

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

**Wednesday, January 16, 2019**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Mercurio at 6:30 P.M., January 16, 2019, in the City Council Chamber.

***I. ROLL CALL***

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

***STAFF PRESENT:*** Frank Abejo, Principal Planner/Acting Secretary to  
the Planning Commission  
Margaret Kotzebue, Senior Assistant City Attorney  
Lorna Villa, Associate Planner

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

Commissioner Barbour led the pledge.

***III. PUBLIC COMMENT PERIOD***

No public comment was heard.

***IV. REORGANIZATION OF PLANNING COMMISSION***

Nomination and designation of the Vice Chairperson to serve until the next re-organization.

Motion was made by Commissioner Laub to nominate Commissioner Weinmann for Vice Chair, and seconded by Commissioner Barbour. The motion was passed by the following vote:

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

***V. ADDITIONS / CONTINUANCES / WITHDRAWALS***

None were announced.

***VI. CONSENT CALENDAR***

Commissioner Barbour requested the Bright Stars Day Care Amendment be removed from the Consent Calendar.

***APPROVAL OF MINUTES***

Motion was made by Commissioner Laub and seconded by Vice Chair Weinmann to approve the meeting minutes of December 5, 2018. The motion was passed by the following vote:

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

**Bright Stars Day Care Amendment (PL18393 – UP, DR)** – Application for a Use Permit and Design Review Amendment for Bright Stars Day Care Facility for exterior modifications to a single family home that will be converted into a commercial Childcare Facility 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: The project is Categorically Exempt pursuant to Section 15303, Class 3 “New Construction or Conversion of Small Structures”. Additionally, none of the categorical exemptions apply under Section 15300.2. **Project Contact: Lorna Villa @ (925) 671-3176**

Commissioner Barbour voiced his concerns about the encroachment area near the project and asked that staff review the area. He also had concerns about drainage for the property and asked that the Engineering Division look into drainage on the property. He further gave comments about the need for signage and incorporating measures to protect the property and occupants.

No public comment was heard

Motion was made by Commissioner Laub and seconded by Commissioner Barbour to adopt Resolution 19-01PC approving the Use Permit and Design Review Amendment (PL18393-UPA, DRA) for Bright Stars Day Care at 1581 Meadow Lane. The motion was passed by the following vote:

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

***VII. PUBLIC HEARINGS***

No public hearings were heard.

***VIII. COMMISSION CONSIDERATIONS***

None

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

Frank Abejo announced the Boards and Commission Dinner will be held on January 24<sup>th</sup> 2019 and the Planning Commissioner Academy is being held March 6-8 in Long Beach. He also announced there will be a joint City Council and Planning Commission study session on cannabis retail and micro business on March 12<sup>th</sup>.

***X. COMMISSION REPORTS / ANNOUNCEMENTS***

None were announced.

***XI. FUTURE PUBLIC HEARING ITEMS***

Frank Abejo announced the February 6<sup>th</sup> meeting will be cancelled and the February 20<sup>th</sup> meeting has a potential hearing item for Concord Car Wash and the re-organization of the Planning Commission.

***XII. ADJOURNMENT***

Commissioner Barbour moved to adjourn at 7:56 P.M. Commissioner Laub 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