

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, JANUARY 22, 2014
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:

DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

ACCEPT COMPLIANCE
REPORT AND ADOPT
RESOLUTION AS
RECOMMENDED BY
STAFF (AMB)

2. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPPELL INDUSTRIES (Applicant and Owner), County File #AR13-0117: This is a public hearing on the Project Year 2013. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (Zoning: Planned Unit District, P-1) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). TM [Staff Report](#)

APPROVED WITH AN
AMENDMENT TO
SECTION D.
ADDITIONAL REPORT
TO BE DONE IN
OCTOBER 2014 (AMB)

3. DEVELOPMENT AGREEMENT ANNUAL REVIEW - WINDEMERE BLC, LLC (Applicant & Owner), County File #AR13-0118: This is a public hearing on the Project Year 2013. Annual Review of the Windemere BLC, LLC Development Agreement dated January 11, 1996 by and between the County of Contra Costa and Windemere BLC, LLC relative to the Windemere Ranch Development. The subject property includes lands north to the Lawrence Road area, on both sides of Dougherty Road from Camp Parks on the south to the Shapell property line on the west and the Tassajara Valley Ridge to the east. (Zoning: Planned Unit District, P-1) (Parcel No. 206-050-008 et. al). LC [Staff Report](#)

SETTELEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

ACCEPT COMPLIANCE
REPORT AND ADOPT
RESOLUTION AS
RECOMMENDED BY
STAFF (AMB)

4. SHAPPELL INDUSTRIES (Applicant and Owner), County File #SA13-0006: This is a public hearing on the Nineteenth Annual Compliance Report for project year 2013, dated October 15, 2013, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM [Staff Report](#)

APPROVED AND
ADDITIONAL REPORT
TO BE DONE IN
OCTOBER 2014 (AMB)

5. WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA13-0006: This is a public hearing on the Nineteenth Annual Compliance Report for Project Year 2013, dated October 15, 2013, prepared and submitted by Windemere Ranch BLC, LLC to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994 by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere Ranch Partners and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. LC [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

CLOSED HEARING AND
APPROVED WITH
ADDITIONAL PUBLIC
WORKS CONDITIONS
(LC)

6. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2057: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 28-foot 4-inch tall utility pole. The project includes: extending the existing pole to 36-foot 7-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is

located within the public right-of-way approximately 300-feet west of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-008) [FA](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

7. [AT&T](#) (Applicant) - [JOSEPH FREITAS](#) (Owner), County File #LP13-2069: The applicant is requesting approval of a land use permit for the installation of: one 138-square-foot equipment shelter, one back-up propane generator, one 250-gallon propane storage tank and one Global Positioning System antenna. The equipment will be located within a 571-square-foot lease area. The project also includes the removal of two trees and work within the canopy of two other trees. The subject property is located at 15320 Marsh Creek Road in the Clayton area. (Zoning: A-2, General Agricultural District) (Parcel Number: 078-140-008) [FA](#) [Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
#25 AND ADD 3 COA'S
(LC)

8. [RAJESH RAIKAR](#) (Applicant) - [LEO TSCHARNER](#) (Owner), County File #LP13-2092: The applicant proposes to modify County File #LP03-2003, an existing AT&T wireless telecommunications facility, to remove two existing panel antennas mounted on two metal 20-foot tall poles and replace with a 71-foot tall monopine pole, install nine 8-foot antennas with three surge suppressors, add two Remote Radio Units-11s (RRUs), six RRUs, relocate one RRU-11s to T-Arms, relocate GPS antenna, install four cabinets, and a 130-foot trench for related electrical conduit for ground equipment. The subject property is located at 1241 Laverock Lane in the Alamo area. (Zoning: R-40) (Parcel Number: 192-250-002) [JRC](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

