

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 7, 2016

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.

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| NONE | 1. <u>PUBLIC COMMENTS:</u> |
| | 2. <u>LAND USE PERMIT: PUBLIC HEARING</u> |
| APPROVED WITH
REVISED LANGUAGE
TO FINDINGS AND COA
#1 | 2a. <u>T-MOBILE c/o CORTEL</u> (Applicant) - <u>ARTHUR ROAD ASSOCIATES</u> (Owner), County File #LP15-2050: The applicant requests approval of a land use permit to modify County File #LP09-2008, to allow modification of an existing T-Mobile wireless telecommunications facility. The subject property is located at 187 Arthur Road in the unincorporated Martinez area. (Zoning: Light Industrial, L-I) (Parcel Number: 380-051-042, 380-041-006, 380-062-017, and 380-062-021) <u>JDT</u> Staff Report |
| APPROVED WITH
REVISED LANGUAGE | 2b. <u>RANGANATH MADHABHUSHI</u> (Applicant) - <u>DONAHUE SCHRIBER</u> (Owner), County File #LP15-2051: The applicant requests approval of a Land Use Permit / Development Plan to establish a 5 Guys Burgers and Fries restaurant in two adjoining vacant commercial spaces in the Alamo Plaza Shopping Center. 5 Guys would include 58 seats inside the restaurant and 22 outdoor seats. The project site includes Suites 190B and 190C located at Alamo Plaza in the Alamo area in unincorporated Contra Costa County. (Zoning: R-B Retail Business, S2 Sign Control Combining District) (Assessor's Parcel Number: 191-180-008) <u>SM</u> Staff Report |
| | 3. <u>DEVELOPMENT PLAN: PUBLIC HEARING</u> |
| APPROVED AS
RECOMMENDED BY
STAFF | 3a. <u>JIM MATTISON FOR T-MOBILE</u> (Applicant) - <u>BEHRING GLOBAL EDUCATION FOUNDATION</u> (Owner); County File #DP15-3042: The applicant is requesting approval of a Development Plan permit to renew and modify County File #DP96-3014 for the continued operation and modification of an existing T-Mobile telecommunications facility. The proposed modifications include adding three new panel antennas, adding three new RRUS, and upgrading the existing equipment cabinet. The subject site is located at 3700 Blackhawk Plaza Circle in the unincorporated Blackhawk area. (Zoning: Planned Unit District (P-1); APN: 203-780-070) <u>DCB</u> Staff Report |
| APPROVED WITH
ADDED COA #5 | 3b. <u>TONY VENTOSA</u> (Applicant) - <u>SANTOS F. HERNANDEZ</u> (Owner), County File #DP15-3031. The applicant requests design review approval for a 926 square-foot two-story addition to the rear of an existing single-family residence on a substandard lot. The addition consists of two levels; the upstairs contains two bedrooms and a bathroom while a family room and powder room occupy the lower level. The project is located at 2995 Greenwood Drive in unincorporated San Pablo. (Zoning: R-6 Single-Family Residential (R-6)) (Assessor's Parcel Number: 416-021-022) <u>AV</u> Staff Report |
| CONTINUED HEARING
TO DATE
UNDETERMINED | 3c. <u>JAKE TARTER</u> (Applicant and Owner), County File #DP15-3037: The applicant requests approval of an Amended Final Development Plan increasing the number of units in the Arbor Springs subdivision from 16 town homes under Amended Final Development Plan DP00-3020 to 19 town homes, to allow development of a 3-unit townhouse building. DP00-3020 reduced the number of units in the original 22-unit subdivision that was approved under Final Development Plan DP91-3008. The application includes deviations from the M-12 Multiple Family Residential District standards for lot coverage, building height, side yard width, and rear yard width. The application also includes a request for a Tree Permit to remove five protected trees to accommodate future development of the townhouse building. The project site is located at 111 Flame Drive in the Pacheco area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 125-080-012) <u>SM</u> Staff Report |

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 21, 2016. 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 96 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.