

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

**Wednesday, February 21, 2018**

A regular meeting of the Planning Commission, City of Concord, was called to order by Vice Chair Barbour at 6:30 P.M., February 21, 2018, in the City Council Chamber.

***I. ROLL CALL***

***COMMISSIONERS PRESENT:*** Vice Chair Ray Barbour  
Commissioner Dominic Aliano  
Commissioner John Mercurio  
Commissioner Mark Weinmann

***COMMISSIONER ABSENT:*** Chair Jason Laub

***STAFF PRESENT:*** Laura Simpson, Planning Manager  
Margaret Kotzebue, Senior Assistant City Attorney  
Frank Abejo, Principal Planner  
Ryan Lenhardt, Senior Planner  
Mitra Abkenari, Assistant Engineer

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

Vice Chair Barbour led the pledge.

***III. PUBLIC COMMENT PERIOD***

None was heard.

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

1. Nomination and designation of the Chairperson of the Planning Commission for 2018/19.
2. Nomination and designation of the Vice Chairperson of the Planning Commission for 2018/19.

Motion was made by Vice Chair Barbour and seconded by Commissioner Mercurio to continue the Reorganization of the Planning Commission to the March 7, 2018 meeting. Motion was made by the following vote:

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

**V. COMMISSION APPOINTMENTS**

1. Nomination and designation of Design Review Board Liaison and Alternate for 2018/19.
2. Nomination and designation of TRANSPAC Liaison and Alternate for 2018/19.

Motion was made by Vice Chair Barbour and seconded by Commissioner Weinmann to continue the Commission Appointments to the March 7, 2018 meeting. Motion was made by the following vote:

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

**VI. ADDITIONS / CONTINUANCES / WITHDRAWALS**

There were none.

**VII. CONSENT CALENDAR**

No public comment was heard.

**APPROVAL OF MINUTES**

Motion was made by Commissioner Aliano and seconded by Commissioner Mercurio to approve the meeting minutes of January 17, 2018. The motion was passed by the following vote:

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

**VIII. PUBLIC HEARINGS**

**Dunkin’ Donuts Drive-Through (PL17407 – UP, DR)** – Application for a Use Permit and Design Review for a Dunkin’ Donuts restaurant with a drive-through and modifications to an approximately 5,550 sq. ft. commercial building on a 2-acre site at 4383 Clayton Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 115-242-039. CEQA: Categorically exempt under CEQA Guidelines Section 15301 “Existing Facilities”.  
**Project Planner: Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, gave a presentation and answered questions from the Planning Commission regarding bicycle parking location, signage, potential tenant uses, the masonry wall proposal, accessibility to the property, the traffic analysis, building upgrades, landscaping, and the property maintenance agreement.

Kevin Sakimoto, from Clayton Road Investments, addressed the Commission and spoke about his excitement about bringing in a major tenant like Dunkin’ Donuts, the drive through benefit, and upcoming shopping center improvements. He answered questions from the Planning Commission on when the remodel of the buildings will occur, clarification on current vacancies within the center, potential new tenants, repainting of the masonry wall, and the feasibility of the bike rack relocation.

Public Comment

Brian Clack commented on the timing of renovating buildings.

Motion was made by Commissioner Weinmann and seconded by Commissioner Aliano to adopt Resolution No. 18-03PC approving Dunkin’ Donuts Use Permit and Design Review (PL17407 - UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 18-03PC as amended by Commission and staff to include conditions requiring pedestrian access be maintained between the project site and Dianda Plaza along the east property line and new pedestrian access between the project site and Machado Drive along the north property line, and amending the conditions requiring the masonry wall be repaired, repainted, and refurbished on the north property line as necessary to address damage. The motion passed by the following vote:

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

**El Primo Tire (PL17501 – UP, DR) – Application for Use Permit to establish a tire service and repair shop and Design Review to expand an existing automotive service building, construct a new 600 square foot automotive service building, new landscaping and related improvements on a 0.4-acre site located at 2807 Port Chicago Highway . The General Plan designation is Neighborhood Commercial.; Zoning classification is NC (Neighborhood Commercial); APN 110-071-002. CEQA: Categorically exempt under CEQA Guidelines Section 15303 “New Construction or Conversion of Small Structures”.  
**Project Planner: Frank Abejo @ (925) 671-3128****

Frank Abejo, Principal Planner, gave a presentation and answered questions from the Planning Commission regarding uses within the transit overlay district, parking requirements, revitalization of the next door tenant building, trees within the landscape plan, fencing on the property, and property access.

Raj Singh, the property applicant, gave background history on the property and answered a question from the Commission regarding the revitalization of the existing building on the property.

Kirk Shelby, from Arete, Inc., described the materials used for the existing building and why specific materials were used.

Public Comment

Darci Balsmeier commented on the noise issues that occur during the business operation and she feels her property value has diminished due to the close proximity to the project.

Richard Brisbon voiced his concern on potential noise issues.

Matt Jenkins stated he supports the project and commented on the already existing noise issues that come from BART and Port Chicago Highway.

Adelino Atencio commented that he supports the project.

Motion was made by Commissioner Aliano and seconded by Commissioner Mercurio to adopt Resolution No. 18-02PC approving the El Primo Tire Use Permit and Design Review (PL17501 – UP, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution No. 18-02PC as amended by Commission and staff to include a use permit finding that the project’s parking demand will not impact on-street parking in the surrounding area and a condition of approval prohibiting employee parking and long-term parking of customer vehicles on public streets. The motion passed by the following vote:

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

***IX. COMMISSION CONSIDERATIONS***

There were none.

***X. STAFF REPORTS / ANNOUNCEMENTS***

There were none.

***XI. COMMISSION REPORTS / ANNOUNCEMENTS***

There were none.

***XII. FUTURE PUBLIC HEARING ITEMS***

Planning Manager Laura Simpson announced the next Planning Commission meeting will be March 7<sup>th</sup> and will contain the Annual Housing Element Implementation Report and a hearing on Cannabis Testing Labs, Manufacturing, and Distribution. She also announced there will be a special Planning Commission on March 15<sup>th</sup> and will contain two shopping center improvement reports, Terminal Shopping Center and Treat Plaza, and a public hearing on Concord Village. She further stated the March 21<sup>st</sup> meeting will be cancelled and there will be a joint Study Session with the City Council on April 2<sup>nd</sup> discussing the Concord Naval Weapons Station.

***XIII. ADJOURNMENT***

Commissioner Mercurio moved to adjourn at 8:32 P.M. Commissioner Weinmann 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