

ZA: L. CROSS
STAFF: J. ISIP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 2, 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

ADOPTED MITIGATED
NEGATIVE
DECLARATION AND
APPROVED WITH
MODIFICATION TO
FINDING #7

2a. BEACON DEVELOPMENT, LLC C/O ROBERT GUNDERMANN (Applicant) - JEREMY NEWBERRY (Owner), County File #LP15-2037: The applicant requests approval of a land use permit to establish a new Verizon wireless telecommunications facility disguised as a 60-foot palm tree. The facility will be located within a 600 square-foot lease area at the southeast corner of the subject property. The facility includes nine (9) antennas mounted within the stealth faux palm tree. The project also includes accessory equipment at ground level, including a backup diesel generator, within the lease area. Utilities will be run underground from the lease area to the public right-of way. The subject property is located at 2525 Sunset Road in the unincorporated Knightsen area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Heavy Agricultural District (A-3); Parcel Number: 015-090-055) DV [Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
/#2

2b. ST. ANNE'S VILLAGE (Applicant) - ROMAN CATHOLIC BISHOP OF OAKLAND (Owner), County File #LP16-2007: The applicant is requesting approval of a land use permit to expand an existing church use by providing a part-time senior day activity program within the existing meeting rooms and gathering rooms of the Community Life Center at St. Anne's Catholic Church located at 2800 Camino Diablo Road in the Byron area. (Zoning: A-2, General Agricultural) (Parcel Numbers: 003-140-009, -010, -011) II [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

3a. ROBERT ALAN WOLF AIA (Applicant) - JULIE & JESS MCCARTER (Owners), County File #DP15-3041: A development plan hearing for the addition of 239 square-feet of living space and 133 square-feet of open deck to the rear of an existing three-story single-family residence resulting in a total gross floor area of 2,820 square feet which exceeds the lot threshold (2,300 square feet) of the Kensington Combining District. The project also includes improvements to the existing parking area and replacement of the exterior walkway and staircase. The property is located at 254 Trinity Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential (R-6), Kensington (-K) Combining District, and Tree Obstruction of Views (-TOV) Combining District; APN: 570-141-002) DB [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 16, 2016. 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.