

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

Wednesday, August 15, 2018

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Aliano at 6:30 P.M., August 15, 2018, in the City Council Chamber.

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
Ryan Lenhardt, Senior Planner
Abhishek Parikh, Transportation Manager
Mitra Abkenari, Assistant Engineer

II. PLEDGE TO THE FLAG

Vice Chair Mercurio led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Commissioner Weinmann and seconded by Commissioner Barbour to approve the meeting minutes of August 1, 2018. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

ARCO Gasoline Station and BP/ARCO AM/PM Convenience Store (PL17535 – UP, DR) – Application for a Use Permit and Design Review for a 3,247 sq. ft. convenience market, gas station, and car wash on a 0.94-acre site at the northwest corner of Arnold Industrial Place and the Highway 4 off ramp east of Solano Way. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 110-130-033. CEQA: Categorically exempt under CEQA Guidelines Section 15332 “In-Fill Development Projects”. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, gave a presentation and answered questions from the Planning Commission about the inclusion of sidewalks and bike racks, street improvements, visibility triangles, the project history, the traffic study, traffic signal installation costs,

Abhishek Parikh, Transportation Manager, answered questions from the Planning Commission pertaining to the fair share traffic signal installation cost, the timing of the installation, the safety of the intersection, the potential impacts of the off-ramp with widening of Highway 4, and any potential help from CALTRANS.

Ed Hale, Senior Project Manager at Barghausen Consulting Engineers, addressed the Planning Commission and answered questions from the Planning Commission about the design of the pump station compared to other stations, the potential for queuing backups, and the ease of finding an open pump and paying at the pumps.

No public comment was given.

Motion was made by Commissioner Weinmann and seconded by Vice Chair Mercurio to adopt Resolution No. 18-13PC approving ARCO Gasoline Station and BP/ARCO AM/PM Convenience Store Use Permit, Minor Use Permit, and Design Review (PL17535 – UP, MP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-13PC with an added condition that pay at the pump be made available in addition to in-store payments. The motion was passed by the following vote:

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

VII. COMMISSION CONSIDERATIONS

There were none.

VIII. STAFF REPORTS / ANNOUNCEMENTS

There were none.

IX. COMMISSION REPORTS / ANNOUNCEMENTS

There were none.

X. FUTURE PUBLIC HEARING ITEMS

Frank Abejo, Acting Planning Manager, mentioned on September 5th there will be a hearing on Development Code Amendments.

XI. ADJOURNMENT

Commissioner Weinmann moved to adjourn at 7:25 P.M. Vice Chair Mercurio 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