

ZA: A. BHAT & T. MOREIRA
STAFF: R. A. HERNANDEZ & J. CRUZ
PW: J. LAROCQUE & R. LIERLY

~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 5, 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

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

2. MILTON "JOHN" & SALLY MARIN (APPLICANTS & OWNERS), COUNTY FILE #MS12-0007 (Formerly County File #MS10-0004): Applicants request approval of a vesting tentative map to subdivide a 4.37 acre parcel into three parcels, (Parcel "A", 40,000 square feet; Parcel "B", 40,000 square feet; Parcel "C", 110,524 square feet). 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-C. The subject property is identified as 296 La Casa Via in the unincorporated area of Walnut Creek. (General Plan Designation: Single-Family Residential, Very Low) (Zoning District: Single-Family Residential, R-40) (Assessor Parcel Number: 140-220-008) RAH [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

3. SPRINT (Applicant) – SPRINT-NEXTEL PROPERTY SERVICES (Owner), County File #LP12-2072: This is a land use permit request to renew and modify County File #LP2003-83, for the continued use and upgrade of an existing wireless telecommunications facility. The current facility consists of two equipment buildings, five antenna dishes, four omni antennas, three Global Positioning System (GPS) antennas and supporting equipment. The upgrade includes the removal of: (a) two omni antennas, (b) one GPS antenna, (c) one equipment cabinet, and the addition of: (a) one panel antenna, (b) two upgraded equipment cabinets, (c) two Remote Radio Units, and (d) one global positioning system antenna. The project site is located within a 15.65-acre parcel addressed as 8851 Manning Road, in the Livermore area. (Zoning: Exclusive Agriculture (A-80)) (General Plan: Agricultural Lands) (Census Tract: 3551.04) (Assessor's Parcel Number: 006-200-004) FA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

4. ADRIAN PELL (Applicant) - BYRON UNITED METHODIST CHURCH (Owner), County File #LP12-2095: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a computer consulting business out of a single-family residence located at 726 Willow Lake Road in the Discovery Bay area. (Zoning: F-1) (General Plan: Single-Family Residential Medium-Density) (Census Tract: 3040.00) (Assessor's Parcel Number: 004-262-005) DW [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

5. LILLIAN DOWNING (Applicant & Owner), County File #LP12-2091: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an organizational services business out of a single-family residence located at 199 Brown Drive in the Pacheco area. (Zoning: R-6) (General Plan: Single-Family Residential High-Density) (Census Tract: 3212.00) (Assessor's Parcel Number: 125-113-001) DW [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

6. SPRINT PCS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2050: The applicant requests approval of a land use permit to modify an existing facility, County File #LP00-2113 for the operation of a wireless telecommunications facility. The modification includes the following: a) removing two antennas and replacing with two antennas; b) removing three Sprint equipment cabinets and replacing with two new equipment cabinets; c) adding one Global Positioning System (GPS) antenna, one new microwave dish, and four new Remote Radio Units (RRU); and d) trenching for the proposed hybrid cables and conduits located within a fenced lease area on a 17.23-acre parcel. 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 (Zoning: Exclusive Agricultural District, A-80) (General Plan: Public and Semi-Public, PS) (Assessor's Parcel Number 222-270-003) (Continued from December 5, 2011 WRN) JRC

[Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

7. SPRINT PCS (Applicant) - GREG AND BEVERLY KENT (Owners), County File #LP12-2031: The applicant requests approval of a land use permit to modify an existing facility, County File #LP00-2036 for the operation of a wireless telecommunications facility. The modification includes the following: a) removing two antennas and replacing with two antennas; b) replacing one Global Positioning System (GPS) antenna and replacing with one GPS antenna, c) removing three Sprint equipment cabinets and replacing with two equipment cabinets; d) adding one fiber cabinet and six Remote Radio Units (RRU); and e) trenching for the proposed hybrid cables and conduits located within an equipment shelter on a 3-acre parcel. The applicant will also construct an 8-foot tall by 10-foot long fence placed in front of the air-conditioning unit. The site is located at 13 Pary Court in the Alamo area. (Zoning: Single-Family Residential District, R-40) (General Plan: Single-Family Residential-Very Low Density, SV) (Assessor's Parcel Number 197-390-015) JRC [Staff Report](#)

CONTINUED TO
NOVEMBER 19, 2012 AT
1:30 P.M. (TM)

