



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, August 1, 2018
6:30 p.m. – City Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:

Dominic Aliano, Chair

John Mercurio, Vice Chair

Ray Barbour, Commissioner

Jason Laub, Commissioner

Mark Weinmann, Commissioner

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

I. ROLL CALL:

Commissioners Present: D. Aliano, R. Barbour, J. Laub

Commissioners Absent: J. Mercurio, M. Weinmann

Staff Present: Frank Abejo, Margaret Kotzebue

Audience in Attendance: 10

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

III. PUBLIC COMMENT PERIOD – *None*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *F. Abejo mentioned the Bay Mark Health Services Appeal has been continued to a date uncertain though the target date is January 2019. He stated neighbors within 300 feet or who would like to be noticed will receive notification once the date is set.*

V. CONSENT CALENDAR

1. 7/18/18 Meeting Minutes

ACTION: *Approved, 3-0. (Barbour motioned, Laub seconded)*

VI. PUBLIC HEARINGS

- Home Based Business Regulations** – Consideration of recommendations by the City Council's Policy Development & Internal Operations Committee on amendments to Concord Development Code Section 18.200.100 regarding restrictions on clients, customers or students served by home-based businesses. The amendments under consideration would apply to home-based businesses

providing tutoring and similar educational services that operate incidentally to an existing residential use. Not a project under CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), or 15378. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Motion was made to accept staff's recommendation to not modify the Development Code, 3-0. (Laub motioned, Barbour seconded)*

- 2. **BayMark Health Services Appeal (PL18287 – AC)** – Consideration of an appeal by BayMark Health Services of a Planning Division interpretation that its proposed facility specializing in substance abuse disorder treatment, including opioid treatment programs, behavior health services and primary medical care proposed at 2158 Solano Way is classified as a “Social service, community organization” use under Concord Development Code Section 18.20.020, Use Classifications. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 112-053-001. CEQA: Not a project under CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), or 15378 **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *This item was continued to a date uncertain.*

VII. COMMISSION CONSIDERATION – None

VIII. STAFF REPORTS / ANNOUNCEMENTS – F. Abejo announced the upcoming Planning Commission on August 15th will contain a hearing for the BP ARCO Station on Solano and Marsh Drive.

IX. COMMISSION REPORTS / ANNOUNCEMENTS – None

X. FUTURE PUBLIC HEARING ITEMS – Items were announced previously.

XI. ADJOURNMENT – 7:50 p.m. (Barbour motioned, Laub seconded)

NEXT PLANNING COMMISSION MEETINGS:

August 15, 2018
September 5, 2018