



**SPECIAL MEETING OF THE
CITY OF CONCORD
ZONING ADMINISTRATOR**

**9:00 a.m., Wednesday, July 17, 2019
CITY COUNCIL CHAMBER
1950 Parkside Drive, Concord**

ANNOTATED AGENDA

**Staff Present: F. Abejo, M. Cass, J. Clendenin, M. Gentry, M. Kotzebue, V. Patel, S. Yuwiler
Audience Attendance: 16 people**

PUBLIC COMMENT PERIOD - None

HEARINGS:

- 1. Cardenas Market Appeal (PL19101 – AP) –** Appeal of the Administrative Design & Site Review and Tree Removal Approval (PL18394 - DR, RT), for exterior improvements of an existing 41,940 square foot tenant space to be occupied by Cardenas Market located at 2250 Monument Boulevard. The General Plan designation is Regional Commercial; Zoning Classification is RC (Regional Commercial); APN 129-170-026. CEQA: Not a project under Public Resources Code Section 21065 and CEQA Guidelines Section 15378. Alternatively, if deemed to be a project, the project is categorically exempt under CEQA Guideline Sections 15061(b)(2) and (3), 15301, 15302, 15304, and 15305. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

***ACTION:** Adopted Zoning Order No. 19-10ZA, denying the appeal and further approving the amended Cardenas Market Design and Site Review application, subject to modified conditions of approval. In addition to the modifications included in proposed Zoning Order No.19-10ZA, the Zoning Administrator also included the following conditions of approval: (1) removal of six surplus parking spaces, to be replaced by landscaping; (2) allowing the approved landscape plan to qualify towards any required replacement landscaping as determined by Code Enforcement in connection with unpermitted on-site tree removals; and (3) requiring the installation of a 5-foot pedestrian walkway within the parking lot subject to review and approval by the Transportation Division.*

ADJOURNMENT – 9:51 a.m.

Next Regularly Scheduled Zoning Administrator Meeting: July 24, 2019
