

ZA: T. MOREIRA
PW: J. LAROCQUE
STAFF: S. GONG, D. VOGELPOHL

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, FEBRUARY 23, 2015
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:
- LAND USE PERMIT: PUBLIC HEARING
- APPROVED AS
RECOMMENDED BY
STAFF
2. CROWN CASTLE/VERIZON (Applicant) - VERNON THOMAS (Owner), County File #LP14-2066. The applicant is requesting approval of a land use permit to renew County File #LP03-2039 for the continued operation and upgrade of an existing Crown Castle/Verizon wireless telecommunications facility. The project consists of: 1) replacing 6 existing antennas with 6 upgraded units, 2) adding 6 remote radio units, 3) adding 1 new DC surge protector, and 4) placing a new hybrid cable within an existing conduit to service the new equipment. No external modifications are proposed for Verizon's equipment shelter or lease area as part of this request. The project is located at 4475 Kellogg Creek Road in the Byron area. (Zoning: Heavy Agricultural District, A-3 and Boat Storage Combining District, -BS) (Parcel Number: 011-210-013) FA [Staff Report](#) (Consent)
- APPROVED AS
RECOMMENDED BY
STAFF
3. BRUCE ISAACSON (Applicant) - PMI PLAZA INC. (Owner), County File #LP14-2057: The applicant requests approval of a land use permit to allow the sale of wine and beer at the existing Sabores del Sur café. No physical improvements or other development is proposed as part of the project. The subject property is located at 3003 Oak Road in the unincorporated area of Walnut Creek. (Zoning: P-1, Planned Unit Development) (Parcel Number: 148-480-011) SFT [Staff Report](#) (Consent)
- APPROVED
W/MODIFICATIONS
COA'S #17 & 18
4. SPRINT C/O MICHELLE MARTINEA - CROWN CASTLE (Applicant) - CS LAND, INC. (Owner); County File #LP14-2070: The applicant is requesting approval of a land use permit modification to modify County File #LP11-2076 for the purpose of modifying an existing Sprint telecommunications site, including (1) raising the total height of the four antennas, approved under LP11-2076, from 9 feet to 13 feet, (2) installing two new RRU units, and (3) installing four new batteries and a new 2.5 DU Card to an existing equipment cabinet. The subject property is located in the northwestern portion of a 117-acre parcel, approximately 1,705 feet southeast of Sycamore Ave. and approximately 780 feet south of Highway 4 in Rodeo. (Zoning: A-4, Agricultural Preserve) (Parcel Number: 362-010-007) DCB [Staff Report](#)
- APPROVED AS
RECOMMENDED BY
STAFF
5. CROWN CASTLE/SPRINT (Applicant) - VERNON THOMAS (Owner), County File #LP14-2062: The applicant is requesting approval of a Land Use Permit to modify #LP12-2140 for a Sprint cellular facility. The project includes the addition of (3) three panel antennas and (3) three remote radio units to an existing multiple-carrier monopole, and the addition of associated equipment to existing cabinets. The property is located at 4475 Kellogg Creek Road, in Byron. (Zoning: (A-3) Heavy Agricultural District, (BS) Boat Storage Combining District) (Parcel Number: 011-210-013) SYG [Staff Report](#) (Consent)
- APPROVED WITH
MODIFICATIONS:
CLARIFICATION TO
FINDING #2
6. RANDY HOWELL (Applicant) - CONTRA COSTA COUNTY AIRPORTS (Owner), County File #LP12-2025: This is a request for approval of a Land Use Permit and a Development Plan to expand the use of an existing airplane hangar to establish Phase I of the Patriots Jet Team Foundation Learning Center at the Byron Airport. The aeronautics learning center will include 1) up to 5 flight simulators, 2) display aircraft, 3) non-working jet engines, 4) an aircraft restoration workshop, 5) the Patriots Aerospace Academy Innovation Center and workshop, 6) radio-controlled aircraft and rocket club, and 7) installation of 2 indoor restrooms located inside the existing hangar building. The learning center will occupy 10,000 square feet of interior space of an existing 35,000-square-foot hangar building, with a maximum number of people not to exceed 200 at any given time, and will be open seven days a week. The project will utilize 10,000 square feet of interior space within the existing airplane hangar for a classroom-type setting. The project proposes no outside development, enlargement of the hangar, or ground-disturbing activities with

the exception of a static Patriots Jet Team L-39 aircraft mounted for display in front of the entrance to the hangar building. The proposed project is the first of three phases. Phases II and III are not proposed to be implemented at this time and are not considered part of this project. Implementation or construction of Phases II and III will require modification to this permit. The proposed project is located at 760 Osprey Court in the Byron Airport. . CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning, P-1, Planned Unit District) (Parcel Number: 001-011-037) GK [Staff Report](#) (Consent)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 2, 2015. 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.

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.