

ZA: T. MOREIRA
STAFF: D. VOGELPOHL & J. ISIP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 21, 2016
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:
 2. LAND USE PERMIT: PUBLIC HEARING
- APPROVED WITH
MODIFICATION TO COA
#1
- 2a. VERIZON WIRELESS (Applicant) - CENTRAL SELF STORAGE INVESTORS (Owner), County File #LP15-2042: The applicant is requesting approval of a land use permit to construct and operate a Verizon Wireless telecommunications facility at the subject property. The project design includes a 50-foot tall mono-pole and 9 antennas. All associated electrical equipment will be located within an 18-foot by 23-foot lease area at the base of the pole structure. A tree permit is also being requested to work within the dripline of 9 code-protected trees. The project is located at 5733 Pacheco Boulevard in the Pacheco area. (Zoning: Light Industrial District, L-I) (Assessor's Parcel Number: 125-240-056) FA [Staff Report](#)
 - 2b. T-MOBILE c/o CORTEL (Applicant) - GEOFFRY HODIES TRUST (Owner), County File #LP15-2052: The applicant requests approval of a development plan/land use permit combination to modify County File #DP12-3012 to add three (3) new antennas mounted to new mounts on the building façade and related RRUs, and electrical conduits to an existing T-Mobile wireless telecommunications facility. The subject property is located at 435 Valley View Road in the El Sobrante unincorporated area of the County. (Zoning: Planned Unit, P-1) (Parcel Number: 425-251-002) JDT [Staff Report](#)
- APPROVED WITH
MODIFICATION TO COA
#1
3. DEVELOPMENT PLAN: PUBLIC HEARING
- CONTINUED AS OPEN
HEARING TO APRIL 4,
2016
- 3a. EDWARD DEAN (Applicant) - EDWARD DEAN AND DARLENE TONG (Owners), County File #DP15-3030: A hearing for a proposed single-family residence, and detached accessory building, totaling 4,224 in gross floor area (where the Kensington Combining District gross floor area threshold is 4,000 square-feet). The project includes variance requests to allow: 3 stories (where 2 ½ stories is the maximum), a 3-foot front yard setback (where 20-feet is required) for a retaining wall with a maximum height of 7½-feet, a 0-foot side yard (where 5-feet is required) for a retaining wall with a maximum height of 4-feet, and a 0-foot rear yard (where 3-feet is required) for a fence with a maximum height of 6-feet, 9-inches. The project also includes a tree permit to remove 11 code-protected trees, and work within the drip lines of 2 code-protected trees. The subject site is located at 0 Lawson Road in the unincorporated Kensington area. (Zoning: Single-Family Residential District (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K); APN: 572-034-018) DV [Staff Report](#)
 - 3b. DAVID LUNDY, PM DESIGN GROUP (Applicant) - DONAHUE SCHRIBER (Owner), County File #DP16-3001: The applicant requests approval of a Development Plan to construct a new gable over the existing entry doors of the Rite Aid Pharmacy and install new store signage. The project site is located at 130 Alamo Plaza in the Alamo area in unincorporated Contra Costa County. (Zoning: R-B Retail Business, S2 Sign Control Combining District) (Assessor's Parcel Number: 191-180-003) SM [Staff Report](#)
- APPROVED AS
RECOMMENDED BY
STAFF

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 4, 2016. 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 96 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.