

ZA: T.MORIERA/L. CROSS  
PW: None  
STAFF: D. VOGELPOHL

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, OCTOBER 19, 2015  
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.

NONE

1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED  
W/MODIFIED FINDINGS;  
ADDED A COA

2. WADE SKEELS (Applicant) - DEAN WILLIAMS (Owner), County File #DP15-3011: The applicant is requesting approval of a Development Plan and Kensington design review for the purposes of constructing a 154 square-foot addition to an existing single-family residence and conversion of 559 square-feet of unconditioned basement area into livable space which exceeds the property's floor area ratio threshold (2,448 square-feet proposed where 2,100 square-feet is the threshold). The project is located at 148 Highland Boulevard in the Kensington area. (Zoning: R-6 Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 572-090-009) (Continued from 09/21/15 TM) AV [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED

3. SAC WIRELESS LLC FOR VERIZON (Applicant) - PSS WALNUT CREEK, LLC (Owner), County File #DP15-3024: The applicant is requesting approval of a Development Plan permit to renew County File #DP06-3008 for the continued operation and upgrade of an existing Verizon wireless telecommunications facility. The project includes replacement of 6 existing antennas with 9 upgraded units at an elevation of 73.5 feet above-ground-level on a 115-foot tall PG&E lattice tower. The project is located at 1104 Saranap Avenue, Walnut Creek. (Zoning: C, General Commercial District) (APN: 185-370-023) FA [Staff Report](#)

CLOSED HEARING;  
CONTINUED TO  
NOVEMBER 2, 2015 AT  
1:30 p.m.

4. PHOEBE KWAN AND RALPH LEIGHTON (Applicants and Owners), County File #DP15-3009: The applicant requests approval of a Kensington Design Review Development Plan Permit to allow a one-story 335 square-foot addition and a deck to the existing residence. The addition involves a bedroom, bathroom, and deck, and expansion of the existing kitchen. The addition does not exceed the gross floor area threshold for the subject property. The subject property is located at 285 Colusa Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6/Tree of Obstruction of Views, -TOV/ Kensington Combining District, -K) (Assessor's Parcel Number: 571-350-016) JRC [Staff Report](#)

APPROVED

5. BRENDA MUNOZ (Applicant) - HAIXIN HUANG (Owner), County File #DP15-3027: The applicant requests design review approval for construction of a 457 square-foot addition to the rear of the single-family residence, and to replace the existing stairs to the front porch, on a substandard lot. The subject site is located at 1546 Bayo Vista Avenue in the unincorporated San Pablo area. (Zoning: Single-Family Residential District (R-6); APN: 419-072-019) DV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 2, 2015. 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.