



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, July 18, 2018  
6:30 p.m. – Permit Center Conference Room  
1950 Parkside Drive, Concord

\*\*\*Please Note Room Location\*\*\*

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Planning Commission Members:

Dominic Aliano, Chair

John Mercurio, Vice Chair

Ray Barbour, Commissioner

Jason Laub, Commissioner

Mark Weinmann, Commissioner

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## REGULAR MEETING

6:30 p.m. – Permit Center Conference Room

### I. ROLL CALL:

Commissioners Present: D. Aliano, J. Mercurio, R. Barbour, J. Laub, M. Weinmann

Staff Present: Frank Abejo, Margaret Kotzebue, Russ Norris, Ryan  
Lenhardt, Jerry Hittleman, Mitra Abkenari

Audience in Attendance: 15

### II. PLEDGE TO THE FLAG – *Pledge was led by Commissioner Barbour.*

### III. PUBLIC COMMENT PERIOD – *None*

### IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *F. Abejo 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

#### 1. 6/20/18 Meeting Minutes

**ACTION:** *Approved with a change in the motion of the Thomas Eissner Appeal, 4-0-1. (Weinmann motioned, Laub seconded. Barbour abstained.)*

**VI. PRESENTATION**

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

**VII. PUBLIC HEARINGS**

1. **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**

**ACTION:** *Adopted 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, 5-0. (Mercurio motioned, Laub seconded)*

2. **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**

**ACTION:** *Adopted Resolution No. 18-12 PC 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, 5-0. (Weinmann motioned, Barbour seconded)*

3. **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**

**ACTION:** *Adopted Resolution 18-09 PC 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, 5-0. (Laub motioned, Mercurio seconded)*

**VIII. COMMISSION CONSIDERATION – None**

**IX. STAFF REPORTS / ANNOUNCEMENTS** – *F. 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** – *None*

**XI. FUTURE PUBLIC HEARING ITEMS** – *F. 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** – *8:50 p.m. (Mercurio motioned, Barbour seconded)*

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**NEXT PLANNING COMMISSION MEETINGS:**

August 1, 2018  
August 15, 2018

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