

ZA: T. MOREIRA
STAFF: S. GILL

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 17, 2013
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

MANDATORY REFERRAL: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

2. MANDATORY REFERRAL FOR THE SALE OF 1.22 ACRES OF SURPLUS SCHOOL PROPERTY, AFFECTING APNS: 075-051-005/007 IN THE UNINCORPORATED AREA OF PITTSBURG/ANTIOCH BY THE ANTIOCH UNIFIED SCHOOL DISTRICT(CP #13-27): This is a public hearing to consider the General Plan conformance of a proposed sale of surplus school property by the Antioch Unified School District, involving 1.22 acres covering Assessor Parcel Nos: 075-051-005 and 075-051-007, located in an unincorporated area of Pittsburg/Antioch near Somersville Road. (CT 3131.03) Section 65402 of the California Government Code requires a finding regarding the General Plan conformance of any public project that involves the acquisition or disposal of real property, or the authorization or construction of a building or structure. The Antioch Unified School District has provided notice to the County Planning Agency of a proposal to sell 1.22 acres of land in the unincorporated area of Pittsburg/Antioch to Sky Ranch Land Investors, LLC, for a water storage tank and storm drain headwall for an approved residential subdivision in the City of Pittsburg. A copy of the letter from the Antioch Unified School District giving notice to the County Planning Agency regarding its intention to sell the 1.22 acres is attached as Exhibit "A" to this report. (Zoning: A-4, Agricultural Preserve) (Parcel Numbers: 075-051-005 and 075-051-007) PR [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #3, 4 & 41

3. AT&T MOBILITY (Applicant) – CONTRA COSTA WATER DISTRICT (Owner), County File #LP12-2134: The applicant requests approval of a land use permit to establish a new AT&T telecommunications facility. The proposed project is to construct a 74-foot tall free standing telecommunication facility disguised as a monopine tree. The project includes the installation of a) nine panel antennas, b) one GPS antenna, c) fifteen remote radio units, d) three surge protector dome units strapped to the monopine, e) one 220-square foot equipment shelter, f) 12-foot wide paved access road, g) and a 6-foot high chain link fence. The project also includes the removal of thirteen code protected trees for the construction of the 12-ft wide access road. The subject property is an undeveloped 4-acre parcel located on a steep hill near Carquinez Scenic Drive. Access is provided via an unpaved/dirt access road, the property is identified as 26 Carquinez Scenic Drive and is located in the Crockett/Port Costa area of the County. (Zoning: A-4, Agricultural Preserve) (Parcel Number 354-290-010). CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. SG [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

4. DOUGLAS BUTLER (Applicant) - CONTRA COSTA VILLAS II (Owner), County File #DP13-3006: Application for approval of a modification to an existing Final Development Plan (County File #DP84-3029 and #DP87-3053) to allow for the construction of a double-sided 6-foot tall water feature within the existing swimming pool area on a 4.22-acre site at 1500 South Villa Way, unincorporated Walnut Creek. (Zoning: P-1, Planned Unit) (Parcel Number 184-560-106) EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 1, 2013. 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.