

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

Wednesday, October 16, 2019

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Barbour at 6:30 P.M., October 16, 2019, in the City Council Chamber.

1. ROLL CALL

COMMISSIONERS PRESENT: Chair Ray Barbour
Vice Chair John Mercurio
Commissioner Jason Laub
Commissioner Craig Mizutani
Commissioner Mark Weinmann (arrived at 6:33 pm)

STAFF PRESENT: Mindy Gentry, Planning Manager/Secretary to the
Planning Commission
Margaret Kotzebue, Senior Assistant City Attorney
Frank Abejo, Principal Planner
Sarah Yuwiler, Assistant Planner

2. PLEDGE TO THE FLAG

Commissioner Mizutani led the pledge.

3. PUBLIC COMMENT PERIOD

No public comment was heard.

4. CONSENT CALENDAR

APPROVAL OF MINUTES

No public comment was heard.

Motion was made by Vice Chair Mercurio and seconded by Commissioner Mizutani to approve the meeting minutes of October 2, 2019. The motion was passed by the following vote:

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

5. PUBLIC HEARINGS

2001 Clayton Road Master Sign Program (PL19073 – DR) – Design Review application for a Master Sign Program consisting of freestanding signs, wall signs and skyline signs at 2001 Clayton Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-640-016. CEQA: Categorically Exempt pursuant to Section 15311, Class 11, “Accessory Structures,” and therefore no further environmental review is required. **Project Planner: Frank Abejo @ (925) 671-3128**

Frank Abejo, Principal Planner, gave a presentation and answered a question from the Planning Commission pertaining to design changes to the ground and pylon sign and if this project is going back to the Design Review Board for further review.

Jake Himmel, from LCA Architects, explained the importance of this project and he feels this is a key component in bringing high end clients to the downtown area. He also clarified what the proposed design will be and how it will relate to the building.

Public Comment

No public comment was heard.

Motion was made by Commissioner Weinmann and seconded by Commissioner Mizutani to adopt Resolution 19-19PC approving the 2001 Clayton Road Master Sign Program (PL19073 – DR) and allowing the Design Review Board to review the design concept changes for approval. The motion was passed by the following vote:

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

Diablo Valley Cremation & Funeral Services (PL19015 – UP, AA) – Application for a Use Permit to operate a funeral service business in an existing 4,329 square foot tenant space and a Minor Exception to reduce the required parking by one space at 2261 Commerce Avenue, Suite 10. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-020-053. CEQA: Categorically Exempt under CEQA Guidelines Sections 15301 “Existing Facilities” and 15332 “In-Fill Development Projects”. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

Sarah Yuwiler, Assistant Planner, gave a presentation and answered questions from the Planning Commission pertaining to how the refrigeration is maintained during a power outage, number of parking spaces with the inclusion of handicap spaces, and chemicals used during preparation.

Jay Becker, owner of Diablo Valley Cremation, explained the refrigeration procedure should a power outage occur and how the preparation of bodies, which includes

chemicals, occurs off-site at a local mortuary with it all being regulated by the State of California.

Public Comment

No public comment was heard.

Commissioner Weinmann expressed his support of this project and was satisfied with the reduction in parking.

Motion was made by Commissioner Mizutani and seconded by Commissioner Laub to adopt Resolution 19-18PC approving the Diablo Valley Cremation and Funeral Services Use Permit and Minor Exception (PL19015 – UP, AA), subject to the Conditions of Approval set forth in Attachment A to Resolution 19-18PC. The motion was passed by the following vote:

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

6. COMMISSION CONSIDERATIONS

There were none.

7. STAFF REPORTS / ANNOUNCEMENTS

There were none.

8. COMMISSION REPORTS / ANNOUNCEMENTS

There were none.

9. FUTURE PUBLIC HEARING ITEMS

Mindy Gentry announced the November 6th meeting has three items currently scheduled, the CEI Pace Center, Clayton Road Townhomes, and the Myrtle Creek Conditions of Approval Amendment.

10. ADJOURNMENT

Commissioner Laub moved to adjourn at 7:29 P.M. Commissioner Weinmann seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

A handwritten signature in black ink, appearing to read "Mindy Gentry". The signature is written in a cursive style with a large initial "M" and a long horizontal stroke at the end.

Mindy Gentry
Planning Manager / Secretary to the Planning Commission

A handwritten signature in black ink, appearing to read "Grant Spilman". The signature is written in a cursive style with a large initial "G" and a long horizontal stroke at the end.

Transcribed by Grant Spilman,
Administrative Coordinator