

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 15, 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:

VARIANCE: CONTINUED PUBLIC HEARING

3. GORDON N. BALL (Applicant & Owner), County File #VR10-1005: The applicant requests approval of a Variance to allow a zero (0) foot sideyard setback (where a ten (10) foot minimum setback is required) and a twelve (12) foot aggregate sideyard setback (where a 25 foot minimum is required) for a 128 square-foot existing storage shed. The improvement was constructed without a building permit. The subject property is located at 2442 Roundhill Drive in the Alamo area. (GP: SL) (R-15) (CT: 3461.02) (Parcel # 193-262-005). (Closed for Decision – Continued from 11/1/10 TBM) JCC

MINOR SUBDIVISION: PUBLIC HEARING

4. RALF GESTER (Applicant/Owner), County File #MS07-0015: The applicant requests approval of a vesting tentative map to subdivide a 2.47-acre parcel into two lots (Parcel A will consist of 40,010-square-feet; and Parcel B will consist of 65,760-square-feet). The subject site is located at 1251 Laverock Lane, in the Alamo area. (R-40) (GP: SV) (CT: 3461.02) (Parcel # 192-240-007). FA

LAND USE PERMIT: PUBLIC HEARING

5. CLEARWIRE WIRELESS BROADBAND (Applicant) – EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP10-2021: This is a request for a land use permit to allow for a new unmanned telecommunications facility. The proposed project includes three (3) panel antennas, two (2) microwave antennas, and three (3) radio head units mounted on a new 20-foot monopole and a fenced lease area including one (1) equipment cabinet and one (1) GPS antenna mounted on the cabinet. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (just north of Pine Valley Rd.). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (A-80) (GP: PS) (CT: 3451.09) (Parcel # 222-270-003). ST
6. MARK LOBAUGH/VERIZON (Applicant) JANE YOON (Owner), County File #LP10-2071: This is a request to renew a previously approved land use permit (County File LP00-2064, then GTE Wireless, currently Verizon) for the operation of a wireless telecommunication facility that consists of three panel antennas located 64-feet above grade on an existing pole. This extension request includes replacing the three antennas on the existing pole and adding a GPS antenna atop the equipment shelter located at ground level. The lease area for the project is within a 30-acre parcel located at 5621 Highland Road, in the Pleasanton area. (A-20) (CT: 3551.04) (Parcel # 205-090-002). FA
7. ALBERTO GUZMAN (Applicant), UNITED LABOR BANK (Owner), County File LP10-2042: The applicant requests approval of a land use permit to establish an A & A Automotive repair shop and a vehicle towing service which includes a residential unit. The property is located at 5036 Blum Road in the unincorporated Martinez area. (RB) (GP: Commercial) (CT: 3200.00) (Parcel # 159-210-041). LC

PUBLIC COMMENTS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, DECEMBER 6, 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.