



ANNOTATED AGENDA

REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, October 17, 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, J. Mercurio, R. Barbour, J. Laub

Commissioner Absent: M. Weinmann

Staff Present: Frank Abejo, Margaret Kotzebue, Jessica Gonzalez,
Coleman Frick, Winnie Chung, Mitra Abkenari

Audience in Attendance: Approximately 40

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

III. PUBLIC COMMENT PERIOD – *None*

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

V. CONSENT CALENDAR

1. 9/19/18 Meeting Minutes

ACTION: *Approved with a modification to the motion of the Grant Street Mixed Use project, 4-0. (Mercurio motioned, Barbour seconded)*

VI. PUBLIC HEARINGS

1. **Berrywood Minor Subdivision Appeal (PL18332 – AP)** – Appeal of a Zoning Administrator approval for a four lot Minor Subdivision, Design Review and a Minor Exception on a 1-acre vacant site located southeast of Berrywood Drive and northeast of Olive Drive. The General Plan Designation is Low Density Residential; Zoning classification is RS-8 (Residential Single Family, minimum lot size 8,000 sq. ft.); APN: 116-030-008. CEQA: Categorically exempt under

CEQA Guidelines Section 15315 “Minor Land Divisions” and 15332 “In-Fill Development Projects”. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

ACTION: Adopted Resolution 18-20 PC denying an appeal of the Zoning Administrator’s approval of the Berrywood Minor Subdivision, subject to the Conditions of Approval set forth in Exhibit A to Resolution 18-20 PC, the neighbors and developers agreeing on a suitable enhancement to the fence, incorporating the revisions to Resolution 18-20 PC presented as benched item hearing 1, and the fence design subject to staff approval, 4-0. (Mercurio motioned, Laub seconded)

2. **Costco Wholesale Expansion (PL18121 – UP, DR, VA, RT) –** Application for a Use Permit Amendment and Design Review to demolish the existing Costco garden center and replace it with a 9,700 square foot building addition, a Variance to provide a reduced number of bicycle and motorcycle parking spaces, and a Tree Removal Permit for five included in the previously approved landscape plan impacted by the project at 2400 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-040-010. CEQA: Pursuant to CEQA Guidelines Section 15164, the project would include an Addendum to 1999 EIR (1-99) and amended Mitigation and Monitoring Program. **Project Planner: Coleman Frick @ (925) 671-3281**

ACTION: Adopted Resolution 18-19 PC approving the Addendum to the 1999 Costco Wholesale Project Environmental Impact Report (EIR 1-99) and associated Mitigation and Monitoring Program and approving an application for a Use Permit Amendment, Design Review, Variance, and Tree Removal Permit for the Costco Wholesale Expansion and Interior Remodel (PL18121 – UA, DR, VA, RT) and the amendment to condition of approval #12 adding language for Design Review Board approval of any roof-mounted equipment modifications, 4-0. (Laub motioned, Mercurio seconded)

3. **Home Based Business Regulations –** Consideration of recommendations by the City Council 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. CEQA: 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 by Vice Chair Mercurio to adopt Resolution 18-17 PC, recommending the City Council adopt an Ordinance approving an amendment to Development Code Section 18.200.100, allowing for home-based tutoring businesses to serve up to four students at a time, with a limit of twelve (12) students per day. The motion was not seconded and therefore failed. Staff indicated that the proposed amendments would be presented for City Council review at a future City Council meeting, and that the Planning Commissioner’s comments on the proposed amendments would also be forwarded to the City Council.

VII. COMMISSION CONSIDERATION – *None*

VIII. STAFF REPORTS / ANNOUNCEMENTS – *None*

IX. COMMISSION REPORTS / ANNOUNCEMENTS – *None*

X. FUTURE PUBLIC HEARING ITEMS – *Frank Abejo announced the November 7th meeting will contain hearings for a General Plan Consistency Finding at 1560 Concord Avenue, Green Frame Linear Park, Happy Little Faces Child Care Center, Orion Academy, and Salmon Run Office to Residential Conversion. Mr. Abejo asked the Commission if they would like to have a special meeting based on the number of items but the Commission agreed to keep the items on the 7th and start the meeting early at 5:30 p.m.*

XI. ADJOURNMENT – *10:03 p.m. (Barbour motioned, Mercurio seconded)*

NEXT PLANNING COMMISSION MEETINGS:

November 7, 2018

November 21, 2018
