

ZA: T. MOREIRA  
STAFF: J. ISIP

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**WEDNESDAY, SEPTEMBER 7, 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. LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS:

- MODIFY LANGUAGE IN WATER SECTION OF GROWTH MANAGEMENT & FINDINGS
- CLARIFY APPROVAL IN COA #1
- DELETE COA #3
- MODIFY COA #5(E)

2a. ELLEN E. THOMSEN (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP16-2024: The applicant seeks approval of a land use permit to expand a legal, non-conforming recreational miniature railway use, with the construction of a 117-square-foot gift shop and a 288-square-foot tractor shed. The subject property is located at the southeast edge of Tilden Regional Park, at the intersection of Grizzly Peak Boulevard and Lomas Cantadas, in the unincorporated area of Orinda. (Zoning: Exclusive Agricultural District, A-80) (Assessor's Parcel Number: 265-160-016) SG [Staff Report](#)

APPLICATION  
WITHDRAWN

2b. MOBILITIE, LLC (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP16-2012: The applicant requests approval of a Land Use Permit/Development Plan Combination Permit to establish two "small" wireless telecommunication facilities on two existing light poles located in the public right-of-way at two different locations along the northern side of Las Juntas Way. Each wireless telecommunication facility will consist of one AC distributor panel, one radio head, one GPS antenna, one Omni-directional antenna, one NEMA-4X disconnect switch, and other minor equipment and electrical conduits for Mobilitie's new hybrid broadband transport network. The first project site is approximately 155-feet west from the intersection with Coggins Drive, and the second project site is approximately 150-feet east from the intersection with Oak Road in the unincorporated Walnut Creek area. (Zoning: Planned Unit Development, P-1) (Parcel Number: ROW148-440-060 and ROW148-500-056) JDT [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO 09/19/16  
AS CLOSED HEARING

3a. ERIC FENG (Applicant and Owner), County File #DP16-3017: The applicant requests approval of a Development Plan with a Small Lot Design Review for the construction of a new, two-story, 2,586-square-foot single-family residence on a substandard lot, to determine its compatibility with the neighborhood in terms of location, size, height, and design. The subject property is located 1540 Finley Road, in the unincorporated area of Pleasanton. (Zoning: General Agricultural, A-2) (Assessor's Parcel Number: 204-070-039) SG [Staff Report](#)

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