ZA: L. CROSS

STAFF: F. AVILA & R. NORRIS

PW: J. LAROCQUE

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, JUNE 3, 2013 30 MUIR ROAD MARTINEZ, CALIFORNIA 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) 674-7205.

#### 1. PUBLIC COMMENTS:

### LAND USE PERMIT: CONTINUED PUBLIC HEARING

ACCEPTED TESTIMONY
AND CLOSED THE
PUBLIC HEARING. THE
ZA APPROVED THE
APPLICATION AFTER
DELETING COA 22 AND
ADDING CONDITIONS
LIMITING OUTDOOR
SIGNAGE AND VEHICLE
ACCESS TO THE
FACILITY AND
MODIFICATIONS TO
COAS

MONIQUE LOUKOS (Applicant) - <u>GURDEV "DAVE" BHACHU</u> (Owner), County File #LP13-2005: The applicant requests approval of a land use permit to allow the establishment of a commercial winery and olive oil mill with sales for off-site consumption, within an existing single-family residence. The subject property is a 9.09-acre parcel identified as 5272 Alhambra Valley Road in the unincorporated area of Martinez. (Zoning: A-2, General Agricultural) (Parcel Number: 367-150-046) (Continued from 05/20/13 LC) SFT Staff Report

# LAND USE PERMIT: PUBLIC HEARING

CLOSED THE PUBLIC HEARING AND APPROVED THE APPLICATION ON THE CONSENT CALENDAR AS RECOMMENDED BY STAFF. 3. METRO PCS c/o MARK BULLARD (Applicant) - JOHN A. DEMARTINI RANCH LLC (Owner), County File #LP12-2120: The applicant requests approval of a land use permit to renew an entitlement for the operation of a Metro PCS wireless telecommunication facility initially approved under County File #LP02-2031. No upgrades or modifications are proposed as part of this application renewal. The subject property is identified as 8050 Cummings Skyway in the Crockett area. (Zoning: A-2; General Agricultural) (Parcel Number: 354-190-004) SFT Staff Report

CLOSED THE PUBLIC HEARING AND APPROVED THE APPLICATION ON THE CONSENT CALENDAR AS RECOMMENDED BY STAFF. 4. <u>SPRINT PCS</u> (Applicant) - <u>PUBLIC STORAGE INC</u> (Owners), County File #LP12-2133: The applicant requests approval of a land use permit to modify County File #LP01-2052 to allow the modification of an existing wireless telecommunication facility. The proposed project consists of a) replacing an existing flagpole tower with a new monopine tower; b) upgrading existing Sprint antennas and ground equipment; and c) collocating previously approved Metro PCS equipment to the new monopine tower. The project site is located at 150 South Buchannan Circle in the Pacheco area. (Zoning: C-M, Controlled Manufacturing) (Parcel Number: 125-240-023) <u>SFT</u> <u>Staff Report</u>

ACCEPTED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND APPROVED THE APPLICATION AS RECOMMENDED BY STAFF. NEW CINGULAR WIRELESS (AT&T) (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #LP13-2012: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 56-foot 4-inch tall utility (pole number: 110118213). The proposed equipment includes: two panel antennas, one transformer, one battery backup, A dualband flexwave prism, one optical demarcation closure and one meter socket/safety switch. The subject pole is located within the public right-of-way approximately 335-feet north of the Skyline Boulevard/Elverton Drive intersection. (Zoning: R-6, Single Family Residential District and SD-1, Slope Density and Hillside Development Combining District) (Parcel Number: ROW 273-200-016) FA Staff Report

ACCEPTED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND APPROVED THE APPLICATION AS RECOMMENDED BY STAFF.

Zoning Administrator

6. NEW CINGULAR WIRELESS (AT&T) (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2021: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 38-foot 9-inch tall utility pole. The project includes: extending the existing pole to 39-feet 8-inches tall and adding two panel antennas, one battery backup, one optical demarcation closure, a quad band flexwave prism, one meter socket/safety switch to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.3-miles southeast of the Golf Course Road/Grizzly Peak Boulevard intersection. (Zoning: A-80, Excusive Agricultural District) (Parcel Number: ROW 267-010-009) FA Staff Report

ACCEPTED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND APPROVED THE APPLICATION AS RECOMMENDED BY STAFF. 7. NEW CINGULAR WIRELESS (AT&T) (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2022: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 47-foot 8-inch utility pole (pole number: 110451745). The project includes: extending the existing pole to 57-feet 7-inches tall, and adding two panel antennas, one transformer, one battery backup, one optical demarcation closure, a quad band flexwave prism and one meter socket/safety switch to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.3-miles north of the Skyline/Grizzly Peak Boulevard intersection. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 273-171-031) FA Staff Report

ACCEPTED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND APPROVED THE APPLICATION AS RECOMMENDED BY STAFF ON THE CONSENT CALENDAR. 8. FRANK SCHABARUM (On behalf of AT&T MOBILITY) (Applicant) - READY REALTY INVESTMENT FUND (Owner), County File #LP13-2032: The applicant requests approval of a land use permit to modify a previously approved AT&T mobility land use permit County File #LP11-2032. The proposed changes include the installation of a) one microwave dish antenna with four attached ODU's and related cable runs b) a microwave radio in existing data rack. The subject property is a 14.13-acre parcel identified as 1631 Arabian Lane in the Knightsen/Brentwood area. (Zoning: A-40, Exclusive Agricultural District) (Parcel Number: 015-040-056) SG Staff Report

ACCEPTED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND APPROVED THE APPLICATION AS RECOMMENDED BY STAFF ON THE CONSENT CALENDAR. 9. MARK BULLARD (On behalf of METRO PCS) (Applicant) - PACIFIC GAS & ELECTRIC (Owner), County File #LP13-2044: The applicant requests approval of a land use permit to renew an existing Metro PCS telecommunications facility which was previously approved under County File #LP02-2040. No new modification or development is proposed at this time. The property is located in the southeast corner of the southern Vista Lane/Crest Avenue intersection, and is addressed 420 Crest Avenue, in the Alamo area (Zoning: R-20, Single Family Residential) (Parcel 188-283-014) SG Staff Report

# PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JUNE 17, 2013.

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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.