

ZA: L. CROSS
STAFF: D. BARRIOS
PW: K. SCHUH-GARIBY

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 5, 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:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

STAFF RECOMMENDS
TO BE CONTINUED TO
10/19/15

2. WADE SKEELS (Applicant) - DEAN WILLIAMS (Owner), County File #DP15-3011: The applicant is requesting approval of a Development Plan and Kensington design review for the purposes of constructing a 154 square-foot addition to an existing single-family residence and conversion of 559 square-feet of unconditioned basement area into livable space which exceeds the property's floor area ratio threshold (2,448 square-feet proposed where 2,100 square-feet is the threshold). The project is located at 148 Highland Boulevard in the Kensington area. (Zoning: R-6 Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 572-090-009) (Continued from 09/21/15 TM) AV [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

3. EXTENET SYSTEMS, INC. C/O MATT YERGOVICH (Applicant) - CONTRA COSTA COUNTY & NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP15-2026: The applicant requests approval of a land use permit to establish a new wireless telecommunications facility within the Marsh Creek Road Public Right-of-Way (ROW). The facility will be installed on a new 38-foot, 6-inch tall PG&E utility pole which will replace an existing 19-foot, 3-inch tall PG&E utility pole in the same location. The proposed wireless facility will include the installation of (a) 2 panel antennas, (b) 2 Remote Radio Units (RRUs), (c) 1 Battery Backup Unit (BBU), and (d) associated equipment. The subject site is located on the south side of Marsh Creek Road in the public right-of-way in the unincorporated Clayton area. (Zoning: General Agricultural District (A-2); APN: ROW 078-140-023) DV [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF AND ADOPTED
MITIGATED NEGATIVE
DECLARATION AND
RELATED FINDINGS

4. BEACON DEVELOPMENT, LLC FOR VERIZON WIRELESS (Applicant) - UNITED SPORTSMEN, INC. (Owner), County File #LP15-2020: The applicant seeks approval of a land use permit to allow the replacement of an existing Sprint-Nextel facility with a new Verizon Wireless telecommunication facility. The proposed facility consists of the following elements: 1) a new 25-foot tall monopole with a maximum of nine antennas, 2) replacement of an existing 200 square-foot equipment shelter with a new 194 square-foot shelter, 3) nine RRH units (three per sector), 4) two RayCap fiber/power units, 5) two GPS antennas, 6) one standby diesel generator with a 132-gallon fuel tank, and 7) miscellaneous small electrical equipment and underground utility extensions. The subject site is a 3.5-acre property located on the southeast side of the intersection of Evora Road and Willow Pass Road in the Unincorporated Concord area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: General Agricultural (A-2) District; APN: 099-152-005) DCB [Staff Report](#)

APPROVED WITH
ADDED CONDITION OF
APPROVAL

5. RYAN MCSORLEY-EPIC WIRELESS GROUP FOR VERIZON (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP15-2033: The applicant is requesting approval of a land use permit to modify County File #LP09-2064 for the purpose of modifying an existing Verizon telecommunication facility. The proposed modifications include (1) removing four existing antennas and replacing with four new antennas, (2) adding two additional new antennas, (3) adding three new RRUS-32 units, (4) adding four Raycap surge protectors and (5) installing additional supporting equipment. The Verizon telecommunication facility is located on a portion of the 17-acre East Bay Municipal Utility

District's (EBMUD) Amador Reservoir site between Alcosta Boulevard and Dougherty Road in the Dougherty Hills area of Unincorporated San Ramon. (Zoning: Exclusive Agricultural (A-80) District; APN: 222-270-003) DCB [Staff Report](#)

APPROVED WITH
ADDED CONDITION OF
APPROVAL

6. DTR ASSET MANAGEMENT LLC (Applicant) – RANDY WILCOX (Owner), County File #LP07-2065: The applicant is requesting approval of a Land Use Permit / Development Plan to establish an existing tow yard, including seven warehouse buildings, one office building, and concrete and asphalt paving, on an approximately 7.3-acre parcel. The subject property is located at 2800 Radiant Avenue in the North Richmond area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Assessor's Parcel Number: 408-082-029) SM [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

7. CAITLIN BROSTROM (Applicant) - LINDA & MEHDI MOSHED (Owners), County File #DP15-3019. The applicant is requesting approval of a Development Plan and a Kensington design review to construct a 54 square-foot addition to an existing single-family residence. The addition would result in a total gross floor area of 3,109 square-feet which exceeds the gross floor area threshold for the lot (3,000 square-foot threshold, 3,109 square-feet proposed). The project is located at 84 Norwood Avenue in the Kensington area. (Zoning: R-6 Single Family Residential (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K)) (Assessor's Parcel Number: 572-181-030) AV [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

8. W. ALEX BROADWELL (Applicant and Owner), County File #DP15-3017: The applicant requests approval of a development plan to allow for the interior remodel, living space addition, and garage expansion for an existing single-family residence which will exceed the allowed gross floor area threshold standards of the Kensington Combining District. The project also includes a request for approval of a variance to allow a front yard setback of 13-feet (20-feet required) for a deck addition, and a design review of the proposed living space and deck additions for consistency with the Kensington Combining District. The subject property is located at 239 Cambridge Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential, R-6/Tree Obstruction of View, -TOV/Kensington, -K) (Parcel Number: 570-091-007) JDT [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

9. LAURA NATKINS (Applicant) - EVAN AND MARTHA WEAVER (Owners), County File #DP15-3013: The applicant requests approval of a Development Plan for a Kensington Design Review to build a 97-square-foot bathroom addition and a 101-square-foot closet addition, which contribute towards a total gross floor area that exceeds the threshold for the lot (3,440 square-feet proposed, 2,500 square-foot threshold). The project includes the following variance requests: a) a 3-foot, 7-inch side yard, where 5 feet is required; b) an 8-foot, 2-inch aggregate side yard, where 10 feet is required; and c) three stories, where 2.5 stories is allowed. The subject property is located at 210 Yale Avenue in the unincorporated area of Kensington. (Zoning: Single-Family Residential, R-6) (Assessor's Parcel Number: 570-042-015) SG [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 19, 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.