

ZONING ADMINISTRATOR
Frank Abejo, Zoning Administrator

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



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

Wednesday,
December 15, 2021

9:00 a.m.

Various
Telephone/Electronic
Locations (See below)

Pursuant to AB 361, the City is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public, without making available any physical location for the public.

City of Concord Rules: The City of Concord has declared a local state of emergency due to COVID-19. 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/84602450445?pwd=UHkzWEEdKamhTZUZrNFF1eUpHWi9ldz09>

Meeting ID: 846 0245 0445
Passcode: 577785

One tap mobile

+16699006833,,84602450445#,,,,*577785# US (San Jose)
+13462487799,,84602450445#,,,,*577785# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)
+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 zpubliccomments@cityofconcord.org.

Read Aloud During the Meeting: Email your comments to zpubliccomments@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. 3543 Wren Avenue Minor Subdivision (PL21068 – PM, VA, ME, RT, DR)** – Application for a Tentative Parcel Map to subdivide a 0.72-acre lot located at 3543 Wren Avenue into four residential lots; a Variance to allow a five-foot setback where 10 feet is typically required; a Minor Exception to allow a lot area of 6,985 square feet (Lot B) and a lot area of 6,630 square feet (Lot C) where 7,000 square feet is typically required, and a lot depth of 82.5 feet (Lot D) where 85 feet is required; a Tree Removal permit and Design and Site Review for the relocation of an existing home on the site and construction of three new two-story single family homes. at 3543 Wren Avenue. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Residential Single Family, 7,000 sq. ft. minimum). APN: 114-422-001. CEQA: The project is categorically exempt pursuant to Section 15315 Minor Land Divisions, pursuant to the provisions of the State California

Environmental Quality Act (CEQA) of 1970 Guidelines. Therefore, no further environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370 or joan.ryan@cityofconcord.org**

3. ADJOURNMENT

Next Meeting: Regular Meeting
Date: 12/22/2021 – 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, 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.