

ZA: L. CROSS, T. MOREIRA, A. BHAT
PW: NONE
STAFF: S. GONG

~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 3, 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.

NONE

1. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (LC)

2. SPRINT C/O SAM SAVIG (Applicant) - TOM POWERS (Owner), County File #LP14-2049: The applicant requests approval of a land use permit to modify an existing wireless telecommunications facility that was originally approved under County File #LP01-2037, and expired under LP11-2053. The applicant is proposing to upgrade the wireless telecommunication facility by relocating two existing antennas, adding two new antennas, adding two new remote radio head (RRH) units and upgrading the electrical components (4 junction cylinders and 4 new batteries) of an existing cabinet. The property is located at 6140 Alhambra Valley Road in the unincorporated Martinez area (Zoning: A-4, Agricultural Preserve District) (Parcel Number: 365-020-042) LV [Staff Report](#) (Consent)

DEVELOPMENT PLAN: PUBLIC HEARING

OPEN THE PUBLIC
HEARING; CONTINUED
TO NOVEMBER 17, 2014
AT 1:30 P.M. FOR STAFF
TO PREPARE P-1
FINDINGS AND FLOOD
ZONE (LC)

3. JEAN AND STEVE JOHNSON (Applicants and Owners), County File #DP14-3031: The applicant is requesting approval of a Development Plan modification to allow an addition of 1,447 square feet of conditioned space consisting of 325 sq. ft. kitchen expansion and a 1,123 sq. ft. addition consisting of two bedrooms/ bathrooms, study and storage space. A 1,065 square foot addition of unconditioned space consisting of a veranda, courtyard entry and covered walkway. The future veranda and home addition are located on the adjacent vacant lot that is proposed to be merged with the lot of the primary residence. An application for a lot line adjustment to merge two lots into one has also been submitted and will be processed subsequent to the development plan modification. The subject property is located at 3990 Bolinas Place in the Discovery Bay area. (Zoning:P-1, Planned Development) (Parcel Numbers: 008-470-025 & 026). LV [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

4. TOM WILSON (Applicant) - JACK MCGUIRE (Owner), County File # DP14-3036: The applicant is requesting approval of a Development Plan application to modify the Final Development Plan (DP3060-78) for the site in order to expand the existing commercial building by 4,800 square-feet. As proposed the addition will be 20 feet tall at its tallest point and located at the northeast corner of the lot. The additional square-footage will be used as vehicle storage for the Harley Davidson dealership operating at the site. The project is located at 93 1st Avenue North in the Pacheco area. (Zoning: General Commercial District) (Assessor's Parcel Number: 125-240-045) FA [Staff Report](#) (Consent)

3:30 P.M.

NONE

5. PUBLIC COMMENTS:

6. LAND USE PERMIT: CONTINUED PUBLIC HEARING

TOOK TESTIMONY;
CLOSED PUBLIC
HEARING; FOUND
APPLICANT TO BE IN

PHILLIPS 66 COMPANY (formerly CONOCOPHILLIPS) (Applicant & Owner), County File #LP05-2048: This is the second of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project (CFEP) at the Phillips 66 San Francisco (aka Rodeo) Refinery. The refinery is

COMPLIANCE WITH
CONDITIONS (TM)

located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (Zoning: Heavy Industrial; Parcel Numbers: 357-010-001, 357-300-005, 357-310-001, 358-030-034 TM) (Continued from 07/21/14 TM) [WRN](#) [Staff Report](#)

DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

TOOK COMMENTS;
CONCLUDED BY
INDICATING LAST DAY
TO SUBMIT COMMENTS
IS NOVEMBER 17, 2014
AT 5:00 P.M.

7. HALL EQUITIES GROUP (Applicant and Owner), SUFISM REORIENTED and BOULEVARD TERRACE OWNERS ASSOCIATION (Owners); County File Numbers GP13-0003, RZ13-3224, SD13-9359, DP13-3035: This is a hearing to accept comments on the adequacy of the draft environmental impact report (EIR) for the Saranap Village Mixed-Use Project. The applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision, and Final Development Plan to allow redevelopment of a portion of Boulevard Way into a mixed-use village containing 235 multiple-family residential units and approximately 43,500 square feet of neighborhood-oriented businesses and services. The project site is approximately 4.6 acres addressed as 1285, 1298, 1299, 1300, 1310, and 1326 Boulevard Way, and 1176 and 1180 Saranap Avenue, in the Saranap area. (Zoning: General Commercial (C), Retail Business (R-B), Neighborhood Business (N-B), Multiple-Family Residential High-Density (M-29), Planned Unit District (P-1)) (APNs: 184-010-035, 184-010-046, 184-450-025, 184-480-025, 185-370-010, 185-370-012, 185-370-018, 185-370-033) [WRN](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 17, 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.