

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 4, 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.

1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a. EDWARD DEAN (Applicant) - EDWARD DEAN AND DARLENE TONG (Owners), County File #DP15-3030: A hearing for a proposed single-family residence, and detached accessory building, totaling 4,224 in gross floor area (where the Kensington Combining District gross floor area threshold is 4,000 square-feet). The project includes variance requests to allow: 3 stories (where 2 ½ stories is the maximum), a 3-foot front yard setback (where 20-feet is required) for a retaining wall with a maximum height of 7½-feet, a 0-foot side yard (where 5-feet is required) for a retaining wall with a maximum height of 4-feet, and a 0-foot rear yard (where 3-feet is required) for a fence with a maximum height of 6-feet, 9-inches. The project also includes a tree permit to remove 11 code-protected trees, and work within the drip lines of 2 code-protected trees. The subject site is located at 0 Lawson Road in the unincorporated Kensington area. (Zoning: Single-Family Residential District (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K); APN: 572-034-018) (Continued from 03/21/16 TM) DV [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. NEAL HOCKER (Applicant) - ADRIAN & LISA OROZCO (Owners), County File #LP11-2001: The applicant requests approval of a Land Use Permit to establish a 975-square-foot temporary mobile/modular home on a non-permanent foundation for use as a family member mobile home for medical-care needs. The property is located at 1130 Sunset Boulevard in the Brentwood area. (Zoning:A-3, Heavy Agricultural District) (Parcel Number: 020-210-031) GK [Staff Report](#)

- 3b. STEVE RAWLINGS, ALCOHOLIC BEVERAGE CONSULTING (Applicant) – AVALONBAY COMMUNITIES, INC (Owner), County File #LP15-2045: The applicant requests approval of a Land Use Permit to allow alcohol sales at the existing Starbucks coffee shop in the Avalon Walnut Creek apartment complex. The applicant is also applying for a Type 41 California Department of Alcoholic Beverage Control License for on sale of beer and wine. The project site is located at the Treat Boulevard/Jones Road intersection in the Avalon Walnut Creek building located at 7000 Sunne Lane in the Contra Costa Centre area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Parcel Number: 148-221-041) SM [Staff Report](#)

- 3c. MAURICE PLAZA and SYLVIA LEICK (Applicants & Owners), County File #LP14-2056. The applicants request approval of a land use permit to allow the establishment of a second residence within an existing building. The project also includes a request for approval of a variance to allow a 6-foot side yard setback (minimum 10 feet required) for a roof pitch change and other structural alterations to an existing building, and a tree permit to allow the removal of 3 code-protected trees. The project is located at 54 Lusherm Court in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-15) (Assessor's Parcel Number: 172-062-021) SFT [Staff Report](#)

- 3d. SPECTRASITE COMMUNICATIONS FOR AMERICAN TOWER c/o BUSCH LAW FIRM PLLC. (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP16-2003: The applicant requests approval of a land use permit to renew County File #LP93-2054, to allow the continued use of an existing 70-foot in height monopole telecommunications tower with a combined appurtenance height which totals 76-feet; and includes a 200 square-foot equipment shelter. The subject property is located at 1001 Arabian Heights in the unincorporated Martinez area. (Zoning: General Agricultural, A-2) (Parcel Number: 372-140-001) JDT [Staff Report](#)
- 3e. DANIEL PIERCE (Applicant) - JOHN DEMARTINI RANCH LLC (Owner), County File LP16-2006: The applicant is requesting approval of a land use permit to modify LP13-2075 for the purpose of modifying an existing AT&T telecommunications site. The proposed modifications include (1) replacing 3 antennas, (2) adding three new RRUs, (3) adding one surge suppression unit, (4) add one new pole mount, and (5) installing additional supporting equipment. The subject property is located on the top of a hill north of Cummings Skyway and east of Interstate 80 (I-80). Access to the site is via a dirt access road that connects to the westbound lane on Cummings Skyway approximately 1,500 feet east of Cummings Skyway and I-80 Interchange in the Crockett area of the County. (Zoning: A-2, General Agricultural) (Parcel Number: 354-190-004) JJ [Staff Report](#)
4. DEVELOPMENT PLAN: PUBLIC HEARING
- 4a. MICHAEL GRATTON, SPECIALIZED GRAPHICS (Applicant) – PERA URBAN WEST CORP (Owner), County File #DP16-3005: The applicant is requesting approval of a Development Plan for the Urban West Business Park, to modify Development Plan DP84-3011, Condition of Approval #4, to update the approved exterior signage program, for new tenant pedestrian signs and new tenant building signs. The project site is located at 1350 Treat Boulevard in the Contra Costa Centre area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Parcel Number: 172-020-042) SM [Staff Report](#)
- 4b. RAJPRIYA INC. (Applicant) - CELO INVESTMENTS, LLC (Owner), County File #DP15-3025: The applicant requests approval of a modification to the Blackhawk Plaza Final Development Plan (County File #DP85-3009) to allow for the establishment of a childcare facility within an existing office building located at 4135 Blackhawk Plaza Circle, where, according to the Blackhawk Plaza final development plan, only office uses are permitted. The proposed childcare facility includes preschool and afterschool programs for up to 50 children. The subject site is located at 4135 Blackhawk Plaza Circle in the unincorporated Blackhawk area. (Zoning: P-1, Planned Unit District) (Parcel Number: 203-780-061) DCB [Staff Report](#)
5. VARIANCE: PUBLIC HEARING
- 5a. OMAR PELA (Applicant and Owner), County File VR15-1043: This is a request for approval of Variances with a Small Lot Design Review to legalize the conversion of a patio cover into a garage and livable space with a 3-foot side yard (where 5 feet is required), a 13-foot 6-inch aggregate side yard (where 15 feet is required), and a 10-foot rear yard (where 15 feet is required). This application also includes reconstructing the existing unpermitted second floor rear yard deck that meets the required setbacks at the existing single-family residence. The property is located at 4250 Arthur Road, Martinez. (Zoning: R-6, Single-Family Residential) (Parcel Number: 380-141-009) JJ [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 18, 2016. PLEASE BE AWARE OF THE NEW 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.