



SPECIAL MEETING OF THE CITY OF CONCORD ZONING ADMINISTRATOR

9:00 a.m., Wednesday, October 25, 2017
CITY COUNCIL CHAMBER
1950 Parkside Drive, Concord

AGENDA

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Zoning Administrator not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

HEARINGS:

1. **ExteNet Telecommunications Facilities** – Application for a Minor Use Permit from The CBR Group on behalf of ExteNet Systems to install a small cellular network with associated equipment within the right-of-way near 1531 Peach Place. The California Environmental Quality Act (“CEQA”) requires local public agencies to evaluate whether any discretionary project may have a significant effect on the environment. This proposed installation qualifies as a “project” because it will require a discretionary Minor Use Permit. However, this proposed project would qualify for a categorical exemption under CEQA Guidelines § 15301 as a minor alteration to existing utility facilities. Accordingly, whether the zoning administrator approves or disapproves any particular project, no further environmental review is required. **Project Contact: Sara Yuwiler @ (925) 671-3465. This item was continued from the October 23rd meeting.**

ADJOURNMENT

Next Zoning Administrator’s Meeting: November 8, 2017

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Correspondence and writings received within 72 hours of the scheduled Zoning Administrator meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

APPEALS

Decisions of the Zoning Administrator may be appealed to the Planning Commission. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.

MEMORANDUM

October 25, 2017

TO: Michael P. Cass, Zoning Administrator
FROM: Sarah Yuwiler, Assistant Planner
SUBJECT: ExteNet 1531 Peach Place Continued Hearing

This item was originally heard by the Zoning Administrator on October 23, 2017. During the public comment period, a resident voiced location and visual concerns of the proposed small cell facility located near 1531 Peach Place. The resident suggested an alternative pole location near the corner of Reganti Drive and Reganti Place.

Based on information that there may still be an alternate site that was not analyzed, the Zoning Administrator was not able to make the finding 18.250.120B that states that the facility will be substantially screened from the view of surrounding properties and public view or otherwise substantially camouflaged. Therefore, continuing the hearing to a date certain of October 25, 2017. This was intended to allow the applicant to gather additional information regarding the new alternate site that was discussed at the hearing given that it is not located in front of any dwellings. The shot clock for this project expires on October 25, 2017.

If a detailed analysis of the alternate site is not provided and/or a tolling agreement is not signed prior to the hearing date on October 25, 2017, staff will recommend denial of the site as the review of alternative sites has not been fully exhausted.

ExteNet has since entered into a tolling agreement on October 24, 2017 to continue the hearing for 1531 Peach Place until November 29, 2017 at 9:00am.