ZA: RYAN HERNANDEZ & T. MOREIRA

STAFF: R. NORRIS & J. CRUZ

PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, SEPTEMBER 24, 2012 30 MUIR ROAD MARTINEZ, CA 94553

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) 674-7792.

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COA'S #3, 6, 8, 10, 12, 13, 14, 15A, 18, 19, 23, 26 & 29 (TM) ROBERT SMILEY (Applicant) - CHABAD OF CONTRA COSTA (Owner), County File #LP11-2016: The applicant requests approval to establish the following uses: 1) A childcare facility (preschool and day care) for a maximum of up to 33 children. The childcare use will be utilizing approximately 1,175 square feet of an existing residence operating from 7:00 a.m. to 6:30 p.m. Monday-Friday; 2) A synagogue that will not have fixed seating. The religious services would be located within 806 square feet of the building for regular prayer services on Saturdays, generally from 10:00 a.m. to 1:00 p.m. Services may also be held occasionally on different days and at different times, tied to Jewish holidays and other Jewish religious events. During the religious services, children may participate in activities conducted in Classroom 1 (369 square feet); and the installation of playground equipment, construct a deck and awning, and parking lot improvements. The proposed project also includes variance requests for the following: a) Thirteen (13) offstreet parking spaces (where 23 off-street parking spaces are required); b) Parking stalls that are 8 feet by 17 feet (where 9 feet by 19 feet is required); c) Eliminate the required planter or landscaped strip between the off-street parking and the right-of-way (where 4-feet is required); and d) Allow a 14-foot 10 1/2-inch wide driveway (where a 20-foot minimum width is required). The proposed project also includes work within the drip line of one (1) 15-inch in diameter oak tree for the proposed parking improvements. The subject property is located at 1671 Newell Avenue in the unincorporated area of Walnut Creek. (Zoning: Single-Family Residential District, R-10) (General Plan: Single-Family Residential-Medium, SM) (Assessor's Parcel Number: 184-212-016) (Continued from 08/06/12 TM) JRC

APPLICATION WITHDRAWN (TM) SERENITY VINEYARDS (Applicant) - <u>ST. MORITZ DORF, LLC</u> (Owner) - County File_#LP12-2071: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a winery business located in Napa out of a residential second unit located at 10 Serenity Lane in the Alamo area. (Zoning: P-1) (General Plan: SL/AL) (CT: 3462.01) (APN # 194-070-078) (Continued from 08/20/12 AMB) SG Staff Report

VARIANCE: CONTINUED PUBLIC HEARING

TO BE CONTINUED INDEFINITELY AS RECOMMENDED BY STAFF (TM) 4. <u>GORDON JURGENSON</u> (Applicant & Owner), County File: #VR11-1024: Applicant requests approval of a Variance for a 0-foot front yard setback (where 20 feet is required) and a 1-foot side yard setback (where 10 feet is required) for the construction of a retaining wall ranging in height from 2 feet to 7 feet 11 inches, to support an expanded and relocated driveway. The subject property is identified as 229 Miramonte Road in the Walnut Creek area. (General Plan: Single-Family Residential-Low Density) (Zoning: R-15 Single-Family Residential District) (Assessor Parcel Number: 175-150-053) (Continued from 09/05/12 TM) CYL Staff Report

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS RECOMMENDED BY STAFF (RAH) 5. METRO PCS (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP/DP12-2079: The applicant requests approval of a land use permit, development plan combination to modify County File #LP/DP11-2023, to allow the re-routing of the proposed power and telephone cable trenching route for a previously approved telecommunications facility. The previously approved facility consists of the following: one (1) tri-sector antenna to be located on a 31.5-foot tall light pole (pole to be replaced and extended 3.5-feet), two (2) equipment cabinets and associated equipment to serve the antenna lower at ground level within a 15-foot x 5-foot lease area and the relocation of an existing stop sign currently located on the light pole to a new free-standing 6-inch by 6-inch wooden post. The lease area will be enclosed by a

Contra Costa County Zoning Administrator

6-foot tall wooden fence. The project site is located at the northwestern corner of the Coral Drive and

September 24, 2012

APPROVED AS RECOMMENDED BY STAFF (RAH) 5. SPRINT PCS (Applicant) - PACHECO TRUST C/O SHIRLEY PACHECO (Owner), County File #LP11-2056: The applicant requests approval of a land use permit to renew approved permit County File #LP96-2066 for the operation of a wireless telecommunication facility, including the modification to allow the following: 1) two (2) Sprint panel antennas, 2) one (1) new microwave dish, including two (2) outdoor units (ODU), 3) one (1) GPS antenna, 4) two (2) equipment cabinets, 5) four (4) remote radio units (RRU) on new antenna masts, including two new (2) filters, and 6) new hybrid antenna cabling within new conduits located within a fenced lease area on an approximately 93-acre parcel. The subject site is located at 2670 Franklin Canyon Road in the unincorporated Martinez area. (Zoning: Agricultural Preserve District, A-4 and General Agricultural District, A-2) (General Plan: Agricultural Lands, AL) (Assessor's Parcel Number 368-030-011) JRC Staff Report

