

STAFF: T. MOREIRA & R. NORRIS  
PW: M. SEN

## ~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, SEPTEMBER 19, 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:
2. DETERMINATION OF EASEMENT RIGHTS:

### LAND USE PERMIT: PUBLIC HEARING

APPROVED ON THE  
CONSENT CALENDAR  
WITH MODIFICATIONS  
TO COA #6 & #12

3. BETSY PENSON (Applicant) - PAUL WARDY (Owner), County File #LP11-2039: Request for approval of a land use permit /development plan combination to allow a substantial modification to Final Development Plan #DP85-3009 in order to allow an annual free summer concert series temporary event within the Blackhawk Plaza development. The subject parcels are Lot-13 and Parcel "Z" of the Blackhawk Plaza (Tract 6586) commercial development in the unincorporated area of Danville. (GP: CO) (P-1) (CT: 3551.04) (Parcel #203-780-013, 075) SFT

APPROVED ON THE  
CONSENT CALENDAR  
AS RECOMMENDED BY  
STAFF

4. JULIE EPSHTEYN (Applicant on behalf of AT&T) – ROUND HILL ENTERPRISES (Owner) County File #LP11-2029: This is a land use permit modification to County File # LP03-2054, to allow the installation of three (3) new LTE Antennas, six (6) new remote radio units (RRUs), and four (4) new equipment cabinets. This equipment is proposed to be located at the existing facility, which consists of six (6) panel antennas and three (3) cabinets. The facility is mounted on the Round Hill Country Club clubhouse roof. The project site is located at 3169 Roundhill Road in the Alamo area of the County. (GP: Parks and Recreation(PR)) (R-15) (CT: 3461.02) (Parcel Number #193-460-001) RJN

APPROVED ON THE  
CONSENT CALENDAR  
AS RECOMMENDED BY  
STAFF

5. SPRINT – NEXTEL (Applicant) – ROGER RILEY/GEORGE WILSON TRUST (Owners), County File #LP11-2013: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP96-2071) for the operation of a wireless telecommunication facility that consists of three panel antennas, each on individual pipe mount poles, five equipment and power cabinets, and an emergency generator. This permit extension request does not include any expansion or modification to the existing facility. The lease area for the project is within a 41,338 square foot parcel located at 5799 Nortonville Road, in the unincorporated Pittsburg area of East Contra Costa County. (A-2) (AL) (CT 3551.06) (Parcel #:075-080-016) DAB

### DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED ON THE  
CONSENT CALENDAR  
WITH MODIFICATIONS  
TO THE FINDINGS AND  
COA#7

6. DON CLARK (Applicant) - ALAMO HIGHLANDS HOMEOWNERS ASSOCIATION, GREGORY & JEANNE CAMPBELL, PATRICK DOWD, MARY JO GORDON (Owners), County File #DP10-3007: Request for approval of a substantial modification to Final Development Plan #DP97-3031 to allow the construction of an automatic entry gate within the Justin Morgan Drive roadway near the intersection with Stone Valley Road. The project also includes a proposal to widen a portion of an existing East Bay Regional Park District trail easement to accommodate a sidewalk realignment. The subject properties consist of the Justin Morgan Drive private right-of-way, 12 Copenhagen Court, and 505 Justin Morgan Drive in the Alamo area. (P-1) (GP: SL) (CT 3462.01) (Parcel #197-470-027, 001, 016) SFT

RECONSIDERATION REQUEST: VARIANCE: PUBLIC HEARING

THE ZONING  
ADMINISTRATOR  
AGREED TO HEAR THE  
RECONSIDERATION ON  
A YET TO BE  
DETERMINED DATE IN  
THE FUTURE

7. JEFFREY THOMAS (Applicant & Owner), County File #VR08-1035: This is a motion for a reconsideration of the denial of a variance request for a 0-foot front yard setback (where a minimum of 20 feet is required) to legalize an existing 10 foot 6 inch tall and approximate 51 square foot pergola with gate structure. This proposal includes a Kensington design review for neighborhood compatibility. The subject property is located at 258 Amherst Avenue, in the unincorporated area of Kensington. (General Plan: SH/CO) (Zoning: R-6, TOV-K) (Zoning Atlas: M-7, N-7) (CT: 3920.00) (APN: 570-060-006) CYL

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, OCTOBER 3, 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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.