

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

**Wednesday, June 3, 2015**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Hoag at 7:00 P.M., Wednesday, June 3, 2015, in the City Council Chamber.

***I. ROLL CALL***

COMMISSIONERS PRESENT: Chair Robert Hoag  
Commissioner Jason Laub  
Commissioner Tim McGallian  
Commissioner Carlyn Obringer

COMMISSIONER ABSENT: Vice Chair Ernie Avila

STAFF PRESENT: Laura Simpson, Planning Manager  
Susanne Brown, Senior Assistant City Attorney  
Joan Ryan, Senior Planner  
Frank Abejo, Senior Planner

***II. PLEDGE TO THE FLAG***

Commissioner McGallian led the pledge.

***III. PUBLIC COMMENT PERIOD***

No public comment was heard.

***IV. COMMISSION APPOINTMENTS***

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

Motion was made by Commissioner McGallian to nominate Commissioner Obringer as the Representative, and seconded by Commissioner Laub. The motion was passed by the following vote:

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

Motion was made by Commissioner McGallian to nominate Commissioner Laub as the Alternate, and seconded by Commissioner Obringer. The motion was passed by the following vote:

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

**V. ADDITIONS / CONTINUANCES / WITHDRAWALS**

None were announced.

**VI. CONSENT CALENDAR**

**APPROVAL OF MINUTES**

Motion was made by Commissioner Obringer, and seconded by Commissioner McGallian to approve the meeting minutes of April 15, 2015. The motion was passed by the following vote:

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

**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**

Project Planner Joan Ryan presented the staff report.

Project applicant, Ali Haghighi, spoke about the project.

Public Comment

No public comment was heard.

Motion was made by Commissioner McGallian and seconded by Commissioner Laub to approve the Step By Step Montessori School with a modification to condition 6. The motion passed by the following vote:

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

- 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**

Project Planner Frank Abejo presented the staff report.

Hayley Cox and Lynette Dias, from Urban Planning Partners, presented a PowerPoint presentation and further commented on the project.

David Rogers, from Costco Wholesale, and Matt Cyr, from Barghausen Consulting Engineers, represented the project and addressed the Commission and answered questions.

**Public Comment**

Medi Baroumand and Mitch Khan voiced concerns on the project.

Motion was made by Commissioner Obringer and seconded by Commissioner McGallian to approve the Costco Fueling Facility Expansion. The motion passed by the following vote:

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

**VIII. COMMISSION CONSIDERATIONS**

Commissioner Obringer announced a public open house to discuss the Bicycle and Pedestrian Master Plan on July 30<sup>th</sup> from 5:30 pm to 7:30 pm at Centre Concord.

**IX. STAFF REPORTS / ANNOUNCEMENTS**

Planning Manager Laura Simpson announced the Bicycle and Pedestrian Advisory Committee meeting will be held on June 22<sup>nd</sup> 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 were announced.

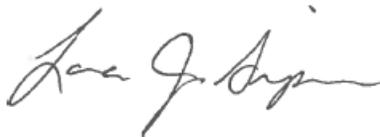
**XI. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the next Planning Commission meeting will have two hearing items which include 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**

Commissioner Obringer moved to adjourn at 8:25 P.M. Commissioner McGallian seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson  
Planning Commission Secretary  
Planning Manager



Transcribed by Grant Spilman,  
Administrative Coordinator