

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 18, 2016
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:

2. DEVELOPMENT PLAN: CLOSED PUBLIC HEARING

APPROVED
W/MODIFICATIONS TO
FINDING #4, FINDING #5,
COA#2 AND ADD COA#5
(AB)

- 2a. WADE SKEELS (Applicant) - PATRICK & CARA MARASCO (Owner), County File #DP15-3012: The applicant requests approval of a Development Plan and a Kensington Design Review to construct a residential addition, totaling 716 square feet of new livable area, to an existing single-family residence. The proposed addition results in a total gross floor area of 2,778 square-feet (where the gross floor area threshold for the Kensington Combining District is 2,600 square-feet). The project involves an addition to the homes main level, as well as the creation of a new second story. The 491 square-foot second story consists of a new master bedroom, master bathroom, and study. The 225 square-foot lower level addition is part of a reconfigured ground floor layout. The addition will have similar siding, color palate and window design as the existing residence. The project is located at 215 Columbia Avenue in the Kensington area. (Zoning: R-6, Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 570-180-025) (Closed for decision 07/06/16 AMB) [AV](#) [Staff Report](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF
(TM)

- 3a. ROBERT KARN (Applicant) - ACV GGB PROPCO, LLC (Owner); County File #MS15-0003: The applicant requests approval of a tentative map to subdivide a developed 0.92-acre parcel into two parcels: Parcel A - 21,050 square-feet, and Parcel B - 18,858 square-feet. There is no development proposed. The subject property is located at 2711 Willow Pass Road at the corner of Willow Pass Road and Bailey Road in the unincorporated Bay Point area. (Zoning: Bay Point Planned Unit (P-1) Zoning District; APN: 095-301-018) [DV](#) [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

APPROVED W/
MODIFICATION TO
COA#17
(TM)

- 4a. VERIZON WIRELESS (Applicant) - MICHAEL AND LINDA GUSTAFSON (Owners), County File #LP15-2043. The applicant is requesting approval of a land use permit for the purposes of constructing and operating a new wireless telecommunications facility at the subject property. The project includes: a) two 18-foot faux tree poles with 4 antennas on each pole for a total of 8, b) five faux broadleaf shrubs for screening, c) one 900 square-foot lease area for the antennas/support structures, which will be enclosed by a 3-rail horse fence, d) one 900 square-foot lease area for the facilities electrical equipment, which will be surrounded by a 6-foot tall security chain link fence, e) approximately 2,000 foot-long trench for the site's power and telco connection, f) one back-up diesel generator that incorporates a 132-gallon fuel tank, and g) two GPS antennas. The trench work and access will be within a 15-foot wide non-exclusive access/utility easement. The site's access currently exists and does not require any additional grading or improvements to accommodate the proposed project. The project is located at 2640 Hess Road in the Concord area. [CEQA](#): The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: A-4 Agricultural Preserve District, A-4) (Assessor's Parcel Number: 118-050-018) [FA](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF
(TM)

- 4b. VERIZON WIRELESS C/O COMPLETE WIRELESS CONSULTING, INC. (Applicant) - ROBERT AND ALICE MAESTRETTI (Owners), County File #LP16-2005: The applicant requests approval of a land use permit to construct a new Verizon Wireless telecommunication facility resembling a 71-foot tall faux water tank and associated equipment. The project also includes construction of a 20-foot gravel access road, and recordation of a 20-foot wide access and utility easement. The subject property is located at 1875 Payne Avenue in the unincorporated Brentwood area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: General Agricultural, A-40) (Parcel Number: 010-180-023) JDT [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF
(TM)

- 4c. T-MOBILE C/O AMERICA TOWER CORPORATION (Applicant) - CHRISTOPHER NULTY EVANS (Owner), County File #LP16-2008: The applicant requests approval of a land use permit to modify County File #LP09-2010 to add two (2) new antennas and other minor equipment to an existing T-Mobile wireless telecommunication facility. The subject property is located at 4709 Evora Road in the unincorporated Bay Point area. (Zoning: General Agricultural, A-2) (Parcel Number: 099-140-009) JDT [Staff Report](#)

5. VARIANCE: PUBLIC HEARING

TOOK TESTIMONY AND
CLOSED PUBLIC
HEARING; CONTINUED
FOR DECISION TO 8/1/16
(TM)

- 5a. CLARK MEREMEYER (Applicant & Owner), County File VR16-1005: A request for approval of a variance to allow a lot line adjustment merging a 1.38-acre parcel and a 0.83-acre parcel into one parcel resulting in the creation of a substandard parcel with an area of approximately 2.26 acres where the minimum lot size is five (5) acres. The subject parcels are located at 2620 Franklin Canyon Road within the Unincorporated Martinez area. (Zoning: A-2, General Agricultural) (Parcel Number: 368-030-010) J [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 1, 2016. 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.