

ZA: L. CROSS & W. NELSON
PW: L. GOSSETT
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 4, 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: CONTINUED PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #1 & 13 AND
FOUND TO BE
CATEGORICALLY
EXEMPT FROM CEQA
(WRN)

2. ALBERT RUBEY (Applicant and Owner), County Files #MS11-0006 and DP12-3029: Applicant requests approval of a Minor Subdivision, a Development Plan, and a Tree Permit as follows:

A. MINOR SUBDIVISION - County File #MS11-0006: This is a request for approval of a vesting tentative map for a Minor Subdivision application which proposes to subdivide a developed 58,326-square-foot parcel into two commercial parcels of 51,651 and 6,675 square feet in area.

B. DEVELOPMENT PLAN - County File #DP12-3029: This is a request for approval of a Development Plan for the construction of a new approximately 3,000-square-foot, two-story commercial building for mixed professional office and retail uses, and to modify the site's off-street parking configuration. The applicant also requests approval of a Tree Permit to work within the driplines of five (5) code-protected Valley Oak trees for the construction of the proposed commercial building. The subject property is located at 3189 Danville Boulevard in the Alamo area.. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: R-B/S2, Retail Business District/Sign Control Combining District) (Parcel Number: 191-093-048) (Continued from 07/07/14 WRN) GK [Staff Report](#)

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED AS OPEN
HEARING TO 08/18/14
(WRN)

3. PAUL and LEE HARPER (Applicants) - ROBERT BRUNHAM (Owner), County File #LP12-2053: The applicant requests approval of a Land Use Permit that would modify existing Land Use Permit #LP80-2008 for an outdoor dry boat storage facility at 6751 Piper Road, in the unincorporated Bethel Island area. The Bethel Island Boat and Trailer Storage to include covered and enclosed dry boat storage, RV storage, and enclosed incidental storage. Accessory to the storage facility uses would be lien sales of abandoned boats and RVs and a caretaker's mobile home. (Zoning: General Agricultural District A-2) (Parcel Number: 029-060-019) (Continued from 07/21/14 WRN) SM [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (LCC)

4. VERIZON WIRELESS (Applicant), FRANK MAGGIORE et al (Owners), County File #LP14-2015: The applicant requests approval of a modification to County File #LP06-2007 to allow the modification of an existing Verizon wireless telecommunications facility. The proposed project consists of 1) replacing three existing antennas with upgraded models; 2) the addition of three new tower mounted amplifiers (TMAs); and 3) the installation of twelve new coaxial cable lines. The subject property is identified as 2251 Camino Diablo in the Byron area. (Zoning: General Agricultural District, A-2/ Exclusive Agricultural District, A-40) (Assessor's Parcel Number: 003-130-001) SFT [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LCC)

5. AT&T c/o WESTOWER COMMUNICATIONS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP14-2025: The applicant requests approval of a land use permit to renew and upgrade an existing wireless telecommunications facility that was previously approved under County File #LP08-2018. The applicant is proposing to upgrade the wireless telecommunication facility by installing a new hydrogen fuel cell emergency back up power system that will be mounted on a 6-foot by 10-foot concrete pad, which will be connected to the existing wireless facility's electrical equipment. The

proposed hydrogen fuel cell back up system will be located at the terminus of Coach Drive, southwest of Pinole Valley Road in El Sobrante. (Zoning: General Agriculture, A-2) (Assessor's Parcel Number: 432-020-002) DAB [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 18, 2014. 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 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.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. 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.