**STAFF: A. BHAT, F. AVILA & R. NORRIS**
**PW: M. SEN**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 18, 2011
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

*****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) 335-1203.

1. PUBLIC COMMENTS: NONE

2. DETERMINATION OF EASEMENT RIGHTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPR0VED THE PROJECT WITH A MODIFICATION TO COA#20 AND THE ADDITION OF COA#21

3. METRO PCS (Applicant) - CONTRA COSTA COUNTY (Owner), County File # LP/DP11-2023: The applicant requests approval of a land use permit, development plan combination to co-locate a wireless telecommunications facility consisting of one (1) tri-sector antenna on an existing 31.5-foot tall light pole (proposed to be extended 3.5-feet, not to exceed 35-feet in total height). The applicant also proposes to locate three (3) equipment cabinets to serve the antennas lower at ground level within a 15-foot x 5-foot lease area. The equipment and lease area will be enclosed by a 6-foot tall wooden fence. The subject pole is located within the public right-of-way (sidewalk) on the northwest corner of the Viewpoint Boulevard/Coral Drive intersection, in the Rodeo area. (Zoning: P-1)(General Plan: SH)(CT 3560.01)(Parcel: ROW 358-310-001) (Continued from 07/11/11 AMB) FA

LAND USE PERMIT: PUBLIC HEARING

ACCEPTED TESTIMONY AND CONTINUED THE OPEN HEARING TO AUGUST 1, 2011

4. RICK HIRSCH (Applicant on behalf of Extenet Systems) - CONTRA COSTA COUNTY (Owner), County File #LP11-2003: The applicant requests approval of an application for a land use permit to establish a new wireless telecommunications facility on an existing utility pole located in the southbound right of way of Skyline Boulevard. The proposed telecommunications facility consists of two (2) Extenet Kathrein Antennas, four (4) Delta Nodes (equipment cabinets), two (2) back-up batteries, and one (1) power meter/breaker box. The utility pole is located approximately one tenth of a mile south east of the intersection of Skyline Boulevard and Grizzly Peak Boulevard within the southbound right of way of Skyline Boulevard in the Orinda area of the County. (R-6, SD-I) (GP: AL) CT: 3530.01) (Parcel #: N/A, within a parcel created to record the project, labeled Right of Way Parcel ROW-273-200) RJN

DEVELOPMENT PLAN: PUBLIC HEARING

ACCEPTED TESTIMONY AND APPROVED THE PROJECT AS RECOMMENDED BY STAFF

5. VIRGILIO TABLANTE (Applicant) - VIRGILIO & CHRISTINA TABLANTE (Owners), County File #DP10-3030: This is a request for a development plan to establish three (3) off street parking spaces by converting 440 square feet of the interior of an existing office building into a garage to accommodate two (2) off street parking spaces, and by demolishing an additional 330 square feet to accommodate one (1) outside handicap parking space. The applicant also requests variances for the three (3) 9'x19' off street parking spaces (where a minimum of 5 parking spaces are required) and a 0 foot front setback (where a minimum of 10 feet is required). In addition, a variance to eliminate the required 4-foot wide planter or landscaped strip adjacent to the right-of-way is being requested, as well as approval of new landscaping, exterior painting, and signage. The subject site is located at 445 Valley View Road in the El Sobrante area. (R-B) (GP: CO) (CT: 3601.00) Parcel #425-251-007) GK

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, AUGUST 1, 2011.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, 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, 651 Pine Street, 2nd Floor-North Wing, 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, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.