STAFF: A. BHAT & R. NORRIS
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 19, 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

MINOR SUBDIVISION: PUBLIC HEARING

CONTINUED AS AN OPEN HEARING TO JANUARY 23, 2012

3. MILTON "JOHN" & SALLY MARIN (Applicants & Owners), County File #MS10-0004: Applicants request approval of a vesting tentative map to subdivide a 4.37 acre parcel into four parcels, with variances to allow 1) a 30,815 square foot lot area for Parcel-A (minimum 40,000 square feet required); 2) a 30,000 square foot lot area for Parcel-B and Parcel-C (minimum 40,000 square feet required); and 3) an average lot width of 136 feet for Parcel-B and Parcel-C (minimum 140 feet required). The project also includes a request for approval of a tree permit to allow the removal of eight (8) code protected trees and to allow work within the dripline of nineteen (19) code-protected trees in order to allow the construction of a 20-foot wide paved private roadway and the conversion of an existing open drainage ditch into an underground drainage pipe. As part of the project, the applicant also seeks to establish a 0.75-acre restricted development area along the southern boundary of Parcel-D. The subject property is identified as 296 La Casa Via in the unincorporated area of Walnut Creek. (R-40) (GP: SV) (CT: 3430.02) (Parcel #140-220-008) SFT

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

4. GO GRAPHICS (Applicant) - LISA HICKS (Owner), County File #LP11-2082: The applicant requests approval of a land use permit for a home occupation to perform administrative work for a printing business out of a single-family residence located at 133 La Sonoma Way in the Alamo area (R-20) (GP: SL) (CT: 3452.01) (Parcel #198-112-008) SG

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

5. SPRINT PCS (Applicant) – HUSSEY TRUST (Owner), County File #LP11-2057: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP01-2041) for the operation of a wireless telecommunication facility and to upgrade the technology at the site. This permit renewal proposes to remove and replace two existing panel antennas with two new antennas on pole mounts, adding two remote radio units (RRUs) at the antennas, and installing two new equipment cabinets inside the existing equipment shelter. The lease area for the project is within an approximately 4.36 acre parcel, located on Willow Pass Road, northwest of Avila Road, and southeast of Highway 4 in the Bay Point area. (A-2) (AL) (CT 3552.00) (Parcel #099-151-002) DAB

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

6. SPRINT PCS (Applicant) - SHAWN SKYLARK (Owner), County File #LP11-2035: The applicant requests approval of a land use permit modification to permit changes to the existing telecommunication facility approved by County File #LP06-2024. The proposed changes are to remove one (1) existing equipment cabinet, add two (2) new equipment cabinets, replace three (3) panel antennas, and add six (6) Remote Radio Units (RRUs). The project is located at 20350 Marsh Creek Road in the Brentwood area of the County. (A-3) (GP: AL) (Flood Zone: X and A) (CT: 3551.04) (Parcel #007-070-017) RJN

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

7. ROSEMARY BYRNE (Applicant on behalf of AT&T) - BRIAN GATES (Owner), County File #LP11-2058: The applicant requests approval of a land use permit to modify the telecommunication facility permitted by County File #LP91-2029 by replacing an existing panel antenna with a single new panel antenna, installing two (2) new Remote Radio Units (RRUs), and a new surge suppression unit. The applicant proposes to install a new equipment shelf inside of the existing equipment shelter. The applicant proposes to trench within or near the driplines of nine (9) code protected trees to provide new

telecommunications cable to the antennas. The subject property is a 4-acre parcel that is located immediately east of the eastern terminus of Fish Ranch Road and just east of the entrance to the southernmost bore of the Caldecott Tunnel. The property's address is 150 Old Tunnel Road in the Orinda area. (A-2) (AL) (CT 3530.01) (Parcel #273-171-036) RJN

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

8. DAN BURKE (Applicant on behalf of Sprint) – WALKER FAMILY TRUST (Owner), County File #LP11-2043: The applicant requests approval of a land use permit to modify an existing Sprint telecommunications facility by adding two (2) panel antennas, four (4) Remote Radio Units (RRUs), a single Global Positioning Systems antenna (GPS), and two (2) equipment cabinets. The project also includes removing three (3) of the facility's existing equipment cabinets. The land use permit being modified is County File #LP99-2109. The project area is located on top of a hill 1,500-feet east of Vasco Road and 900-feet north of the Contra Costa County and Alameda County border. The facility is accessed via a dirt road approximately 1,000 feet north of the County boundary. (A-4) (GP: AL) (CT: 3040.00) (Parcel #005-070-014) RJN

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

9. DAN BURKE (Applicant on behalf of Sprint) – EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP11-2054: The applicant requests approval of a land use permit to modify an existing Sprint telecommunications facility by adding two (2) panel antennas, four (4) remote radio units (RRUs), a single Global Positioning Systems antenna (GPS), and two (2) equipment cabinets. The project also calls for removing three (3) of the facilities existing equipment cabinets. The project area is located on top of a hill directly east of where Vasco Road crosses Brushy Creek roughly 2.5-miles north of the Alameda County line (driving). (GP: AL) (A-2) (CT: 3040.00) (Parcel #005-180-005) RJN

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

10. CAROL BYRNE c/o SPRINT (Applicant) - DENNIS & SUSAN HOURANY (Owners), County File #DP11-3029: The applicant requests approval of a modification to a development plan (County File #DP96-3020) to allow the replacement and upgrade of 2 existing panel antennas, the addition of 2 new panel antennas, the replacement and upgrade of 2 existing equipment cabinets, and the replacement and upgrade of 1 existing GPS antenna at an existing unmanned telecommunications facility. The subject site is located at 2850 Camino Diablo in the unincorporated Walnut Creek area. (R-B) (GP: CO) (Zoning Atlas: N-13) (CT: 3400.02) (Parcel #177-140-026) GK

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

11. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

CONTINUED AS AN OPEN HEARING TO JANUARY 23, 2012

12. CONOCOPHILLIPS COMPANY (Applicant & Owner), County File #LP05-2048: This is the first of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project at the ConocoPhillips San Francisco Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. [Assessor Parcel Numbers: 357-010-001, 357-300-005, 357-210-011, 358-030-034, 357-310-001] WRN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JANUARY 9, 2012.

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.