

ZA: A. BHAT & T. MOREIRA
STAFF: J. LAWLOR
PW: L. GOSSETT

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 1, 2018
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. SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #8 & #9 (TM)

- 2a. MSH GROUP (Applicant and Owner), County File #SD15-9423: The applicant requests approval of a vesting tentative map for a subdivision application to subdivide a 5.82-acre industrial lot with two existing, adjoining industrial structures into ten parcels. The two existing structures are configured into multiple tenant spaces, including three units in Building 1 and two units in Building 2. The subdivision would include a Condominium Conversion of the five units. The remainder of the industrial lot would be divided into four parcels and a "common area" parcel. The subdivision includes right-of-way dedication to the County along the project frontages on Central Street and Pittsburg Avenue. The property is located at 2200 Central Street in the North Richmond area of unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: P-1, North Richmond Planned Unit District) (Assessor's Parcel Number: 408-190-004) SM [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #8 & #9 (TM)

- 3a. MSH GROUP (Applicant and Owner), County Files #DP15-3044: The applicant requests approval of a final development plan for the subdivision, including construction of two small accessory structures for refuse/recycling bins, along with installation of paving over some undeveloped portions of the lot, installation of landscaping and storm drainage facilities, installation of frontage improvements (curbs, gutters, sidewalks), and installation of signage. The property is located at 2200 Central Street in the North Richmond area of unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: P-1, North Richmond Planned Unit District) (Assessor's Parcel Number: 408-190-004) SM [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO
OCTOBER 15, 2018 AS
OPEN HEARING (TM)

- 4a. GREGORY BRAVERMAN (Applicant) – HANNAM HOMES, INC. (Owner), County File #LP18-2020: The applicant requests approval of a Land Use Permit to amend land use permit #LP01-2045 to allow the conversion of an existing elderly care facility to a residential ambulatory care facility for 16 adults with no proposed improvements to the existing facility. The subject property is located at 2181 Tice Valley Boulevard in the Walnut Creek area of Unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: 188-040-001) MH [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#15 (TM)

- 5a. TODD WEINBERG (Applicant) - WEINBERG PROPERTIES LLC (Owner), County File #DP17-3026: The applicant requests approval of a Development Plan to allow construction of a three-unit multi-family residential building. The application includes requests for variances to lot coverage as well as front setback standards for the proposed building and associated off-street parking. The application also includes a request for a Tree Permit for the removal of four code-protected trees and workwithin the dripline of two additional

code-protected trees to accommodate development of the multi-family building. Lastly, an exception to Collect and Convey Drainage requirements is being considered with this application. The subject property is located at 30 Casa Maria Court in the Alamo Area. (Zoning: M-17 Multiple-Family Residential) (APN 197-010-029) [AV](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

- 5b. [MARIA CAMPOS](#) (Applicant) – [PREMILLA BANWAIT AND AARON MANI](#) (Owners), County File #DP18-3024: The applicant requests approval of a Kensington Development Plan to add 148 square feet of gross floor area, including a cantilevered hallway at the 2nd floor and to raise the existing roof above a closet on the south side of the residence without a change in overall height, and make other interior improvements to the existing single-family residence to increase the total floor area to 3,466 square feet where 2,700 square feet is the threshold. The subject property is located at 130 Norwood Court in the Kensington area of Unincorporated Contra Costa County. (Zoning: Single-Family Residential District, Kensington Combining District, and Tree Obstruction of Views Combining District R-6 -K -TOV) (Assessor's Parcel Number: 572-204-003) [MH](#) [Staff Report](#)

6. VARIANCE: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

- 6a. [EDITH MOLINIER](#) (Applicant & Owner), County File #VR18-1004: The applicant requests approval of a Variance to allow a 5-foot rear yard (where 15 feet is required) and an aggregate side yard of 8 feet, 8.5 inches (where 15 feet is required) in order to construct an approximately 170-square-foot addition to an existing one-story, 638-square-foot single-family residence. The project also includes a request for approval of a Small Lot Design Review for the purpose of determining neighborhood compatibility in relation to design, height, location, and size on a substandard lot. The project is located at 6430 Arlington Boulevard in the unincorporated Richmond area. (Zoning: Single-Family Residential, R-6) (Assessor's Parcel Number: 521-160-003) [SW](#) [Staff Report](#)

