

ZA: A. BHAT & W. NELSON &
PW: J. LAROCQUE
STAFF: G. KUPP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 18, 2012
30 MUIR ROAD
MARTINEZ, CALIFORNIA 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) 674-7205.

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

GRANTED THREE WEEKS (3) EXTENSION TO CORRECT VIOLATIONS AND AUTHORIZED CODE ENFORCEMENT TO ABATE IF THE VEHICLES ARE NOT REMOVED AFTER THE THREE (3) WEEKS. (WN)

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

1. Vehicle Description: Corvette; Vehicle Owners: Chris Houston and Susan Houston; Notification Address: 1840 Taylor Road, Bethel Island, CA
2. 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
5. Vehicle Description: Chevrolet; Vehicle Owners: Chris Houston and Susan Houston; Notification Address: 1840 Taylor Road, Bethel Island, CA (Continued from 05/21/12 LC)

1:30 P.M.

3. PUBLIC COMMENTS: NONE
4. DETERMINATION OF EASEMENT RIGHTS: NONE

MINOR SUBDIVISION: PUBLIC HEARING

TOOK TESTIMONY AND DENIED THE APPLICATION. (AMB)

5. 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. (General Plan: SV) (Zoning: R-40) (Census Tract: 3430.02) (Assessor's Parcel Number: 140-220-008) SFT

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF. (WRN)

6. NANCY RUNYON (Applicant & Owner) - County File #LP12-2041: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a publishing business out of a single-family residence located at 2694 O'Harte Road in the San Pablo area. (Zoning: R-6) (General Plan: SH) (CT: 3640.02) (Assessor's Parcel Number: 403-162-004) SG

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF. (WRN)

7. MARC JENSEN (Applicant & Owner), County File #LP12-2040: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a management consulting service out of a single-family residence located at 184 Angela Avenue, in the Alamo area. (Zoning: R-20) (General Plan: SL) (CT: 3461.02) (Assessor's Parcel Number: 192-131-001) SG

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF. (WRN)

8. VERIZON WIRELESS C/O SAC WIRELESS (Applicant) - ADOBE VALLEY, LLC (Owner), County File #LP12-2017: The applicant requests approval to modify a previously approved land use permit (County File #LP04-2073); an existing Verizon wireless telecommunications facility to add one (1) microwave antenna and two (2) microwave antenna coax cables on an existing 125-foot tall monopine. The subject project lease area is within a 451.76-acre parcel located approximately 4,100 feet north of Indian Slough on Orwood Road between 4571 Orwood Road and 5301 Orwood Road, in the Knightsen area. (General Plan: Delta Recreation and Resources) (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 015-200-004) MK

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF. (WRN)

9. AT&T C/O TRILLIUM CONSULTING (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP12-2022: The applicant requests approval to modify a previously approved land use permit (County File #LP10-2043); an existing AT&T wireless telecommunications facility to add two (2) new panel antennas on two (2) new 15-foot pipe mounts. The applicant also proposes to add four (4) remote radio units (RRU's) mounted on the two (2) new pipe mounts, and one (1) Global Positioning Antenna (GPS) mounted on an existing 15-foot tall pipe mount, and install two (2) battery equipment racks and one (1) battery pack in an existing equipment shelter. The subject project lease area is within a 1.0-acre parcel located at the end of Black Diamond Trail at Kregor Peak, which is approximately one mile east of the Town of Clayton, and approximately three miles south of the City of Pittsburg, in the Pittsburg area. (General Plan: Agricultural Lands) (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 075-160-009) MK

APPROVED WITH
MODIFICATIONS TO
COA #7. (WRN)

10. PEGGY PICHE (Applicant & Owner), County File #LP12-2007: The applicant requests approval of a land use permit to legalize and establish an existing 816-square-foot trailer for use as a temporary family member mobile home. The subject property is located at 4828 Sellers Avenue in the unincorporated Brentwood area. (General Plan: AL Agricultural Lands) (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 020-200-003) GK

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF. (WRN)

11. DAVID LEE (Applicant) - BYUNG LEE (Owner), County File #LP12-2048: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a construction management business out of a single-family residence located at 4806 Myrtle Drive in the Concord area. (Zoning: R-20) (General Plan: SL) (CT: 3331) (Assessor's Parcel Number: 116-100-004) SG

APPROVED WITH
MODIFICATIONS TO
COA #25. (WRN)

12. MATTHEW YERGOVICH C/O CROWN CASTLE (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2033: This is a request to revise condition of approval #25 for 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 1/2 mile west of Dougherty Road, in the San Ramon area (Zoning: Exclusive Agricultural Zoning District, A-80) (General Plan: Public/Semi-Public) (Assessor's Parcel Number: 222-270-003) IRC

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED AS OPEN
PUBLIC HEARING UNTIL
JULY 16, 2012. (WRN)

13. ANDY McLOUD c/o INTERBRAND DESIGN FORUM (Applicant) - PACIFIC / BOWIE-TRACY II (Owners), County File #DP11-3031: The applicant requests approval of a modification to a final development plan (County File #DP01-3032) for the construction of a drive-up ATM machine and housing canopy for Chase Bank. The project also includes associated new signage for the ATM, the removal of (8) parking spaces, and a tree permit to remove (2) code-protected trees and to work within the driplines of (3) others in the Sandy Cove Shopping Center. The subject site is located at the northeast corner of Highway 4 and Bixler Road in the Discovery Bay area. (General Plan: CO Commercial) (Zoning P-1 Planned Unit

District) (Assessor's Parcel Number: 011-470-002) GK

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JULY 2, 2012.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 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 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 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.