

**ZA: T. MOREIRA & W. NELSON**  
**PW: W. LAI & L. GOSSETT**  
**STAFF: S. GONG**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, SEPTEMBER 15, 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

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS TO  
COA#32 ; COA#1 WAS  
REVISED SINCE THE  
LAST HEARING.  
ADOPTED CEQA  
DOCUMENT AS  
RECOMMENDED BY  
STAFF (WRN)

2. BILL WONG (Applicant) - RONG WANG (Owner), County File #MS13-0003: This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a 16,988-square-foot residential property into two parcels of 6,884 square feet (Parcel A) and 9,050 square feet in area (Parcel B). A new single-family residence is under construction on Parcel A, and a new single-family residence will ultimately be built on Parcel B. The applicant also requests a variance to allow a ten-foot front yard setback (where a minimum of 20 feet is required) for retaining walls to be constructed next to the driveway on Parcel B. A Tree Permit is also requested to work within the driplines of three code-protected trees for the future development on Parcel B. The subject site is located at the intersection of Kendall Avenue and Merchant Street in the Crockett area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single Family Residential District, R-6) (Assessor Parcel Number: 355-100-010) (Continued from 09/03/14 WRN) DAB [Staff Report](#)

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

3. VERIZON C/O VINCULUMS (Applicant) - BRIAN AND RICHARD GATES (Owners), County File #LP14-2036: The applicant requests approval of a land use permit to renew the Verizon Wireless telecommunication site's current land use permit, County File #LP92-2048, and to allow modifications to the site, including the replacement of two existing antennas with two new antennas on existing monopoles and the addition of four remote radio units (RRUS-12's), three surge protectors, and new hybrid cabling in a 4-inch underground conduit. The subject property is located at 150 Tunnel Road in Orinda. (Zoning: A-2, General Agricultural District) (Parcel Number: 273-171-036 (Continued from 09/03/14 TM) DCB [Staff Report](#)

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS:  
FINDINGS #3, #4, #5 &  
#6; COA's #4 & #7; ADD  
COA's #19, #11, #12, &  
#13; RENUMBER COA's  
(TM))

- S CATHY AND TODD TROST (Applicant) - GILBERT AND MARY DIANE TARIN (Owner), County File #LP14-2013: The applicants request approval of a Land Use Permit to establish a recycling collection center for California CRV recyclables, using an existing 2,880 square-foot building on the project site and installing a new driveway. In addition to California CRV recyclable materials, the center would also collect other plastic containers. The site is located at 31 Delta Road south of the City of Oakley and north of the City of Brentwood in unincorporated Contra Costa County. (Zoning: A-2, General Agricultural) (Parcel Number: 018-280-001) (Continued from 09/03/14 TM) SM [Staff Report](#)

VARIANCE: CONTINUED PUBLIC HEARING

CONTINUED TO 10/06/14  
AS CLOSED HEARING  
(TM)

5. GREG CHRISTENSEN (Applicant & Owner), County File #VR13-1029: The applicant is requesting approval of a variance to allow a 1-foot, 6-inch side yard setback, where a 15-foot minimum is required, to rebuild a garage/carport as a 660 square foot attached garage. The subject property is located at 201 Castle Hill Ranch Road, in the unincorporated Walnut Creek area. (Zoning: R-20, Single Family Residential District) (Parcel Number: 188-150-010) (Continued from 09/03/14 TM) SXG [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS: ADD  
COA #50 AND DELETE  
COA TITLE (TM)

6. KEVIN DEGNAN (Applicant) - KIMBERLI AND CLIFFORD EDMONDSON (Owner), County File #MS13-0006: The applicant requests approval of a Vesting Tentative Map to subdivide a 1.16-acre single-family residential lot into two parcels of 22,475 and 27,838 square feet. The project also includes a request to remove three protected trees and work within the drip line of two protected trees to accommodate future development of a single-family residence on one of the parcels. The subject site is located at 2342 Stone Valley Road in the Alamo area in unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-15) (Assessor's Parcel Number: 193-252-027) SM [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO  
COA#6; CORRECTION  
OF TYPOS AND  
MITIGATION TABLE  
CHANGES (TM)

