

ZA: T. MOREIRA & W. NELSON
PW: W. LAI
STAFF: S. GONG & D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, SEPTEMBER 3, 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 9/15/14
AS OPEN PUBLIC
HEARING (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 08/18/14 WRN) DAB [Staff Report](#)

LAND USE PERMIT: CONTINUED CLOSED HEARING

APPROVED WITH
MODIFICATIONS TO
COA'S #2, #6 & #14. ADD
COA (WRN)

3. 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 08/18/14 WRN) SM [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA'S #2, #4, #14 & #24
(TM)

4. GEORGETTE STEWART (Applicant) - HOWARD & BEVERLY SUMERLIN (Owner), County File #MS12-0004: The applicant is requesting approval of a Vesting Tentative Map to subdivide 1.81 acres into two parcels so that the two existing residences would be on a separate parcel. The project includes a 0-foot front yard setback for a new 4-foot tall retaining wall on Parcel A (where a minimum of 25 feet is required) for the widening of the private road, the removal of two retaining walls, and the removal of three code protected trees (one 18" Pine, one 36" Eucalyptus, and one 7"-18" multi-stemmed Eucalyptus) for the proposed road widening. The subject property is located at 337-341 Livorna Heights Road in the Alamo area. (Zoning: R-20, Single-Family Residential) (Parcel Number: 187-240-032) CYL [Staff Report](#)

LAND USE PERMIT:

- CONTINUED TO 9/15/14 AS OPEN HEARING REQUESTED BY APPLICANT (TM)
5. VERIZON C/O VINCULUMS (Applicant) - BRIAN & RICHARD GATES (Owners), County File #LP14-2036: The applicant requests approval of a land use permit to renew the Verizon Wireless telecommunication site's current land use permit, County File #LP92-2048, and to allow modifications to the site, including the replacement of two existing antennas with two new antennas on existing monopoles and the addition of four remote radio units (RRUS-12's), three surge protectors, and new hybrid cabling in a 4-inch underground conduit. The subject property is located at 150 Tunnel Road in Orinda. (Zoning: A-2, General Agricultural District) (Parcel Number: 273-171-036) DCB [Staff Report](#)
- CONTINUED TO 9/15/14 AS OPEN HEARING (TM)
6. CATHY AND TODD TROST (Applicant) - GILBERT AND MARY DIANE TARIN (Owner), County File #LP14-2013: The applicants request approval of a Land Use Permit to establish a recycling collection center for California CRV recyclables, using an existing 2,880 square-foot building on the project site and installing a new driveway. In addition to California CRV recyclable materials, the center would also collect other plastic containers. The site is located at 31 Delta Road south of the City of Oakley and north of the City of Brentwood in unincorporated Contra Costa County. (Zoning: A-2, General Agricultural) (Parcel Number: 018-280-001) SM [Staff Report](#)
- APPROVED AS RECOMMENDED BY STAFF (TM)
7. SPRINT C/O MISAKO HILL (Applicant) - ARTHUR E. & SHIRLEY PACHECO / MARJORIE WOLCOTT MOORE (Owners), County File #LP14-2030: 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 #LP96-2066. The applicant is proposing to upgrade the wireless telecommunication facility by installing two new panel antennas that will be mounted to 15-foot tall pipe masts, adding two remote radio units (RRUs), and upgrading the components within the existing equipment cabinets. The subject property is an approximately 93-acre parcel, addressed at 2670 Franklin Canyon Road in the Martinez area. (Zoning: A-4, Agricultural Preserve and A-2, General Agricultural) (Parcel Number: 368-030-011) DAB [Staff Report](#)
- APPROVED AS RECOMMENDED BY STAFF (TM)
8. SPRINT C/O MISAKO HILL (Applicant) - WALKER FAMILY RANCHES, LLC (Owner), County File #LP14-2031: The applicant requests approval of a land use permit to upgrade an existing wireless telecommunications facility that was originally approved under County File #LP99-2109. The applicant is proposing to upgrade the wireless telecommunication facility by installing two new panel antennas that will be mounted to an existing 10-foot tall antenna frame, adding two remote radio units (RRUs), and upgrading the components within the existing equipment cabinets. The subject property is an approximately 420-acre parcel, located on the east side of Vasco Road, and marks the southern border of Contra Costa County in the Byron area. (Zoning: Agricultural Preserve, A-4) (APN: 005-070-014) DAB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

- CONTINUED TO 10/6/14 AS OPEN HEARING REQUESTED BY STAFF FOR FURTHER REVIEW (TM)
9. MICHAEL GARIG (Applicant & Owner), County File #DP14-3021: The applicant requests approval of a Development Plan to allow the excavation and conversion of an unconditioned crawlspace and basement into 683 square feet of new living space within an existing single-family residence, for a total of 3,318 square feet of gross floor area. The property is located at 225 Columbia Avenue in Kensington. (Zoning: R-6 -TOV -K) (Parcel Number: 570-180-024) DCB [Staff Report](#)

VARIANCE: PUBLIC HEARING

- CONTINUED TO 9/15/14 AS OPEN HEARING FOR ZA TO REVIEW; FURTHER VISIT SITE, AND REVIEW TESTIMONIES (TM)
10. GREG CHRISTENSEN (Applicant & Owner), County File #VR13-1029: The applicant is requesting approval of a variance to allow a 1-foot, 6-inch side yard setback, where a 15-foot minimum is required, to rebuild a garage/carport as a 660 square foot attached garage. The subject property is located at 201 Castle Hill Ranch Road, in the unincorporated Walnut Creek area. (Zoning: R-20, Single Family Residential District) (Parcel Number: 188-150-010) SXG [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 15, 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.