

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

**Wednesday, June 20, 2018**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Aliano at 6:30 P.M., June 20, 2018, in the City Council Chamber.

***I. ROLL CALL***

***COMMISSIONERS PRESENT:*** Chair Dominic Aliano  
Vice Chair John Mercurio  
Commissioner Jason Laub  
Commissioner Mark Weinmann

***COMMISSIONER ABSENT:*** Commissioner Ray Barbour

***STAFF PRESENT:*** Laura Simpson, Planning Manager  
Margaret Kotzebue, Senior Assistant City Attorney  
Michael Cass, Principal Planner  
Frank Abejo, Principal Planner  
Robert Kennedy, Parks Manager  
Mitra Abkenari, Assistant Engineer  
Roberto Lopez, Code Enforcement Officer

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

Commissioner Laub led the pledge.

***III. PUBLIC COMMENT PERIOD***

None was heard.

***IV. ADDITIONS / CONTINUANCES / WITHDRAWALS***

There were none.

***V. CONSENT CALENDAR***

No public comment was heard.

***APPROVAL OF MINUTES***

Motion was made by Commissioner Weinmann and seconded by Vice Chair Mercurio to approve the meeting minutes of May 16, 2018. The motion was passed by the following vote:

AYES: Weinmann, Mercurio, Aliano  
NOES: None  
ABSTAIN: Laub  
ABSENT: Barbour

**VI. PRESENTATION**

**ReScape California’s Bay-Friendly Rated Landscapes Program – Lakshmi Gunanayagam, Program Manager**

Michael Cass, Principal Planner, introduced Lakshmi Gunanayagam.

Lakshmi Gunanayagam, Program Manager with ReScape California, and Erik Gellerman, Landscape Architect and Project Manager at Gates and Associates, gave a presentation and answered questions from the Planning Commission regarding the notification to the public process, which Cities are currently using the program, cost data, associated fees, and the benefits to individual homeowners.

**VII. PUBLIC HEARINGS**

**Bright Stars Day Care (PL17462 – UP, DR)** – Application for Use Permit and Design Review to convert a 1,263 sq. ft. single family home into a commercial Childcare Facility and for exterior modifications on a 0.32 acre site at 1581 Meadow Lane. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Residential Single Family 7,500 sq. ft. minimum lot size); APN 128-091-001. CEQA: Categorically exempt under CEQA Guidelines Section 15303 “New Construction or Conversion of Small Structures”. **Project Planner: Lorna Villa @ (925) 671-3176**

Lorna Villa, Associate Planner, gave a presentation and answered questions from the Planning Commission pertaining to the existing sidewalk, public notification, pavement maintenance, and street signs identifying the facility.

The applicant, Dave Ruffin, of Ruffin Architecture, explained the design concept.

The day care owner, Nahid Talebloo, answered questions from the Planning Commission regarding the number of children in attendance, ages, and researching the need for this facility.

No public comment was heard.

Motion was made by Commissioner Laub and seconded by Commissioner Weinmann to adopt Resolution No. 18-08 PC approving Bright Star Day Care Design Review (PL17462-UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-08 PC and corrected condition numbers 12, 58, and 62 per staff’s memorandum and a new condition for a sign at the front of the property indicating children at play. The motion was passed by the following vote:

- AYES: Laub, Weinmann, Aliano, Mercurio
- NOES: None
- ABSTAIN: None
- ABSENT: Barbour

**Thomas Eissner Appeal (PL18230 – AC)** – Appeal by Thomas Eissner of a Planning Division Interpretation regarding restrictions on secondary driveways per Concord Development Code Section 18.160.110 and the definition of a driveway per Concord Municipal Code Section 12.25.110 in order to allow the parking and storage of a recreational vehicle (RV) at 1420 El Dorado Court. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Residential Single Family 7,500 sq. ft. minimum lot size); APN 105-112-014. CEQA: Not a project under CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), or 15378. **Project Planner: Frank Abejo @ (925) 671-3128**

Frank Abejo, Principal Planner, gave a presentation and answered questions from the Planning Commission about RV storage allowance.

The applicant, Thomas Eissner, spoke to the Planning Commission about his interactions with staff.

Public comment

Mark Berkson commented on his opposition to the storage of the RV and the need for an additional driveway.

Randy Eissner stated he has complied with the City requirements and is looking for fairness and a resolution.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Weinmann to adopt Resolution 18-10 PC denying the Appeal by Thomas Eissner of a Planning Division interpretation regarding restrictions of a secondary driveway and the use of a secondary driveway for recreational vehicle parking at 1420 El Dorado Court. The motion was passed by the following vote:

- AYES: Mercurio, Weinmann, Aliano, Laub
- NOES: None
- ABSTAIN: None
- ABSENT: Barbour

***VIII. COMMISSION CONSIDERATIONS***

There were none.

***IX. STAFF REPORTS / ANNOUNCEMENTS***

Planning Manager Laura Simpson announced that she will be leaving the City of Concord for a job at the City of Hayward as Director of Development Services. She stated how much she enjoyed working for the City of Concord and with the Planning Commission and is looking forward to her new opportunity.

**X. COMMISSION REPORTS / ANNOUNCEMENTS**

The Commissioners expressed their thanks to Laura Simpson and wished her well.

**XI. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the upcoming Planning Commission on July 4<sup>th</sup> is cancelled with the next meeting on July 18<sup>th</sup> and will contain a new STEM building at Carondelet, a subdivision on Myrtle Drive/Holly Drive, and a Use Permit Amendment for a billiards hall. She further announced there will be a meeting on August 1<sup>st</sup> and August 15<sup>th</sup>.

**XII. ADJOURNMENT**

Commissioner Weinmann moved to adjourn at 8:07 P.M. Vice Chair Mercurio seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson  
Planning Manager



Transcribed by Grant Spilman,  
Administrative Coordinator