

ZA: A. BHAT and T. MOREIRA
STAFF: J. CRUZ and F. AVILA
PW: W. LAI and J. LAROCQUE
EH: A. VINLUAN, J. DOSER, and T. MASON

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 19, 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:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

DENIED WITHOUT
PREJUDICE (TM)

2. 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 #426-070-020) (Continued from 11/05/12 TM) FA [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

3. AT&T (Applicant) - TINA THOMAS (Owner), County File #LP12-2083: This is a request for a land use permit for a modification to Land Use Permit #LP05-2042 to allow the following: a) relocate three existing antennas to three new H-frame mounts, b) the addition of three new antennas, c) the addition of nine remote radio units (RRUS), d) the addition of one surge suppressor, e) the addition of five equipment cabinets, f) one new GPS antenna, g) three radio base station units, h) installation of innerduct for fiber and DC power, and i) the addition of a new concrete stoop for AT&T. No trenching is proposed with this development. This project includes a variance for a 16-foot side yard setback (where 50 feet is required). The property is located approximately 200 feet south of the cul-de-sac at the southern terminus of Hillview Drive, and is addressed 4723 Suzanne Drive, in the Pittsburg area. (General Plan: Agricultural Lands, AL) (Zoning: Agricultural Preserve, A-4) (Assessor Parcel #089-050-056) CYL [Staff Report](#)

CONTINUED AS OPEN
PUBLIC HEARING TO
12/17/12 AT 1:30 PM
(AMB)

4. TERRY MURPHY (Applicant) - BRIAN GATES (Owner), County File #LP11-2071: The applicant seeks approval of a land use permit to legalize the existing Expert Tree Services green waste recycling facility. The total amount of processed material will be less than 250-cubic-yards a day. The hours of operation are 7:30 AM through 4:30 PM, Monday through Friday. The application includes variances as follows: a) 3.41-acres proposed (5-acres minimum required) for a lot line adjustment between the East Bay Regional Parks District, b) dirt/gravel parking lot proposed (paved parking lot required), c) no parking space markings provided (strips required), d) no wheel stops provided (wheel stops required), e) 4-foot side yard proposed (20-foot side yard minimum required) for an existing water tank. The project does not include any new buildings, grading or tree removal. The business office for the Expert Tree Services Company is located off-site within the Orinda area. The subject site is located at 150 Old Tunnel Road, in the Orinda area. (Zoning: General Agricultural, A-2) (General Plan: Agricultural Lands, AL) (Census Tract: 3530.01) (Assessor's Parcel #273-171-036) FA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

5. SPRINT PCS (Applicant) - JOHN DEMARTINI RANCH (Owner), County File #LP12-2103: The applicant is requesting approval of a land use permit to modify County File #LP12-2020 to upgrade an existing Sprint wireless telecommunications facility which includes the removal of one existing microwave antenna and replacing with a new microwave antenna and installation of a new outdoor radio unit (RRU) to serve the new antenna. The Sprint PCS lease area for the project is within a 66.68-acre parcel located at 8050 Cummings Skyway, in the Crockett area. (Zoning: General Agricultural, A-2) (General Plan: Agricultural Lands, AL) (Census Tract: 3570) (Assessor's Parcel #354-190-004) SG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

6. T-MOBILE WEST CORPORATION (Applicant) - PG&E (Owner), County File # LP12-2105: The applicant is requesting approval of a land use permit to modify County File #LP05-2078 to replace three pairs of antennas (a total of six) and also the addition of a hybrid cable and breakout enclosure to an existing wireless communications facility. The antennas are to be placed at the same location on an existing PG&E lattice tower located on a ±470-acre parcel addressed 4723 Suzanne Drive, in the Pittsburg area; the project area is accessed from the terminus of Hillview Drive. (Zoning: Agricultural Preserve, A-4) (General Plan: Agricultural Lands, AL) (Census Tract 3999.00) (Assessor's Parcel #089-050-056) SG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

7. MELISSA MC CROSSEN (Applicant & Owner), County File #LP12-2113: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an internet based database and search website and photography business out of a single-family residence located at 30 Amy Lane in the Clyde area. (Zoning: R-6) (General Plan: SH) (CT: 3150.00) (Assessor's Parcel #100-321-051) SG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

8. LIZ MENKES (Applicant & Owner), County File #LP12-2102: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a wireless regulations business out of a single-family residence located at 191 Camelia Lane in the Walnut Creek area. (Zoning: R-6) (General Plan: Single-Family Residential Medium-Density) (Census Tract: 3428.00) (Assessor's Parcel #184-283-004) DW [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

9. JOHN PEPPER (Applicant & Owner), County File #LP12-2096: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a computer design business out of a single-family residence located at 990 Manor Road in the El Sobrante area. (Zoning: R-6) (General Plan: Single-Family Residential High-Density) (Census Tract: 3630.00) (Assessor's Parcel #426-121-023) DW [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

10. DOUGLAS BROWAND (Applicant) - LESLIE BROWAND (Owner), County File #LP12-2100: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a technical consulting business out of a single-family residence located at 2090 Largo Court in the Discovery Bay area. (Zoning: P-1) (General Plan: Single-Family Residential Medium-Density) (Census Tract: 3040.00) (Assessor's Parcel #008-062-010) DW [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

11. NATALIE KOLLIAS (Applicant) - TONY & JACQUELYN KOLLIAS (Owner), County File #LP12-2080: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an auto detailing business out of a single-family residence located at 1031 Manor Road in the El Sobrante area. The detailing portion of the business will be conducted off site. (Zoning: Single-Family Residential District, R-6) (General Plan: Single-Family Residential High Density, SH) (Census Tract: 3630.02) (Assessor's Parcel #426-181-011) RA [Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
#8, AND ADDITION OF
ONE COA (TM)

12. COMPLETE WIRELESS CONSULTING, INC. (Applicant) - RODEO MARINA LLC / MARC GRISHAM (Owner), County File #LP12-2049: This is a request for approval of a land use permit to establish a new unmanned wireless telecommunications facility. The proposed project includes installing a new 55-foot tall monopine (faux pine tree) that will contain nine 8-foot tall antennas. The facility will also incorporate electrical equipment, equipment cabinets, two GPS antennas, and a back-up generator within a 1,250-square-foot lease area. The equipment pads will be sheltered by an eight foot-tall canopy, and a six-foot tall chain-link fence with barbed wire will be constructed around the perimeter of the lease area. The subject property is addressed at 13 Pacific Avenue in the Rodeo area. (General Plan: Commercial Recreation) (Census Tract: 3580) (Assessor's Parcel #357-020-009) DAB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#4, AND ADDITION OF
TWO COAs (TM)

13. LEOPOLDO RUAZOL (Applicant) - RICARDO & LIDIA LOPEZ (Owners), County File #DP12-3006: This is a request for a Development Plan to legalize the following structures: 1) an approximately 800-square-foot residential addition to the rear of an existing single-family residence, 2) a garage conversion into residential living space, 3) a front porch cover, and 4) a 1,750-square-foot storage building to be used as a warehouse for an existing contractor's yard. The subject property is located at 4970 Blum Road in the unincorporated Martinez area. (General Plan: CO - Commercial) (Zoning: C - General Commercial District) (Assessor's Parcel #159-210-012) GK [Staff Report](#)

3:30 P.M.

14. PUBLIC COMMENTS:

SUBDIVISION: CLOSED PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #1, 5, 11, 15, 30, 31,
32, 33, 34, 38, AND 43,
AND ADDITION OF
COAs (AMB)

15. 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-feet 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) (Closed for decision and continued from 11/05/12 AMB) LC [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 3, 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.