

ZA: T.MOREIRA & L. CROSS
STAFF: D. VOGELPOHL
PW: J. LAROCQUE & K. SCHUH-GARIBAY

~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 1, 2015
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

TO BE CONTINUED TO
JUNE 15, 2015 (AMB)

2. ROBERT WAAL (Applicant) - ROBERT & SHARON WAAL (Owners), County File #LP14-2038: The applicant is requesting approval of a land use permit for a second residence on a 2.4-acre property. The proposed second residence will be a two-story structure with 2,231 square-feet of living space and a 288 square-foot attached garage. The project includes a variance request for a 30-foot side yard aggregate (where 35-feet is required) and a tree permit to work within the drip lines of nine (9) code-protected trees, including two Valley Oaks (19-inches and 22-inches in diameter), and seven Coast Redwoods (between 7.5-inches and 23-inches in diameter) to accommodate a new driveway and trenching for utilities from the Miranda Avenue frontage. The subject site is located at 10 Camino Monte Sol in the Alamo area. (Zoning: R-40, Single-Family Residential District) (Parcel Number: 193-030-027) (Continued from 04/20/15 AMB) DV [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

3. AT&T MOBILITY (Applicant) - STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (Owner), County File #LP15-2013. The applicant is requesting approval of a land use permit for the continued operation and upgrade of an existing AT&T Mobility wireless telecommunications facility. The project consists of 1) adding one new 50 kilowatt backup diesel generator atop a 190-gallon fuel tank, 2) construction of one new 10-foot by 10-foot concrete pad, 3) placing the associated wiring and conduits within a 23-foot long trench, and 4) installation of 7 bollards at the perimeter of the new generator. No changes to the site's antennas are being proposed as part of this request. The project site is located within the Caltrans/Sycamore Avenue right-of-way approximately 500 feet west of the Sycamore Avenue/Highway 4 onramp. (Zoning: Heavy Industrial District, H-I) (Assessor's Parcel Number: 362-010-008) EA [Staff Report](#)

DENIED AS
RECOMMENDED BY
STAFF

4. WHITNEY JOHNSON-VALENTINE (Applicant & Owner), County File #LP14-2059: The applicant requests approval of a land use permit to allow for the establishment of a wine tasting room, with associated wine storage, to be located within a new approximately 2,400 square-foot building. In addition, the applicant proposes to use the facility for 15 special events per year, such as fundraisers, weddings, corporate events, and winemakers' dinners. The subject site is located at 8010 Camino Tassajara in the unincorporated Pleasanton area. (Zoning: A-2, General Agricultural District) (APN: 223-042-011) DCB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
FINDING AND ADD TO
ADVISORY NOTES B
(TM)

5. JOHN S. ZELLMER (Applicant) - SHAPELL INDUSTRIES (Owner), County File DP15-3005: The applicant is requesting approval of final development plan modification for Phase I and IV of the Gale Ranch Development that would allow a Lot Line Adjustment transferring 1.85-acres of land from Toll Brothers to the Bridges Golf Club located at 9000 S. Gale Ridge Road, San Ramon. The property being transferred is currently being used as part of the driving range for the golf club and will remain part of the driving range. The area to be modified is located on Bollinger Canyon Road at the northwestern most portion of Gale Ranch Phase IV and the southernmost portion of Gale Ranch Phase I in the Dougherty Valley area of San Ramon. (Zoning: P-1, Planned Unit Development) (Parcel Numbers: 222-270-022 and 222-270-046) II [Staff Report](#)

RECONSIDERATION REQUEST: LAND USE PERMIT: PUBLIC HEARING

CONTINUED
INDEFINITELY AS AN
OPEN HEARING,
NOTICING REQUIRED
(TM)

6. JIM BURNS (Applicant) - THE HILLS SWIM AND TENNIS CLUB (Owner), County File #LP14-2043: Staff has filed a motion for reconsideration of the Zoning Administrator's approval of a land use permit to allow the addition of 1,715 square feet of space (two floors) to an existing fitness building (increasing the building footprint by 857.5 square feet), and the installation of eight lighting poles for an existing tennis court in the recreational facility. The subject property is located at 2400 Manzanita Drive, in the unincorporated area of Canyon, in Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project (Zoning: General Agricultural District, A-3) (Assessor's Parcel Number: 257-020-009) SG [Staff Report](#)

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