

STAFF: T. MOREIRA, W. NELSON & R. NORRIS
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 23, 2012
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

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

CONTINUED THE
PROJECT TO FEBRUARY
22, 2012 (WRN)

3. MILTON "JOHN" & SALLY MARIN (Applicants & Owners), County File #MS10-0004: Applicants request approval of a vesting tentative map to subdivide a 4.37 acre parcel into four parcels, with variances to allow 1) a 30,815 square foot lot area for Parcel-A (minimum 40,000 square feet required); 2) a 30,000 square foot lot area for Parcel-B and Parcel-C (minimum 40,000 square feet required); and 3) an average lot width of 136 feet for Parcel-B and Parcel-C (minimum 140 feet required). The project also includes a request for approval of a tree permit to allow the removal of eight (8) code protected trees and to allow work within the dripline of nineteen (19) code-protected trees in order to allow the construction of a 20-foot wide paved private roadway and the conversion of an existing open drainage ditch into an underground drainage pipe. As part of the project, the applicant also seeks to establish a 0.75-acre restricted development area along the southern boundary of Parcel-D. The subject property is identified as 296 La Casa Via in the unincorporated area of Walnut Creek. (R-40) (GP: SV) (CT: 3430.02) (Parcel #140-220-008) (Continued from 12/19/11 AMB) SFT

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

TOOK TESTIMONY,
CLOSED THE PUBLIC
HEARING, AND
APPROVED THE
PROJECT WITH
CHANGES TO
VARIANCE FINDINGS 1
AND 2 AS WELL AS
COAS 1, 18, AND 43,
WHILE REMOVING
COAS 14, 15, AND 31,
AND ADDING NEW
COAS 1C AND 14 (TM)

4. ROBERT CHALLEY (Applicant) – WESTVIEW PARK PARTNERS (Owners), County File #DP00-3058: The applicant is requesting approval to amend a previously approved Development Plan for the existing Park Place Office Complex for the construction of an additional three-story 12,812 square foot office building and 693 square feet of covered deck space with an amendment to the existing variance for 270 parking spaces with 19% compact spaces. The applicant proposes 271 parking spaces (where an additional 51 parking spaces are required) for the new office building with parking space dimensions of 9 feet by 18 feet (where 9 feet in width by 19 feet in depth is required) and a drive aisle of 25 feet (where 28 feet is required). The combined property acreage is approximately 4.24 acres and is located on the north side of Camino Diablo at 2960 Camino Diablo in the Walnut Creek area of Contra Costa County. (R-B/R-15) (GP: CO/SL) (ZA: N-13) (CT: 3400.02) (Parcel Numbers 177-140-051 and -057) (Continued from 01/09/12 TM) LC

LAND USE PERMIT: PUBLIC HEARING

CLOSED THE PUBLIC
HEARING AND
APPROVED THE
PROJECT AS
RECOMMENDED BY
STAFF WITH COAS 24
AND 26 REMOVED
(WRN)

5. VERIZON WIRELESS C/O SAC WIRELESS (Applicant) - WALKER FAMILY TRUST (Owner), County File #LP11-2068: The applicant requests approval to modify a previously approved land use permit (County File #LP01-2101); an existing Verizon telecommunications facility to remove and replace two (2) panel antennas, and add one (1) microwave antenna and pole extension on an existing custom antenna mount. The subject project lease area is within a 421.5-acre parcel located approximately 1,600 feet east of Vasco Road, and approximately 900 feet north of the Contra Costa County and Alameda County boundary. The subject lease area is identified as Vasco Road Gate #24, and is accessed via a dirt road approximately 1,000 feet north of the County boundary, in the unincorporated Byron area. (A-4) (GP: AL) (CT: 3551.04) (Parcel #005-070-014) MK

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF (WRN)

