

ZA: L. CROSS
STAFF: R. HERNANDEZ, & J. CRUZ
PW: J. LAROCQUE

~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, SEPTEMBER 5, 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

VARIANCE: CONTINUED PUBLIC HEARING

CONTINUED TO 9/24/12
AS REQUESTED BY
APPLICANT

2. GORDON JURGENSON (Applicant & Owner), County File: #VR11-1024: Applicant requests approval of a Variance for a 0-foot front yard setback (where 20 feet is required) and a 1-foot side yard setback (where 10 feet is required) for the construction of a retaining wall ranging in height from 2 feet to 7 feet 11 inches, to support an expanded and relocated driveway. The subject property is identified as 229 Miramonte Road in the Walnut Creek area. (General Plan: Single-Family Residential-Low Density) (Zoning: R-15 Single-Family Residential District) (Assessor Parcel Number: 175-150-053) (Continued from 07/06/12 TM) CYL [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
FINDINGS #5

3. SHANE BERA C/O AT&T (Applicant) - PRESBYTERY OF SAN FRANCISCO (Owner), County File #LP11-2074: This is a request for approval of a Land Use Permit/Development Plan Combination application to construct a new unmanned telecommunications facility consisting of (1) 65-foot monopalm, (12) panel antennas, (12) remote radio units (RRUs), (2) GPS antennas, and a new 230-square-foot equipment shelter. The proposed lease area is located at 1900 Willow Lake Road in the Discovery Bay area. (General Plan: CR—Commercial Recreation) (Zoning: P-1—Planned Unit District) (Assessor Parcel Number: 008-330-035) GK [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

4. SPRINT-NEXTEL (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP12-2074: This is a request to renew a previously approved land use permit, (County File #LP00-2077), for the continued operation of an unmanned wireless communications facility. The project does not include any modifications to the project or facility. The property is located at 11751 Vasco Road, in the Byron area. (Zoning: General Agricultural District, A-2) (General Plan: Agricultural Lands, AL) (Census Tract: 3040.00) (Assessor's Parcel Number: 005-180-005) RA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

5. SPRINT PCS (Applicant) - HERB ELWORTHY (Owner), County File #LP12-2060: This is a request to renew a previously approved land use permit (County File #LP96-2072) for the continued operation and upgrade of a wireless telecommunications facility that consists of four panel antennas mounted on three 10-foot tall poles. The upgrade includes switching out of the four existing panel antennas with two upgraded 6-foot tall antennas, addition of 4 Remote Radio Units, replacement of a Global Positioning System antenna and replacement of three equipment cabinets with two upgraded units within Sprint's 308-square-foot lease area. The project site is located within an 83.05-acre parcel directly northwest of the Kirker Pass/Hess Road intersection, in the Concord area. (A-4) (AL) (CT: 3132.02) (Parcel #094-130-017) FA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

6. AD ART, INC (Applicant) - EDWARD BANDUCCI (Owner), County File # LP12-2068: The applicant is requesting approval of a modification to the conditions of approval for land use permit #LP96-2100 in order to allow the installation of new building and canopy signage to an existing gas station and convenience store. Subject property is located at 5349 San Pablo Avenue in the El Sobrante area. (Zoning: R-B) (General Plan: CO)(CT: 3602.00) (Assessor's Parcel Numbers 433-220-011, 433-220-012 & 433-220-013) SG [Staff Report](#)

APPROVED WITH
MODIFICATION TO
COA#2 AND ADD TWO
(2) CONDITIONS OF
APPROVAL

7. STONE'S THROW FARM, LLC (Applicant & Owner), County File #LP10-2054: A request for approval of a land use permit to establish a commercial equestrian training and boarding facility. The equestrian training and boarding facility will include the following: 1) the boarding of 6 horses in the barn, with 6 remaining stalls being held for private use by the property owners; 2) riding, instruction, and training of the boarded horses (boarders may independently ride and train their horses or have an outside trainer help or provide instruction and training); 3) up to eight day-long training events per year provided by an outside trainer; 4) installation of an additional septic system to serve the existing restroom located in the existing barn; and 5) construction of a 2,646 square-foot fabric canopy over the existing round pen located southeast front portion of the subject site. The project also includes a variance to allow the required off-street parking area to remain graveled and unmarked. The subject property is a 5-acre parcel located at 7990 Camino Tassajara Road in the San Ramon area. (Zoning: A-2) (ZA: U-19) (CT: 3551.04) (GP: AL) (APN: 223-042-007) SG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

8. REJA IMPERIAL (Applicant & Owner), - County File #LP12-2082: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an information technology business out of a single-family residence located at 106 Nanterre Street in the Danville area. (Zoning: P-1) (General Plan: Single Family Residential – High Density, SH) (Census Tract: 3551.04) (Assessor's Parcel Number: 206-580-002) DW [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

9. CYNTHIA MAGNUSON (Applicant & Owner), County File #LP12-2085: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a communications and inspection business out of a single-family residence located at 1031 Baypoint Way in the Rodeo area. (Zoning: P-1) (General Plan: Single Family Residential – High Density, SH) (Census Tract: 3560.01) (Assessor's Parcel Number: 358-253-002) DW [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED AS OPEN
PUBLIC HEARING TO
10/01/12

10. REED ONATE/NUCP, LLC (Applicant) - MEADOW CREEK GROUP, LLC, THOMAS DENOVO, LLC AND THOMAS CONCORD, LLC (Owners), County File #DP12-3008: A request for approval of a modification to the Willow Pass Business Park Final Development Plan to expand the permitted uses for lot 14 to allow, in addition to the current permitted uses, retail shops, personal service businesses, restaurants (including take-out food and quick service establishments) and gas stations (with or without a convenience store). Approval of a lot line adjustment between lot 14 and lot 15 reducing the size of lot 14 to 1.31-acres from 4.04-acrea is also being requested. Lot 14 of the Willow Pass Business Park is a vacant lot that abuts the Chevron gas station property to the west. The Willow Pass Business Park is located at the western terminus of Evora Road, on the North side of Highway 4 in the North Concord area. (Zoning: P-1) (CT:) (GP: M-10) (APN's: 099-210-014 and 015) RLH [Staff Report](#)

CONTINUED
INDEFINITELY

11. SUSAN FERGUSON & KEN FINNEY (Applicant & Owners), County File #DP12-3015: A Kensington Design Review Development Plan application to determine conformance with the Standards of Consideration (§84-74.1206) of the Kensington Combining District for the construction of a 891 square foot, two-story addition, to the rear of an existing two story, 1,987 square foot residence which is located on a 5,162 square foot lot. This hearing is required because the proposed addition will cause the total floor area of the residence to exceed the floor area ratio threshold standards of the Kensington Combining Zoning District. The subject property is located at 230 Amherst Avenue in the Kensington area of Contra Costa County. (Zoning: R-6, -K, -TOV) (General Plan: SH) (Census Tract: 3920) (Assessor's Parcel Number: 570-050-010) RA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

12. MICHELLE KOO (Applicant & Owner), County File #DP12-3014: This is a request for a Kensington Design Review Development Plan for a 339 square-foot front addition and new deck. The addition extends approximately 12 feet 6 inches from the front façade and is located within the footprint of the existing front deck. The project exceeds the gross floor area threshold for the lot by 189 square feet. The property is located at 223 Cambridge Avenue in the unincorporated area of Kensington. (General Plan: Single-Family Residential-High, SH) (Zoning: Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District, R-6, -TOV, -K) (Assessor's Parcel Number 570-031-007) CYL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 24, 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.