

ZA: T. MOREIRA & L. CROSS
STAFF: S. TULLY
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, SEPTEMBER 16, 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

LAND USE PERMIT: PUBLIC HEARING

TOOK TESTIMONY;
CONTINUED TO
OCTOBER 21, 2013 AS
OPEN HEARING (TM)

2. QUENTIN ALEXANDER (Applicant) – SAN RAMON UNITED METHODIST CHURCH (Owner), County File #LP12-2110: The applicant is requesting approval of a land use permit for a modification to an existing church to add a 7,935 square-foot multi-purpose recreational building. The project includes the reconfiguration and expansion of the existing parking lot, replacement of existing parking lot lighting, new parking lot lighting, new parking lot landscape planters, new curb cut to widen the existing access, and approval of a sign program for the existing signs. This project includes variances from the off-street parking ordinance for substandard parking aisle width, a building height of 37 feet 3 inches (where a maximum of 35 feet is allowed), and for a 0-foot front yard setback (where a minimum of 25 feet is required) for the existing signage for the church and preschool. The project also includes the removal of three code-protected trees and for work within the driplines of seven code-protected trees. The property is located at 902 Danville Boulevard, in the unincorporated Alamo area. (Zoning: R-20, Residential Single-Family) (Parcel Number: 197-090-003) CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. CYL [Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
#1 AND DELETED COA
#16 (TM)

3. SAC WIRELESS (Applicant on behalf of AT&T Mobility) – JOHN DEMARTINI RANCH, LLC (Owner), County File #LP13-2064: The applicant requests approval of a land use permit to establish a new unmanned wireless telecommunications facility. The proposed project includes installing outdoor equipment cabinets on a new steel platform and redwood fenced enclosure that will be built within the footprint of a PG&E power transmission tower and co-locating nine (9) panel antennas onto the tower legs. Fifteen remote radio units (RRUs) will be installed, nine (9) near the equipment enclosure and six (6) near the panel antennas. An equipment H-frame will also be installed within the enclosure that will support two (2) Global Positioning (GPS) antennas. The project area is located on the western facing slope of the property, northeast of the intersection of Cummings Skyway and Interstate 80. Access to the site is provided by a dirt road that connects to the westbound lane on Cummings Skyway approximately 800 feet east of the Cummings Skyway and Highway 80 interchange in the Crockett area of the County. (Zoning: A-2, General Agriculture District) (Parcel Number: 354-190-004) CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. DAB [Staff Report](#)

APPROVED ON
CONSENT (TM)

4. T-MOBILE c/o SUTRO INC. (Applicant) – CONTRA COSTA COUNTY (Owner), County File #LP13-2074: The applicant requests approval of a land use permit to modify an unmanned wireless telecommunications facility that consists of removing and replacing three panel antennas and the removal and replacement of two equipment cabinets, which are mounted on an existing 40-foot tall PG&E distribution pole. One of the new equipment cabinets will be mounted on the ground at the base of the distribution pole. The panel antennas will be mounted on top of a wood extension that will be added to the distribution pole for a new maximum pole height of approximately 47 feet. A new GPS antenna will also be mounted to the distribution pole. The PG&E pole is located on the west side of San Pablo Avenue near the corner of Bonnie Drive and Madeline Road in the unincorporated San Pablo area. (Zoning: Single-family Residential, R-6) (Parcel Number: 405-161-024). DAB [Staff Report](#)

DEVELOPOMENT PLAN: PUBLIC HEARING

APPROVED WITH
ADDED COA, MODIFIED
COA #5 AND MODIFIED
DEVELOPMENT PLAN
AND VARIANCE
FINDINGS (TM)

- 5. ERIC RUDNEY (Applicant & Owner), County File #DP13-3008: A request for approval to modify approved development plan (County File #DP86-3014) to allow the following: 1) the replacement of a monument sign with a new 20 square foot, 4-foot tall sign; 2) a new 8 square foot, 4-foot tall address marker sign; 3) to replace the existing second floor canopy with a new roof. The project also includes variances to allow the following: 1) 0-foot front yard setback (where 10 feet is required) for the 20 square foot sign; 2) 3-foot front yard setback (where 10 feet is required) for the 8 square foot sign; and 4) to allow two signs on the property (where a maximum of one signed is allowed). The subject site is located at 1499 Danville Boulevard in the Alamo area of the County. (Zoning: Retail Business/Sign Control Combining District, R-B/S-2) (Parcel Number: 198-061-016) JRC [Staff Report](#)

APPROVED ON
CONSENT (TM)

- 6. T-MOBILE WEST c/o SUTRO INC. (Applicant) – CONTRA COSTA COUNTY (Owner), County File #LP13-2071: The applicant requests approval of a land use permit to modify an unmanned wireless telecommunications facility that consists of removing the existing equipment mounted on a PG&E power pole and installing a new ground mounted equipment cabinet located at the base of the power pole. The existing antennas will remain mounted on top of the power pole with a maximum pole height of approximately 48 feet. A new GPS antenna will also be mounted to the power pole. The PG&E pole is located near 6533 San Pablo Dam Road at the north service gate entrance to San Pablo Dam Trail in the unincorporated El Sobrante area. (Zoning: General Agriculture, A-2) (Parcel Number: 432-090-001). DAB [Staff Report](#)

3:30 P.M.

- 7. PUBLIC COMMENTS: NONE

SCOPING SESSION: PUBLIC HEARING

TOOK TESTIMONY (LC)

- 8. GORDON NATHAN BALL (Applicant) - CAMILLE AVENUE, LLC. AND CAMILLE IRONWOOD PROPERTIES, LLC. (Owners), County File #SD13-9338: This is a Scoping Session to accept public comments in determining the scope and content of an Environmental Impact Report (EIR) that is to be prepared for the Ball Estates Subdivision. The proposed project includes the subdivision of a 60-acre site resulting in 35 residential lots and two parcels designated for open space within a gated community. The lots will range from 20,007 square feet to 52,655 square feet. The existing office, barn, and auxiliary structures will be removed, while the existing residence will remain. The proposed residential lots will be located on the lower 21 acres of the 60-acre site, outside of the areas designated for open space. The open space area will be used for the creation of a wetland, habitat enhancement, and flood control. Slopes within the project area near the estate and east of the office building were not constructed with engineered fill and therefore, these slopes will be repaired. Approximately 229 trees will be removed as a result of the project and as recommended by the Arborist. The subject site is located at 333 Camille Avenue in the Alamo area. (Zoning: Single-Family Residential, R-20) (Parcel Number: 198-170-006 and 198-170-008). CEQA: This hearing is to allow the Zoning Administrator to accept public comments/concerns in determining the scope and content of an Environmental Impact Report (EIR) that is to be prepared for the Ball Estates Subdivision JRC [Staff Report](#)

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