



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

**9:00 a.m., Wednesday, September 5, 2018
CITY COUNCIL CHAMBER
1950 Parkside Drive, Concord**

ANNOTATED AGENDA

**Staff Present: F. Abejo, M. Abkenari, M. Cass, J. Gonzalez, S. Yuwiler
Audience Attendance: 27 people**

PUBLIC COMMENT PERIOD

HEARINGS:

- 1. Chalomar Villas Minor Subdivision (PL18132 – PM, DR, RT) –** Application for a three lot Minor Subdivision, Design Review and a Tree Removal on a 0.50 acre site at 2226 Chalomar Road. The General Plan Designation is Low Density Residential; Zoning classification is RS-6 (Residential Single Family minimum lot size 6,000 sq. ft.); APN: 129-152-004. CEQA: Categorically exempt under CEQA Guidelines Section 15315 “Minor Land Divisions”. **Project Planner: Sarah Yuwiler @ (925) 671-3465**

***ACTION:** Adopted Zoning Order No. 18-06ZA, approving a Vesting Tentative Parcel Map, Tree Removal Permit, and Design & Site Review applications for a three-lot Minor Subdivision to a 0.5-acre parcel, located at 2226 Chalomar Road, subject to conditions of approval. Modified conditions of approval include submitting a construction staging plan for approval by the City Engineer and Chief Building Official, maintaining the garage in an unobstructed manner so vehicles may park in their designated spaces, updating the Plant List to include the quantity and size of trees and shrubs, submitting a pervious paver detail, updating the proposed light fixtures to use bollards to prevent light pollution on adjacent properties, ensuring that the electrical system is designed to be ready for an electrical vehicle charger, and prohibiting construction activities on national holidays.*

- 2. Berrywood Minor Subdivision (PL18147 – PM, DR, AA) –** Application for a four lot Minor Subdivision, Design Review and Minor Exception on a vacant 1-acre site located southeast of Berrywood Drive and northeast of Olive Drive. The General Plan Designation is Low Density Residential; Zoning classification is RS-8 (Residential Single Family minimum lot size 8,000 sq. ft.); APN: 116-030-008. CEQA: Categorically exempt under CEQA Guidelines Section 15315 “Minor Land Divisions” and 15332 “In-Fill Development Projects”. **Project Planner: Jessica Gonzalez @ (925) 603-5821**

***ACTION:** Adopted Zoning Order No. 18-08ZA, approving a Vesting Tentative Parcel Map, Minor Exception, and Design & Site Review applications for a four-lot Minor Subdivision to a 1.0-acre parcel, located at the corner of Berrywood Drive and Olive Drive, subject to conditions of approval. Modified conditions of approval include submitting a construction staging plan for approval by the City Engineer; updating the proposed light fixtures to use bollards to prevent*

light pollution on adjacent properties; ensuring that the electrical system is designed to be ready for an electrical vehicle charger; and utilizing an alternative material for 18-inches of the driveway shoulder to alert drivers of proximity of fencing, subject to approval of Fire District.

ADJOURNMENT – 10:45 a.m.

Next Zoning Administrator Meeting: September 12, 2018 - CANCELLED