7. ERIC JAMES C/O AT&T MOBILITY (Applicant) - MARK DWELLEY (Owner), County File LP13-2099: A request for approval of a land use permit to establish a new wireless telecommunication facility disguised as a rustic 70-foot tall water tank. The proposed facility will be located within a 20-foot by 30-foot lease area near the front of the property identified as 725 Delta Road in the Oakley area. The facility will include 12 panel antennas and 21 remote radio units (RRUs) mounted within the artificial water tank. The project will also involve the placement of an 11'-5" x 12' pre-fabricated equipment shelter and a backup diesel generator within the lease area. The facility will be located on the property identified as 725 Delta Road in the Oakley area. (Zoning: A-2, General Agricultural) (Parcel No: 018-310-016) RLH [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

8. SPRINT C/O MISAKO HILL (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP14-2032: The applicant requests approval of a land use permit to renew and upgrade an existing wireless telecommunications facility that was originally approved under County File #LP99-2110. The applicant is proposing to upgrade the wireless telecommunication facility by installing two new panel antennas that are mounted to 15-foot tall pipe masts, adding two remote radio units (RRUs), and upgrading the components within the existing equipment cabinets. The subject property is an approximately 213-acre parcel, addressed at 11751 Vasco Road in the Byron area. (Zoning: General Agricultural, A-2) (Parcel No: 005-180-005) DAB [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

9. SPRINT C/O MISAKO HILL (Applicant) - G3 ENTERPRISES (Owner), County File #LP14-2033: The applicant requests approval of a land use permit to upgrade an existing wireless telecommunications facility that was originally approved under County File #LP99-2070. The applicant is proposing to upgrade the wireless telecommunication facility by installing two new panel antennas and two remote radio units (RRUs) that will be mounted to an existing 40-foot tall monopole. Additionally, the applicant proposes to upgrade the electrical components within the existing equipment cabinets. The subject site is located at the Unimin Quarry west of Vasco Road and east of Camino Diablo. The site is accessed through the Unimin Quarry's entrance on Camino Diablo in the Byron area. (Zoning: Heavy Agricultural, A-3) (Parcel No: 003-020-010) DAB [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

10. CROWN CASTLE/AT&T WIRELESS (Applicant) - G3 ENTERPRISES INC. (Owner), County File #LP12-2035: The applicant is requesting approval of a land use permit to renew County File #LP99-2070 for the continued operation of an existing Crown Castle/AT&T Wireless telecommunications facility. The facility consists of nine panel antennas mounted on a fifty foot tall monopole, one Global Positioning System antenna and one equipment cabinet. All of the subject equipment is located within a nine hundred square-foot lease area which is surrounded by a six foot tall chain-link fence. No upgrades or equipment additions are proposed with this renewal request. The project is located at 575 Camino Diablo Road in the Byron area. (Zoning: Heavy Agricultural District, A-3) (Assessor's Parcel Number: 003-020-032) FA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

11. EXTENET SYSTEMS, INC. C/O MATT YERGOVICH (Applicant) - HARRY GUTRIDGE (Owner), County File #LP14-2040: The applicant is requesting approval of a land use permit to establish a new telecommunications site on an existing utility pole for use by AT&T. The project includes adding an extension to an existing 36-foot, 8-inch utility pole for a total height of 46 feet, 8 inches, and the addition of (a) 2 new panel antennas, (b) 2 new Remote Radio Units (RRUs), (c) 1 battery backup unit (BBU), and (d) supporting equipment for these units all at various heights along the pole. The subject site is located at 13600 Marsh Creek Rd., in the Clayton area. (Zoning: A-2, General Agricultural District; Parcel: 078-130-017) DCB [Staff Report](#)

CONTINUED TO 10/06/14  
AS REQUESTED BY  
STAFF TO RENOTICE  
(TM)