8. AT&T MOBILITY (Applicant) - JOHN DONOVAN COOK, TRUSTEE (Owner), County File #LP11-2024: The applicant is requesting approval of a land use permit to modify County File #LP10-2020, which includes the addition of three panel antennas (for a total of nine) to a telecommunications facility. The antennas are to be placed on an existing PG&E tower located on a 3-acre undeveloped parcel just north of the Richmond Parkway and Interstate 80 Freeway intersection in the Pinole area. (Zoning: R-6) (General Plan: Single-Family Residential-High Density) (Census Tract: 3640.02) (Assessor's Parcel Number: 426-070-020) FA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

9. DAN BURKE (Applicant on behalf of Sprint) - WALKER FAMILY TRUST (Owner), County File #LP12-2089: The applicant requests approval of a land use permit to modify an existing Sprint telecommunications facility by adding a single 2.5-foot diameter microwave dish. 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 located at 4580 Dyer Road in the Byron area of the County. (General Plan: Agricultural Lands (AL)) (Zoning: Agricultural Preserve District (A-4)) (CT: 3040.00) (Assessor's Parcel Number: 005-070-014) RJN [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

10. KRESTON HAYNES (Applicant on behalf of Metro PCS) - HUSSEY TRUST (Owner), County File #LP12-2088: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP04-2049) for the operation of a wireless telecommunication facility and to upgrade the technology at the site. This permit renewal proposes to add a single 12-inch microwave dish, 13.5-feet up an existing pole mount, and to remove and replace an existing battery cabinet with a new fuel cell cabinet. 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) (Assessor's Parcel Number: 099-151-002) RJN [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

11. DAN BURKE (Applicant on behalf of Sprint) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP12-2090: The applicant requests approval of a land use permit to modify an existing Sprint telecommunications facility by adding a single 2.5-foot diameter microwave dish. The property is located at 11751 Vasco Road in the Byron area of the County. (General Plan: Agricultural Lands (AL)) (Zoning: General Agriculture District (A-2)) (CT: 3040.00) (Assessor's Parcel Number: 005-180-005) RJN

[Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
COA'S #2, 8, 15 AND
DELETE COA #11 (TM)

12. STEVEN KUBITSCHKEK (Applicant) - KEVIN VOLLMER (Owner), County File #DP12-3010: This is a hearing to consider the following: A) An architectural design review development plan is required pursuant to Condition of Approval #11.B of amended Final Development Plan Permit #DP01-3061 for a new single-family residence on Lot 3 of Subdivision 7744; B) A request to grant an exception to condition of approval #11.C which allows for patios not higher than 18 inches above natural grade in the area outside of the building envelope and outside of the scenic easement area, where the proposed development

includes a terrace patio at a maximum of 2 feet 6 inches above natural grade; C) A request to grant an exception to Condition of Approval #11.E.3 that requires all structures to be within the final approved building envelope including retaining walls higher than 3 feet in height, where the project proposes a maximum retaining wall height of 3 feet 6 inches for the motor court. The subject property is Lot 3 of Tract 7744 addressed 406 Legacy Drive in the Alamo area. (General Plan: Agricultural Lands, AL) (Zoning: Planned Unit Development, P-1) [Assessor's Parcel Number (APN): 193-010-025] CYL

[Staff Report](#)

3:30 P.M.

13. PUBLIC COMMENTS: NONE

SUBDIVISION: CONTINUED PUBLIC HEARING

CLOSED PUBLIC
HEARING. CONTINUED
TO NOVEMBER 19, 2012
AT 3:30 P.M. FOR
DECISION (AMB)

14. JOHN WOLLMAN, WOLLMAN & ASSOCIATES, INC. (Applicants) - C&H DEVELOPMENT, INC. (Owners), County File #SD069066: This is a request for a Vesting Tentative Map approval to subdivide approximately 6.1 acres into 12 lots ranging in size from 6,240 square feet to 14,900 square feet with three open landscaped parcels totaling 2.16 acres and a gated Emergency Vehicle Access (EVA) driveway to Lambert Road. In addition the application includes the removal of 9 trees on site with work within the dripline of 8 trees for the service road and drainage improvements, and preservation of 14 trees. Variances are requested for four (4) and five (5) foot high retaining walls approximately 1.5 feet from the sideyard property lines, where 5-foot is required between lots 1, 2, 7 and 8. The subject site is located east of Freeway 80 and between Fariss Lane and Lambert Road, northeast of Appian Way within the unincorporated El Sobrante area of Contra Costa County. (Zoning: R-6 and R-7) (Assessor Parcel Numbers: 425-040-016 & 024 and 425-130-002) (General Plan designation: SH- Single-Family High-density with a density range of 5.0 to 7.2 units per net acre) (Continued from 10/15/12 AMB) LC

[Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 19, 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.