

ZONING ADMINISTRATOR  
Joan Ryan, Zoning Administrator

Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
www.cityofconcord.org



**Regular Meeting of the  
City of Concord  
Zoning Administrator**

Wednesday,  
April 28, 2021

9:00 a.m.

Various  
Telephone/Electronic  
Locations (See below)

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**CORONAVIRUS DISEASE (COVID-19) ADVISORY WARNING**  
*STAY SAFE, STAY HEALTHY, STAY HOME*

The Contra Costa County Health Department has ordered individuals in Contra Costa County to “shelter in place”. The California Department of Public Health issued its “Mass Gatherings Guidance on Novel Coronavirus or COVID-19” followed by a recommendation that certain gatherings in California be postponed or canceled. The Governor of the State of California issued Executive Order N-25-20 which, among other things, orders that all California residents are to “. . . heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19” and pursuant to Executive Order N-33-20 has ordered all individuals in California to stay home or at their place of residence with very limited exceptions. That means residents must obey State, County, and City of Concord rules and guidelines.

**City of Concord Rules:** The City of Concord has declared a local state of emergency due to COVID-19 and is closed to the public. This Zoning Administrator meeting is an essential event, therefore it has not been cancelled. However, City of Concord officials and staff will conduct this meeting telephonically or otherwise electronically. The City will **not** make available any physical location from which members of the public may observe the meeting and offer public comment. Instead, members of the public may observe and address the meeting remotely. Below is information on how to do that.

## How to Watch the Meeting:

Watch the meeting via the **ZOOM** link:

<https://cityofconcord.zoom.us/j/91930622997?pwd=K3U4RDhXLY9Rb2lIM1dWQXk0cmhYZz09>

**Meeting ID: 919 3062 2997**

**Passcode: 896737**

One tap mobile

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Dial by your location

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+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

888 475 4499 US Toll-free

877 853 5257 US Toll-free

## How to Submit Public Comments:

**Written:** All comments received **before 8:00 am the day of the meeting** will be posted on the City's website as "Correspondence" under the relevant agenda item and provided to the Zoning Administrator before the meeting. Please email your comments to [zapubliccomment@cityofconcord.org](mailto:zapubliccomment@cityofconcord.org).

**Read Aloud During the Meeting:** Email your comments to [zapubliccomment@cityofconcord.org](mailto:zapubliccomment@cityofconcord.org) when the Zoning Administrator opens the public comment period for the relevant agenda item; please indicate the agenda item and title in your email subject line. If you want your comment read aloud, prominently write "Read Aloud at Meeting" at the top of the email and your comments will be read into the record (not to exceed three minutes at staff's cadence).

**AGENDIZED ITEMS** – The public is entitled to address the Zoning Administrator on items appearing on the agenda before or during the Zoning Administrator's consideration of that item. **Please see "How to Submit Public Comments" above.**

**1. PUBLIC COMMENT PERIOD** Please see "How to Submit Public Comments" above.

**2. PUBLIC HEARINGS** Please see “How to Submit Public Comments” above.

- A. 1700 Farm Bureau Road Minor Subdivision (PL20046 – PM, VA, DR)** – Application for a two-lot Minor Subdivision on a .56-acre site, a Variance to allow a lot width of 60 feet where 80 feet is required, and Design and Site Review for a new two-story single family home at 1700 Farm Bureau Road. The General Plan designation is Low Density Residential; Zoning classification is RS8 (Residential Single Family, 8,000 sq. ft. minimum). APN: 114-330-014. CEQA: The project is categorically exempt pursuant to Section 15315 Minor Land Divisions and Section 15332 Infill Development Projects, pursuant to the provisions of the State California Environmental Quality Act (CEQA) of 1970 Guidelines. Therefore, no further environmental review is required. **Project Planner: Lorna Villa @ (925) 671-3176 or [lorna.villa@cityofconcord.org](mailto:lorna.villa@cityofconcord.org)**

**[CORRESPONDENCE ITEM 1](#)**

**[CORRESPONDENCE ITEM 2](#)**

**[CORRESPONDENCE ITEM 3](#)**

**[CORRESPONDENCE ITEM 4](#)**

**[CORRESPONDENCE ITEM 5](#)**

**[CORRESPONDENCE ITEM 6](#)**

**[CORRESPONDENCE ITEM 7](#)**

**[CORRESPONDENCE ITEM 8](#)**

**3. ADJOURNMENT**

Next Meeting: Regular Meeting

Date: 5/12/2021 – 9:00 AM

**NOTICE TO THE PUBLIC**

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure §1094.6). Further, if you challenge an action taken by the Zoning Administrator in court, you may be limited by California law to raising only those issues you or someone else raised in the hearing or in a written correspondence delivered to the Zoning Administrator prior to or at the hearing.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to

everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator Tianjun Cao at (925) 671-3243 or [Tianjun.cao@cityofconcord.org](mailto:Tianjun.cao@cityofconcord.org), at least 24 hours in advance of the meeting. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.