12. PANERA, LLC (Applicant) - 230 ALAMO PLAZA, LLC (Owner), County File #LP14-2027: The applicant requests approval of a Land Use Permit / Development Plan to establish a Panera Bread Bakery Café in a vacant commercial space in the Alamo Plaza Shopping Center. The café would include approximately 71 interior seats plus an additional 24 seats under a covered patio area. The application includes a deviation from the parking required under the Contra Costa County Code for the Alamo Plaza Shopping Center. The subject site is located at 215A Alamo Plaza in the Alamo area in unincorporated Contra Costa County. (Zoning: Retail Business, R-B; Sign Control Combining District, S2) (Assessor's Parcel Number: 191-180-012) SM [Staff Report](#)

APPROVED WITH  
MODIFICATIONS:  
MISSING LANGUAGE IN  
FINDING – ADD (P.11)  
SECT 84-50.16  
DEVELOPMENT PLAN  
FINDINGS (TM)

13. CROWN CASTLE (Applicant) - ALAMO BRIDGE HOA (Owner), County File #LP14-2001: The applicant requests approval of a Land Use Permit to renew Land Use Permit LP01-2051 for an existing monopine wireless facility, add decorative branches to the monopine, and replace existing Verizon wireless facility equipment with nine panel antennas, three remote radio units, a surge suppression unit, and associated hardware. The subject site is located at 312 Alamo Square Drive, immediately southwest of the Interstate 680 southbound onramp from Stone Valley Road, in the Alamo area in unincorporated Contra Costa County. (Zoning: Retail Business, R-B; Sign Control Combining District, S2) (Assessor's Parcel Number: 197-310-056) SM [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO 10/06/14  
AS CLOSED HEARING  
(TM)

14. LAURA ANDERSON (Applicant & Owner), County File #DP14-3007: This is a request for approval of a design review development plan to legalize the as-built construction on a single-family residence. The work that was completed includes a 190 square-foot first floor rear addition, addition of two bay windows, two new skylights, the expansion of an existing roof terrace above the first floor addition, and the expansion of the covered front porch. The property is located at 2631 Danville Boulevard in the Alamo area. (Zoning: R-20, Single-Family Residential District; Assessor's Parcel Number 188-370-007) CYL [Staff Report](#)

VARIANCE: PUBLIC HEARING

CONTINUED TO 10/06/14  
AS REQUESTED BY  
APPLICANT TO SUBMIT  
REVISED DESIGN (LC)

15. SAIKLEY ARCHITECTS (Applicant) - YANGCHEN CHAGZOETSANG (Owner), County File #VR14-1028: The applicant is requesting approval of a Variance Permit to allow a 0 foot front yard setback (where 20 feet is required), a 5 foot rear yard setback (where 15 feet is required), and an aggregate side yard setback of 6'4" (where an aggregate of 8' is required) for a new 3,181 square foot two-story residence on a 2,713 substandard lot. The application includes a small Lot Design Review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design of the proposed project. The subject property is a vacant lot located at 5961 Monterey Avenue in the unincorporated Richmond area. (Zoning: R-6, Single Family Residential District) (Parcel #418-111-051) LV [Staff Report](#)

COMPLIANCE REVIEW: PUBLIC HEARING

DENIED THE REQUEST  
TO MODIFY (TM)

16. MELCOR HOMES (Applicant) - ARBOR VIEW ESTATES LLC (Owner), County File #CV14-0029: This is a request for a modification to condition of approval #50 of Subdivision #SD07-9174 to allow all existing utility distribution facilities to remain above-ground. This request includes the proposal to relocate an existing joint power pole 10 feet to the north of the subdivision entrance. The property is located at 1964 Reliez Valley Road in the Lafayette area. (Zoning: R-10 and R-20, Single-Family Residential Districts; Assessor's Parcel Number: 166-010-005) CYL [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 6, 2014. PLEASE BE AWARE OF THE 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.