

REGULAR MEETING OF THE  
CITY OF CONCORD PLANNING COMMISSION  
PERMIT CENTER CONFERENCE ROOM, 1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA

**Wednesday, July 18, 2018**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Aliano at 6:30 P.M., July 18, 2018, in the Permit Center Conference Room.

***I. ROLL CALL***

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

***STAFF PRESENT:*** Frank Abejo, Acting Planning Manager  
Margaret Kotzebue, Senior Assistant City Attorney  
Sgt. Russ Norris, Police Department  
Ryan Lenhardt, Senior Planner  
Jerry Hittleman, Contract Planner  
Mitra Abkenari, Assistant Engineer

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

Commissioner Barbour led the pledge.

***III. PUBLIC COMMENT PERIOD***

None was heard.

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

Frank Abejo, Acting Planning Manager, requested the Rack' Em Up Billiards public hearing item be moved to the first hearing item discussed since Sgt. Russ Norris would be in attendance to help answer any questions pertaining to an entertainment permit.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Weinmann to move the public hearing order. The motion was passed by the following vote:

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

***V. CONSENT CALENDAR***

No public comment was heard.

***APPROVAL OF MINUTES***

Motion was made by Commissioner Weinmann and seconded by Commissioner Laub to approve the meeting minutes of June 20, 2018 with a change to the motion on the Thomas Eissner Appeal. The motion was passed by the following vote:

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

***VI. PRESENTATION***

**Crime Prevention Through Environmental Design – Sgt. Russ Norris, Police Department**

Sgt. Russ Norris gave the presentation and answered a question from the Planning Commission pertaining to future presentations of this program.

***VII. PUBLIC HEARINGS***

**Rack’ Em Up Billiards Use Permit Amendment (PL18251 – UP) – Application for a Use Permit Amendment for Rack’Em Up Billiards to allow live entertainment within an existing 6,460 square foot tenant space located at 2395 Monument Boulevard, Suite K. The General Plan designation is Service Commercial; Zoning classification is SC (Service Commercial); APN 128-322-021. CEQA: Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities”. **Project Planner: Lorna Villa @ (925) 671-3176****

Frank Abejo, Acting Planning Manager, gave a presentation and answered questions from the Planning Commission about the notification radius, neighboring property zoning, condition of approval modifications and the garbage collection location.

Sgt. Russ Norris answered a question pertaining to the conditions of the entertainment permit and weather there have been issues at this site.

The applicant, Miguel Valle, clarified a question about the dumpster location and the number of pool tables within the establishment.

Public comment

No public comment was heard.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Laub to adopt Resolution 18-11 PC approving a Live Entertainment Permit (PL18251-UP), for Rack’Em Up Billiards, subject to the Conditions of Approval set forth in Attachment A to Resolution 18-11 PC. The motion was passed by the following vote:

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

**Carondelet High School Science, Technology, Engineering, and Mathematics (STEM) Innovation Center (PL18196 – UP, DR)** – Application for a Use Permit Amendment and Design Review for a 17,700 sq. ft. STEM Innovation Center and a 3,720 sq. ft. Makers Space building on a 9.18-acre high school campus at 1133 Winton Drive. The General Plan designation is Public/Quasi-Public; Zoning classification is PQP (Public/Quasi-Public); APN 145-130-024. CEQA: Categorically exempt under CEQA Guidelines Section 15314 “Minor Additions to Schools”. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, gave a presentation and answered a question from the Planning Commission pertaining to the noise study.

The applicants, Bonnie Cotter and Dan Wetherell, further explained the project and answered questions from the Planning Commission about their work on the Hofmann Center building at De La Salle and what is to happen to the remaining tennis courts once the Makers Space building is built.

No public comment was heard.

Motion was made by Commissioner Weinmann and seconded by Commissioner Barbour to adopt Resolution No. 18-12PC approving Carondelet High School STEM Innovation Center Use Permit Amendment and Design Review (PL18196 - UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-12PC. The motion was passed by the following vote:

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

**Myrtle Creek Estates Subdivision (PL17482 – TM, DR)** – Application for a Tentative Subdivision Map and Design Review for a seven-lot subdivision on a 3.6-acre lot located at 5019 Myrtle Drive. The General Plan designation is Rural Residential; Zoning classification is RR-20 (Rural Residential, minimum lot size 20,000 sq. ft.); APN 117-050-008. CEQA: Categorically exempt under CEQA Guidelines Section 15332 “In-Fill Development Projects”. **Project Planner: Jerry Hittleman @ (805) 644-4455**

Jerry Hittleman, Contract Planner, gave a presentation and answered questions from the Planning Commission about the requirement for a home owners association, an easement location, sidewalks, parking, homeowner association conditions, and whether this area is septic or sewer.

Mitra Abkenari, Assistant Engineer, answered questions about drainage, bio-swales, storm drains, power lines, traffic safety and guard rails.

Rob Wood, the project applicant, spoke about the project and answered questions from the Planning Commission regarding the short driveway on Lot 1 and a guard rail condition modification.

Public comment

Blaik Musolf commented that he was happy that the R-20 zoning designation was maintained and questioned the size of the sewer pipe and potential for additional trees being planted.

Mike Hutslar had concerns about drainage and protected trees.

Motion was made by Commissioner Laub and seconded by Vice Chair Mercurio to adopt Resolution 18-09PC approving Myrtle Creek Estates Subdivision Tentative Map, Design Review, and Tree Removal (PL17482- TM, DR, RT), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-09PC and the amendments to conditions of approval as discussed. The motion was passed by the following vote:

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

**VIII. COMMISSION CONSIDERATIONS**

There were none.

**IX. STAFF REPORTS / ANNOUNCEMENTS**

Acting Planning Manager Frank Abejo announced that Andrea Ouse, Director of Community and Economic Development, has allocated the Planning Manager role to be divided between the three Principal Planners on a rotating basis while the recruitment for a new Planning Manager takes place. Acting Planning Manager Frank Abejo will remain the Secretary to the Planning Commission for the duration of the recruitment process.

**X. COMMISSION REPORTS / ANNOUNCEMENTS**

There were none.

**XI. FUTURE PUBLIC HEARING ITEMS**

Acting Planning Manager Frank Abejo announced the upcoming Planning Commission on August 1<sup>st</sup> will contain an appeal of a Planning Division interpretation and a hearing to consider the change to the home based business regulations. He also stated the August 15<sup>th</sup> meeting will have hearings for BP ARCO AM/PM and Development Code Updates.

***XII. ADJOURNMENT***

Vice Chair Mercurio moved to adjourn at 8:50 P.M. Commissioner Barbour seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Frank Abejo  
Acting Planning Manager



Transcribed by Grant Spilman,  
Administrative Coordinator