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

**9:00 a.m., Wednesday, December 13, 2017  
CITY COUNCIL CHAMBER  
1950 Parkside Drive, Concord**

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**ANNOTATED AGENDA**

**Staff Present: M. Cass, K. Marstall, S. Yuwiler, J. Gonzalez, M. Johnston (consultant)  
Audience Attendance: ~12 people**

**PUBLIC COMMENT PERIOD - None**

**HEARINGS:**

- 1. ExteNet Telecommunications Facility at 1531 Peach Place (PL16496 – MP) –** Application for a Minor Use Permit from The CBR Group on behalf of ExteNet Systems to install a small cellular network with antennas and associated equipment on an existing wood utility pole on Reganti Drive, across from 1056 Reganti Drive, and roughly 150 feet from the corner of Reganti Drive and Peach Place. This is an alternative location for the original application at 1531 Peach Place. The General Plan designations of the area are Medium Density Residential, Single Family Residential, and Commercial Mixed Use; Zoning classifications of the area are RM (Residential Medium Density), RS7 (Residential Single Family, 7,000 sq. ft. minimum lot size), and CMX (Commercial Mixed Use). 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 installation qualifies as a “project” because it will require a discretionary Minor Use Permit. However, this 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 Planner: Sarah Yuwiler @ (925) 671-3465. This item was continued from the November 29, 2017 meeting.**

***ACTION: Adopted Zoning Order No. 17-17, denying a Minor Use Permit for 1531 Peach Place without prejudice, based on the required findings.***

- 2. ExteNet Telecommunications Facility at 1051 Oak Grove Road (PL16493 – MP) –** Application for a Minor Use Permit from The CBR Group on behalf of ExteNet Systems to install a small cellular network with antennas and associated equipment within the right-of-way near 1051 Oak Grove Road at the northwest corner of Pear Drive and Oak Grove Road. The General Plan designation of the area is Low Density Residential; Zoning classification of the area is RS7 (Residential Single Family, 7,000 sq. ft. minimum lot size). 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 installation qualifies as a “project” because it will require a discretionary Minor Use Permit. However, this project would qualify for a categorical exemption under CEQA Guidelines § 15301 as a minor alteration to existing utility

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facilities. Accordingly, whether the zoning administrator approves or disapproves any particular project, no further environmental review is required. **Project Planner: Jessica Gonzalez @ (925) 603-5821.** *This item was continued from the November 29, 2017 meeting.*

***ACTION: Adopted Zoning Order No. 17-14, approving a Minor Use Permit for 1051 Oak Grove Road, subject to conditions of approval.***

**ADJOURNMENT – 10:14 a.m.**

**Next Zoning Administrator’s Meeting:** December 27, 2017 – Cancelled  
January 10, 2018

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