

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

Wednesday, October 17, 2018

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Aliano at 6:30 P.M., October 17, 2018, in the City Council Chamber.

I. ROLL CALL

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

COMMISSIONERS ABSENT: Commissioner Mark Weinmann

STAFF PRESENT: Frank Abejo, Principal Planner/Acting Secretary to
the Planning Commission
Margaret Kotzebue, Senior Assistant City Attorney
Jessica Gonzalez, Assistant Planner
Coleman Frick, Associate Planner
Winnie Chung, Transportation Program Manager II
Mitra Abkenari, Assistant Engineer

II. PLEDGE TO THE FLAG

Vice Chair Mercurio led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

None were announced.

V. CONSENT CALENDAR

No public comment was heard.

APPROVAL OF MINUTES

Motion was made by Vice Chair Mercurio and seconded by Commissioner Barbour to approve the meeting minutes of September 19, 2018 with a modification to the motion of the Grant Street Mixed Use Project. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

Berrywood Minor Subdivision Appeal (PL18332 – AP) – Appeal of a Zoning Administrator approval for a four lot Minor Subdivision, Design Review and a Minor Exception on a 1-acre vacant site located southeast of Berrywood Drive and northeast of Olive Drive. The General Plan Designation is Low Density Residential; Zoning classification is RS-8 (Residential Single Family, minimum lot size 8,000 sq. ft.); APN: 116-030-008. CEQA: Categorically exempt under CEQA Guidelines Section 15315 “Minor Land Divisions” and 15332 “In-Fill Development Projects”. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

Jessica Gonzalez, Assistant Planner, gave a PowerPoint presentation on the project.

Jared West, the applicant from West Coast Land and Developments Inc., addressed the Planning Commission and clarified the access road easement and potential setback impacts.

Elizabeth Berg, the appellant, explained her proposal for three homes instead of four which will lessen impacts on the existing neighborhood, an increase in the size of the road by one foot, and a requirement for a creation of a Home Owner’s Association.

Garrett Voerge further explained the need for a larger set back of the rear yard and does not see why larger homes are proposed for this neighborhood. He also explained the need for a larger roadway within the area for safety purposes and asked for the potential of a block wall instead of a fence being built to mitigate noise and impacts.

Jared West answered questions from the Commission about utilities, weight impact on the private roadway, rumble strip clarification, and driveways.

Elizabeth Berg answered questions from the Commission about her attendance when this project was heard at the Design Review Board meetings, trash collection, HOA clarification, and the proposed wall material.

Public Comment

Jill Gillenwater expressed her concerns on the construction of the project and who will be constructing the project and maintaining the road.

Carlos Calderon stated he would support a cement or block wall as it would mitigate future impacts.

Monica Voerge expressed her concerns with the maintaining of the road, increased traffic, and four two-story houses. She stated a seven foot tall wall would alleviate her concerns.

Steve Berg expressed his concern for his neighbors with regards to the fence and passing vehicles.

Sandi Svoboda voiced her concerns for pedestrians walking on the roadway to the proposed new homes.

Tina Kiyoi expressed her support of the previous speakers from her neighborhood.

Mitra Abkenari, Assistant Engineer, explained the private road maintenance agreement.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Laub to adopt Resolution No. 18-20 PC denying an appeal of the Zoning Administrator’s approval of the Berrywood Minor Subdivision, subject to the Conditions of Approval set forth in Exhibit A to Resolution 18-20 PC, the neighbors and developers agreeing on a suitable enhancement to the fence, incorporating the revisions to Resolution 18-20 PC presented as benched item hearing 1, and the fence design subject to staff approval. The motion was passed by the following vote:

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

Costco Wholesale Expansion (PL18121 – UP, DR, VA, RT) – Application for a Use Permit Amendment and Design Review to demolish the existing Costco garden center and replace it with a 9,700 square foot building addition, a Variance to provide a reduced number of bicycle and motorcycle parking spaces, and a Tree Removal Permit for five included in the previously approved landscape plan impacted by the project at 2400 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning classification is RC (Regional Commercial); APN 129-040-010. CEQA: Pursuant to CEQA Guidelines Section 15164, the project would include an Addendum to 1999 EIR (1-99) and amended Mitigation and Monitoring Program. **Project Planner: Coleman Frick @ (925) 671-3281**

Coleman Frick, Associate Planner, gave a presentation and answered questions from the Planning Commission regarding carpool parking.

Joseph Welch, the applicant from MG2, explained the need for expansion and answered questions from the Commission regarding long term bicycle parking specifications, bicycle security, locker rooms, and the member services configuration.

Public Comment

No public comment was heard.

Motion was made by Commissioner Laub and seconded by Vice Chair Mercurio to adopt Resolution No. 18-19 PC approving the Addendum to the 1999 Costco Wholesale Project Environmental Impact Report (EIR 1-99) and associated Mitigation and Monitoring Program and approving an application for a Use Permit Amendment, Design Review, Variance, and Tree Removal Permit for the Costco Wholesale Expansion and Interior Remodel (PL18121 – UA, DR, VA, RT) and the amendment to condition of approval #12

adding language for Design Review Board approval of any roof-mounted equipment modifications. The motion was passed by the following vote:

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

Home Based Business Regulations – Consideration of recommendations by the City Council 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. 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 a question from the Commission clarifying educated related services.

Public Comment

Claire Weer gave background on her experience with tutoring students and stated she does not do this for money but as a commitment to education and the community and asked the Commission to support staff’s recommendation to adopt Resolution 18-17 PC.

Anna Rikkelman, expressed her support of adopting Resolution 18-17 PC.

Kara Sweeney also expressed her support.

Adriel Ewell expressed her opposition to the home based business changes due to other businesses finding out about the hours of operation and will ask for the same accommodations which will impact surrounding neighborhoods.

Motion was made by Vice Chair Mercurio to adopt Resolution 18-17PC, recommending the City Council adopt an Ordinance approving an amendment to Development Code Section 18.200.100, allowing for home-based tutoring businesses to serve up to four students at a time, with a limit of twelve (12) students per day. The motion was not seconded and therefore failed. Staff indicated that the proposed amendments would be presented for City Council review at a future City Council meeting, and that the Planning Commissioner’s comments on the proposed amendments would also be forwarded to the City Council.

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 announced the November 7th meeting will contain hearings for a General Plan Consistency Finding at 1560 Concord Avenue, Green Frame Linear Park, Happy Little Faces Child Care Center, Orion Academy, and Salmon Run Office to Residential Conversion. Mr. Abejo asked the Commission if they would like to have a special meeting based on the number of items but the Commission agreed to keep the items on the 7th and start the meeting early at 5:30 p.m.

XI. ADJOURNMENT

Commissioner Barbour moved to adjourn at 10:03 P.M. Vice Chair Mercurio seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Frank Abejo
Principal Planner/Acting Secretary to the Planning Commission



Transcribed by Grant Spilman,
Administrative Coordinator