

**ZA: A. BHAT, W. NELSON, & L. CROSS**  
**STAFF: D. BARRIOS**  
**PW: J. LAROCQUE**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, NOVEMBER 18, 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: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO  
COAs #9(B) and  
#11(WRN)

2. RAJESH RAIKAR (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2093: The applicant requests approval of a land use permit to modify County File #LP04-2008, an existing wireless telecommunications facility. The modification includes the following: 1) addition of three 8-foot antennas; 2) relocate three RRUs-11 from ground and mount on t-arm; 3) add one surge protector mounted on existing t-arm; 4) add two 2.5" flex conduits routed in the existing monopine pole for fiber and DC power lines; 5) remove one equipment cabinet and replace with two cabinets; and 6) relocate one GPS antenna. The subject property is the East Bay Municipal Utility District's Alamo Reservoir property, located at 2680 Stone Valley Road in the Alamo area. (Zoning: R-20, Single-Family Residential) (Parcel Number: 193-620-007) (Continued from 11/04/13 WRN) JRC [Staff Report](#)

APPROVED WITH  
MODIFICATION TO  
COAs #5 AND #14  
(WRN)

3. T-MOBILE WEST c/o SUTRO INC. (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP13-2072: The applicant requests approval of a land use permit to modify and upgrade an unmanned wireless telecommunications facility attached to a PG&E power pole. The applicant is proposing to upgrade the telecommunication facility by removing two utility boxes with faux rock covers located at the base of the power pole and installing a new ground mounted equipment cabinet with a perforated metal screen. The existing antennas will remain mounted to the power pole at a height of approximately 27 feet. A new GPS antenna will also be mounted to the power pole. The PG&E pole is located near 97 Easy Street in the unincorporated Alamo area. (Zoning: R-20, Single-Family Residential) (Parcel Number: Right-of-Way adjacent to 187-570-009) (Continued from 11/04/13 WRN) DAB [Staff Report](#)

VARIANCE: CONTINUED PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (WRN)

4. CRAIG NEVIN AND BETH DAVIS (Applicants/Owners), County File #VR12-1025: The applicant is requesting approval of a 3-story and setback variances for the purposes of constructing a new 2,776-square-foot single-family residence (400 square-foot garage included). The variances include: 1) 3 stories proposed (where 2.5 stories is allowed), 2) a 5 foot secondary front yard setback proposed (where 15 feet is the minimum required), and 3) a 5 foot side yard setback proposed (where 10 feet is the required minimum). The project also includes a 4 foot side yard variance (where 10 feet is the required minimum) for a 9 foot tall retaining wall in the driveway area and a tree permit request to perform minor alterations to one Coast Redwood, work within the dripline of one Oak tree and removal of one Oak tree. The project location is addressed as 237 Sequoia Avenue in the Walnut Creek area. (Zoning: R-10, Single-Family Residential District) (Parcel Number: 184-321-042) (Continued from 11/04/13 WRN) FA [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO COA  
#17 (WRN)

5. AT&T MOBILITY c/o PEN-TOM SWARNER (Applicant) - THE GEOFFREY HODIES TRUST (Owner), County File # LP13-2096: The applicant requests approval of a land use permit to modify an existing wireless telecommunications facility by relocating four existing panel antennas on-site, installing three new panel antennas, and extending the faux building screen that encloses the antenna lease area atop an existing building. Additionally, the applicant proposes to relocate three existing remote radio units (RRUs) behind the new antennas, and remove and replace one equipment cabinet within the equipment lease area. The subject site is addressed at 435 Valley View Road in the El Sobrante area. (Zoning: P-1, Downtown El Sobrante Planned Unit District.) (Parcel #425-251-002 and #425-251-008) DAB [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
COAs #5, #7, #9, #10  
AND #11 (LC)

