

ZA: T. MOREIRA & W. NELSON
PW: J. LAROCQUE
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 21, 2014
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

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF AND ADOPTED
MITIGATED NEGATIVE
DECLARATION (WRN)

2. BACILIA MACIAS (Applicant) - MELTING POT COMMUNITIES (Owners), County File #MS13-0001: The applicant requests approval of a tentative map for a minor subdivision to subdivide a 0.49-acre property into (2) parcels. The proposed parcel sizes are 11,293 square feet for Parcel-A and 10,442 square feet for Parcel-B. The project also includes the removal of a code-protected Cedar tree, 8-inches in diameter, for the construction of a 6-foot sound wall along San Pablo Dam Road. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-7, Single-Family Residential) (Parcel Number 435-130-010) SFT [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

3. CHRISTY ROBERTS (Applicant) - EAST BAY MUNICIPAL UTILITIES DISTRICT & AMERICAN TOWER CORPORATION (Owners), County File #LP14-2002: The applicant is requesting approval of a land use permit for the removal of two existing microwave dish antennas to be replaced with six new "True Position" TV antennas at a height of 65'-3" on an existing 200-foot tower. The subject site is a 4.0-acre communication site located approximately ½ mile northeast of the intersection of Grizzly Peak and Skyline Boulevard, in the Orinda area (Zoning: A-80, Exclusive Agricultural District) (Parcel: 273-190-001). DCB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF AND ADOPTED
MITIGATED NEGATIVE
DECLARATION (WRN)

4. VERIZON WIRELESS c/o ON AIR, LLC (Applicant) - JULIA SPOTTS (Owner), County File #LP13-2097: This is a request for approval of a land use permit to establish a new unmanned wireless telecommunications facility. The proposed project includes installing a new 85-foot tall monoecalyptus (faux eucalyptus tree) that will contain nine panel antennas and 12 remote radio units (RRUs). The facility will also include a 14-foot tall raised steel platform that will hold an equipment shelter and a back-up generator within a 1,600-square-foot lease area. A six-foot tall chain-link fence with barbed wire will be constructed around the perimeter of the lease area. The subject property is addressed at 5993 Bethel Island Road in the Oakley area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-B, Retail Business and F-1, Water Recreational) (Parcel Number: 032-330-034). DAB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

5. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2086: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 29-foot 6-inch tall utility pole. The project includes: extending the existing pole to 35 feet 10 inches in height, adding two panel antennas to the top for a maximum height of 39 feet 6 inches, and attaching associated equipment to the pole. The subject pole is located within the public right-of-way fronting the property addressed 17101 Marsh Creek Road, approximately 900 feet southeast from the intersection of John Marsh Road and Marsh Creek Road, in the Clayton area (Zoning: A-2, General Agricultural District; Parcel: ROW 007-191-005) DAB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#6 (WRN)

6. VERIZON WIRELESS/TIFFANY SCALIA (Applicant) - PSS WALNUT CREEK, LLC. (Owner), County File #DP14-3009: The applicant requests approval of a development plan to modify County File #DP06-3008, an existing Verizon wireless telecommunications facility to allow the following: 1) remove six existing panel antennas and replace with seven panel antennas; 2) add two new raycap surge protectors; 3) add four remote radio units (RRU); 4) add associated cables and new conduit; and 5) install new equipment cabinet. The subject property is located at 1104-1126 Saranap Avenue in the unincorporated area of Walnut Creek. (Zoning: C, General Commercial) (Parcel Number: 185-370-023). JRC [Staff Report](#)

APPROVED WITH
MODIFICATIONS AND
ADDED COA #8 (TM)

7. SHUJAU BARI (Applicant) - BLACKHAWK CENTER CAL LLC (Owner), County File #DP12-3033: This is a hearing for a request to reconsider the Zoning Administrator's decision to approve a non-substantial modification to a Final Development Plan (County File #DP85-3009) for the removal of five (5) off-street parking spaces to allow for the establishment of a 2,800-square-foot enclosed play area and a new Montessori pre-school. The Montessori school will be located at Blackhawk Plaza, which is at 3380 Blackhawk Plaza Circle in the unincorporated Danville area. (Zoning: P-1, Planned Unit District) (Parcel Number 203-780-011) SXG [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 5, 2014. 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.