



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

**9:00 a.m., Monday, October 23, 2017
CITY COUNCIL CHAMBERS
1950 Parkside Drive, Concord**

ANNOTATED AGENDA

**Staff Present: M. Cass, J. Ezell, R. Ovadia, L. Simpson, K. Marstall, F. Abejo, R. Lenhardt,
L. Villa, J. Gonzalez, S. Yuwiler
Audience Attendance: ~15 people**

PUBLIC COMMENT PERIOD

Mr. McCright raised concerns about public notification and asked about the public notification requirements. Mr. Cass responded that this was directly related to the public hearings on today's agenda and would be addressed at that time.

HEARINGS:

- 1. ExteNet Telecommunications Facilities** – Applications for Minor Use Permits from The CBR Group on behalf of ExteNet Systems to install small cellular networks with associated equipment within the right-of-way near the following locations within Concord: 1811 Apple Drive, 1931 Apple Drive, 1531 Peach Place, 1651 Peach Place, 1811 Peach Place, 1731 Pear Drive, 1039 Oak Grove Road, 1051 Oak Grove Road, 1059 Oak Grove Road, and 2039 Sierra Road. The California Environmental Quality Act (“CEQA”) requires local public agencies to evaluate whether any discretionary project may have a significant effect on the environment. Each proposed installation qualifies as a “project” because it will require a discretionary Minor Use Permit. However, all the proposed projects would qualify for a categorical exemption under CEQA Guidelines § 15301 as a minor alteration to existing utility facilities. In addition, five proposed projects would be statutorily exempt from CEQA because staff recommends denial. *See* CEQA Guidelines § 15270. These include the following facilities: 1731 Pear Drive (PL16488); 1039 Oak Grove Road (PL16489); 1059 Oak Grove Road (PL16492); and 1051 Oak Grove Road (PL16493). Accordingly, whether the zoning administrator approves or disapproves any particular project, no further environmental review is required. **Project Contact: Planning Division @ (925) 671-3152.**

ACTION:

- 1. Continued the matter for the Minor Use Permit for 1731 Pear Drive to the Special Meeting of November 29, 2017 at 9:00 a.m.*
- 2. Continued the matter for the Minor Use Permit for 1039 Oak Grove Road to the Special Meeting of November 29, 2017 at 9:00 a.m.*
- 3. Continued the matter for the Minor Use Permit for 2039 Sierra Road to the Special Meeting of November 29, 2017 at 9:00 a.m.*

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4. *Adopted Zoning Order No. 17-12, approving a Minor Use Permit for 1931 Apple Drive, subject to amended Conditions of Approval, including requiring a Radio Frequency Compliance Report to be submitted prior to final inspection and on 5 year intervals, specifying that signage must comply with FCC Bulletin 65 or any statute that supersedes, requiring the equipment enclosure and paint color to be reviewed and approved by the Zoning Administrator, and imposing a 10 year approval with an optional 10 year extension.*
 5. *Continued the matter for the Minor Use Permit for 1059 Oak Grove Road to the Special Meeting of November 29, 2017 at 9:00 a.m.*
 6. *Continued the matter for the Minor Use Permit for 1051 Oak Grove Road to the Special Meeting of November 29, 2017 at 9:00 a.m.*
 7. *Adopted Zoning Order No. 17-15, approving a Minor Use Permit for 1811 Apple Drive, subject to amended Conditions of Approval, including requiring a Radio Frequency Compliance Report to be submitted prior to final inspection and on 5 year intervals, specifying that signage must comply with FCC Bulletin 65 or any statute that supersedes, requiring the equipment enclosure and paint color to be reviewed and approved by the Zoning Administrator, and imposing a 10 year approval with an optional 10 year extension.*
 8. *Adopted Zoning Order No. 17-16, approving a Minor Use Permit for 1811 Peach Place, subject to amended Conditions of Approval, including requiring a Radio Frequency Compliance Report to be submitted prior to final inspection and on 5 year intervals, specifying that signage must comply with FCC Bulletin 65 or any statute that supersedes, requiring the equipment enclosure and paint color to be reviewed and approved by the Zoning Administrator, and imposing a 10 year approval with an optional 10 year extension.*
 9. *Continued the matter for the Minor Use Permit for 1531 Peach Place to the Special Meeting of October 25, 2017 at 9:00 a.m. to allow the applicant to study an alternative existing utility pole located at the corner of Reganti Drive and Reganti Place.*
 10. *Adopted Zoning Order No. 17-18, approving a Minor Use Permit for 1651 Peach Place, subject to amended Conditions of Approval, including requiring a Radio Frequency Compliance Report to be submitted prior to final inspection and on 5 year intervals, specifying that signage must comply with FCC Bulletin 65 or any statute that supersedes, requiring the equipment enclosure and paint color to be reviewed and approved by the Zoning Administrator, and imposing a 10 year approval with an optional 10 year extension.*

ADJOURNMENT – 11:42 a.m.

Next Zoning Administrator’s Special Meeting: October 25, 2017
