



## **Staff Report**

**Date:** August 28, 2018

**To:** City Council

**From:** Valerie J. Barone, City Manager

**Reviewed by:** Andrea Ouse, Director of Community and Economic Development

**Prepared by:** Joan Ryan, Community Reuse Area Planner  
[joan.ryan@cityofconcord.org](mailto:joan.ryan@cityofconcord.org)  
(925) 671-3370

**Subject:** **Considering adoption of Resolution No. 18-56 approving the street name for the Enclave Subdivision (No. 9179), consistent with the City's Subdivision Ordinance**

**Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the naming of a street for an approved subdivision does not constitute a project under CEQA, per Section 15378 "Project", and therefore, no further environmental review is required.**

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### **Report in Brief**

The 26-unit Enclave Subdivision was approved by the Planning Commission in 2009. The final map recorded for the site in 2011 did not include a street name for the private road, but rather referred to Parcel A. The developer has now submitted an application for a new address for the project to prepare for construction of the units at the site. Staff has followed the City's street naming routing procedures and is now bringing the street naming to the City Council for review and approval, consistent with the Subdivision Ordinance requirements.

### **Recommended Action**

Adopt Resolution No. 18-56 approving the street name of "Enclave Lane" for the Enclave Subdivision.

## **Background**

On August 5, 2009, the tentative map for the 26-unit Enclave Subdivision located at 3000 Willow Pass Road was approved by the Planning Commission. The final map was subsequently approved by the City Council and recorded in November 2011. At that time a street name was not included on the final map, and the private street was simply referred to as Parcel A.

On July 11, 2017, the City Council adopted Ordinance No. 17-9 amending the Subdivision Ordinance, which requires the City Council's review and approval of street naming for all subdivisions, prior to final map approval. Although the Enclave Subdivision final map was recorded in 2011, staff is bringing forward the proposed street naming to the City Council for review and approval, in an effort to meet the intent of the ordinance

On June 6, 2018, Discovery Builders submitted an application to the City's building division for a new address for the Enclave Subdivision, anticipating their subsequent building permit submittals to the City during the next few months. On June 25<sup>th</sup>, the address request was routed to the planning division and on June 26<sup>th</sup> staff routed the request to the City's street naming committee, which includes internal and external agency members, for a response by July 11. The three street names proposed by the owner included the following:

- Enclave Lane
- Enclave Loop
- Enclave Place

## **Analysis**

Staff received no substantive comments regarding the proposed street naming from the City's street naming committee. The Contra Costa County Fire Protection District specifically indicated that they had no issues with any of the proposed names. Staff did make the applicant aware of one response received from the committee that indicated a multi-family property in Walnut Creek recently went through a name change to the Enclave Apartments, however that property is located on 3081 North Main Street, and is located in a separate jurisdiction, and therefore no issues are anticipated.

Staff recommends that the street name "Enclave Lane" be used for the subdivision. Alternatively, Enclave Place could be selected. Enclave Loop is a misnomer in that the street does not actually loop around as currently designed, and therefore could cause confusion for visitors. The owner/applicant has indicated they do not have a preference among the three names submitted and indicated via e-mail that they do support staff's recommendation for "Enclave Lane".

**Financial Impact**

This item has no financial impact on the City.

**Environmental Determination**

Pursuant to CEQA, Section 15378 of the State CEQA Guidelines, the proposed street naming is not considered a project. Review of the project has occurred, that project has been approved, and no changes are being proposed.

**Public Contact**

The City Council agenda was posted.

