

ZA: T. MOREIRA
PW: J. LAROCQUE
STAFF: D. VOGELPOHL

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 7, 2015
30 MUIR ROAD
MARTINEZ, CA 94553

*****3:30 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
- CONTINUED
DECEMBER 21, 2015 AS
OPEN HEARING
2. THE LYLE CO. (Applicant) – SUMMIT RANCH PROPERTIES, LLC (Owner), County File #LP15-2018: The applicant requests approval of a Land Use Permit to install and operate an unmanned Verizon Wireless telecommunications facility consisting of a faux water tower antenna structure containing six panel antennas, an equipment enclosure containing ancillary transmission equipment and a back-up diesel generator, and a coax cable connecting the antenna structure to the equipment enclosure. The project site is located at 100 Summit Ranch Road, at the eastern terminus of Serafix Road, in the Alamo area in unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 193-190-031) SM [Staff Report](#)
- APPROVED WITH
MODIFICATION TO COA
#12
3. KIM NGO (Applicant) – MINDY NGO (Owner), County File LP13-2102: The applicant requests approval of a land use permit to legalize and allow the continued operation of an existing recycling facility. The project also includes variance requests to allow 1) 0-foot side yard for multiple off-street parking spaces, 2) an unlit off-street parking area, and 3) an off-street parking area without landscaping. The project site is comprised of three parcels identified as 108, 110, and 124 Medburn Street in the Clyde area. . CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: Light Industrial, L-I) (Assessor's Parcel Numbers: 100-321-029, -038, -054) SFT [Staff Report](#)
- APPROVED AS
RECOMMENDED BY
STAFF
4. GLEN MCCAULEY (Applicant/Owner), County File #LP07-2070. The applicant is requesting approval of a land use permit in order to establish an olive mill within an existing 900 square-foot building. The project also includes the permitting of an existing farmer's market, commercial kitchen and renewing of a land use permit for a caretaker's mobile home located at the site. The project is located at 300 Balfour Road in the Brentwood area. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 007-010-013) FA [Staff Report](#)
- APPROVED AS
RECOMMENDED BY
STAFF
5. MICHELLE MARTINEA ON BEHALF OF T-MOBILE (Applicant) - MT. VIEW SANITARY DISTRICT (Owner), County File #LP15-2039. The applicant is requesting approval of a land use permit to upgrade an existing T-Mobile wireless telecommunications facility. The project consists of installing three new antennae and three new RRU's to an existing freestanding monopole. The project is located at 3800 Arthur Road in the unincorporated Martinez area. (Zoning: H-I, Heavy Industrial Zoning District) (Assessor's Parcel Number: 378-140-010). AV [Staff Report](#)
- LAND USE PERMIT: COMPLIANCE HEARING
- APPROVED
6. PHILLIPS 66 COMPANY (Applicant & Owner), County File #LP05-2048: This hearing is the third of the required annual compliance hearings for the Clean Fuels Expansion Project (CFEP), which was approved by the Board of Supervisors on September 25, 2007, with construction concluding in late 2009. Condition of Approval 25 of County File #LP05-2048 requires annual compliance hearings for the first three years following completion of construction, then every three years thereafter. The purpose of these hearings is to review the applicant's compliance with the conditions of approval and to resolve any compliance issues. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (Zoning: Heavy Industrial) (Assessor's Parcel Number: 357-010-001) GK [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

7. ANTONIO OROZCO (Applicant & Owner), County File DP15-3029: The applicant is requesting approval of Small Lot Design Review Development Plan to construct a new single-family residence, approximately 1,282 square feet with a 266 square-foot garage and a 70 square-foot covered porch on a vacant lot. The subject property is located at 0 Plaza Drive in the unincorporated Martinez area (Zoning: R-6, Single-Family Residential) (Assessor's Parcel Number: 375-253-002). JJ [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

8. KEVIN DUNNE (Applicant) - BLACKHAWK COUNTRY CLUB (Owner), County File #DP15-3021: The applicant requests approval to modify the Blackhawk Country Club Final Development Plan (County File #DP87-3079) to allow the construction of an approximately 9,403 square-foot fitness center, establish a kid's club, and to allow swim meets. The applicant also requests a variance to eliminate the required 12 off-street parking spaces for the project, and the removal of 10 trees and work within the drip line of seven trees. The subject property is located between Eagle Nest Place and Eagle Ridge Drive in the unincorporated area of Danville. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 203-770-005) JRC [Staff Report](#)

TREE PERMIT: PUBLIC HEARING

APPROVED WITH
ADDED COA's:
COA FOR A REVISED
SITE PLAN TO ENSURE
NUMBERED TREES
FROM ARBORIST
REPORT MATCH SITE
PLAN AND COA TO ADD
ADDITIONAL
PROTECTIVE FENCING
FOR TREES ALONG
REAR PROPERTY LINE
FOR NEIGHBORS'
TREES

9. GREG BARTON (Applicant) - EGON & INGRID VON KASCHNITZ (Owners), County File TP15-0031: The applicant requests design review approval with a Tree Permit to remove four (4) code-protected trees, and to allow work within the drip lines of five (5) code-protected trees for the purpose of demolishing the existing single-family residence in order to allow the construction of a new, two story 3,260 square-foot, single-family residence, driveway, and patio on a substandard lot. The subject property is located at 2541 Olympic Blvd, Walnut Creek. (Zoning: R-10, Single-Family Residential District) (Assessor's Parcel Number: 238-011-004) DV [Staff Report](#)

MANDATORY REFERRAL: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

10. EAST BAY REGIONAL PARK DISTRICT (Applicant) - WIEDEMANN RANCH, INC. (Owner), County File #CP15-0043: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of one parcel totaling 362.33± acres located at 1095 Hawkshead Circle, in an unincorporated area of San Ramon. (Assessor's Parcel Number. 211-230-014) WRN [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

11. EAST BAY REGIONAL PARK DISTRICT (Applicant) - RUSSELL HEILIG (OWNER), County File #CP15-0044: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of two parcels totaling 71.37± acres located at 18255 and 18259 Bollinger Canyon Road, in an unincorporated area of San Ramon. (Assessor's Parcel Numbers. 199-030-049 and 199-030-050) WRN [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 21, 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.