

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

**Wednesday, August 1, 2018**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Aliano at 6:30 P.M., August 1, 2018, in the City Council Chamber.

***I. ROLL CALL***

***COMMISSIONERS PRESENT:*** Chair Dominic Aliano  
Commissioner Ray Barbour  
Commissioner Jason Laub

***COMMISSIONERS ABSENT:*** Vice Chair John Mercurio  
Commissioner Mark Weinmann

***STAFF PRESENT:*** Frank Abejo, Acting Planning Manager  
Margaret Kotzebue, Senior Assistant City Attorney

***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, mentioned the Bay Mark Health Services Appeal has been continued to a date uncertain though the target date is January 2019. He stated neighbors within 300 feet or who would like to be noticed will receive notification once the date is set.

***V. CONSENT CALENDAR***

No public comment was heard.

***APPROVAL OF MINUTES***

Motion was made by Commissioner Barbour and seconded by Commissioner Laub to approve the meeting minutes of July 18, 2018. The motion was passed by the following vote:

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

**VI. PUBLIC HEARINGS**

**Home Based Business Regulations** – Consideration of recommendations by the City Council’s Policy Development & Internal Operations Committee 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. Not a project under CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), or 15378. **Project Planner: Frank Abejo @ (925) 671-3128**

Frank Abejo, Acting Planning Manager, gave a presentation and answered questions from the Planning Commission about the timing between student sessions and a clarification on the option of students from 12 to 16.

The applicant, Claire Weer, addressed the Planning Commission and expressed the importance and benefits of tutoring students and the impacts on neighboring properties will be minimal with the increase in the number of students. She answered questions from the Planning Commission on when she started the business, how many students she tutors, and hours of operation.

The following individuals spoke on this project: Lowell Brown, Anna Rikkelman, Rachel Molino, Colin Rikkelman, Mariella Rikkelman, Azita, Berloui, Stephen Weer, and two others.

Commissioner Laub asked staff about the number of students being tutored at the approved existing tutoring home based businesses.

Motion was made by Commissioner Laub and seconded by Commissioner Barbour to accept staff’s recommendation to not modify the Development Code. The motion was passed by the following vote:

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

**BayMark Health Services Appeal (PL18287 – AC)** – Consideration of an appeal by BayMark Health Services of a Planning Division interpretation that its proposed facility specializing in substance abuse disorder treatment, including opioid treatment programs, behavior health services and primary medical care proposed at 2158 Solano Way is classified as a “Social service, community organization” use under Concord Development Code Section 18.20.020, Use Classifications. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 112-053-001. CEQA: Not a project under CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), or 15378 **Project Planner: Frank Abejo @ (925) 671-3128**

This Hearing item was continued to a date uncertain.

**VII. COMMISSION CONSIDERATIONS**

There were none.

**VIII. STAFF REPORTS / ANNOUNCEMENTS**

Acting Planning Manager Frank Abejo announced that the August 15<sup>th</sup> Planning Commission meeting will contain a hearing for the BP ARCO Station on Solano and Marsh Drive.

**IX. COMMISSION REPORTS / ANNOUNCEMENTS**

There were none.

**X. FUTURE PUBLIC HEARING ITEMS**

The item was previously announced.

**XI. ADJOURNMENT**

Commissioner Barbour moved to adjourn at 7:50 P.M. Commissioner Laub 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