STAFF: W. NELSON, R. HERNANDEZ
D. BROCKBANK, F. AVILA & R. NORRIS
PW: M. SEN

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 15, 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:

2. DETERMINATION OF EASEMENT RIGHTS:

MINOR SUBDIVISION: PUBLIC HEARING

CLOSED THE HEARING AND APPROVED THE PROJECT AS RECOMMENDED BY STAFF WITH CHANGES TO CONDITIONS #3, #4, #7, AND #19, AS WELL AS THE DELETION OF CONDITION #8. (WRN)

MICHAEL BURDICK AND ABBY STAEBLE (Applicant & Owner), County File #MS11-0002: Applicant requests approval of a vesting tentative map to subdivide a 0.30-acre lot into two parcels. There are two existing single-family residences and a detached garage on site. The proposed new parcels will each retain one residence and the detached garage will remain on Parcel B. The Applicants request approval to construct an off-street parking pad and driveway to provide off-street parking spaces with variances to allow a zero-foot front setback (minimum of 20-feet is required) for Parcel A, and a 10-foot front setback (minimum 20-feet is required) for the existing garage on Parcel B. In addition, approval is requested to allow the removal of four trees that range in size from six inches to 14 inches and to work within the drip lines of four other trees in order to construct the new parking pad. The subject site is located at #1 Sunset Lane in the unincorporated Kensington area. (R-6, TOV-K) (GP: SH) (CT: 3910.00) (Parcel #572-170-027) DAB

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO AUGUST 29, 2011, WITHOUT OPENING THE HEARING. (WRN)

4. NEXTG NETWORKS (Applicant), CONTRA COSTA COUNTY (Owner), County File #LP11-2026: The applicant requests approval of a land use permit, development plan combination to co-locate one new wireless telecommunication facility on four separate existing light poles at the following locations: 1) 3575 Shadow Creek Drive, 2) 4328 Knollview Drive, 3) southwest corner of Charbray Street & Camino Tassajara, 4) southeast corner of Charbray & Lusitano Streets. Sites 1, 2 and 4 will consist of attaching one antenna atop the existing light pole for a total height of 28.5-feet. Site 3 will consist of attaching one antenna atop the existing light pole at the site for an overall height of 32.5-feet. All four sites will incorporate an equipment cabinet and electrical meter at ground level. All four facilities will be within the public right-of-way, in the Danville area. (P-1) (GP: OS, SM & SH) (CT 3551.04) (Parcel: ROW 220-343-023, 220-090-009, 206-700-030, & 206-710-002) FA

VARIANCE: PUBLIC HEARING

ACCEPTED TESTIMONY AND DENIED THE VARIANCE AS RECOMMENDED BY STAFF. (RAH)

5. JEFFREY THOMAS (Applicant & Owner), County File #VR08-1035: The applicant is requesting approval of a variance for a 0-foot front yard setback (where a minimum of 20 feet is required) to legalize an existing 10 foot 6 inch tall and approximate 51 square foot pergola with gate structure. This proposal includes a Kensington design review for neighborhood compatibility. The subject property is located at 258 Amherst Avenue, in the unincorporated area of Kensington. (R-6, TOV-K) (GP: SH/CO) (ZA: M-7, N-7) (CT: 3920.00) (Parcel #570-060-006) CYL

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, AUGUST 29, 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.