

STAFF: C. KUTSURIS, A. BHAT, R. HERNANDEZ & R. NORRIS
PW: M. SEN

~ SPECIAL MEETING ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 11, 2011
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 Hiliana Li at least 48 hours before the meeting at (925) 335-1203.

1. PUBLIC COMMENTS: NONE
2. DETERMINATION OF EASEMENT RIGHTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING:

TOOK TESTIMONY,
CLOSED THE PUBLIC
HEARING, AND
APPROVED THE
PROJECT AFTER
MODIFYING
CONDITIONS 5, 10, 20,
38, AND 39, ADDING
CONDITIONS 3 AND 6-9,
AND ELIMINATING
STAFF'S
RECOMMENDED
CONDITION 52. (CK)

3. ATI ARCHITECTS (Applicant) – SAN RAMON VALLEY FIRE PROTECTION DISTRICT (Owner), County File #LP09-2026: A request for approval of a land use permit to establish a new 9,400-square foot, single story fire station on a 1.10-acre property located at 2100 Stone Valley Road in the Alamo area. The proposed fire station will replace the existing Fire Station #32 which is located approximately 0.4-miles west on Stone Valley Road. The project will involve the construction of the fire station along with other related facilities and structures including an equipment yard area, fueling station, above ground propane tank, emergency generator, tool shed and trash enclosure. A 7-foot high precast concrete wall, covered with stone veneer, would be constructed around the equipment yard. The project will also involve the removal of five (5) protected trees and work within the dripline of nine (9) additional protected trees. The project site is located at 2100 Stone Valley Road in the Alamo area. (R-20) (ZA: E-15) (CT: 3461.02) (GP: SL) (Parcel #193-130-025) (Continued from 06/20/11 CK) RLH

LAND USE PERMIT: PUBLIC HEARING

THE USE WAS
APPROVED FOR THREE
(3) ADDITIONAL YEARS
WITH A MODIFICATION
TO FINDING #6 (AMB)

4. CREEKSIDE COMMUNITY CHURCH (Applicant & Owner), County File #LP06-2078: The applicant requests approval of a land use permit to allow the following: A temporary building (approved under County File #LP02-2017) to remain on APN 197-030-024 for an additional four (4) years; re-establishment of single-family residential use for two (2) existing buildings; and installation of a children's play structure. The subject sites are located at 1286/1292 and 1350 Danville Boulevard in the Alamo area. (R-20 & M-12) (GP: SL) (Zoning Atlas: R-15) (CT: 3440.00 (Parcel #197-030-003 & 024) JRC

TOOK TESTIMONY AND
CLOSED THE PUBLIC
HEARING. THE ZA
CONTINUED THE
HEARING TO JULY 18,
2011. (AMB)

5. METRO PCS (Applicant) - CONTRA COSTA COUNTY (Owner), County File # LP/DP11-2023: The applicant requests approval of a land use permit, development plan combination to co-locate a wireless telecommunications facility consisting of one (1) tri-sector antenna on an existing 31.5-foot tall light pole (proposed to be extended 3.5-feet, not to exceed 35-feet in total height). The applicant also proposes to locate three (3) equipment cabinets to serve the antennas lower at ground level within a 15-foot x 5-foot lease area. The equipment and lease area will be enclosed by a 6-foot tall wooden fence. The subject pole is located within the public right-of-way (sidewalk) on the northwest corner of the Viewpoint Boulevard/Coral Drive intersection, in the Rodeo area. (Zoning: P-1)(General Plan: SH)(CT 3560.01)(Parcel: ROW 358-310-001) EA

VARIANCE: PUBLIC HEARING

APPROVED ON THE
CONSENT CALENDAR
AS RECOMMENDED BY
STAFF (AMB)

6. JAYANTILAL PATEL (Applicant & Owner), County File #VR05-1122: The applicant requests approval of a modification to the conditions of approval for County File #VR05-1122 in order to extend the life of the permit by an additional three years. The subject property is located at 140 South Court in the Alamo area. (GP: SL) (R-20) (CT: 3452.01) (Parcel #198-280-001) SFT

RECONSIDERATION REQUEST: VARIANCE: PUBLIC HEARING

APPROVED ON THE
CONSENT CALENDAR
AS RECOMMENDED BY
STAFF (AMB)

7. THOMAS JUPILLE (Applicant & Owner), County File #VR10-1030: This is a request for a reconsideration to approve a variance to allow a 4-foot side yard setback (where 15 feet is required) for a 440 square foot carport accessory structure that was built without permits, which is situated less than 65 feet from the front property line. The subject property is located at 430 Crest Avenue in the Alamo area. (R-20) (GP: SL) (Zoning Atlas: Q-14) (CT: 3420.00) (Parcel #188-292-008) GK

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JULY 18, 2011.

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.