

ZA: W. NELSON AND T. MOREIRA
STAFF: D. BARRIOS
PW: J. LAROCQUE

~ REVISED ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 4, 2013
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

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO
NOVEMBER 18, 2013
(WRN)

2. RAJESH RAIKAR (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2093: The applicant requests approval of a land use permit to modify County File #LP04-2008, an existing wireless telecommunications facility. The modification includes the following: 1) addition of three 8-foot antennas; 2) relocate three RRUs-11 from ground and mount on t-arm; 3) add one surge protector mounted on existing t-arm; 4) add two 2.5" flex conduits routed in the existing monopine pole for fiber and DC power lines; 5) remove one equipment cabinet and replace with two cabinets; and 6) relocate one GPS antenna. The subject property is the East Bay Municipal Utility District's Alamo Reservoir property, located at 2680 Stone Valley Road in the Alamo area. (Zoning: R-20, Single-Family Residential) (Parcel Number: 193-620-007) (Continued from 10/21/13 WRN) JRC [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA #3, #5, #14, AND
#22(A) (WRN)

3. AT&T c/o RAJESH RAIKAR (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2077: This is a request to modify a previously approved land use permit (County File #LP05-2087), to allow the addition of six new panel antennas mounted to three 19-foot tall monopoles for a total of 12 AT&T antennas at the site. The supporting equipment associated with this request is to be located entirely within the existing outdoor equipment area. The subject property is located at 4505 Happy Valley Road in the Lafayette area. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 365-260-001) (Continued from 10/21/13 WRN) DAB [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA #1, #5, #8, #9, #10,
#12, #13, #14, #16, #18,
#22, AND #23. ADDED
CONDITIONS.
REMOVED COA #20
AND #21.
MODIFICATIONS TO
FINDINGS. (TM)

4. QUENTIN ALEXANDER (Applicant) - SAN RAMON UNITED METHODIST CHURCH (Owner), County File #LP12-2110: The applicant is requesting approval of a land use permit for a modification to an existing church to add a 7,935 square-foot multi-purpose recreational building. The project includes the reconfiguration and expansion of the existing parking lot, replacement of existing parking lot lighting, new parking lot lighting, new parking lot landscape planters, new curb cut to widen the existing access, and approval of a sign program for the existing signs. This project includes variances from the off-street parking ordinance for substandard parking aisle width, a building height of 37 feet 3 inches (where a maximum of 35 feet is allowed), and for a 0-foot front yard setback (where a minimum of 25 feet is required) for the existing signage for the church and preschool. The project also includes the removal of three code-protected trees and for work within the driplines of seven code-protected trees. The property is located at 902 Danville Boulevard, in the unincorporated Alamo area. (Zoning: R-20, Residential Single-Family) (Parcel Number: 197-090-003) CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Continued from 10/21/13 TM) CYL [Staff Report](#)

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED WITH
DELETION OF COA #6
(WRN)

5. TRAVIS BAKER OF BRANAGH DEVELOPMENT, INC. (Applicant) - SCOTT AND PAIGE RADELL (Owners), County File #DP13-3023: The applicant requests approval of a Development Plan for the construction of a 4,577-square-foot two-story single-family residence on a substandard lot for the purpose of determining neighborhood compatibility. The subject property is located at 173 S. Via Lucia Way in the

Alamo area. (Zoning: R-20 Single-Family Residential District) (Parcel Number: 198-040-024) (Continued from 10/21/13 WRN) [EL](#) [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO
NOVEMBER 18, 2013,
(WRN)

6. [T-MOBILE WEST c/o SUTRO INC.](#) (Applicant) – [CONTRA COSTA COUNTY](#) (Owner), County File #LP13-2072: The applicant requests approval of a land use permit to modify and upgrade an unmanned wireless telecommunications facility attached to a PG&E power pole. The applicant is proposing to upgrade the telecommunication facility by removing two utility boxes with faux rock covers located at the base of the power pole and installing a new ground mounted equipment cabinet with a perforated metal screen. The existing antennas will remain mounted to the power pole at a height of approximately 27 feet. A new GPS antenna will also be mounted to the power pole. The PG&E pole is located near 97 Easy Street in the unincorporated Alamo area. (Zoning: R-20, Single-family Residential) (Parcel Number: Right-of-Way adjacent to 187-570-009). [DAB](#) [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO
DECEMBER 2, 2013
(WRN)

7. [CARLA DEL CARPIO](#) (Applicant) - [ENRIQUE AVILA GAONA AND CARLA DEL CARPIO](#) (Owners); County File #DP13-3020: The applicant requests approval of a development plan for the construction of a new two story, 2,674 square foot single family residence on a substandard lot for the purpose of determining compatibility with the neighborhood. The subject property is located at 6127 Arlington Boulevard in the Richmond area. [Zoning: R-6; Single Family Residential District] (Parcel Number: 418-080-001] [SG](#) [Staff Report](#)

APPROVED ON
CONSENT (WRN)

8. [JASON KALDIS](#) (Applicant) - [TRACY PETERSON & JOSEPH MONFORTE](#) (Owners), County File #DP13-3030: The applicant is requesting approval of a Development Plan for a Kensington Design Review for the conversion of approximately 1,590 square feet of unconditioned storage space on the residential Lower Floor and the enclosure of approximately 31 square feet of space underneath an existing exterior stairway, for a total of 1,621 square feet of habitable living space. The residence will exceed the gross floor area threshold by 483 square feet. The project includes a Variance request for a 1 foot 1 inch secondary frontage setback where 15 feet is required for the enclosure underneath the exterior stairway. The property is located at 1 Willow Lane, in Kensington. [Zoning: R-6, Single Family Residential District] (-TOV, Tree Obstruction of Views Combining District) (-K, Kensington Combining District) (Parcel Number: 571-170-038] [SG](#) [Staff Report](#)

VARIANCE: PUBLIC HEARING

CONTINUED TO
NOVEMBER 18, 2013
(WRN)

9. [CRAIG NEVIN AND BETH DAVIS](#) (Applicants/Owners), County File #VR12-1025: The applicant is requesting approval of a 3-story and setback variances for the purposes of constructing a new 2,776-square-foot single-family residence (400 square-foot garage included). The variances include: 1) 3 stories proposed (where 2.5 stories is allowed), 2) a 5 foot secondary front yard setback proposed (where 15 feet is the minimum required), and 3) a 5 foot side yard setback proposed (where 10 feet is the required minimum). The project also includes a 4 foot side yard variance (where 10 feet is the required minimum) for a 9 foot tall retaining wall in the driveway area and a tree permit request to perform minor alterations to one Coast Redwood, work within the dripline of one Oak tree and removal of one Oak tree. The project location is addressed as 237 Sequoia Avenue in the Walnut Creek area. (Zoning: R-10, Single-Family Residential District) (Parcel Number: 184-321-042) [FA](#) [Staff Report](#)

COMPLIANCE REVIEW: PUBLIC HEARING

APPROVED ON
CONSENT (WRN)

10. [JOSH GUM AND HEATHER JURACICH](#) (Applicants and Owners), County File #CV13-0073: The applicant requests approval of a compliance review for an approved land use permit (County File #LP07-2019) that established a home occupation for the administrative portion of a mobile pet sitting service. The subject property is located at 3131 Withers Avenue in the unincorporated area of Lafayette. (Zoning: R-20, Single-Family Residential) (Parcel Number: 169-021-004) [JRC](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 18, 2013. 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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.