

ZA: W. NELSON, T. MOREIRA
STAFF: R. AGUILAR, D. BARRIOS
PW: J. LAROCQUE

~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 21, 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: CONTINUED PUBLIC HEARING

CONTINUED TO 11/4/13
AS CLOSED HEARING

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 (Continued from 09/16/13 TM) CYL
[Staff Report](#)

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO 11/4/13
AS OPEN HEARING

3. AT&T c/o RAJESH RAIKAR (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2077: This is a request to modify a previously approved land use permit (County File #LP05-2087), to allow the addition of six new panel antennas mounted to three 19-foot tall monopoles for a total of 12 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 4505 Happy Valley Road in the Lafayette area. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 365-260-001) (Continued from 10/07/13 WRN) DAB [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#11

4. CHRISTY ROBERTS c/o AT&T (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2091: The applicant requests approval of a land use permit to modify County File #LP96-2045 for the addition of two new 4-foot panel antennas, two new remote radio units (RRUS), and two new surge protectors to an existing wireless facility co-located on a 200-foot telecommunications tower. The project also proposes to relocate two existing RRUS from an enclosed equipment shelter to the tower. The project is located at the top of the Round Top site located approximately a half of a mile northeast of the Robert Sibley Volcanic Preserve's parking area at 6800 Skyline Boulevard in unincorporated Orinda. (Zoning: A-80 Exclusive Agricultural District) (Parcel Number: 273-190-001) GK
[Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
#16 & #17

5. RAJESH RAIKAR (Applicant on behalf of AT&T Mobility) - JOHN A. DeMARTINI RANCH, LLC (Owner), County File #LP13-2075: The applicant requests approval of a land use permit to modify an existing wireless telecommunications facility by relocating nine existing panel antennas on-site and

installing three new panel antennas attached to pipe masts for a total of 12 panel antennas. Additionally, the applicant proposes to relocate an existing global positioning (GPS) antenna and three existing remote radio units (RRUs) will be relocated to the new pipe masts. The applicant also proposes to install three new RRUs inside the existing equipment shelter and install new coaxial, power, and fiber lines for the additional equipment. The project area is located on top of a hill south east of the intersection of Cummings Skyway and Interstate 80 (I-80) adjacent to two existing telecommunication sites. Access to the site is via a dirt access road that connects to the westbound lane on Cummings Skyway approximately 1,500 feet east of the Cummings Skyway and I-80 interchange in the Crockett area of the County. (Zoning District: A-2, General Agriculture District) (Parcel Number: 354-190-004) DAB [Staff Report](#)

CONTINUED TO 11/4/13
AS OPEN HEARING

6. RAJESH RAIKAR (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2093: The applicant requests approval of a land use permit to modify County File #LP04-2008, an existing wireless telecommunications facility. The modification includes the following: 1) addition of three 8-foot antennas; 2) relocate three RRUs-11 from ground and mount on t-arm; 3) add one surge protector mounted on existing t-arm; 4) add two 2.5" flex conduits routed in the existing monopine pole for fiber and DC power lines; 5) remove one equipment cabinet and replace with two cabinets; and 6) relocate one GPS antenna. The subject property is the East Bay Municipal Utility District's Alamo Reservoir property, located at 2680 Stone Valley Road in the Alamo area. (Zoning: R-20, Single-Family Residential) (Parcel Number: 193-620-007) JRC [Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
#16 & #17

7. AT&T MOBILITY c/o LEAH HERNIKL (Applicant) - ARDEAN LEHNUS (Owner), County File #LP13-2079: The applicant requests approval of a land use permit to renew and upgrade an existing wireless telecommunications facility that was previously approved under County File #LP97-2038. The applicant is proposing to upgrade the wireless telecommunication facility by removing and replacing four panel antennas (two antennas in two sectors), installation of two new remote radio units (RRUs) that will be mounted near the antennas, and to extend the fenced safety zone in the southerly antenna sector. The project site is addressed at 2700 Franklin Canyon Road in the Martinez area. (Zoning: A-2, General Agriculture) (Parcel Number: 368-040-004) DAB [Staff Report](#)

CONTINUED TO 3/3/14
AS OPEN HEARING

8. PHILLIPS 66 COMPANY (formerly CONOCOPHILLIPS) (Applicant & Owner), County File #LP05-2048: This is the second of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project (CFEP) at the Phillips 66 San Francisco (aka Rodeo) Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. [Zoning: Heavy Industrial; Parcel Numbers: 357-010-001, 357-300-005, 357-310-001, 358-030-034]. WRN [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO 11/4/13
AS CLOSED HEARING

9. TRAVIS BAKER OF BRANAGH DEVELOPMENT, INC. (Applicant) - SCOTT AND PAIGE RADELL (Owners), County File #DP13-3023: The applicant requests approval of a Development Plan for the construction of a 4,577-square-foot two-story single-family residence on a substandard lot for the purpose of determining neighborhood compatibility. The subject property is located at 173 S. Via Lucia Way in the Alamo area. (Zoning: R-20 Single-Family Residential District) (Parcel Number: 198-040-024) EL [Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
#1 & #14

10. AT&T MOBILITY (Applicant) - 95 1ST AVENUE N, LLC (Owner), County File #DP13-3021: The applicant requests approval of a development plan modification to upgrade an existing wireless telecommunications facility that was previously approved under County File #LP11-2010. . The applicant is proposing to upgrade the wireless telecommunication facility by adding three new panel antennas within the existing stealth designed flag pole, adding two equipment cabinets and three new remote radio units (RRUs) within the existing equipment shelter. The applicant also proposes to remove and replace the decorative topper for the flag pole. The project site is directly adjacent to Interstate 680 and addressed at 95 1st Avenue North in the Pacheco area. (Zoning: C, General Commercial) (Parcel Number: 125-240-029) DAB [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 4, 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.