



# ANNOTATED AGENDA

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## REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, August 15, 2018  
6:30 p.m. – City Council Chamber  
1950 Parkside Drive, Concord

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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. – City Council Chamber

### I. ROLL CALL:

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

**Staff Present:** Frank Abejo, Margaret Kotzebue, Ryan Lenhardt,  
Abhishek Parikh, Mitra Abkenari

**Audience in Attendance:** 3

### II. PLEDGE TO THE FLAG – *Pledge was led by Vice Chair Mercurio.*

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

### IV. ADDITIONS / CONTINUANCES / WITHDRAWALS – *None*

### V. CONSENT CALENDAR

#### 1. 8/1/18 Meeting Minutes

**ACTION:** *Approved, 5-0. (Weinmann motioned, Barbour seconded)*

### VI. PUBLIC HEARINGS

1. **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**

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

**VII. COMMISSION CONSIDERATION – None**

**VIII. STAFF REPORTS / ANNOUNCEMENTS – None**

**IX. COMMISSION REPORTS / ANNOUNCEMENTS – None**

**X. FUTURE PUBLIC HEARING ITEMS – F. Abejo announced on September 5<sup>th</sup> there will be a hearing on Development Code Amendments.**

**XI. ADJOURNMENT – 7:25 p.m. (Weinmann motioned, Mercurio seconded)**

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**NEXT PLANNING COMMISSION MEETINGS:**

September 5, 2018  
September 19, 2018

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