

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, SEPTEMBER 19, 2016
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:

2. DEVELOPMENT PLAN: CONTINUED CLOSED PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#3 (TM)

- 2a. ERIC FENG (Applicant and Owner), County File #DP16-3017: The applicant requests approval of a Development Plan with a Small Lot Design Review for the construction of a new, two-story, 2,586-square-foot single-family residence on a substandard lot, to determine its compatibility with the neighborhood in terms of location, size, height, and design. The subject property is located 1540 Finley Road, in the unincorporated area of Pleasanton. (Zoning: General Agricultural, A-2) (Assessor's Parcel Number: 204-070-039) (Continued from 09-07/16 TM) SG [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF AND ADOPTED
MITIGATED NEGATIVE
DECLARATION (LC)

- 3a. CROWN CASTLE (Applicant) – WIEDEMANN RANCH (Owner), County File #LP15-2009: The project proponent seeks approval of a Land Use Permit to grade approximately 5,300 cubic yards of earth material for the purpose of realigning an existing access/service road for an established telecommunications facility on top of Wiedemann Hill in unincorporated San Ramon. The new road alignment will access the telecom site from the eastward-facing slope below the crest of Wiedemann Hill, and will be 12-foot-wide and approximately 760-feet in length. The road is being realigned due to the expiration of an access easement on a portion of the existing road where the property owners have declined to renew the easement. No increase in traffic, residential development, or other construction is proposed. The proposed road realignment is necessary for continued maintenance and access to the existing telecommunications facility. The project site is located at the end of Cliffecastle Ct. in unincorporated San Ramon. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: (A-4) Agricultural Preserve District) (Assessor Parcel Numbers: 211-230-015 & 017) GK [Staff Report](#)

APPROVED WITH
ADDED COA #26 (TM)

- 3b. VERIZON WIRELESS C/O RYAN MCSORLEY (Applicant) - KAVEN MYERS, LIVING TRUST OF CARL MYERS (Owner), County File #LP15-2041: The applicant requests approval of a land use permit to renew County File #LP95-2079 and to modify an existing Verizon Wireless telecommunication facility. The proposed modifications include the replacement of three antennas and the addition of three new antennas, three new H-frame mounts, three new RRUS-12 units, nine new RRUS-32 units, twelve new diplexers, six new RAYCAP surge protectors, one new GPS antenna, and three new hybrid cables. The subject property is an approximately 1.78-acre unaddressed parcel located approximately 925 feet northwest of the intersection of Pacheco Blvd. and Arnold Dr. in the unincorporated Martinez area. (Zoning: Single-Family Residential District (R-7); APN: 159-220-003) DB [Staff Report](#)

DENIED WITH ADDED
TIMING TO COMPLY
WITH MOBILE HOME
RESTORATION (TM)

- 3c. ROBERT AND ALICE MAESTRETTI (Applicants and Owners), County File #LP16-2020: The applicants request approval of a land use permit for the continued use of an existing temporary caretaker mobile home. The subject property is located at 1875 Payne Avenue in the unincorporated Brentwood area. (Zoning: Exclusive Agricultural, A-40) (Parcel Number: 010-180-023) JDT [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
FINDINGS AND COA #3;
ADDED COA FOR
LANDSCAPING (TM)

4. COMPLIANCE REVIEW: PUBLIC HEARING

- 4a. ADAM RICHARDSON (Applicant & Owner), County File #CV16-0043: The applicant requests approval of a modification to Condition of Approval #13 of County File #MS01-0010, that would allow the placement of a deck within the imposed 20-foot rear yard as required by Condition of Approval #13. The modification to Condition of Approval #13 would allow a deck to be constructed with a 10.5-foot rear yard, where 20-feet is required. The subject property is located at 38 El Camino Terrace in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-15) Zoning District; APN: 180-070-039) DV Staff Report

APPROVED AS
RECOMMENDED BY
STAFF (TM)

5. MANDATORY REFERRAL: PUBLIC HEARING

- 5a. CONTRA COSTA WATER DISTRICT (Applicant) - CONTRA COSTA WATER DISTRICT and RONALD NUNN (Owners), County File #CP16-0043: This is a public hearing to consider the General Plan conformance of a proposed exchange between Contra Costa Water District and Ronald Nunn of two pieces of real property totaling 1.60 acres. The subject property is part of three larger parcels located between Vasco Road and Walnut Boulevard, in the Byron area. (Parcel Nos. 003-010-012, 003-010-014, 003-010-016) WRN Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 3, 2016.

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.