6. SPRINT PCS C/O DAN BURKE – NETWORK DEVELOPMENT ASSOCIATES (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP11-2061: The applicant requests approval to modify a previously approved land use permit (County File #LP06-2066); an existing Sprint micro-cell wireless telecommunications facility within the Cummings Skyway right-of-way by adding two (2) panel antennas and replacing two (2) existing panel antennas on an existing power utility pole, and the replacement of three (3) existing equipment cabinets with two (2) equipment cabinets within the subject lease area. The project also includes the addition of four (4) remote radio units (RRUs), and a single global positioning unit. The subject project lease area is located on the south side of the right-of-way, approximately 1 ¼ miles northwest of the Cummings Skyway/Highway 4 interchange in the unincorporated Crockett area. (A-4) (GP: (AL)) (CT: 3570) (Parcel #354-300-007) (County ROW #354-300-003) MK

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF (WRN)

7. SPRINT PCS (Applicant) - MC CELL REIT 1 LLC (Owner), County File #LP11-2053: The applicant requests approval of a land use permit to renew an expired land use permit (County File #LP01-2037) for the operation of an existing wireless telecommunications facility. The facility consists of 1 GPS antenna, 3 equipment cabinets, and 2 panel antennas. This renewal request includes the replacement of one (1) existing GPS antenna, the replacement and upgrade of two (2) existing panel antennas, the replacement of two (2) existing equipment cabinets, the addition of four (4) remote radio units (RRUs), and the addition of two (2) new cable runs through an existing underground cable conduit. The property is located 6180 Alhambra Valley Road in the unincorporated Martinez area. (A-4) (GP AL) (Zoning Atlas: J-9/J-10) (CT 3560.02) (Parcel #365-020-039) GK

THE ZONING
ADMINISTRATOR
OPENED THE PUBLIC
HEARING, ACCEPTED
TESTIMONY, AND
CLOSED THE PUBLIC
HEARING. THE
PROJECT WAS
CONTINUED TO
FEBRUARY 6, 2012
(WRN)

8. PAM TYER (Applicant) - TOMMY ANDERSON (Owner), County File #LP10-2084: The applicant requests approval of a land use permit to amend the final quarry reclamation plan for the existing land use permit, County File #LP05-2016. The applicant proposes to change the end use from grazing to rural ranchette and horse facilities, and to continue motorcross activities. The subject properties are located at 50 Camino Diablo Road and Vasco Road in the Byron area. (A-3) (GP: AL) (Zoning Atlas: Q25/Q26) (CT: 3551.04) (Assessor's Parcel #s: 003-020-047 & 048) JRC

OPENED THE PUBLIC
HEARING, ACCEPTED
TESTIMONY FROM THE
APPLICANT, AND
CONTINUED THE ITEM
TO FEBRUARY 6, 2012
AS AN OPEN HEARING
TO ALLOW THE
SUBMITTAL OF
ADDITIONAL
INFORMATION AND RE-
NOTICING OF THE
PROJECT (WRN)

9. EAST BAY REGIONAL PARK DISTRICT (EBRPD) (Applicant) - PACHECO PROPERTIES (Owner), County File #LP11-2086: The applicant is requesting a land use permit approval to allow the establishment of a contractor's yard within an existing 18,946 square foot building on ± 2-acre parcel. The subject site will be used for the storage and repair of the Park District equipment which is used for maintenance, construction, and landscaping on properties owned by the EBRPD. The project also includes a request to allow an existing 504 square foot mobile trailer to be used as an office/meeting space and to utilize the northern and eastern portion of the subject site for outdoor parking and storage of maintenance equipment. There is no modification of the existing building proposed, except for minor interior remodeling. The subject property is identified as 4595 Pacheco Boulevard in the unincorporated Martinez area. (L-1) (GP: (LI) (CT: 3200.01) (Zoning Map: F13/G13) (Parcel #380-260-002) MK

3:30 P.M.

10. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

THE ZONING
ADMINISTRATOR
CONTINUED THE ITEM
TO FEBRUARY 22, 2012,
AT 3:30 (TM)

11. CONOCOPHILLIPS COMPANY (Applicant & Owner), County File #LP05-2048: This is the first of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project at the ConocoPhillips San Francisco Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. [Assessor Parcel Numbers: 357-010-001, 357-300-005, 357-210-011, 358-030-034, 357-310-001] (Continued from 12/19/11 TM) WRN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, FEBRUARY 6, 2012.

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.