

ZA: T. MOREIRA
STAFF: D. VOGELPOHL
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MAY 18, 2015
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.

NONE

1. PUBLIC COMMENTS:

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

CONTINUED
INDEFINITELY

2. RONALD GREENWELL (Applicant) - SCOTT CLARE/DELTA BAY GROUP, LLC (Owner), County File #MS12-0009: The applicant is requesting approval of a Vesting Tentative Map to subdivide two parcels totaling 48.46 acres, into three parcels including two 10-acre parcels (Parcel A and Parcel B), one 10.04-acre parcel (Parcel C), and one 18.42-acre remainder parcel. Although there is no development proposed at this time, the applicant has shown the locations of potential future home sites to comply with the General Plan policies for rural residential development within agricultural lands. There are no trees proposed for removal as part of this proposal. This project includes a request for exceptions to frontage improvements and on-site drainage collect and convey requirements. The subject property is located at 3777 Bixler Road in the unincorporated Byron area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Heavy Agricultural, A-3; Assessor Parcel Numbers: 011-210-022 and 011-210-023) (Continued from 04/06/15 LC) CYL [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
FINDINGS AND
MODIFICATION TO COA
#3, ADDED COA'S #7 & #8
AND ADDITION TO
ADVISORY NOTES

3. JIM BURNS (Applicant) - THE HILLS SWIM AND TENNIS CLUB (Owner), County File #LP14-2043: The applicant seeks approval of a land use permit to allow the addition of 1,715 square feet of space (two floors) to an existing fitness building (increasing the building footprint by 857.5 square feet), and the installation of eight lighting poles for an existing tennis court in the recreational facility. The subject property is located at 2400 Manzanita Drive, in the unincorporated area of Oakland. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: General Agricultural District, A-3) (Assessor's Parcel Number: 257-020-009) SG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

4. EXTENET SYSTEMS, INC. (Applicant) - EAST BAY REGIONAL PARK DISTRICT AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP15-2006: The applicant is requesting approval of a Land Use Permit to install a new wireless telecommunications facility onto an existing utility pole location for use by AT&T. The project includes adding an extension to an existing 45-foot, 8-inch utility pole (for a total height of 55-foot, 7-inches) and the addition of two panel antennas, one transformer, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The subject pole is located on land owned by the East Bay Regional Park District (EBRPD), approximately 14 feet southwest of the private road leading from Marsh Creek Road to the Divide Reservoir, approximately 250 feet from the EBRPD private road and Marsh Creek Road junction, in Clayton. (Zoning: Agricultural Preserve District, A-4) (Assessor's Parcel Number: 078-280-002) SG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

5. T-MOBILE (Applicant) - ASHFORD WALNUT CREEK LP (Owner), County File #LP15-2011: The applicant is requesting approval of a land use permit to upgrade an existing T-Mobile wireless telecommunications facility. The project consists of: 1) adding one 24-inch microwave dish, and 2) installing a Microwave Radio within the existing equipment cabinet to serve the new dish. The project is located at 1345 Treat Boulevard in the unincorporated Walnut Creek area. (Zoning: P-1 Planned Unit District (P-1) (Assessor's Parcel Number: 148-250-083) AV [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH:
MODIFICATIONS
TO:FINDINGS AND
ADDED COA #4-RE: TREE
RESTITUTION

6. YAGHOUB (JACOB) SAIDIAN (Applicant & Owner), County File #DP14-3039: The applicant requests approval of a Development Plan and Kensington Design Review to allow for the demolition of an existing single-story, 1,216 square-foot single-family residence with a 411 square foot garage and the construction of a new single-family residence. The proposed residence consists of a 2,765 square-foot, two-story residence with a 411 square-foot attached garage for a gross floor area of 3,176 square feet, which exceeds the Kensington Combining District design review threshold of 2,700 square feet. This application also includes a tree permit to remove five code-protected trees, including one 36-inch Liquid Amber, two ten-inch and one 12-inch Brazilian Pepper, and one dead tree. The subject site is located 37 Kerr Avenue in the Kensington area. (Zoning: Single-Family Residential (R-6) District, Tree Obstruction of Views (-TOV) Combining District, Kensington (-K) Combining District; APN: 572-023-003) DCB [Staff Report](#)

VARIANCE: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
FINDING #4E AND
MODIFY COA #4A

7. GREGORY WESLEY (Applicant) - MAX & KATIE SASSO (Owners), County File #VR15-1005: The applicant is requesting design review approval of a 519 square-foot single story addition to the rear of the existing residence with variances for a 3-foot, 11-inch side yard (where 15-feet is required) and a 16-foot, 6-inch aggregate side yard (where 35-feet is required) on a substandard lot. The subject site is located at 2829 Litina Court in the Alamo area. (Zoning: R-20, Single-Family Residential District) (Parcel Number: 191-050-021) DV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 1, 2015. 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.