

**ZA: T. MOREIRA**  
**PW: J. LAROCQUE**  
**STAFF: S. GONG**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, DECEMBER 15, 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.

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

THE ZA DETERMINED  
APPLICANT TO BE IN  
COMPLIANCE WITH  
CONDITIONS AND TO  
MOVE FORWARD WITH  
DELETION OF  
UNAPPROVED TRACKS  
AND WORK WITH  
ADDITIONAL  
AGENCIES

2. JOHN & LORI RAMIREZ (Applicant) – JAMES & DOROTHY SCHMIDT (Owners) County File #LP13-2095. This is a 5-year conditions-of-approval compliance review for County File #LP95-2020 for the operation of an off-road motorcycle recreation park, and a request for a grading permit to grade 12,800 cubic yards of dirt for track renovations. The property is located at 50 Camino Diablo Road in unincorporated Brentwood. (Zoning: Heavy Agricultural District (A-3) (Assessor Parcel Number: 003-020-048) (Continued from 12/01/14 TM) GK [Staff Report](#)

VARIANCE: CONTINUED CLOSED HEARING

APPROVED WITH  
CONDITIONS AND  
FINDINGS

3. TIMOTHY ALATORRE (Applicant) - DUSTIN & KENDRA WIRIG (Owners), County File #VR14-1034. The applicant is requesting approval of a variance for a 9-inch front yard setback, where 25 feet is required to allow a) establishment of an already constructed carport, b) legalize and already converted garage into living space and c) establish two off-street parking space in the front yard setback. The application includes a small Lot Design Review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design of the proposed project. The subject property is a developed lot located at 8 Foothill Park Terrace in the unincorporated Lafayette area. (Zoning: R-20, Single Family Residential) (Assessor Parcel Number #169-051-032) (Continued from 12/15/14 TM) LV [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS TO  
COA #9 AND CEQA  
LAND USE PARAGRAPH  
"B"

4. DICK AWENIUS (Applicant) – MIRIAM AWENIUS (Owner), County File # MS11-0007: This is a request for approval of a vesting tentative map for a minor subdivision application to subdivide the subject property into a 20-acre parcel (Parcel A) with a 122-acre designated remainder. The applicant is also requesting a variance to parcel size of 20-acres, where 40-acres is required. The subject site is located at 480 McHarry Ranch Road in the Martinez area. 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: 362-210-006 & 007) JO [Staff Report](#)

APPLICATION  
WITHDRAWN

5. ART LORENZINI, FARIA-AJF PARTNERSHIP, LORETTA JOHNSON (Applicant/Owner), County File #MS12-0002: The applicant is requesting approval of a tentative map to subdivide a 162-acre parcel into four 5-acre parcels and a designated remainder consisting of 142 acres. The subject property is located 0.5 miles north of the Bollinger Canyon Road and Crow Canyon Road intersection in the San Ramon area. (Zoning: A-2, General Agricultural District) (Parcel Number: 208-240-054) FA [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

6. VERIZON WIRELESS C/O JENNIFER HIGHTOWER (Applicant) - KENNETH KEELER (Owner), County File #LP14-2058: The applicant proposes to renew and modify the existing Verizon wireless telecommunications facility (County File #LP03-2108). The modification includes the removal of three existing antennas and replacing with three new antennas, and the installation of the following: two new raycap surge protectors, six remote radio units (RRUs 12), one quad bracket, one hybrid trunk cable, and two new 4-inch entry ports. The subject property is located at 5480 Sellers Avenue in the unincorporated area of Oakley. (Zoning: Heavy Agricultural District, A-3) (APN: 020-050-006) JRC [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

7. SHAPELL NORCAL RENTAL PROPERTIES (Applicant) - TOLL BROTHERS (Owner), County File DP14-3029: The applicant is requesting approval of a final development plan modification for the approved "Paloma Canyon" affordable senior housing apartments to be located on the vacant "north parcel" of the Village Center in Dougherty Valley. The proposed modifications include reducing the number of proposed senior housing units to 264 from 266 in addition to modifications to the building designs, building footprints, site layout and grading plan. The 7.3-acre Village Center "north parcel" is located in the Dougherty Valley development area, on Bollinger Canyon Road, just west of the Diablo Valley College/Dougherty Valley Community Center parking lot. (Zoning: P-1, Planned Unit Development) (Parcel Number: 222-270-038) RLH [Staff Report](#)

APPROVED WITH TYPO  
CORRECTION: COA #2  
"88 LOTS" TRACT 8971

8. TOLL BROTHERS (Applicant & Owner), County File DP14-3033: The applicant is requesting approval of numerous tentative map and final development plan modifications for various neighborhoods within Gale Ranch Phase 3 and 4. A total of three lots will be transferred from Gale Ranch Phase III to Gale Ranch Phase IV. The total number of combined units for Gale Ranch Phase 3 and Phase 4 will remain the same. The areas to be modified are located the southern end of Gale Ranch Phase 3 and Gale Ranch Phase 4 in the Dougherty Valley area of San Ramon. (Zoning: P-1, Planned Unit Development) (Parcel Numbers: 222-270-038, etc.) RLH [Staff Report](#)

PLANNING CONSIDERATION: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

9. PHILIP STORRER (Applicant and Owner), County File #PC14-0004: The applicant requests approval of a Planning Consideration to modify Conditions of Approval #38-49 inclusive, all related to drainage, of Minor Subdivision #MS05-0008. The subject property is located at 4251 Orwood Road in the Brentwood Area. (Zoning: A-2 General Agricultural District; Parcel Number: 015-170-027) DCB [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 5, 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.