STAFF: WILL NELSON
RYAN HERNANDEZ
RICHARD NORRIS

PW: MONISH SEN

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 7, 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: PUBLIC HEARING

CLOSED THE HEARING AND APPROVED THE PERMIT AS REC. BY STAFF (WRN)

3. JOHN NGUYEN (Applicant/Owner), County File #LP11-2015: The applicant is requesting approval of a Land Use Permit and Development Plan approval to establish a pizzeria within the first floor of an existing two-story building. The request also includes the following: 1) to allow take-out food, 2) a variance to the off-street parking requirements (zero off-street parking spaces proposed, 4 parking spaces required), 3) a new canvas awning along the property's frontage, and 4) pedestrian access improvements within the public right-of-way (sidewalk). The subject site is considered substandard in width and area and is located at 821 Loring Avenue within the Crockett area of the County. (RB) (GP: CO) (CT 3570:00) (Parcel # 354-094-015) FA

THE ZONING ADMINISTRATOR OPENED THE HEARING, TOOK TESTIMONY, AND CONTINUED THE OPEN HEARING TO NOVEMBER 21, 2011 (WRN)

4. MATTHEW YERGOVICH C/O CROWN CASTLE (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2033: The applicant requests approval of a land use permit to renew an existing facility, County File #LP00-2113 for the operation of a wireless telecommunication facility that consists of two antennas and a microwave dish on a monopole, and six equipment cabinets located within a fenced lease area on a 17.23 acre parcel. There are no proposed upgrades as part of this land use permit extension. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (north of Pine Valley Road). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (A-80) (GP: PS) (Zoning Atlas: X-18) (CT: 3451.06) (Parcel #222-270-003) JRC

APPROVED ON CONSENT AS REC. BY STAFF (WRN)

5. KATIE GOODIN c/o VERIZON WIRELESS (Applicant) - MARTIN MAGGIORE (Owner), County File #LP11-2063: This is a request for approval of a land use permit to modify County File #LP06-2007 to allow the replacement of 6 existing panel antennas with 6 new upgraded panel antennas at the top of an existing 120-foot-tall steel monopole. Additionally, this is a request to install 6 new coaxial-cable runs through existing above-ground coaxial conduits. The lease area for the project is within a 125-acre parcel located 2251 Camino Diablo Road in the Byron area. (A-40/A-2) (GP: AL/AC) (CT 3040.00) (Zoning Atlas: Q-27) (Parcel # 003-130-001) GK

APPROVED ON CONSENT AS REC. BY STAFF (WRN)

6. T-MOBILE (Applicant) – HUGH WALKER (Owner), County File #LP11-2078: This is a request to renew a previously approved land use permit (County File LP98-2064) for the operation of a wireless telecommunications facility that consists of two panel antennas, a 2-foot diameter microwave dish, GPS, and an equipment shelter. This renewal request includes replacement of the two panel antennas and the addition of one equipment cabinet to the existing lease area for the facility. The lease area for the project is within a 421-acre parcel located approximately 1/4 mile southeast of Vasco Road, and approximately 1/4 mile north of the Alameda/Contra Costa County boundary, in the Byron area. (A-4) (GP: AL) (CT 3551.04) (Parcel #005-070-014) FA

APPROVED ON CONSENT AS REC. BY STAFF (WRN)

7. SPRINT (Applicant) – BEHRING-HOFFMANN EDUCATIONAL INSTITUTE (Owner), County File #LP11-2060: A request for a Land Use Permit and Final Development Plan Modification approval to renew a previously approved land use permit (County File #DP96-3031) for the operation of an existing wireless telecommunications facility. The facility consists of six panel antennas, one GPS antenna, and three equipment cabinets within a 216-square-foot lease area. This renewal request includes replacement of the six panel antennas and three equipment cabinets with updated units. Additionally, the project involves the addition of 9 RRUSs unit to serve the new antennas. The subject property is a 2.72-acre parcel in the Blackhawk Plaza and is addressed 3700 Blackhawk Plaza Circle in the Danville area (P-1) (GP: CO) (CT 3551.03) (Parcel #203-780-070) FA

THE ZONING ADMINISTRATOR OPENED THE HEARING, TOOK TESTIMONY, AND CONTINUED THE OPEN HEARING TO NOVEMBER 21, 2011 (WRN)

8. CATHOLIC FUNERAL & CEMETERY SERVICES (Applicant) - ROMAN CATHOLIC BISHOP OF OAKLAND (Owner), County File LP09-2036: Request for approval of a land use permit to modify County File #55-433 in order to allow the expansion of the existing Queen of Heaven Cemetery. The project also includes a request for approval of a tree permit to allow the removal of forty-five (45) trees (seven of which are not code-protected due to diameter) ranging in size from 6 inches to 35 inches in diameter; and to work within the dripline of up to six (6) code-protected trees ranging in size from 10 inches to 60 inches in diameter. The subject parcels total 200 acres in area and are identified as 1965 Reliez Valley Road in the unincorporated area of Lafayette. (A-2 & R-10) (GP: AL & SL) (CT: 3470.00) (Parcel #s:167-360-002, 004, 005) SFT

APPROVED ON CONSENT AS REC. BY STAFF (WRN)

