

ZA: A. BHAT & W. NELSON
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 7, 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) 674-7200.

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED
INDEFINITELY (WRN)

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 37-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 03/17/14 LC) SXG [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

3. ANA CABRERA (Applicant) - MICHAEL HUGHEY (Owner), County File #LP13-2108: The applicant requests approval of a land use permit to re-establish the sale of beer and wine at the Manor Market convenience store due to the expiration of an alcohol-sales license that was issued by the California Alcoholic Beverage Control. The subject property is located at 959 Manor Road in El Sobrante. (Zoning: R-6, Single Family Residential District) (Parcel Number: 426-161-001) GK [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

4. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2088: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 41-foot 11-inch tall utility pole. The project includes: extending the existing pole to 48 feet 3 inches in height, adding two panel antennas to the top for a maximum height of 51 feet 11 inches, and attaching associated equipment to the pole. The subject pole is located within the public right-of-way fronting the property addressed 18391 Marsh Creek Road, approximately 4/10 of a mile southeast 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-3, Heavy Agricultural District; Parcel: ROW 007-040-007) DAB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

5. EXTENET SYSTEMS, INC. (Applicant) CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2089: The applicant is requesting approval of a land use permit to replace an existing 29-foot 10-inch tall utility pole with a 38-foot 6-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 southwest side of Marsh Creek Road, approximately 0.75 miles northwest from the intersection of Lydia Lane and Marsh Creek Road. The adjacent private property is addressed 19296 Marsh Creek Road, in the Brentwood area. (Zoning: A-4, Agricultural Preserve District; Parcel: ROW 007-070-009) DAB [Staff Report](#)

DEVELOPMENT PLAN: RECONSIDERATION

RECONSIDERATION
GRANTED; OPEN
HEARING FOR
RECONSIDERATION ON
04/21/14 (WRN)

6. SHUJAUL BARI (Applicant) – BLACKHAWK CENTER CAL LLC (Owner), County File #DP12-3033: A motion for reconsideration of the Zoning Administrator's decision to approve a non-substantial modification to a Final Development Plan (County File #DP85-3009) to allow for the removal of five (5) 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) SXG [Staff Report](#)

3:30 P.M.

7. PUBLIC COMMENTS: NONE

SCOPING SESSION: PUBLIC HEARING

TOOK COMMENTS AND
INDICATED THAT
COMMENTS WILL BE
ACCEPTED UNTIL
04/18/14 (AMB)

8. HALL EQUITIES GROUP (Applicant and Owner), SUFISM REORIENTED and BOULEVARD TERRACE OWNERS ASSOCIATION (Owners); County File Numbers GP13-0003, RZ13-3224, SD13-9359, DP13-3035: This is a scoping meeting for the environmental impact report (EIR) for the Saranap Village Mixed-Use Project. The applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision, and Final Development Plan to allow redevelopment of a portion of Boulevard Way into a mixed-use village with 235 multiple-family residential uses and neighborhood-serving restaurants, services, and shops. The project site is approximately 4.6 acres addressed as 1285, 1298, 1299, 1300, 1310, and 1326 Boulevard Way, and 1176 and 1180 Saranap Avenue, in the Saranap area. (Zoning: Retail Business (R-B), Neighborhood Business (N-B), Multiple-Family Residential High-Density (M-29), Planned Unit District (P-1)) (APNs: 185-370-012, 185-370-018, 185-370-010, 184-010-035, 185-370-033, 184-010-046, 184-480-001, 184-480-002, 184-480-013, and 184-480-014) WRN [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 21, 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.