC Liaison and Alternate for 2018/19.

ACTION: *Continued to March 7, 2018 meeting, 4-0. (Barbour motioned, Weinmann seconded)*

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS**VII. CONSENT CALENDAR****1. 1/17/18 Meeting Minutes**

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

VIII. PUBLIC HEARINGS

- 1. Dunkin' Donuts Drive-Through (PL17407 – UP, DR)** – Application for a Use Permit and Design Review for a Dunkin' Donuts restaurant with a drive-through and modifications to an approximately 5,550 sq. ft. commercial building on a 2-acre site at 4383 Clayton Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 115-242-039. CEQA: Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities”. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

ACTION: *Adopted Resolution No. 18-03PC approving Dunkin' Donuts Use Permit and Design Review (PL17407 - UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-03PC as amended by Commission and staff to include conditions requiring pedestrian access be maintained between the project site and Dianda Plaza along the east property line and new pedestrian access between the project site and Machado Drive along the north property line, and amending the conditions requiring the masonry wall be repaired, repainted, and refurbished on the north property line as necessary to address damage, 4-0. (Weinmann motioned, Aliano seconded)*

- 2. El Primo Tire (PL17501 – UP, DR)** – Application for Use Permit to establish a tire service and repair shop and Design Review to expand an existing automotive service building, construct a new 600 square foot automotive service building, new landscaping and related improvements on a 0.4-acre site located at 2807 Port Chicago Highway . The General Plan designation is Neighborhood Commercial.; Zoning classification is NC (Neighborhood Commercial); APN 110-071-002. CEQA: Categorically exempt under CEQA Guidelines Section 15303 “New Construction or Conversion of Small Structures”. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Adopted Resolution No. 18-02PC approving the El Primo Tire Use Permit and Design Review (PL17501 – UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution No. 18-02PC as amended by Commission and staff to include a use permit finding that the project's parking demand will not impact on-street parking in the surrounding area and a condition of approval prohibiting employee parking and long-term parking of customer vehicles on public streets, 4-0. (Aliano motioned, Mercurio 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 March 7th and will contain the Annual Housing Element Implementation Report and a hearing on Cannabis Testing Labs, Manufacturing, and Distribution. She also announced there will be a special Planning Commission on March 15th and will contain two shopping center improvement reports, Terminal Shopping Center and Treat Plaza, and a public hearing on Concord Village. She further stated the March 21st meeting will be cancelled and there will be a joint Study Session with the City Council on April 2nd discussing the Concord Naval Weapons Station.*

XIII. ADJOURNMENT – 8:32 p.m. (*Mercurio motioned, Weinmann seconded*)

NEXT PLANNING COMMISSION MEETINGS:

March 7, 2018: 6:30 pm – Regular Meeting

March 15, 2018: 6:30 pm – Special Meeting