**Attachment**

1. City Council Resolution No. 18-56

**BEFORE THE CITY COUNCIL OF THE CITY OF CONCORD,  
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

**A Resolution Approving the Street Name for the  
Enclave Subdivision (No. 9179), consistent with the  
City's Subdivision Ordinance**

**Resolution No. 18-56**

**WHEREAS**, on August 5, 2009, the Planning Commission approved the 26-unit Enclave Subdivision located at 3000 Willow Pass Road (referred to herein as the “project”); and

**WHEREAS**, the owner, Discovery Builders, Inc., then took the necessary steps to finalize the tentative map for the project, and the final map was recorded in November 2011. The final map was recorded without the benefit of a street name, referring only to Parcel A where the private street would be located; and

**WHEREAS**, on July 11, 2017, the City Council adopted Ordinance No. 17-9 amending the Subdivision Ordinance, which requires the City Council’s review and approval of street naming for all subdivisions, prior to final map approval; and

**WHEREAS**, the Enclave Subdivision final map was recorded in 2011, staff is bringing the proposed street naming forward to the City Council for review and approval, in an effort to meet the intent of the Subdivision Ordinance; and

**WHEREAS**, on June 6, 2018, the applicant, Discovery Builders, submitted an application for a new address for the Enclave Subdivision and on June 26, the item was routed to the City’s street naming committee, which includes internal staff and external local and regional agencies; and

**WHEREAS**, no substantive comments regarding the proposed street naming were received from the City’s street naming committee; and

**WHEREAS**, pursuant to the provisions of the California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq., and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations, all as amended from time to time (collectively “CEQA”), the naming of a street for an approved subdivision does not constitute a project under CEQA, per Section

1 15378 “Project”, and therefore, no further environmental review is required; and

2       **WHEREAS**, on August 28, 2018, the City Council at a regular meeting reviewed the request  
3 and plans for the subject proposal; and

4       **WHEREAS**, on August 28, 2018, after consideration of all pertinent plans, documents,  
5 reports, and oral and written testimony received at the public meeting, the City Council approved the  
6 street name for the Enclave Subdivision (No. 9179) as “Enclave Lane”.

7       **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONCORD DOES**  
8 **RESOLVE AS FOLLOWS:**

9       **Section 1.** Approves the street name as Enclave Lane for the Enclave Subdivision for use  
10 along the entirety of the roadway within the site, as shown on the site plan (Exhibit A).

11       **Section 2.** This Resolution shall become effective immediately upon its passage and adoption.

12       **PASSED AND ADOPTED** by the City Council of the City of Concord on August 28, 2018  
13 by the following vote:

