

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

**Wednesday, December 7, 2016**

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., December 7, 2016, in the City Council Chamber.

***I. ROLL CALL***

***COMMISSIONERS PRESENT:*** Chair Jason Laub  
Commissioner Dominic Aliano  
Commissioner LaMar Anderson  
Commissioner Ray Barbour

***STAFF PRESENT:*** Laura Simpson, Planning Manager  
Margaret Kotzebue, Senior Assistant City Attorney  
Lorna Villa, Associate Planner  
Lt. Russ Norris, Police Department  
Frank Abejo, Principal Planner

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

Commissioner Barbour led the pledge.

***III. PUBLIC COMMENT PERIOD***

None was heard.

***IV. RECOGNITION OF COMMISSIONER CARLYN OBRINGER***

The Commissioners expressed their thanks with working with former Commissioner Obringer. Planning Manager Laura Simpson expressed her thanks from herself and staff.

Former Planning Commissioner Carlyn Obringer expressed her thanks towards staff and her fellow past and present Planning Commissioners.

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

None were announced.

***VI. CONSENT CALENDAR***

No public comment was heard.

***APPROVAL OF MINUTES***

Motion was made by Commissioner Aliano and seconded by Commissioner Anderson to approve the meeting minutes of November 16, 2016. The motion was passed by the following vote:

AYES: Aliano, Anderson, Barbour  
 NOES: None  
 ABSTAIN: Laub  
 ABSENT: None

***VII. PUBLIC HEARINGS***

**Rowjani Fast & Easy Use Permit (PL16397 – UP)** – Application for a use permit to operate a convenience store with alcohol sales at 4330 Clayton Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 133-150-118. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is classified as Categorically Exempt pursuant to Section 15301 Class 1 “Existing Facilities,” and therefore no further environmental review is required. **Project Planner: Lorna Villa @ (925) 671-3176**

Lorna Villa, Associate Planner, presented the report and answered a clarifying question from the Planning Commission.

Lieutenant Russ Norris explained his memorandum and gave a history of the area and his concerns with additional alcohol sales in this location and answered further questions from the Commission.

The applicant, Dr. Gulshan Panjwani, explained the reasoning behind the decision to not move forward with approval of the Use Permit for a new convenience store and that the current business will be staying in the present location on Treat Boulevard. She also answered questions from the Planning Commission.

**Public Comment**

James Martin, representing the building owner at 4330 Clayton Road, asked a question with regards to what triggers a Finding of Public Convenience and Necessity and what the City’s recommendation would be for a future similar use at this location.

Motion was made by Commissioner Aliano and seconded by Commissioner Barbour to adopt Resolution 16-34 PC denying Rowjani Fast and Easy Convenience Store Use Permit (PL16397 – UP). The motion passed by the following vote:

AYES: Aliano, Barbour, Anderson, Laub  
 NOES: None  
 ABSTAIN: None  
 ABSENT: None

**VIII. COMMISSION CONSIDERATIONS**

- 1. Crime Prevention Through Environmental Design – Presentation by Lieutenant Russ Norris**

**IX. STAFF REPORTS / ANNOUNCEMENTS**

None were announced.

**X. COMMISSION REPORTS/ANNOUNCEMENTS**

None were announced.

**XI. FUTURE PUBLIC HEARING ITEMS**

Planning Manager Laura Simpson announced the next Planning Commission meeting is being held on Thursday, December 15<sup>th</sup> at 6:30 P.M. and will have a reorganization of the Commission and also Public Hearings for Argent Concord and the final review of the Todos Santos Design Guidelines. She further stated the next Planning Commission will occur on January 18<sup>th</sup> 2017 and contain Development Code changes and a presentation on Community Choice Energy.

**XII. ADJOURNMENT**

Commissioner Aliano moved to adjourn at 7:28 P.M. Commissioner Anderson seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Laura Simpson, AICP  
Planning Manager



Transcribed by Grant Spilman,  
Administrative Coordinator