

ZA: L. CROSS & W. NELSON  
STAFF: R. AGUILAR & G. KUPP  
PW: J. LAROCQUE

## ~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, AUGUST 5, 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:

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS TO  
FINDINGS (LCC)

2. AMERICAN TOWER CORPORATION (Applicant) - JOHN A. DEMARTINI RANCH LLC (Owner), County File #LP13-2066: The applicant requests approval of a land use permit to renew an entitlement for the continued operation of a wireless telecommunication facility initially approved under County File #LP92-2061. The subject property is identified as 8050 Cummings Skyway in the Crockett area. No upgrades or modifications to the existing facility are proposed as part of this project. (Zoning: A-2, General Agricultural) (Parcel Number: 354-190-004) SFT [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
FINDINGS (LCC)

3. AT&T c/o VINCULUMS (Applicant) - ARTHUR ROAD ASSOCIATES (Owner), County File #LP13-2035. This is a request to modify a previously approved land use permit (County File LP10-2064), to allow the addition of four (4) panel antennas atop an existing commercial building for a total of ten (10) AT&T antennas at the site. The supporting equipment associated with this request is to be located entirely within the existing outdoor equipment area. The subject property is located at 187 Arthur Road in the Martinez area. (Zoning: Light Industrial, L-I) (Parcel Number: 380-062-021) DAB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED AS OPEN  
HEARING TO AUGUST  
19, 2013 (LCC)

4. BEST HOME REMODELING (Applicant) - CENTRAL CAPITAL GROUP, INC. (Owners), County File #DP13-3001: The applicant requests approval of a Development Plan to remodel and renovate an existing two-story, single-family residence. The proposal includes the conversion of approximately 360 square feet of unconditioned space on the lower level into conditioned living area, and to rebuild and extend a demolished rear, second-story deck. The subject property is located at 220 Yale Avenue in the Kensington area. (Zoning: R-6/-TOV/-K, Single-Family Residential District/Tree Obstruction of Views Combining District/Kensington Combining District) (Parcel Number: 570-042-020) GK [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (LCC)

5. DELTA COMMUNITY PRESBYTERIAN CHURCH (Applicant) - PRESBYTERY OF SAN FRANCISCO (Owner), County File #DP13-3013: The applicant requests approval of an amendment to the Final Development Plan for the Delta Community Presbyterian Church to allow for the addition of a 1,460-square-foot temporary modular classroom building along the Willow Lake Road property frontage. The subject site is located at 1900 Willow Lake Road in the Discovery Bay area. (Zoning: P-1, Planned Unit District) (Parcel Number: 008-330-068) WRN [Staff Report](#)

SUBDIVISION CONDITION OF APPROVAL MODIFICATION: PUBLIC HEARING

CONTINUED AS OPEN  
HEARING TO OCTOBER  
7, 2013 (WRN)

6. PICKETT DEVELOPMENT COMPANY (Applicant) - CALIFORNIA NATIONAL BANK (Owner), County File #CV11-0050: A request for approval of a modification to condition of approval #8B of the 22-lot Seclusion Valley Subdivision (Sub. 6844). The applicant is requesting that condition of approval #8B, which restricts building height within the subdivision to 22-feet and one and one-half-stories, be replaced with a condition that allows a 30-foot height limit on lots 1-7, 16, 17 and 22 and a 35-foot height limit on the remainder of the lots. The Seclusion Valley subdivision is an approved 22-lot subdivision consisting of 26.31-acres located off Reliez Valley Road in the Lafayette/Pleasant Hill area. The subdivision will be

accessed via a new roadway to be constructed adjacent to Lomas Verde Place. (Zoning: R-20) (APN: 166-420-001 thru 019 and 166-010-037, -038, -039) CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. RLH [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 19, 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.