14 **AYES:**       Councilmembers

15 **NOES:**       Councilmembers

16 **ABSTAIN:**   Councilmembers

17 **ABSENT:**    Councilmembers

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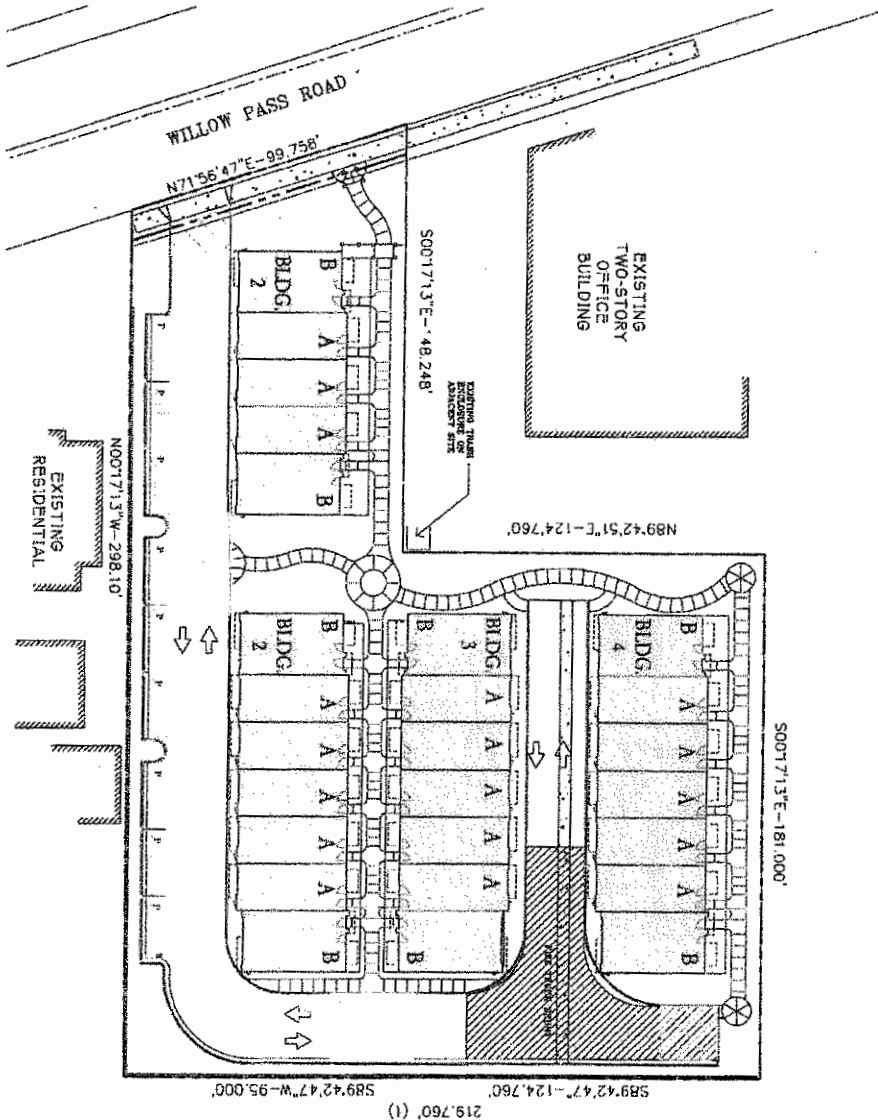
**I HEREBY CERTIFY** that the foregoing Resolution No. 18-56 was duly and regularly adopted at a regular meeting of the City Council of the City of Concord on August 28, 2018.

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Joelle Fockler, MMC  
City Clerk

**APPROVED AS TO FORM:**

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Susanne Meyer Brown  
City Attorney

Exhibit:  
    A – Site Plan



**PROJECT DATA**

GROSS FLOOR AREA PER UNIT		
UNIT A	1,39 SQ. FT.	43 SQ. FT.
UNIT B	1,76 SQ. FT.	47 SQ. FT.
NUMBER OF BEDROOMS		
UNIT A	3 PER UNIT	
UNIT B	3 PER UNIT	
TOTAL ON UNITS	38 BEDROOMS	
NUMBER OF UNITS BY TYPE		
UNIT A	14 UNITS	
UNIT B	5 UNITS	
TOTAL UNITS	19 UNITS	
NUMBER OF UNITS PER BUILDING		
BUILDING 1	1 UNITS	
BUILDING 2	7 UNITS	
BUILDING 3	7 UNITS	
BUILDING 4	4 UNITS	
TOTAL UNITS	19 UNITS	
PARKING SPACES		
SIDE BY SIDE GARAGE SPACES	14 SPACES	
TANDEN GARAGE SPACES	34 SPACES	
TOTAL PARKING SPACES	48 SPACES	
TOTAL PARKING PROVIDERS	48 SPACES	

**CONCEPTUAL SITE PLAN**



**THE ENCLAVE AT**  
 3000 WILLOW PASS RD.  
 CONCORD, CALIFORNIA 94519



**LOVING & CAMPOS ARCHITECTS INC.**  
 CARL E. CAMPOS      DAVID BOGSTAD      PETER STACKPOLE  
 343 Ygnacio Valley Road  
 Walnut Creek, CA 94596  
 ARCHITECTURE      www.lovinc-camp.com      PLANNING  
 TEL: 925.944.1625  
 FAX: 925.944.1666

PROJECT NO. 0909  
 SCALE: AS SHOWN  
 DATE: 09/09  
 SHEET: 001  
 TOTAL SHEETS: 001  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: [Signature]  
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