9. [RAJESH RAIKAR](#) (Applicant) - [MT. VIEW SANITARY DISTRICT](#) (Owner), County File #LP13-2109: The applicant requests approval to modify and renew County File #LP98-2090, an existing AT&T wireless telecommunications facility to allow the following: 1) remove an existing 20-foot monopole and relocate four antennas; 2) add two 50-foot tall monopoles and add eight antennas; 3) relocate two Remote Radio Units -11s (RRUs) and add five RRUs-11s; and 4) a 120-foot trench for the coaxial cables. The property is on the site of the Mt. View Sanitary District's treatment plant. The District's property consists of two adjoining parcels with the AT&T leased area on the western parcel. The site fronts approximately 1,100 feet on the southwest side of Interstate 680, approximately ¾ of a mile southeast of the Waterfront Road interchange with I-680. The property is addressed 3800 Arthur Road in the Martinez/Vine Hill area. (Zoning: Heavy Industrial, H-I) (Parcel Number: 378-140-008). [JRC](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

10. [RAJESH RAIKAR](#) (Applicant) - [IGLESIA DEL DIOS VIVO](#) (Owner), County File #LP13-2110: The applicant requests approval of a land use permit/development plan combination to modify County File #LP08-2039, to modify an existing roof top AT&T wireless telecommunications facility as follows: 1) addition of three panel antennas and mounts; 2) relocation of three existing panel antennas; 3) addition of three Remote Radio Unit-11s (RRUs); 4) remove and replace existing roof top walls used to screen antennas; and 5) addition of two cabinets, associated equipment, and extension of handrail for equipment area. In order to screen the roof top equipment, the project includes a deviation to allow an increase of the height from 40 feet to 43 feet (where a maximum height of 35 feet is allowed) and a 0-foot front yard setback (where 10 feet is required) from the development standards for the Rodeo Area Planned Unit Zoning District. The subject property is located at 140-160 Parker Avenue in the unincorporated area of Rodeo (Zoning: Planned Unit District, P-1) (Parcel Number: 357-042-028) [JRC](#) [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA#3, #5, #14, #15, #21
AND #30; DELETION OF
COA #24A (LC)

11. [EXTENET SYSTEMS, INC.](#) (Applicant) - [CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION](#) (Owners), County File #LP13-2090: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 37-foot 2-inch tall utility pole. The project includes: extending the existing pole to 43 feet 6 inches in height, adding two panel antennas to the top for a maximum height of 47 feet 2 inches, and attaching associated equipment to the pole. The subject pole is located within the public right-of-way fronting the property addressed 10408 Deer Valley Road in the Brentwood area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 007-030-037) [CYL](#) [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA #17 & #18 (LC)

12. [T-MOBILE C/O SUTRO, INC.](#) (Applicant) - [CONTRA COSTA COUNTY/PACIFIC GAS & ELECTRIC \(PG&E\)](#) (Owner), County File #LP13-2105: The applicant is requesting approval of a land use permit to remove an existing pole-mounted cellular equipment box and replace it with an equipment cabinet to be located on a concrete pad approximately 10 feet away from an existing utility pole. The subject site is located within the public right-of-way on the northwest corner of Taylor Boulevard and Gloria Terrace, adjacent to 3139 Taylor Blvd., in the Lafayette area. (Zoning: R-20, Single-Family Residential District; Parcel: ROW 166-200-024) [DCB](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

13. [TOM HEFFERNAN](#) (Applicant and Owner), County File #LP13-2039: The applicant is requesting approval of a Land Use Permit to allow professional offices as a new use in an existing building, which is located within the Light Industrial Zoning District. The new offices will require additional off-street parking spaces on the subject property. The applicant is also requesting a variance to allow 24 off-street parking spaces (minimum of 31 off-street parking spaces is required). The project site is located at 2500

Annalisa Drive in the unincorporated Concord area. (Zoning: Light Industrial, L-I) (Parcel Number: 159-362-001). DAB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (LC)

14. BRYAN GORDON (Applicant); WADE AND KRISTA DIEBNER (Owners); County File #DP13-3029 – The applicant requests approval of a Development Plan to allow the construction of a new 595 square foot, detached, open-air accessory building with kitchen and fireplace. The project includes a request for a Tree Permit to work within the drip line of (1) code-protected Oak tree. The subject property is located at 111 Regent Place in an unincorporated Alamo area. (Zoning: Single Family Residential District,R-20) (Parcel Number: 198-050-021) SG [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 3, 2014. 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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.