

ZA: L. CROSS & W. NELSON
PR: J. LAROCQUE
STAFF: D. BARRIOS & S. GONG

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 18, 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) 674-7792.

1. PUBLIC COMMENTS: NONE

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

CONTINUED TO
WEDNESDAY, 09/03/14
AS OPEN HEARING AT
1:30 P.M. (WRN)

2. BILL WONG (Applicant) - RONG WANG (Owner), County File #MS13-0003: This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a 16,988-square-foot residential property into two parcels of 6,884 square feet (Parcel A) and 9,050 square feet in area (Parcel B). A new single-family residence is under construction on Parcel A, and a new single-family residence will ultimately be built on Parcel B. The applicant also requests a variance to allow a zero-foot front yard setback (where a minimum of 20 feet is required) for retaining walls to be constructed that will support the proposed driveway on Parcel B. A Tree Permit is also requested to work within the driplines of three code-protected trees for the future development on Parcel B. The subject site is located at the intersection of Kendall Avenue and Merchant Street in the Crockett area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single Family Residential District, R-6) (Assessor Parcel Number: 355-100-010) (Continued from 07/21/14 WRN) DAB [Staff Report](#)

APPROVED WITH
MODIFICATIONS:
ADOPT CEQA
DOCUMENT,
MODIFICATION TO COA
#1 AND ADD COA
(WRN)

3. NORM DYER (Applicant) - BRIAN ALLEN (Owner), County File #MS13-0007: The applicant is requesting approval of a tentative map to subdivide a 23,239 square foot parcel into two parcels - Parcel "A" at 12,524 square feet, and Parcel "B" at 10,211 square feet. The project also includes a request for approval of a tree permit to allow the removal of twelve (12) code-protected trees, (8 inches to 30 inches in diameter) and to work within the drip line of four (4) code-protected trees (24 inches to 36 inches in diameter). The applicant proposes to construct a 16-foot-wide paved private roadway on Parcel "A", and new residence on Parcel "B". The subject property is located at 632 Center Street in the unincorporated area of Walnut Creek. (General Plan Designation: Single-Family Residential, Medium) (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 184-140-024 WRN) (Continued from 07/21/14 WRN) SXG [Staff Report](#)

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO 09/03/14
AT 1:30 P.M. AS A
CLOSED HEARING. AN
APPROVAL WILL BE
PROVIDED BUT THE
CONDITIONS NEED TO
BE PREPARED (WRN)

4. PAUL and LEE HARPER (Applicants) - ROBERT BRUNHAM (Owner), County File #LP12-2053: The applicant requests approval of a Land Use Permit that would modify existing Land Use Permit #LP80-2008 for an outdoor dry boat storage facility at 6751 Piper Road, in the unincorporated Bethel Island area. The Bethel Island Boat and Trailer Storage to include covered and enclosed dry boat storage, RV storage, and enclosed incidental storage. Accessory to the storage facility uses would be lien sales of abandoned boats and RVs and a caretaker's mobile home. (Zoning: General Agricultural District A-2) (Parcel Number: 029-060-019) (Continued from 08/04/14 WRN) SM [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

DENIED WITHOUT
PREJUDICE DUE TO
LACK OF INTEREST
(LC)

5. T-MOBILE (Applicant) – G3 ENTERPRISES (Owner), County File#LP10-2066: The applicant requests approval of a land use permit to co-locate a new T-Mobile wireless facility to an existing wireless facility tower. The subject property is located at 575 Camino Diablo in the Byron area. (Zoning: Heavy Agricultural District, A-3) (Parcel Number: #003-020-032) FA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

6. EXTENET SYSTEMS, INC. (Applicant) - ELSPETH WELLS (Owner), County File #LP13-2118 – 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 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 at 16300 Marsh Creek Road, in Clayton. (Zoning: A-2, General Agricultural District) (Parcel Number: 007-192-012) SXG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

7. SPRINT C/O MISAKO HILL (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP14-2026: The applicant requests approval of a land use permit to upgrade an existing wireless telecommunications facility that was originally approved under County File #LP93-2054. The applicant is proposing to upgrade the wireless telecommunication facility by installing a new 2-foot diameter microwave dish that will be mounted on an existing 70-foot monopole, which will be connected to the existing wireless facility's electrical equipment. The subject property is addressed at 1001 Arabian Heights, located in the hills west of Berrellessa Street in the Martinez area. (Zoning: General Agricultural, A-2) (Parcel Number: 372-140-001) DAB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

8. SPRINT C/O MISAKO HILL (Applicant) - ARTHUR ROAD ASSOCIATES (Owner), County File #LP14-2028: The applicant requests approval of a land use permit to upgrade an existing wireless telecommunications facility that was originally approved under County File # LP96-2088. The applicant is proposing to upgrade the wireless telecommunication facility by installing two new panel antennas, two remote radio units (RRUs), and upgrade the components within the existing equipment cabinets. The subject property is addressed at 187-189 Arthur Road in the Martinez area. (Zoning: Light Industrial, L-I) (Parcel Numbers: 380-051-042 and 380-062-017) DAB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

9. SPRINT C/O MISAKO HILL (Applicant) - JOHN A. DEMARTINI RANCH (Owner), County File #LP14-2029: The applicant requests approval of a land use permit to renew and upgrade an existing wireless telecommunications facility that was originally approved under County File #LP96-2061. The applicant is proposing to upgrade the wireless telecommunication facility by installing two new panel antennas that will be mounted to 12-foot tall pole masts, adding two remote radio units (RRUs), and upgrade the components within the existing equipment cabinets. The subject property is an approximately 32-acre parcel, located on the north side of Franklin Canyon Road, approximately 1,300 feet east of Cummings Skyway and 1,400 feet west of McEwen Road in the Crockett area. (Zoning: Agricultural Preserve, A-4) (Parcel Number: 354-310-017) DAB [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 3, 2014. PLEASE BE AWARE OF THE 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.