CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 18, 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:

MINOR SUBDIVISION: PUBLIC HEARING

3. County File MS07-0003: The applicant requests approval of a substantial modification to amend condition of approval # 21 under County Files MS04-0024 and ZI07-11676. The property is located at 102 Muir Lane, in the unincorporated Alamo area. (Zoning: R-20) (General Plan: SL) (Census Tract: 3452.01) (Parcel #:198-160-037). LC

LAND USE: PUBLIC HEARING

4. County File #LP09-2041: The applicant requests approval to renew an expired permit, County File #LP98-2023 of an existing wireless telecommunications facility collocating on an established telecommunications facility on a 17.25 acre parcel. This permit expired on August 13, 2008. The property is located west of Dougherty Road and east of Alcosta Boulevard in the unincorporated area of San Ramon. (A-80) (CT: 3451.06) (Parcel #: 222-270-003). RMP

5. County File #LP10-2052: The applicant requests approval of a land use permit for an unmanned wireless communications facility consisting of new equipment cabinets, 6 new antennas and coaxial cable on existing PG&E transmission tower. The site address is 5518 Pine Hollow Road in the Concord area. (A-2) (GP:AL) (CT: 3553.03) (Parcel #: 122-010-013). RMP

6. County File #LP10-2059: The applicant requests approval of a land use permit to allow take out food for a new Subway Restaurant in an existing building. The property address is 3850 San Pablo Dam Road in the El Sobrante area. (R-B) (GP: CO) (CT: 3610.00) (Parcel #: 420-150-016) RMP

7. COUNTY FILE# LP10-02061: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portions of a home-inspection business. The subject property is located at 220 Wellington Avenue in the Clyde area of Contra Costa County. (R-6) (GP: SH) (CT: 3150.00) (Parcel #: 100-303-012). GK

8. County File #LP10-2063: The applicant requests approval of a land use permit/development plan combination to renew a previously approved development plan (County File DP98-3026) for the operation of a wireless telecommunication facility that consists of two antennas and one equipment cabinet. This permit extension request does not include any expansion or modification to the existing facility. The lease area for the project is within an 8-acre parcel located immediately northwest of the Blackhawk Drive/Country Club Place intersection, in the Danville/Blackhawk area. (P-1) (PR) (CT: 3551.04) (Parcel #: 220-481-008). FA

9. County File #LP10-2045: The applicant requests approval of a land use permit to establish a new telecommunications facility on the BART parking garage at the Pleasant Hill BART Station. The proposed project includes adding three RF panel antenna and six backhaul dish antenna behind a screen and mounted on the face of the BART Station parking garage façade. Supporting equipment and equipment cabinets are also included in the proposal. The equipment is proposed on the top parking deck along the western perimeter, near the stairs. The subject property is located in the unincorporated area of Contra Costa Centre near Coggins drive in Central Contra Costa County (GP: M-3) (P-1) (CT: 3240.00) (Assessor Parcel #148-221-045). MT

10. County File #LP10-2053: The applicant requests approval of a land use permit to establish a new telecommunications facility on the BART parking garage at the Pleasant Hill BART Station. The proposed project includes adding six six-foot panel antennas mounted on the parking garage penthouse, three six-foot wireless panel antennas mounted on the face of the parapet, a cabinet at roof level within a 22 ½ x 18-foot area, utilities, and a generator at ground level. The subject property is located in the unincorporated area of Contra Costa Centre near Coggins drive in Central Contra Costa County (GP: M-3) (P-1) (CT: 3240.00) (Parcel #: 148-221-045). MT

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, NOVEMBER 1, 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.