

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

WEDNESDAY, APRIL 2, 2014

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Carlyn Obringer at 7:00 P.M., Wednesday, April 2, 2014, in the City of Council Chamber.

I. ROLL CALL

All were present except Commissioner Avila who had an excused absence.

COMMISSIONERS PRESENT:

Chair Carlyn Obringer
Vice Chair John Mercurio
Commissioner Robert Hoag
Commissioner Tim McGallian

STAFF PRESENT:

Carol Johnson, Planning Manager
G. Ryan Lenhardt, Sr. Planner
Susanne Brown, Senior Assistant City Attorney

II. PLEDGE TO THE FLAG

Commissioner McGallian led the pledge.

III. PUBLIC COMMENT PERIOD

No public comments received.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

Carol Johnson introduced the new Principal Planner, Andy Mogensen.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Vice Chair Mercurio, and seconded by Commissioner McGallian to approve the corrected meeting minutes of March 5, 2014. The motion was passed by the following vote:

AYES: Hoag, McGallian, Mercurio, Obringer
NOES: None
ABSTAIN: None
ABSENT: Avila

VI. PUBLIC HEARINGS

The notice of this public hearing was published in the Contra Costa Times and posted in the City's posting cabinet on March 28, 2014.

1. MCDONALD'S (PL 131344-UP, DR)

G. Ryan Lenhardt, Sr. Project Planner presented the staff report. In May 1971, the McDonald's carry out restaurant was approved. In March 1978, McDonald's restaurant received an approval to add a drive-thru service window and 43 additional off-street parking spaces. In November 2013, McDonald's submitted a Use Permit Amendment and Design Review application to demolish the existing restaurant, construct a new building and add a dual drive-thru lane. Staff states the proposed McDonald's restaurant will improve the site, relate well to surrounding area and recommends the Planning Commission approve PL 131344-UP by adopting resolution 14-06PC.

The following are comments by the Commissioners and clarifications by Project Planner Lenhardt.

Vice Chair Mercurio noticed bumper stops had been removed and stated his thanks. Mercurio expressed interest on how the merge would be handled at the dual drive-thru. Planner Lenhardt stated the developer would be more prepared to answer the question. Lenhardt provided his understanding of the process; two window takers manage the window ordering and stagger the vehicles. Vice Chair Mercurio inquired about the several newspaper kiosks on site. Planner Lenhardt suggested this question be addressed to the applicant directly and a condition of approval might be appropriate to address the issue. Vice Chair Mercurio asked what type of landing is next to the bio-retention area. Lenhardt replied he believed it would be a landscaped area, and not depressed. Mercurio questioned if the power pole was staying and why it isn't being undergrounded. Planner Lenhardt responded that the Engineering Division reviewed this and there is a larger issue in that the pole is connected to an additional facility.

Commissioner Hoag confirmed the location of the bus stop. Chair Obringer confirmed that the outdoor play space is going away and there will be no interior play space. Planner Lenhardt confirmed there will be no outdoor play space; however, there will be an interior interactive development for young patrons but not the traditional play place. Chair Obringer asked if there was

any mention of monitoring trash pick-up and a security guard from the applicant. Staff stated that those issues were had not been raised as concerns by neighbors, and therefore staff did not request those conditions.

The applicant appeared to address any questions from the Commissioners. Lance Crannell, architect, and Margaret Trujillo, McDonald's. Mr. Crannell stated this was the third renovation in the area which included Sunvalley, Clayton Road, and now Monument. Margaret Trujillo stated, LEED certified educational components will be used.

Commissioner McGallian inquired whether there will be some play elements, such as climbing and other exciting activities as an alternative to the Play Place. Trujillo replied by saying there will be some play elements inside.

Commissioner Hoag inquired about the energy differences between the old and the new store on Clayton Road. He also praised McDonald's for how well they managed the construction with limited disruption. Trujillo confirmed there will be a noticeable difference in the energy and water conservation.

Vice Chair Mercurio made mention of the merging of the drive-thru and how this was going to work. Trujillo explained there will be loop detector technology and cameras to notify staff when cars are present. The two crew members taking orders have three windows; one for paying, the second for presenting orders, and a third window for add-ons or late orders. There is a merge point that makes it clear who goes forward first. Trujillo addressed the newspaper racks inquiry saying usually the newspaper organizations will be contacted to request they pick-up the stands during construction and more than not the stands do not return. She also stated that some cities have ordinances in regards to the stands. Mercurio also reminded the applicant to comply with regulations on window signs.

Chair Obringer, asked as part of LEED certification, whether there would be composting, recycling of oil, and permeable concrete. Trujillo replied all but permeable concrete will apply to this site. Recycling content, more sustainable building materials, plumbing, electric car charging station, roof top reflectivity, and educational components will be a part of this project.

No Public Comment

Commissioners shared their comments and concerns. Commissioner Hoag stated that McDonald's has been a good corporate citizen and is in support of the project. Vice Chair Mercurio acknowledged the addition of four more trees, especially in the parking lot, and the masonry wall will stay. Commissioner McGallian thanked the applicants for investing in the Monument community. Chair Obringer echoed sentiments of the commissioners and also added having additional shade trees will help

previous goals to improve the bike and pedestrian environment, which is an asset.

Motion was made by Commissioner McGallian and seconded by Commissioner Hoag to adopt Resolution No. 14-06PC approving McDonald's Use Permit Amendment and Design Review (PL131344-UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 14-06PC. The motion passed by the following vote:

AYES:	Hoag, McGallian, Mercurio, Obringer,
NOES:	None
ABSTAIN:	None
ABSENT:	Avila

VII. COMMISSION CONSIDERATIONS

There were no items to be considered.

VIII. STAFF REPORTS / ANNOUNCEMENTS

There were no items to be considered.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

Commissioner McGallian attended PC Academy last week.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Carol Johnson announced the next Planning Commission meetings for April 16, 2014 and May 7, 2014.

XI. ADJOURNMENT

Commissioner McGallian moved to adjourn at 8:52 P.M. Vice Chair Mercurio seconded the motion. Motion passed by unanimous vote of the Commission.

APPROVED:



Carol Johnson
Planning Commission Secretary

Transcribed by Toi Wells