

ZA: W. NELSON
STAFF: R. AGUILAR

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 7, 2013
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:

SUBDIVISION CONDITION OF APPROVAL MODIFICATION: CONTINUED PUBLIC HEARING

TOOK TESTIMONY,
CONTINUED TO 11/18/13
AT 3:30PM

2. PICKETT DEVELOPMENT COMPANY (Applicant) - CALIFORNIA NATIONAL BANK (Owner), County File #CV11-0050: A request for approval of a modification to condition of approval #8B of the 22-lot Seclusion Valley Subdivision (Sub. 6844). The applicant is requesting that condition of approval #8B, which restricts building height within the subdivision to 22-feet and one and one-half-stories, be replaced with a condition that allows a 30-foot height limit on lots 1-7, 16, 17 and 22 and a 35-foot height limit on the remainder of the lots. The Seclusion Valley subdivision is an approved 22-lot subdivision consisting of 26.31-acres located off Reliez Valley Road in the Lafayette/Pleasant Hill area. The subdivision will be accessed via a new roadway to be constructed adjacent to Lomas Verde Place. (Zoning: R-20) (APN: 166-420-001 thru 019 and 166-010-037, -038, -039) CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Continued from 08/05/13 WRN) RLH [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MOIFICATIONS TO
COAS #3 AND #18

3. GTE MOBILNET c/o EPIC WIRELESS (Applicant) - UNITED STATES OF AMERICA (Owner), County File #LP13-2042: A request to renew an expired land use permit (County File LP#267-65) for an existing GTE Mobilnet (Verizon) wireless telecommunications facility. No new modifications or upgrades are proposed with this renewal request. The existing wireless facility consists of panel antennas mounted to an approximately 150-foot tall radio tower, an existing equipment building and an emergency generator. The subject site is located approximately one mile north of Evora Road and one half mile west of Nichols Road in the unincorporated Pittsburg area (Zoning: A-2, General Agriculture Zoning District) (Parcel Number: 099-120-006). DAB [Staff Report](#)

APPROVED WITH
MOIFICATIONS TO
COAS #3, #5, #14, AND
#21(A)

4. T-MOBILE WEST c/o DINA MILLER/WTC (Applicant) - JAMES TAYLOR (Owner), County File #LP13-2067: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File #LP96-2047) for the operation of a wireless telecommunication facility and to upgrade the technology at the subject site. This permit renewal proposes installing a new two-foot diameter microwave dish that will be mounted to the roof parapet wall on an existing building with a maximum height of 38-feet. Due to the microwave dish being proposed at a height of 38-feet, a deviation from the development standards for the Rodeo Area Planned Unit Zoning District is required (maximum of 35-feet is allowed). The subject site is addressed at 18 Parker Avenue, in the Rodeo area. (Zoning: P-1, Planned Unit District) (Parcel Number 357-041-001) DAB [Staff Report](#)

TOOK TESTIMONY,
CONTINUED TO 10/21/13

5. AT&T c/o RAJESH RAIKAR (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2077: This is a request to modify a previously approved land use permit (County File #LP05-2087), to allow the addition of six new panel antennas mounted to three 19-foot tall monopoles for a total of 12 AT&T antennas at the site. The supporting equipment associated with this request is to be located entirely within the existing outdoor equipment area. The subject property is located at 4505 Happy Valley Road in the Lafayette area. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 365-260-001) DAB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#1

6. MICHAEL McGUIRE (Applicant) – RTG GROUP CAL GEN PARTNERSHIP (Owner), County File #DP13-3026: The applicant requests approval of a development plan application to modify the sign program standards for an existing commercial building established under County File #DP3060-78. This previous development plan adopted the standards of the County's S-2 Sign Control Combining District to regulate signage for the existing building. The applicant is requesting to raise the maximum height that a wall sign may be placed above ground to 20 feet (maximum height of 15-feet required) and to allow signage on the side of the premises (signage allowed on frontage of premises). The subject site is addressed at 93 1st Avenue North in the Pacheco area. (Zoning: C, Commercial) (Parcel Number: 125-240-045)
DAB [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 21 2013. 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.