

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

Wednesday, April 17, 2019

A regular meeting of the Planning Commission, City of Concord, was called to order by Commissioner Barbour at 6:30 P.M., April 17, 2019, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Ray Barbour
Vice Chair John Mercurio
Commissioner Jason Laub
Commissioner Craig Mizutani
Commissioner Mark Weinmann

STAFF PRESENT: Mindy Gentry, Planning Manager/Secretary to the
Planning Commission
Margaret Kotzebue, Senior Assistant City Attorney
Ryan Lenhardt, Senior Planner
Mitra Abkenari, Assistant Engineer

II. PLEDGE TO THE FLAG

Commissioner Laub led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

There were none.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

No public comment was heard.

Motion was made by Commissioner Weinmann and seconded by Commissioner Laub to approve the meeting minutes of March 20, 2019. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

Public Storage (PL18318 – UP, DR, RT) – Application for a Use Permit Amendment, Design Review, and Tree Removal approval to convert an existing approximately 20,000 square foot industrial building into a Public Storage Mini-Storage facility on a 1.29-acre site at 1870 Arnold Industrial Place. The General Plan designation is Industrial Mixed Use; Zoning classification is IMX (Industrial Mixed Use); APN 110-120-064. CEQA: Pursuant to the California Environmental Quality Act (CEQA), Guideline Section 15301 Class 1 (Existing Facilities), the project is categorically exempt. **Project Planner: Ryan Lenhardt @ (925) 671-3162**

Ryan Lenhardt, Senior Planner, gave a presentation and answered questions from the Planning Commission regarding the existing trash enclosure and the timeframe for construction.

Mark Kennedy, Development Manager for Public Storage, clarified that his company is looking to develop the property and not sell it.

Public Comment

Archie Mares explained that he did not feel the addition of more storage units is needed for this area as there are already enough units and he also felt that allowing this use does not help small business in the area.

Brad Flynn expressed the square footage of the property site is not large enough based on the amount of storage being brought in. He also explained that he and his fellow business owners do not want to move out of their current location to accommodate the project.

Mark Kennedy answered a question from the Planning Commission about the noticing given to the current business owners about the non-renewal of business leases.

Motion was made by Commissioner Weinmann and seconded by Commissioner Mizutani to adopt Resolution No. 19-06PC approving the Public Storage Use Permit Amendment, Design Review, and Tree Removal (PL18318 - UP, DR, RT), subject to the Conditions of Approval set forth in Attachment A to Resolution 19-06PC. The motion was passed by the following vote:

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

VII. COMMISSION CONSIDERATIONS

There were none.

VIII. STAFF REPORTS / ANNOUNCEMENTS

There were none.

IX. COMMISSION REPORTS / ANNOUNCEMENTS

Vice Chair Mercurio reported on his attendance at the Planning Commissioners Academy in Long Beach and presented an aid to CEQA acronyms to his fellow Commissioners and staff.

X. FUTURE PUBLIC HEARING ITEMS

Mindy Gentry announced the May 1st meeting will contain a hearing item pertaining to medical land use classifications.

XI. ADJOURNMENT

Vice Chair Mercurio moved to adjourn at 7:13 P.M. Commissioner Mizutani seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:



Mindy Gentry
Planning Manager / Secretary to the Planning Commission



Transcribed by Grant Spilman,
Administrative Coordinator