Viewpointe Boulevard intersection in the Rodeo area. (Zoning: P-1)(General Plan: Single-Family

Residential-High Density)(Census Track: 3560.01)(Parcel: ROW 358-310-001) FA

APPROVED AS RECOMMENDED BY STAFF (RAH) 7. SPRINT – PCS (Applicant) – SBA PROPERTIES/GEORGIA C. WILSON TRUST (Owners), County File #LP12-2066: The applicant requests approval of a land use permit to upgrade an existing wireless telecommunications facility that was previously approved under two land use permits (County Files #LP96-2071 and #LP11-2013). Upgrading the wireless telecommunication facility proposes to include removal and replacement of one panel antenna, installation of one new panel antenna and pole mast, and installation of one new 12-inch microwave dish on an existing pole mast, for a total of four panel antennas (two new and two existing) and one microwave dish. The panel antennas and microwave dish will be mounted to individual poles masts, each with a maximum of height of 14 feet. Four new remote radio units (RRUs) will be mounted behind the two new panel antennas (two RRUs each). Three existing equipment cabinets will be replaced by two new equipment cabinets and the existing GPS antenna will be replaced by a new GPS antenna. The lease area for the project is within a 41,338 square foot parcel located at 5799 Nortonville Road, in the unincorporated Pittsburg area of East Contra Costa County. (A-2) (AL) (CT 3551.06) (Parcel #: 075-080-016).DAB

Staff Report

APPROVED AS RECOMMENDED BY STAFF (RAH) 8. T-MOBILE WEST, INC. (Applicant) - EAST BAY MUNICIPAL UTILITIES DISTRICT (Owner), County File #LP12-2076: This is a request to upgrade an existing unmanned wireless communications facility previously approved by County File #LP03-2001. The upgrade consists of removing and replacing six existing antennas with six new antennas (56 inches tall and 12 inches wide) and adding hybrid cable on an existing pipe with a break out enclosure. The property is located at 2680 Stone Valley Road, approximately 400 feet north-west of the Stone Valley Road & Stone Valley Oak Drive intersection, in the Alamo area. (Zoning: Single-Family Residential District, R-20) (General Plan: Public and Semi-Public, PS) (Census Tract: 3461.02) (Assessor's Parcel Number: 193-620-007) RA Staff Report

APPROVED AS RECOMMENDED BY STAFF (RAH) 9. <u>DELTA WETLANDS PROPERTIES</u> (Applicant & Owner), County File #LP12-2046. The applicant is requesting approval of a land use permit to establish an interim agricultural mobile home. The subject property is a vacant 61.71-acre parcel, located on Holland Tract Road, approximately six and one-quarter miles north-east of the intersection of Delta Road and Holland Tract Road in the Knightsen area. (General Plan: Delta Recreation and Resources, DR) (Zoning: General Agricultural District, A-2) (CT: 3010.00) (Assessor's Parcel Number: 023-100-002) RA Staff Report

APPROVED AS RECOMMENDED BY STAFF (RAH) 10. T-MOBILE WEST, INCORPORATED (Applicant) – MOUNTAIN VIEW SANITARY DISTRICT (Owner), County File #LP12-2070: The applicant requests approval of a land use permit modification to permit changes to the existing telecommunication facility approved by County File #LP96-2010. The proposed changes are to replace six (6) existing antennas with new antennas measuring 56" tall and 12" wide, to add a new breakout enclosure, and to install a new cable between the replacement antennas and the existing equipment cabinets. The project site is located at 3800 Arthur Road in the Martinez area of the County. (General Plan: Public and Semi-Public (PS)) (Zoning: Heavy Industrial District (H-I)) (CT: 3200.01) (Assessors Parcel Number: 378-140-010) RJN Staff Report

