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

**9:00 a.m., Wednesday, August 9, 2023  
CITY COUNCIL CHAMBER  
1950 Parkside Drive, Concord**

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**ANNOTATED AGENDA**

**Staff Present: Joan Ryan, Scott Watkins  
Audience Attendance: 6**

**PUBLIC COMMENT PERIOD – None**

**HEARINGS:**

- 1. Cowell Road Minor Subdivision (PL22182 – PM)** – Application for a Tentative Parcel Map for a two-lot subdivision on a 0.67-acre site located at 3800 Cowell Road. The General Plan designation is Low Density Residential; Zoning classification is RS-10 (Residential Single-Family, 10,000 square foot minimum); APN 130-140-051. CEQA: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315, “Minor Land Divisions.” Therefore, no further environmental review is required. **Project Planner: Scott Watkins @ (925) 671-3281 or [scott.watkins@cityofconcord.org](mailto:scott.watkins@cityofconcord.org)**

**ACTION:** Zoning Administrator approved Zoning Order No. 23-01ZA with the following modifications to conditions of approval:

- **Add a condition of approval 9 stating:** “Move (or remove) six (6) foot tall fence along Court Street (parcel 1) outside of the front yard setback and landscape front yard parallel to Court Lane prior to recording of map.”
- **Change condition 31 to:** replace “any unusable existing driveway shall be” to “Driveway approach from Cowell Rd. to Parcel 2 shall be removed and...”
- **Insert language into finding 4 to:** clarify the water meter and service line for the existing building “to Court Lane, west of the existing house...”

**ADJOURNMENT – 9:47 am**

**Next Regularly Scheduled Zoning Administrator Meeting: August 23, 2023**

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