

ZA: L. CROSS
STAFF: G. FARRINGTON
PW: L. GOSSETT

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, JANUARY 23, 2019
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 TO
FINDINGS #3 & #5

2a. CHRIS TRAPP (Applicant) - JIM DEVRIES (Owner), County File #LP18-2010: The applicant is requesting approval of a land use permit for the construction of a 2-bedroom 1,474-square-foot second residence. The single-story 16-foot-tall dwelling would replace a legal non-conforming two-story 2,000-square-foot residence. The land use permit application includes a tree permit for the prior unpermitted removal and topping of six code-protected trees. The subject property is located at 415 Fleming Lane in the unincorporated Antioch area. (Zoning: H-I Heavy Industrial District) (Parcel Number: 051-040-070) JL [Staff Report](#)

CONTINUED TO
FEBRUARY 20, 2019 AS
OPEN HEARING

2b. CROWN CASTLE ON BEHALF OF AT&T (Applicant) - MING YUENG AND JIA YIN LIU (Owners), County File #LP18-2018: This is an application for a land use permit to renew an existing AT&T 40-foot monopine facility and modify the facility to remove and replace antennas, install new ancillary equipment and remove a cabinet located at the rear of the lot. The subject property is located 4068 San Pablo Dam Road in the El Sobrante area. (Zoning: Planned Unit (P-1) District) (APN: 420-192-051) GF [Staff Report](#)

APPROVED WITH
MODIFICATION TO
FINDING #6 AND
DELETE COA #11

2c. SAC WIRELESS ON BEHALF OF VERIZON WIRELESS (Applicant) - MARQUEZ NARCISCO (Property Owner) and PG&E (Tower Owner), County File #LP18-2023: This is an application for a land use permit for the construction of a new Verizon Wireless telecommunications facility (cell site) on an existing PG&E lattice tower, which includes an approximately 11-foot 10-inch tall security fence located on the ground, with variances as follows: a) a 3-foot 4-inch front yard setback (where 20 feet is required) and b) a 3-foot side yard setback (where 10 feet is required). The subject property is a vacant residential property located at 90 Tavaszi Terrace in the El Sobrante area. (Zoning: Single-Family Residential (R-15) District) (APN: 433-290-001) GF [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

2d. STREAMLINE ENGINEERING ON BEHALF OF T-MOBILE (Applicant) - PACIFIC GAS AND ELECTRIC COMPANY / TZEN-WEN GUO & BIN WAN LIN (Owner); County File #LP18-2033: The applicant requests approval of a Land Use Permit to allow the renewal of County File #LP06-2026 for the continued operation of an existing T-Mobile telecommunication facility with the proposed modifications to install three new antennas within the existing antenna area attached to a PG&E lattice tower, replace ancillary equipment within the existing fenced area at ground level, and install one new cable run along the lattice tower. The wireless facility is located within an easement for a PG&E lattice tower that is on private property addressed as 2920 Walnut Boulevard in the unincorporated Brentwood area of the County. (Zoning: Exclusive Agricultural District (A-40); APN: 010-180-001) DV [Staff Report](#)

FIND THE
DEVELOPMENT TO BE
IN COMPLIANCE WITH
THE DEVELOPMENT
AGREEMENT

3. DEVELOPMENT AGREEMENT: PUBLIC HEARING

- 3a. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR18-0117: This is a public hearing on the Project Year 2018. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010) TM [Staff Report](#)

DETERMINED REPORT
WAS IN COMPLIANCE
WITH THE
SETTLEMENT
AGREEMENT

4. SETTLEMENT AGREEMENT: PUBLIC HEARING

- 4a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA18-0006: This is a public hearing on the Twenty-Fourth Annual Compliance Report for project year 2018, dated November 16, 2018, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 4, 2019.

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.