



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

**9:00 a.m., Monday, November 29, 2017
CITY COUNCIL CHAMBERS
1950 Parkside Drive, Concord**

ANNOTATED AGENDA

**Staff Present: M. Cass, L. Simpson, M. Kotzebue, K. Marstall, R. Lenhardt,
L. Villa, S. Yuwiler, M. Johnston (consultant)
Audience Attendance: ~14 people**

PUBLIC COMMENT PERIOD - None

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: 1531 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, three 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); 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.** *These items were continued from the October 23 and 25, 2017 meetings.*

ACTION:

- 1. Adopted ZA Order No. 17-09, denying a Minor Use Permit for 1731 Pear Drive without prejudice, based on the required findings.**
- 2. Adopted Zoning Order No. 17-10, approving a Minor Use Permit for 1039 Oak Grove Road, 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, imposing a 10 year approval with an optional 10 year extension, requiring the project plans to**

be updated to specify that the existing utility pole shall be straightened, and requiring the applicant to install two new street trees subject to approval by the Public Works Department & the City Engineer.

3. *Adopted Zoning Order No. 17-11, approving a Minor Use Permit for 2039 Sierra Road, 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.*
4. *Adopted ZA Order No. 17-13, denying a Minor Use Permit for 1059 Oak Grove Road without prejudice, based on the required findings.*
5. *Continued the matter for the Minor Use Permit for 1051 Oak Grove Road to the Regular Meeting of December 13, 2017 at 9:00 a.m.*
6. *Continued the matter for the Minor Use Permit for 1531 Peach Place to the Regular Meeting of December 13, 2017 at 9:00 a.m.*

ADJOURNMENT – 11:15 a.m.

Next Zoning Administrator’s Meeting: December 13, 2017
