

ZA: A. BHAT & T. MOREIRA
PW: J. LAROCQUE & K. SHUH-GARIBAY
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 15, 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.

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (AMB)

2. ROBERT WAAL (Applicant) - ROBERT & SHARON WAAL (Owners), County File #LP14-2038: The applicant is requesting approval of a land use permit for a second residence on a 2.4-acre property. The proposed second residence will be a two-story structure with 2,445 square-feet of living space and a 470 square-foot attached garage. The project includes a tree permit to work in the drip lines of (9) nine code-protected trees, including two Valley Oaks (19-inches and 22-inches in diameter), and seven Coast Redwoods (between 7.5-inches and 23-inches in diameter) to accommodate a new driveway and trenching for utilities from the Miranda Avenue frontage. The subject site is located at 10 Camino Monte Sol in the Alamo area. (Zoning: R-40, Single-Family Residential District) (Parcel Number: 193-030-027) (Continued from 06/01/15 AMB) DV [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

3. CROWN CASTLE/SPRINT (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP15-2015. The applicant is requesting approval of a land use permit to renew County File #LP11-2026 for the continued operation and upgrade of four Crown Castle/Sprint wireless telecommunication facilities. Each site modification consists of: 1) replacing the existing antenna with one upgraded unit; 2) adding one remote radio unit; and 3) replacing the existing remote radio unit with a second upgraded unit (two remote radio units total per site). All of the proposed equipment will be installed within the previously disturbed area of the public right-of-way in the Danville area. (Zoning: P-1, Planned Unit District) (Assessor's Parcel Numbers: ROW 220-343-024, 220-090-009, 206-700-030, and 206-710-002) FA [Staff Report](#)

APPROVED WITH
MODIFICATIONS:
FINDINGS FOR (-K)
COMBINING DISTRICT
#1-#7 ADDED (TM)

4. STEVE SCHLIESSER (Applicant/Owner), County File LP15-2012: The applicant is requesting approval of a land use permit for the enlargement of a legal-nonconforming triplex by expanding the existing second story deck projecting from the main unit, with a Kensington Design review. Approximately 164 square feet will be added to the existing deck, which will be 16 feet high measured to the top of the railing. The project is located at 665, 667 & 669 Coventry Road in the Unincorporated Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views Combining District (TOV), Kensington Combining District (K)) (Parcel Number: 571-190-008). JJ [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS:
FINDINGS FOR P-1 AND
COA #1, #3 (B), #3 (C) & 4
(TM)

5. JOE DICHOSO (Applicant) – METROPOLITAN LIFE INSURANCE CO/METLIFE INVESTORS USA (Owner), County File #DP14-3035: The applicant is requesting approval of a Development Plan for Treat Towers, to modify Development Plan DP88-9012, Condition of Approval #7(A), to allow more than one tenant identification sign per building at the parapet, and to update the exterior signage program approved pursuant to Development Plan DP13-3014, for new tenant identification signs, a new business directory sign, and additional primary tenant signs. The subject property is located at 1255 and 1277 Treat Boulevard in the Contra Costa Centre area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Assessor's Parcel Numbers: 148-470-001, -002) SM [Staff Report](#)

CONTINUED TO JULY
20, 2015 AS OPEN
HEARING; RE-NOTICE
WITH REVISED
PROJECT DESCRIPTION
(TM))

6. GARY EARL PARSONS, ARCHITECT (Applicant) – GILLIAN THACKRAY (Owner), County File #DP14-3044: The applicant is requesting approval of a Kensington Design Review Development Plan to construct an 828 square-foot two-story addition to the existing 1,538 square-foot single-family residence and a 450 square foot split-level deck. The subject property is located at 30 Ardmore Road in the Kensington area in unincorporated Contra Costa County. (Zoning: R-6, Single Family Residential District; -TOV, Tree Obstruction of Views Combining District; -K, Kensington Combining District) (Assessor's Parcel Number: 571-090-001) [SM](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 6, 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.