7. WIRELESS ACCESS: PUBLIC HEARING

CONTINUED TO
OCTOBER 15, 2018 AS
CLOSED HEARING
(AMB)

- 7a. [VERIZON WIRELESS C/O PETER HILLIARD, ON AIR, LLC](#) (Applicant) - [NORTHERN CALIFORNIA JOINT POLE ASSOCIATION](#) (Owner), County File #WA17-0011: The applicant is requesting approval of a Wireless Facilities Access Permit to establish a new Verizon Wireless cell site attached to an existing 24-foot-tall utility pole with a new 5-foot-tall extension in the public right-of-way, including one four-foot-tall antenna, and ground and pole mounted ancillary equipment. The subject site is located adjacent to 61 Pleasant Knoll Court, Alamo. (Zoning: R-40 Single-Family Residential) (Parcel Number: R.O.W. 192-230-026) [JL](#) [Staff Report](#)

CONTINUED TO
OCTOBER 15, 2018 AS
CLOSED HEARING
(AMB)

- 7b. [VERIZON WIRELESS C/O PETER HILLIARD, ON AIR, LLC](#) (Applicant) - [NORTHERN CALIFORNIA JOINT POLE ASSOCIATION](#) (Owner), County File #WA17-0012: The applicant is requesting approval of a Wireless Facilities Access Permit to establish a new Verizon Wireless cell site attached to an existing 37.3-foot-tall utility pole with a new 5-foot-tall extension in the public right-of-way, including one four-foot-tall antenna and ancillary equipment. The subject site is located adjacent to 2501 Danville Blvd., Alamo. (Zoning: R-20 Single-Family Residential) (Parcel Number: R.O.W. 188-330-029) [JL](#) [Staff Report](#)

CONTINUED TO
OCTOBER 15, 2018 AS
CLOSED HEARING
(AMB)

- 7c. [VERIZON WIRELESS C/O ON AIR LLC](#) (Applicant) - [PG&E/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION](#) (Owner), County File #WA17-0005: The applicant requests approval of a Wireless Access permit to establish a new Verizon telecommunications facility within the Stone Valley Road public right-of-way. The proposal involves installing a six-foot wooden pole extension atop the existing utility pole. A four-foot canister antenna would be mounted above the pole extension, resulting in an approximately 10-foot increase in overall pole height. A pole-mounted standoff bracket with disconnect switch and ground buss bar is proposed between eight to ten feet above ground level. Additional associated equipment including RRU units (2), diplexers (2), power supply units (2), hybrid combiners (6), and a power meter would be located within a 32 square-foot fenced equipment area located at ground level adjacent to the utility pole. The subject utility pole is located in the Stone Valley Road right of way, opposite the northern boundary of the property addressed 2372 Hagen Oaks Drive, in the Alamo area. (Zoning: R-20 Single-Family Residential) (APN ROW 193-262-022) [AV](#) [Staff Report](#)

CONTINUED TO
OCTOBER 15, 2018 AS
OPEN HEARING (AMB)

- 7d. [VERIZON WIRELESS C/O PETER HILLIARD, ON AIR, LLC](#) (Applicant) - [NORTHERN CALIFORNIA JOINT POLE ASSOCIATION](#) (Owner), County File #WA17-0008: The applicant is requesting approval of a Wireless Facilities Access Permit to establish a new Verizon Wireless cell site attached to an existing 38.3-foot-tall utility pole with a new 5-foot-tall extension in the public right-of-way, including one four-foot-tall antenna and ancillary equipment. The subject site is located adjacent to 20 Francesca Way, Alamo. (Zoning: R-20 Single-Family Residential) (Parcel Number: R.O.W. 191-030-014) [JL](#) [Staff Report](#)

CONTINUED TO
OCTOBER 15, 2018 AS
CLOSED HEARING
(AMB)