9. FORZATELECOM AS AGENT FOR AT&T (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2044: This is a request for approval of a modification to County File #LP05-2087 to legalize equipment upgrades and allow further modification of an existing AT&T wireless telecommunication facility. The proposed facility modifications consist of a) three (3) new panel antennas, b) six (6) new Remote Radio Units (as-built), c) the replacement of three (3) cross arms, d) three (3) new equipment cabinets (as-built), e) one (1) Ciena Box (as-built), f) one (1) fiber mux (as-built), g) one (1) unistrut frame (as-built), h) one (1) new 8-inch cable tray, i) two (2) new 4-inch underground coaxial conduit runs, and j) new fiber & power cable runs. The subject property is a 0.97 acre parcel identified as a portion of the Rancho De La Canada De Pinole, and is located approximately 300 feet south of the intersection of Happy Valley Road and Wellesley Drive in the unincorporated area of Lafayette. (A-80) (GP: PS) (CT: 3480.00) (Parcel #365-260-001) SFT

*****3:30 P.M.*****

10. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT WITH A MODIFICATION TO COA #1 (RAH)

11. BARBARA BECERRA (Applicant & Owner), County File #LP11-2045: The applicant requests approval of a land use permit for a home occupation to conduct the administrative activities of an off-site photography business from within a residence located at 2390 Eden Plains Rd in the unincorporated Knightsen area (A-2) (G: AL) (Zoning Atlas: J-27/K-27) (CT: 3031.00) (Parcel # 020-180-020) HT

APPROVED ON CONSENT AS REC. BY STAFF (RAH)

12. OLUWAFEMI EKUNGRA/BOLANLE BALOGUN (Applicant & Owner), County File #LP11-2046: The applicant requests approval of a land use permit for a home occupation to conduct the administrative activities of a whole-sale automotive sales business from within a residence located at 4423 Jana Vista Road in the unincorporated El Sobrante area (R-6) (GP: SH) (Zoning Atlas: J-6) (CT: 3610.00) (Parcel # 435-041-006) HT

APPROVED ON CONSENT AS REC. BY STAFF (RAH)

13. SPRINT PCS (Applicant) – DEBBIE PEREIRA (Owner), County File #LP11-2047: This is a request for a land use permit to renew a previously approved permit (County File #LP99-2068) for the operation of a wireless telecommunication facility that includes six panel antennas, one GPS antenna, six equipment cabinets and a 858-square-foot lease area surrounded by a six-foot tall chain link fence. The project includes: a variance request for a seven-foot proposed rear yard setback (15-foot rear yard setback required minimum) for the replacement of three panel antennas, replacement of one GPS antenna, and the addition of two equipment cabinets within the existing equipment lease area to support the updated antennas. The subject property is located at 1501 Finley Road in the Tassajara area (A-2) (GP: AL) (CT: 3551.04) (Parcel #220-100-024) FA

APPROVED ON CONSENT AS REC. BY STAFF (RAH)

14. ROSEMARY BYRNE FOR AT&T MOBILITY (Applicant) - VERNON & VERA THOMAS (Owners), County File #LP11-2031: A request to renew a land use permit for an existing wireless telecommunication facility. The existing facility to be renewed consists of seven (7) panel antennas and two (2) dummy antennas mounted at the top of an existing 132-foot monopole and a 135 square foot equipment shelter located within a fenced 640-square foot lease area located near the base of the monopole. No changes to the existing facility are proposed. The monopole and equipment shelter are located near the center of the 46-acre property identified as 4475 Kellogg Creek Road in the Byron area just south of Highway 4. (A-2-BS) (GP: AL) (CT: 3040) (Parcel #011-210-013) RLH

DEVELOPMENT PLAN: PUBLIC HEARING

OPENED THE HEARING, TOOK TESTIMONY, CLOSED THE HEARING, AND APPROVED THE PROJECT AS RECOMMENDED BY STAFF (RAH)

15. ALAN KLAASSEN (Applicant) - JACQUELINE KLAASSEN (Owner), County File #DP11-3017: A request for approval of a Kensington design review development plan to allow the expansion of an existing three story area that is over the gross floor area threshold by 61 square feet, which includes construction of a dormer and skylight. The project also includes a variance request for the expansion of the existing three story residence (where a maximum of two and a half stories is allowed). The subject site is located at 126 Highland Boulevard in the Kensington area. (R-6, TOV, -K) (GP: SH) (Zoning Atlas: M-7) (CT: 3920.00) (Parcel #572-090-003) JRC

APPROVED ON CONSENT AS REC. BY STAFF (RAH)

16. BROOKS STRATMORE – ELWOOD EQUITY, LLC (Applicant & Owner), County File #DP11-3016: Applicant requests approval of a Development Plan Permit to allow: (1) exterior alterations to an existing 3,657 square foot commercial building, including a 120 square foot expansion; (2) reconfiguration of the off-street parking area, with variances to the minimum dimensional requirements for six parking spaces; and (3) removal of one cedar tree and work within the drip lines of up to three other trees. The subject property is a 13,068 square foot parcel located at 34 Alamo Square Drive, in the Alamo area. (Assessor Parcel Number: 197-010-019) WRN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, NOVEMBER 21, 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.