

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

Wednesday, January 3, 2018

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Laub at 6:30 P.M., January 3, 2018, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Jason Laub
Vice Chair Ray Barbour
Commissioner Dominic Aliano
Commissioner Mark Weinmann

COMMISSIONER ABSENT: Commissioner John Mercurio

STAFF PRESENT: Laura Simpson, Planning Manager
Margaret Kotzebue, Senior Assistant City Attorney
Sarah Yuwiler, Assistant Planner
Frank Abejo, Principal Planner

II. PLEDGE TO THE FLAG

Vice Chair Barbour led the pledge.

III. PUBLIC COMMENT PERIOD

None was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were none.

V. CONSENT CALENDAR

There were none.

VI. PUBLIC HEARINGS

Massage Envy at the Willows Shopping Center (PL17494 – UP) – Application for a Use Permit to operate a restricted personal service use of a massage parlor, known as Massage Envy, within two existing tenant spaces at the Willows Shopping Center located at 1975 Diamond Boulevard, Suite D-010 & D-151. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-005. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15301 “Existing Facilities,” and Section 15332 “In-Fill Development Projects,” the project is classified as a Class 1

and Class 32 Categorical Exemption and therefore, no further environmental review is required. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

Sarah Yuwiler, Assistant Planner, gave a presentation and answered questions from the Planning Commission regarding a clarification on the occupancy of suites, time of vacancy for the building, and Police review of the application and licenses.

Thomas Braum, the applicant, gave a brief history on his background and his business when it was located in Pleasant Hill. He indicated there was never a problem with the business in Pleasant Hill and he runs his business successfully and ethically.

No public comment was heard.

Motion was made by Commissioner Weinmann and seconded by Vice Chair Barbour to adopt Resolution 18-01PC approving Massage Envy Use Permit (PL17494 – UP), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-01PC as amended. The motion passed by the following vote:

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

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

Planning Manager Laura Simpson announced the next Planning Commission meeting will be January 17th which will contain a study session on the new State Housing Legislation, a Development Code Update, the Sunshine Drive General Plan Amendment and Rezone which was continued from the 12/20 meeting, and a report on the Naval Weapons Specific Plan process.

XI. ADJOURNMENT

Commissioner Aliano moved to adjourn at 7:02 P.M. Vice Chair Barbour seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in cursive script, appearing to read "Laura J. Simpson".

Laura Simpson
Planning Manager

A handwritten signature in cursive script, appearing to read "Grant Spilman".

Transcribed by Grant Spilman,
Administrative Coordinator