APPROVED WITH MODIFICATION TO COA #6, 21, 22, 26 & DELETE COA#7 (RAH) 11. UNITED STATES GEOLOGICAL SURVEY (Applicant) – EAST BAY MUNICIPAL UTILITY DISTRICT (Owner) County File #LP11-2069: The applicant, United States Geological Survey (USGS), requests approval of a land use permit to install a new 12-foot by 24-foot (233 sq. ft.) prefabricated communications building to house radio equipment and communication equipment. The proposed building will be installed on a permanent foundation adjacent to the existing building. A short 24-inch deep trench will be dug to accommodate a proposed propane line between the communications building and a proposed propane tank. Electrical service will be run overhead to the new building by PG&E. A coaxial cable bridge will be built to accommodate new coaxial lines between the existing communications tower and the proposed building. The existing building will then be demolished at a later date. All of the proposed project, including the propane tank, will be enclosed by chain link fence for safety. The project also includes removal of a total of five (5) small live oak trees ranging from 4.6 to 6-inch diameter. A Monterey Pine tree

with an approximate 10-inch in diameter trunk is also proposed for removal while other trees surrounding the work area are proposed to be trimmed. However, the trimming would not exceed 30% of the tree trunk/canopy. There is no proposal to add any equipment to the existing communications' tower. The project upgrade will provide continuous service to be used by the USGS, East Bay Regional Park District (EBRPD), East Bay Municipal Utilities (EBMUD) District, and the United States Army Core of Engineers (USACE). The Project site is located at 2501 Grizzly Peak Boulevard, in the Orinda area of Unincorporated Contra Costa County. (General Plan: Parks and Recreation (PR)) (Zoning: Exclusive Agricultural District (A-80)) (CT: 3540.01) (Assessors Parcel Number: 267-010-009) RJN Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS RECOMMENDED BY STAFF (RAH) 12. <u>SPRINT PCS</u> (Applicant) - <u>3201 DANVILLE BOULEVARD ASSOCIATES</u> (Owner), County File #DP12-3004. The applicant is requesting a non-substantial modification to the previously approved Development Plan, County File #DP96-3026, for the continued operation and upgrade of an existing wireless telecommunications facility that consists of three panel antennas located on the rooftop of a commercial building. The upgrade includes switching out of the three panel antennas with three upgraded 6-foot tall antennas (antennas to be located within a faux cupola), addition of 6 Remote Radio Units, replacement of a Global Positioning System antenna and replacement of three equipment cabinets with two upgraded units. The project site is addressed 3201 Danville Boulevard, in the Alamo area (General Plan: Commercial)(Zoning: Retail Business, Sign Control Combining District)(CT:3440)(Assessor's Parcel Number: 198-010-019) FA

Staff Report

APPROVED AS RECOMMENDED BY STAFF (RAH) 13. <u>T-MOBILE WEST, INC.</u> (Applicant) - <u>GEOFFRY HODIES TRUST</u> (Owner), County File DP12-3012: The applicant requests approval of a development plan to modify an existing telecommunications site by replacing six (6) existing panel antennas with six (6) new antennas 56" tall and 12" wide on the outside walls of an existing commercial building and to add a new breakout enclosure. The facility was first approved by County File #LP96-2009. The subject property is located at 435 Valley View Road in the El Sobrante area of the County (General Plan: Commercial (CO)) (Zoning: Retail Business) (CT: 3601.00) (Assessor Parcel Number 425-251-002) <u>RJN</u> <u>Staff Report</u>

TREE PERMIT: PUBLIC HEARING

APPROVED AS RECOMMENDED BY STAFF (RAH) 14. <u>SIMON WALTON</u> (Applicant & Owner), County File #TP11-0024: A request for approval of a Tree Permit to allow the removal of three (3) code-protected Cherry Plum trees ranging in size from 3 inches to 7.5 inches in diameter, and to allow work within the driplines of three (3) Cherry Plum trees ranging in size from 3.5 inches to 7 inches in diameter, and one (1) 12.5-inch diameter Norway Spruce, for the construction of an approximately 1,990-square-foot single-family residence on a substandard lot. The applicant also requests design review approval for the purpose of determining the proposed residence's compatibility with the neighborhood in terms of design, size, location, and height. The subject property is located at 1618 Elm Avenue in the unincorporated area of Richmond. (General Plan: Single-Family Residential-High Density) (Zoning: Single-Family Residential District, R-6) (Assessor's Parcel Number: 521-061-006). RA

Staff Report

PLANNING CONSIDERATION: PUBLIC HEARING

APPROVED WITH MODIFICATION TO COA #10 (RAH) 15. <u>LENOX HOMES LLC</u> (Applicant), <u>LAUREL PLACE, LP</u> (Owner), County File # PC12-0009: The applicant requests approval to modify Condition of Approval #10 of County File SD05-8769 to allow for the option of two-story homes on 6 of the 8 approved lots. The project site is located at 4925 Laurel Drive in the Concord area. (Zoning: R-15) (Census Tract: 3331) (APN: 116-100-050) <u>JO</u> <u>Staff Report</u>

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 1, 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.