



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

**9:00 a.m., Wednesday, October 28, 2015
CITY COUNCIL CHAMBERS
1950 Parkside Drive, Concord**

ANNOTATED AGENDA

**Staff Present: F. Abejo, J. Ryan
Audience Attendance: 4 people**

PUBLIC COMMENT PERIOD – *None.*

HEARINGS:

- 1. O'Brien Minor Subdivision and Variance (PM 08-002, VA 08-005)** – Application for a five year extension of a three-lot Minor Subdivision on a 0.69-acre site and a Variance for a 77-foot wide lot where 80 feet is required at 1269 La Vista Avenue. The General Plan designation is Low Density Residential; Zoning classification is RS8 (Single Family Residential, 8,000 sq. ft. minimum lot size); APN 132-050-029. For purposes of CEQA, a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. Review of the project has occurred, that project has been approved, and no changes are being proposed. If the proposed extension is a project under CEQA it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a five year extension. In addition, no further environmental analysis is required because the project was and is classified as Categorically Exempt pursuant to Section 15315 Class 15 “Minor Land Divisions,” and none of the factors calling for subsequent environmental review are present, including under Public Resources Code Section 21166 and CEQA Guidelines Section 15162 because, as noted above, there are no changes being proposed and there is no new information is available which would trigger environmental review under any of the applicable criteria. Therefore no further environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Approved.*

ADJOURNMENT – 9:10 a.m.

Next Zoning Administrator’s Meeting: November 11, 2015 – Cancelled
November 18, 2015 – Special Meeting
