

ZA: L. CROSS
STAFF: W. NELSON & D. BARRIOS
PW: R. LIERLY

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, FEBRUARY 19, 2014
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: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

2. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2084: The applicant is requesting approval of a land use permit to replace an existing 26-foot 8-inch tall utility pole with a 31-foot 11-inch pole and attach a new wireless telecommunications facility. The project also includes the addition of two panel antennas, two remote radio units, one battery back-up unit cabinet and associated equipment at various heights along the pole. The subject utility pole is located within the public right-of-way on the north side of Marsh Creek Road, approximately 300 feet east from the intersection of Gill Drive and Marsh Creek Road, in the Clayton area. (Zoning: A-2, General Agriculture District; Parcel Number: ROW 078-140-010) DAB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

3. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2085: The applicant is requesting approval of a land use permit to replace an existing 24-foot 2-inch tall utility pole with a 31-foot 11-inch pole and attach a new wireless telecommunications facility. The project also includes the addition of two panel antennas, two remote radio units, one battery back-up unit cabinet and associated equipment at various heights along the pole. The subject utility pole is located within the public right-of-way on the southwest side of Marsh Creek Road, approximately 0.75 miles west from the intersection of Sycamore Springs Road and Marsh Creek Road. The adjacent private property is addressed 14680 Marsh Creek Road in the Clayton area. (Zoning: A-2, General Agriculture District; Parcel Number: ROW 078-320-006) DAB [Staff Report](#)

TOOK TESTIMONY AND
CONTINUED TO 03/17/14
AS OPEN PUBLIC
HEARING

4. EXTENET SYSTEMS, INC. (Applicant) - WILLIAM EVERETT GALVIN AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2116: The applicant is requesting approval of a Land Use Permit to install a new wireless telecommunications facility onto an existing utility pole for use by ExteNet Systems. The project includes adding an extension to an existing 37-foot, 4-inch utility pole (for a total height of 47-foot, 4-inches) and the addition of two panel antennas, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The subject pole is located 11 feet northeast of a non-exclusive private roadway and utility easement near the southwest property line of APN 078-260-019, approximately 200 feet northwest of the intersection with Marsh Creek Road, in Clayton. (Zoning: A-4, Agricultural Preserve District) (Parcel Number: 078-260-019) SXG [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

5. LEONARD SCHWARTZBURD, PH.D. (Applicant & Owner), County File #DP13-3032: The applicant requests approval of a Kensington Design Review Development Plan to legalize an 118 square-foot addition to the existing 4,268 square-foot residence at 511 Coventry Road on a 6,850 square-foot lot in the unincorporated Kensington area. The proposal includes variances to allow a side yard width of 4 feet 6 inches where a 5 foot minimum width is required, and an aggregate side yard width of 8 feet 6 inches where a 10 foot minimum aggregate width is required. A public hearing is required because with the addition, the floor area ratio threshold standard of the Kensington Combining District is exceeded. (Zoning: R-6/-TOV/-K) (Parcel Number: 571-250-021) SM [Staff Report](#)

COMPLIANCE REVIEW: PUBLIC HEARING

CONTINUED TO 03/03/14 AS OPEN PUBLIC HEARING

6. RUDOLF SCHMID (Applicant) - GAYLE SHORTRIDGE-TAPSCOTT (Owner), County File #CV13-0075: The applicant seeks approval of a modification to an approved Minor Subdivision (County File #MS11-0005) to remove Condition of Approval #26, which requires the applicant to install right-of-way improvements, including a sidewalk, along the project frontage on Highgate Road. The subject property is located at 3 Highgate Road in the Kensington area. (Zoning: R-6/-TOV/-K, Single-Family Residential, Tree Obstruction of Views, Kensington Combining District) (Parcel Number: 572-221-002) CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 3, 2014. 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.