ZA: W. NELSON
STAFF: G. KUPP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 4, 2012
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.

1. PUBLIC COMMENTS: NONE

2. DETERMINATION OF EASEMENT RIGHTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

3. MICHELLE REGALIA MCGRATH (Applicant) - MICHAEL & MICHELLE MCGRATH (Owner), County File #LP12-2036: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a law practice out of a single-family residence located at 157 Ponderosa Lane, in the Walnut Creek area. (Zoning: R-10) (General Plan: SH/OS) (CT: 3410) (APN # 185-242-010) (Continued from 05/21/12 LC) SG

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

4. AT&T (Applicant) – ANITA EILEEN FORRY REVOCABLE LIVING TRUST (Owner), County File #LP12-2021: This is a request to modify a previously approved land use permit (County File #LP89-2121) for the continued operation of a wireless telecommunications facility that consists of ten panel antennas mounted on a 150-foot tall monopole (156-feet with antennas). The supporting equipment associated with this facility is placed within an equipment shelter at the base of the pole. This modification request includes replacement of one panel antenna and the addition of: two new panel antennas (for a total of twelve), one GPS antenna, a total of 9 RRU's, and one equipment cabinet within the existing equipment shelter. The 297 -square-foot AT&T lease area for the project is within a 0.5-acre parcel located at 1631 Arabian Lane, in the Brentwood/Knightsen area. (A-40) (CT 3031.00) (Parcel #015-040-056) (Continued from 05/21/12 LC) FA

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

5. JOYCE SCOTT (Applicant) - NAVJEET CHAHAL (Owner), County File #LP12-2037: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a janitorial service business out of a single-family residence located at 2123 Murphy Drive, in the San Pablo area. (Zoning: R-6) (General Plan: SH) (CT: 3640.01) (APN # 403-272-007) SG

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COA #7

6. METRO PCS (Applicant) - WIEDEMANN RANCH, INC. (Owner), County File #LP11-2085: This is a request for approval of a land use permit to co-locate a new unmanned telecommunications facility consisting of (6) new panel antennas, (5) new microwave antennas, (1) new GPS antenna, and a new 10x20 -foot concrete slab with ground equipment within an existing fenced telecommunications compound located on Wiedemann Hill in the unincorporated San Ramon area. (General Plan: AL Agricultural Lands) (Zoning: A-4 Agricultural Preserve District) (APN: 211-230-015) GK

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

7. ALA ROUHANI (Applicant & Owner), County File #LP12-2029: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a construction business out of a single-family residence located at 2700 Cherry Lane, in Walnut Creek. (Zoning: R-12) (General Plan: SM) (CT: 3382.02) (APN # 172-071-002) RA
LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

8. DOUGLAS SCOTT (Applicant) - DONALD & SARAH SCOTT (Owner), County File #LP12-2028: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a mutli-media and contract video editing business out of a single-family residence located at 981 Kelvin Road, in El Sobrante. (Zoning: R-6) (General Plan: SH) (CT: 3630.00) (APN # 426-114-015) RA

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF

9. AT&T (Applicant) – JOHN A. DeMARTINI RANCH (Owner), County File #LP12-2026: This is a request to renew a previously approved land use permit (County File #LP03-2075) for the continued operation of a wireless telecommunications facility that consists of twelve panel antennas mounted atop a 100-foot tall lattice tower. The site also includes one 625-square-foot equipment shelter located within a 2,345-square-foot lease area. The project does not include any physical modifications to the facility. The project site is located within a 0.92-acre parcel located approximately 3-miles northwest of the Cummings Skyway/State Route 4 interchange, in the Crockett area. (A-4) (AL) (CT: 3570) (Parcel #354-300-008) FA

RECONSIDERATION REQUEST: LAND USE PERMIT: PUBLIC HEARING

RECONSIDERATION HEARING SCHEDULED FOR MONDAY, JUNE 18, 2012

10. MATTHEW YERGOVICH C/O CROWN CASTLE (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2033: This is a motion for reconsideration to revise condition of approval #25 for a land use permit to renew an existing wireless telecommunication facility. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (north of Pine Valley Road). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (Zoning: A-80, Exclusive Agricultural Zoning District) (General Plan: Public/Semi-Public) (Assessor's Parcel Number: 222-270-003) JRC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 11, 2012. **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 Friday. Advance arrangements may be made by calling (925) 674-7205.