ZA: L. CROSS & T. MOREIRA PW: J. LAROCQUE STAFF: G. KUPP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, MAY 21, 2012 30 MUIR ROAD MARTINEZ, CA 94553

1:00 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) 674-7792.

- 1. PUBLIC COMMENTS: NONE
- 2. APPEAL: VEHICLE ABATEMENT: PUBLIC HEARING

21-DAY EXTENSION
GRANTED TO CORRECT
VIOLATION;
AUTHORIZED
ABATEMENT AND
CHARGE PROPERTY
OWNER THE COST TO
ABATE AFTER 21 DAYS
(LC)

- Violation Address: 383 Cleveland Ave., Bay Point, CA; APN: 095-050-055; Property Owner: MP Res 1,
 LLC: Notification Address: 383 Cleveland Ave., Bay Point, CA
 - Vehicle Description: Blue/Green Mercury Cougar; Vehicle Owner: Monique Gentry; Notification Address: 383 Cleveland Ave., Bay Point, CA

RESCHEDULED TO JUNE 18, 2012 (LC)

- Violation Address: 1840 Taylor Rd., Bethel Island, CA; APN: 028-110-007; Property Owners: Chris Houston and Susan Houston: Notification Address: 1840 Taylor Road, Bethel Island, CA
 - Vehicle Description: Corvette; Vehicle Owners: Chris Houston and Susan Houston; Notification Address: 1840 Taylor Road, Bethel Island, CA
 - Vehicle Description: Mazda 626; Vehicle Owners: Chris Houston and Susan Houston; Notification Address: 1840 Taylor Road, Bethel Island, CA
 - 3. Vehicle Description: Mazda Miata; Vehicle Owners: Chris Houston and Susan Houston; Notification Address: 1840 Taylor Road, Bethel Island, CA
 - 4. Vehicle Description: Camaro Z28; Vehicle Owners: Chris Houston and Susan Houston; Notification Address: 1840 Taylor Road, Bethel Island, CA
 - Vehicle Description: Chevrolet; Vehicle Owners: Chris Houston and Susan Houston; Notification Address: 1840 Taylor Road, Bethel Island, CA

1:30 P.M.

- 3. PUBLIC COMMENTS: NONE
- 4. <u>DETERMINATION OF EASEMENT RIGHTS</u>: NONE

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COA #s 5, 6, 9, 10, 11 & 22 (LC) 5. POPE FAMILY TRUST (Applicant & Owner), County File #MS09-0004: The applicant seeks approval of a minor subdivision to subdivide a 2.52-acre parcel into two lots. Parcel A is 51,155 square foot and Parcel B is 57,735 square foot. The proposed project includes: (1) a variance request for a 15-foot side yard setback (where 20 feet is required) for the construction of retaining walls of up to 7 feet for the proposed driveway on Parcel A; (2) removal of ten (10) trees ranging in size from 9 ½ inches to 17 inches; and (3) to work within the drip line of two (2) heritage trees. The subject property is located at 142 Smith Road in the Alamo area. (Zoning: R-40, Single-Family Residential District) (General Plan: Single-Family Residential-Very Low Density) (Assessor's Parcel Number: 196-042-002) JRC

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO JUNE 4, 2012 FOR RE-NOTICING (LC) AT&T (Applicant) – ANITA EILEEN FORRY REVOCABLE LIVING TRUST (Owner), County File #LP12-2021: This is a request to modify a previously approved land use permit (County File #LP89-2121) for the continued operation of a wireless telecommunications facility that consists of ten panel antennas mounted on a 150-foot tall monopole (156-feet with antennas). The supporting equipment associated with this facility is placed within an equipment shelter at the base of the pole. This modification request includes replacement of one panel antenna and the addition of: two new panel antennas (for a total of twelve), one GPS antenna, 3 RRU's, and one equipment cabinet within the existing equipment shelter. The 297-square-foot AT&T lease area for the project is within a 0.5-acre parcel located at 1631 Arabian Lane, in the Brentwood/Knightsen area. (A-40) (CT 3031.00) (Parcel #015-040-056) FA

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (LC) 7. SPRINT PCS (Applicant) – JOHN DEMARTINI RANCH (Owner), County File #LP12-2020: This is a request to modify and renew a previously approved land use permit (County File #LP96-2076) for the continued use of a wireless telecommunications facility. The existing equipment consists of six panel antennas and a two-foot-diameter microwave dish mounted to a 25-foot tall monopole and a 255-square-foot equipment shelter located within an 800-square-foot lease area. This modification request includes: replacement of the six panel antennas, addition of one GPS antenna, addition of 6 RRU's, and replacement of three existing equipment cabinets with two updated units. The Sprint PCS lease area for the project is within a 66.68-acre parcel located at 8050 Cummings Skyway, in the Crockett area. (A-2) (AL) (CT: 3570) (Parcel #354-190-004) FA

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COA #1 (LC) 8. PHILLIPS 66 COMPANY (formerly ConocoPhillips) (Applicant & Owner), County File #LP12-2016: Applicant requests approval of a proposed modification to Condition of Approval #84 of Land Use Permit #93-2038 to change the terms for the applicant's required contribution toward the purchase of a new emergency response vehicle for the Rodeo-Hercules Fire Protection District. The Phillips 66 San Francisco Refinery is located at 1380 San Pablo Avenue in the Rodeo area. [Assessor Parcel Number: 357-010-001] WRN

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (LC) O. MANPREET SINGH (Applicant & Owner), County File #LP12-2032: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an on-call electronic repair business out of a single-family residence located at 1056 Sandpoint Drive, in the Rodeo area. (Zoning: P-1) (General Plan: SH) (CT: 3560.01) (APN # 358-203-012) <u>SG</u>

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (LC) 10. METROPCS C/O MARYANN MILLER NOVAK (Applicant) – DISCOVERY BAY YACHT HARBOR (Owner), County File #LP11-2080: This is a request for a land use permit and modification to a final development plan for the installation of a new wireless telecommunications facility, including 6 antennas within a new rooftop cupola on an existing boat storage building, and 4 associated equipment cabinets for MetroPCS. The subject property is located at 5901 Marina Road in the Discovery Bay area. (General Plan: Commercial Recreation) (Zoning: Planned Unit Development) (Assessor Parcel Number: 004-350-005) CYL

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO JUNE 4, 2012 (LC)

11. <u>MICHELLE REGALIA MCGRATH</u> (Applicant) - <u>MICHAEL & MICHELLE MCGRATH</u> (Owner), County File #LP12-2036: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a private investigation business out of a single-family residence located at 157 Ponderosa Lane, in the Walnut Creek area. (Zoning: R-10) (General Plan: SH/OS) (CT: 3410) (APN # 185-242-010) <u>SG</u>

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (LC) 12. HOFMANN LAND DEVELOPMENT COMPANY (Applicant & Owner), County File #DP12-3009: Applicant requests approval of a modification to County File #DP04-3019, the Final Development Plan for Discovery Bay West Village V, to reconfigure Lots 1-3 and 10-92. The project site is located north of North Lakefront Loop and Monticello Way within the development commonly known as The Lakes at Discovery Bay, in the Discovery Bay area. [General Plan: Single-Family Residential High Density; Zoning: P-1; Assessor's Parcel Numbers: 011-630-001 through 003; 011-630-010 through 092] WRN

3:30 P.M.

13. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO JUNE 11, 2012 AS A SPECIAL HEARING (TM) 14. 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] (Continued from 04/16/12 TM) WRN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 4, 2012. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, 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, 30 Muir Road, Martinez, California 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, 30 Muir Road, Martinez, California 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) 674-7205.