6. MID VALLEY AGRICULTURAL SERVICES, INC. (Applicant) – DIABLO AGRICULTURAL CHEMICALS CO., INC. (Owner), County File #LP13-2080: The applicant requests approval of a land use permit to modify County File #LP84-2222 to allow an approximate 695 square foot addition to the existing office building for an agricultural business. The subject property is located at 5931 Balfour Road in the unincorporated area of Brentwood. (Zoning: A-40, Exclusive Agricultural District) (Parcel Number: 015-050-004) JRC [Staff Report](#)

APPROVED WITH  
MODIFICATION TO COA  
#4 (LC)

7. T-MOBILE c/o SUTRO INC. (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP13-2073: The applicant requests approval of a land use permit/development plan combination to modify County File #DP00-3029 for the modification of an existing wireless telecommunications facility. The proposed project consists of 1) installing a new equipment cabinet on a 3-foot by 5-foot concrete pad; 2) installing new power and coaxial disconnects; 3) removing existing pole mounted equipment; 4) four (4) new TMA's, 5) one (1) new GPS antenna; and 6) new underground conduits from new cabinet to antennas on light pole. The existing facility is located within the Viewpointe Boulevard right-of-way, approximately 220 feet southwest of the southernmost intersection of Viewpointe Boulevard and Coral Drive in the Rodeo area. (Zoning: P-1, Planned Unit Development) (Closest Adjacent Parcel: Parcel Number #358-080-015) SFT [Staff Report](#)

VARIANCE: PUBLIC HEARING

CONTINUED AS AN  
OPEN HEARING TO  
DECEMBER 2, 2013 (LC)

8. JORGE VILLEGAS & VERONICA PADILLA (Applicants/Owners), County File #VR12-1007: The applicants request approval of a variance to allow for a 4.5-foot secondary front yard setback (minimum 15 feet required) to legalize an as-built carport addition that was constructed without permits. The subject property is located at 1544 Hillcrest Road in the San Pablo area. (Zoning: R-6, Single-Family Residential) (Parcel Number: 419-071-012) SFT [Staff Report](#)

\*\*\*3:30 P.M.\*\*\*

SUBDIVISION CONDITION OF APPROVAL MODIFICATION: CONTINUED PUBLIC HEARING

APPLICATION WAS  
WITHDRAWN PRIOR TO  
HEARING (WRN)

9. 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, Single-family Residential) (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 10/07/13 WRN) RLH [Staff Report](#)

FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

RECOMMENDED  
CERTIFICATION  
OF FINAL  
ENVIRONMENTAL  
IMPACT REPORT TO  
COUNTY PLANNING  
COMMISSION (AMB)

10. PHILLIPS 66 COMPANY (APPLICANT & OWNER), County File #LP12-2073: This is a Closed Hearing to consider recommendation on the adequacy of the Final Environmental Impact Report for a Land Use Permit for the Phillips 66 Propane Recovery Project. The proposed project is a request for a Land Use Permit to add and modify processing and ancillary equipment within the refinery for implementation of the Propane Recovery Project to recover for sale propane and butane from refinery fuel gas (RFG) and other process streams. The new equipment includes a hydrotreater, fractionation columns to recover propane and butane, and propane storage vessels and treatment facilities, as well as two new rail spurs. To provide the steam required by the proposed project, either a new 140 million Btu/hr steam boiler would be added or more steam would be provided by the existing steam power plant if the new boiler is not built. There would also be minor modifications to existing process units and utility systems for the purpose of tie-ins and to address any changes in operating pressure or temperature at the tie-in points. The proposed project would require hydrotreating a portion of the RFG, a process that would reduce the amount of sulfur in the fuel gas, and because fuel gas is now burned to produce heat for refinery processes, would ultimately reduce the

refinery's sulfur dioxide (SO<sub>2</sub>) emissions to the atmosphere. The Phillips 66 Rodeo refinery is located at 1380 San Pablo Avenue in unincorporated Contra Costa County, near the town of Rodeo. (Zoning: H-1, Heavy Industrial District) (Parcel Numbers: 357-010-001 & 357-300-005) CEQA: The Zoning Administrator will consider recommendation on the adoption of the Final Environmental Impact Report and related findings for this project. LC      [Staff Report](#)

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