

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 4, 2010
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Simar Gill at least 48 hours before the meeting at (925) 335-1244.

1. PUBLIC COMMENTS:
2. DETERMINATION OF EASEMENT RIGHTS:

LAND USE: PUBLIC HEARING

3. County File #LP10-2003: The applicant requests approval of a land use permit/development plan for a restaurant with the following: (1) take-out food use, (2) outdoor barbecue sales, (3) outdoor seating, (4) an addition to the building to expand the dining area, (5) addition of an external water heater closet attached to the building, (6) approval of new signage, (7) remodeling of the awning, and (8) remodeling of the interior to establish a separate tenant space. Requests (2) through (6) have been implemented without permits. The proposed project also includes a variance request to allow 15 designated parking spaces, where a minimum of 18 are required, and an exception from installing required landscaping adjacent to Pacheco Boulevard. The subject property is located at 3840 Pacheco Boulevard in the unincorporated Martinez area (GP: CO) (R-B) (CT: 3200.01) (Parcel # 161-221-001). GK
4. County File #LP10-2029: The applicant requests approval of a land use permit to establish a telecommunications facility consisting of six microwave dishes mounted to a 200-foot tall free-standing telecommunications tower (the northernmost tower on the site). The six proposed dishes consist of one (1) 15.3-inch diameter dish, four (4) 26.1-inch diameter dishes, and one (1) 35-inch diameter dish. The project is located at the top of the Round Top Site located approximately ½ of a mile north east of the Robert Sibley Volcanic Regional Preserve's parking area at 6800 Skyline Boulevard in the Orinda area of the County. (GP: Public and Semi-Public (PS)) (A-80) (CT: 3530.01) (Parcel #: 273-190-001). RJN
5. County File #LP10-2032: The applicant requests approval to establish a wireless telecommunications facility consisting of a 70 foot monopalm pole with antennas and ground mounted equipment cabinets. The property is located in Slifer Park at the intersection of Newport Drive and Slifer Drive in the Discovery Bay area. (P-1) (GP: PR) (CT: 3040) (Parcel #: 011-350-012). RMP
6. County File #LP10-2056: The applicant requests approval of a land use permit to co-locate a wireless telecommunications facility consisting of three (3) panel antennas and one (1) GPS antenna on an existing 49-foot tall utility pole (pole to be extended to 59 feet above-ground-level). The applicant proposes to locate four (4) equipment cabinets to serve the antennas lower on the existing utility pole. The subject property is located within the public right-of-way at the northwest corner of the Gloria Terrace/Taylor Boulevard intersection in the Lafayette area. (R-20) (GP: SL) (CT: 3470.00) (Parcel #: 166-190-023). EA

DEVELOPMENT PLAN: PUBLIC HEARING

7. County File #DP10-3029: The applicant requests approval of a development plan to allow a 500 square foot detached storage shed that is an accessory building to a single family residence within a Retail Business Zoning District. The subject property is an 18,000 square-foot lot located at 4941 Sandmound Boulevard in the Oakley area. (GP: SH) (R-B) (CT: 3010) (Parcel #: 032-202-010). JCC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, OCTOBER 18, 2010.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.