- 7e. VERIZON WIRELESS C/O ON AIR LLC (Applicant) - PG&E/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0009: The applicant requests approval of a Wireless Access permit to establish a new Verizon telecommunications facility within the Green Valley Road public right-of-way. The proposal involves installing a wooden pole extension atop the existing utility pole. A two-foot canister antenna would be mounted above the pole extension, resulting in an approximate 9.25-foot increase in overall pole height. Additional associated equipment is proposed to be mounted to the utility pole between 8 to 18 feet above ground level. The pole mounted equipment includes RRUS32 units (2), diplexers (2) which would be concealed by proposed equipment shrouds painted to match the pole. Unshrouded pole-mounted equipment includes a standoff bracket with disconnect switch and ground buss bar, power supply units (2), distribution panel and a PG&E smart meter. The subject utility pole is located in the Green Valley Road right of way, near 1951 Green Valley Road, in the Alamo area. (Zoning: R-20 Single-Family Residential) (APN ROW 193-770-001) AV [Staff Report](#)

CONTINUED TO
OCTOBER 15, 2018 AS
CLOSED HEARING
(AMB)

- 7f. VERIZON WIRELESS C/O ON AIR LLC (Applicant) - PG&E/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0013: The applicant requests approval of a Wireless Access permit to establish a new Verizon telecommunications facility within the Creekdale Road public right-of-way. The proposal involves installing a seven-foot wooden pole extension atop the existing utility pole. A two-foot canister antenna would be mounted above the pole extension, resulting in a nine-foot increase in overall pole height. A pole-mounted standoff bracket with disconnect switch and ground buss bar is proposed between eight to ten feet above ground level. Additional associated equipment including RRU units (2), diplexers (2), power supply units (2), hybrid combiners (6), and a power meter would be located within a 32 square-foot fenced equipment area located at ground level adjacent to the utility pole. The subject property is located in the Creekdale Road right of way near 184 Creekdale Road, in unincorporated Walnut Creek. (Zoning: R-20 Single-Family Residential) (APN ROW 188-132-005) AV [Staff Report](#)

CONTINUED TO
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(AMB)

- 7g. VERIZON WIRELESS C/O PETER HILLIARD WITH ON AIR, LLC (Applicant) - PG&E AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #WA18-0002: The applicant requests approval of a wireless access permit to establish a new Verizon cell site in the public right-of-way, which includes the installation of a 4-foot canister antenna (on top of a 5-foot pole extension) that will be placed on top of an existing utility pole. This project also includes the installation of two (2) RRUS32 and two (2) diplexers inside two (2) RRU shrouds, one (1) fiber demarc box, one (1) disconnect switch, two (2) power supply units, and one (1) power meter on the existing utility pole. This request also includes the installation of two bollards adjacent to the utility pole within the public right-of-way. The subject property is located in the public right-of-way near 401 Horsetrail Court in the Alamo area of unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: Right-of-Way 188-252-021) SJ [Staff Report](#)

CONTINUED TO
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(AMB)

- 7h. VERIZON WIRELESS C/O PETER HILLIARD WITH ON AIR, LLC (Applicant) - PG&E AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #WA18-0003: The applicant requests approval of a wireless access permit to establish a new Verizon cell site in the public right-of-way, which includes the installation of a 4-foot canister antenna (on top of a 6-foot pole extension) that will be placed on top of an existing utility pole. This project also includes the installation of two (2) RRUS32 and two (2) diplexers inside two (2) RRU shrouds, one (1) fiber demarc box, one (1) disconnect switch, two (2) power supply units, and one (1) power meter on the existing utility pole. The subject property is located in the public right-of-way near 1955 Meadow Road in the Walnut Creek area of unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: Right-of-Way 188-112-017) SJ [Staff Report](#)

CONTINUED TO
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(AMB)

- 7i. VERIZON WIRELESS C/O PETER HILLIARD WITH ON AIR, LLC (Applicant) - PG&E AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #WA18-0004: The applicant requests approval of a wireless access permit to establish a new cell site in the public right-of-way, which includes replacing an existing utility pole (with a new utility pole that will measure 10 feet taller) and the installation of a 2-foot canister antenna that will be placed on top of the new utility pole. This project also includes the installation of two (2) RRUS32 and two (2) diplexers inside two (2) RRU shrouds, one (1) fiber demarc box, one (1) disconnect switch, one (1) distribution panel, two (2) power supply units, and one (1) power meter on the new utility pole. In addition, this request also includes the installation of two bollards adjacent to the utility pole within the public right-of-way. The subject property is located in the public right-of-way near 1524 Alamo Way in the Alamo area of unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: Right-of-Way 191-080-001) SJ [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 15, 2018.

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.