

ZA: T. MOREIRA
STAFF: D. BARRIOS
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 17, 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: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO 04/07/14
AS OPEN HEARING

2. EXTENET SYSTEMS, INC. (Applicant) - WILLIAM EVERETT GALVIN AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2116: The applicant is requesting approval of a Land Use Permit to install a new wireless telecommunications facility onto an existing utility pole for use by ExteNet Systems. The project includes adding an extension to an existing 7-foot, 4-inch utility pole (for a total height of 47-foot, 4-inches) and the addition of two panel antennas, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The subject pole is located 11 feet northeast of a non-exclusive private roadway and utility easement near the southwest property line of APN 078-260-019, approximately 200 feet northwest of the intersection with Marsh Creek Road, in Clayton. (Zoning: A-4, Agricultural Preserve District) (Parcel Number: 078-260-019) (Continued from 02/19/14 LC) SXG [Staff Report](#)

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

CLOSED HEARING;
APPROVED WITH
MODIFICATIONS TO
COA's #1, 4, 5 & 7;
ADDED TWO (2) COA's
AND ADVISORY NOTE
"D"; MODIFICATION TO
FINDINGS

SHUJAU BARI (Applicant) - BLACKHAWK CENTER CAL LLC (Owner), County File #DP12-3033: Application for approval of a non-substantial modification to a Final Development Plan (County File #DP85-3009) to allow for the removal of five (5) off-street parking spaces to allow for the establishment of a 2,800-square-foot enclosed play area and a new Montessori pre-school. The Montessori school will be located at Blackhawk Plaza, which is at 3380 Blackhawk Plaza Circle in the unincorporated Danville area. (Zoning: P-1, Planned Unit District) (Parcel Number 203-780-011) (Continued from 03/03/14 TM) EL [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

4. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2087: The applicant is requesting approval of a land use permit to replace an existing 24-foot tall utility pole with a 31-foot 11-inch pole and attach a new wireless telecommunications facility. The project also includes the addition of two panel antennas, two remote radio units, one battery back-up unit cabinet and associated equipment at various heights along the pole. The subject utility pole is located within the public right-of-way on the northeast side of Marsh Creek Road, approximately 1800 feet northwest from the intersection of Deer Valley Road and Marsh Creek Road. The adjacent private property is addressed 17601 Marsh Creek Road, in the Brentwood area. (Zoning: A-2, General Agriculture District; Parcel: ROW 007-030-047) DAB [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
FINDINGS AND ADDED
AN ADVISORY NOTE
"D"

5. AT&T MOBILITY (Applicant) - JOHN AND HELEN TORRES (Owners), County File #LP13-2098: The applicant requests approval of a land use permit to establish a new unmanned wireless telecommunications facility. The proposed project includes building a redwood fenced enclosure within the footprint of a PG&E power transmission tower that will contain the equipment cabinets, two pipe mounted Global Positioning (GPS) antennas, and a back-up diesel generator. Nine panel antennas will be attached to a 12-foot tall "top hat" extension structure that will be mounted on top of the transmission tower. Fifteen remote

radio units (RRUs) will also be installed, nine near the equipment enclosure and six near the panel antennas. The project area is located near the northern property line of 1351 Eureka Avenue in the Brentwood area of the County. (Zoning: A-4, Agricultural Preserve District) (Parcel Numbers: 010-180-003 & 004) [DAB Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 7, 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.