

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 1, 2010
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

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 Simar Gill at least 48 hours before the meeting at (925) 335-1244.

1. PUBLIC COMMENTS:

2. DETERMINATION OF EASEMENT RIGHTS:

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

3. CYNTHIA C. ERB (Applicant) - JARED STONE (Owner), County File #MS07-0003: The applicant requests approval of a substantial modification to amend condition of approval # 21 under County Files MS04-0024 and ZI07-11676. The property is located at 102 Muir Lane, in the unincorporated Alamo area. (R-20) (GP: SL) (CT: 3452.01) (Parcel # 198-160-037) (Continued from 10-18-10 BD) LC

LAND USE PERMIT: CONTINUED PUBLIC HEARING

4. AT & T MOBILITY (Applicant) – JOHN COOK, TRUSTEE (Owner), County File #LP10-2020: This is a request for a land use permit to allow for a new unmanned telecommunications facility. The proposed project includes 6 panel antennas mounted onto an existing PG&E transmission tower, a new approximately 485-square-foot fenced-in equipment area, and 4 equipment cabinets and 3 future equipment cabinets mounted onto a concrete pad. The project also includes a request for a variance to allow a 7-foot front yard setback (where 20 feet is required) for the construction of the fence and equipment area. The subject site is an undeveloped property located north of the Richmond Parkway and U.S. Highway 80 intersection, approximately 30 feet north of the road connecting the two. (R-6) (GP: SH) (CT: 3650.01) (Parcel # 426-070-020). (Continued from 09/20/10 TBM). TH

LAND USE PERMIT: PUBLIC HEARING

5. WEST CORPORATION (Applicant) – PACIFIC GAS & ELECTRIC CO. (Owner), County File #LP10-2069: The applicant requests approval of a land use permit for an unmanned wireless communications facility consisting of three new panel antennas, three equipment cabinets and a coaxial cable riser to be mounted on an existing 40-foot tall PG&E distribution pole. This project includes housing the panel antennas within a radome shield, which would be mounted on top of a seven-foot wood extension that will be added to the distribution pole for a new maximum height of approximately 52 feet. The PG&E pole is located on the west side of San Pablo Avenue near the corner of Bonnie Drive and Madeline Road in the unincorporated San Pablo area. (R-6) (GP: SH) (CT: 3640.01) (Parcel # 405-161-024). DAB

VARIANCE: PUBLIC HEARING

6. GORDON N. BALL (Applicant & Owner), County File #VR10-1005: The applicant requests approval of a Variance to allow a zero (0) foot sideyard setback (where a ten (10) foot minimum setback is required) and a twelve (12) foot aggregate sideyard setback (where a 25 foot minimum is required) for a 128 square-foot existing storage shed. The improvement was constructed without a building permit. The subject property is located at 2442 Roundhill Drive in the Alamo area. (GP: SL) (R-15) (CT: 3461.02) (Parcel # 193-262-005). JCC

FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

7. FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2002102119): PROPOSED DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT County File # GP02-0003: This is a closed public hearing to consider a recommendation to the Board of Supervisors on the adequacy of the Final Environmental Impact Report (State Clearinghouse #2002102119) for the Downtown El Sobrante General Plan Amendment. The project evaluated by this EIR is a General Plan Amendment that would revise the Land Use Element and Transportation-Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the unincorporated community of El Sobrante, California. Contra Costa County is proposing to: (1) amend the Land Use Element to establish three new "mixed use" land use designations along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and along Appian Way from Valley View to San Pablo Dam Road, and revise and update the sections and figures in the Land Use Element under the heading "*Policies for El Sobrante Area*" *Policies for Appian Way Corridor Special Concern Area*", and "*Policies of the San Pablo Dam Road Commercial Special Concern Area*"; and, (2) amend the Transportation-Circulation Element to remove all references to a planned six-lane bypass couplet for San Pablo Road between El Portal Drive and Appian Way and replace with a planned collector street connecting Pitt Way to Hillcrest Road and to remove all references to a planned four-lane roadway for Appian Way extending from San Pablo Dam Road to the Pinole city limits and retain the existing two-lane roadway configuration as the planned roadway. Contra Costa County issued a Draft Environmental Impact Report on this project on November 4, 2009. PR

PUBLIC COMMENTS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, NOVEMBER 15, 2010.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, 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, 651 Pine Street, 2nd Floor-North Wing, 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, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.