

ZA: A. BHAT & L. CROSS
STAFF: J. ISIP
PW: J. LAROCQUE

~ R E V I S E D ~
CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 18, 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 Hiliانا Li at least 48 hours before the meeting at (925) 674-7792.

- | | |
|---|---|
| NONE | 1. <u>PUBLIC COMMENTS:</u> |
| | 2. <u>MINOR SUBDIVISION: PUBLIC HEARING</u> |
| APPROVED WITH
MINOR MODIFICATION
TO COA #8 AND ADOPT
NEGATIVE
DECLARATION (LC) | 2a. <u>JOHN POLIMENO</u> (Applicant) - <u>KENNETH GARDNER</u> (Owner), County File #MS 15-0005: The applicant requests approval of a Vesting Tentative Map to subdivide approximately 28 acres into two Parcels; Parcel A-14.83 acres and Parcel B – 13.54 acres. The property is located at 3600 Byer Road in the Byron area. . <u>CEQA</u> : The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project (Zoning: A-3) (Parcel Number: 002-040-064) <u>JO</u> Staff Report |
| APPROVED WITH
MODIFICATIONS TO
STAFF REPORT PAGE 7
AND MODIFICATION TO
COA's #1, 8, 17 AND
ADOPT MITIGATED
NEGATIVE
DECLARATION (LC) | 2b. <u>PACIFIC UNION PROPERTY DEVELOPERS C/O MATT CROSS</u> (Applicant & Owner); County File #MS14-0013: The applicant requests approval of a tentative map to subdivide an approximately 2.0-acre property into three parcels. The resulting parcels include Lot A of 31,841 square feet, Lot B of 22,318 square feet, and Lot C of 33,412 square feet. This application also includes variances to allow a 0-foot setback and side yard for the construction of retaining walls, and a tree permit to allow the removal of 80 code-protected trees and work within the drip lines of 37 code-protected trees for the construction and installation of subdivision improvements. The subject property is located at 66 Crest Avenue in the unincorporated Alamo area. <u>CEQA</u> : The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: R-20, Single-Family Residential) (Parcel Number: 188-232-041) <u>DCB</u> Staff Report |
| | 3. <u>LAND USE PERMIT: PUBLIC HEARING</u> |
| APPROVED AS
RECOMMENDED BY
STAFF (LC) | 3a. <u>JIM MATTISON FOR T-MOBILE</u> (Applicant) - <u>PG&E</u> (Owner); County File #LP15-2053: The applicant requests approval of a land use permit/development plan combination to modify County File #LP12-2063 to allow for the modification of an existing T-Mobile telecommunication facility located on a PG&E lattice tower. The proposed modifications consist of the following elements: 1) adding three new panel antennas, 2) adding three new tower-mounted amplifiers (TMAs), 3) removing and replacing two ground-mounted equipment cabinets located on an existing equipment pad, 4) adding an eight square-foot addition to the existing concrete equipment pad, 5) relocating the existing microwave dish from the northwest leg of the tower to the southwest leg, and 6) miscellaneous small electrical equipment. The subject site is within in a PG&E right-of-way located at 111 Manor Drive in the unincorporated Bay Point area. (Zoning: Planned Unit District (P-1); Parcel Number: 097-072-004) <u>DCB</u> Staff Report |
| APPROVED AS
RECOMMENDED BY
STAFF (LC) | 3b. <u>VERIZON c/o COMPLETE WIRELESS CONSULTING</u> (Applicants) - <u>JOHN VIANO, BNSF RAILWAY</u> (Owners), County File #LP14-2008: The applicant seeks approval of a land use permit to allow the construction of a new Verizon Wireless telecommunications facility. The project also includes a request for approval of a variance to allow a 0-foot front setback (50 feet required) for a retaining wall, and request for approval of a tree permit to allow work within the dripline of nine (9) code-protected trees. The project is located at 150 Morello Avenue in the unincorporated area of Martinez. <u>CEQA</u> : The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: |

Agricultural Preserve, A-4/General Agricultural, A-2/Railroad Corridor Combining, -X) (Parcel Numbers: 161-202-002, 161-190-001, 161-190-002) SFT [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (LC)

- 4a. HIDDEN OAKS AT BLACKHAWK ASSOCIATION (Applicant and Owner), County File #DP14-3022: The applicant is requesting approval of a Development Plan for Hidden Oaks at Blackhawk, to modify Development Plan DP76-3022, Condition of Approval #1, to reduce the size of open space Parcel O north of Mossy Oak Drive and east of Mesa Oak Lane to accommodate lot line adjustments of five contiguous single-family residential parcels. The area to be transferred out of Parcel O includes existing landscaping and related private recreation improvements associated with the rear yards of the adjacent residential parcels. The project site is Parcel O of Hidden Oaks at Blackhawk located east of Hidden Oak Drive and north of Mossy Oak Drive in the Blackhawk area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Parcel Number: 203-020-023) SM [Staff Report](#)

5. VARIANCE: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
COA#9B AND ADDED
COA RELATED TO
LANDSCAPING AND
COA RELATED TO
LOCATION OF
CONSTRUCTION
EQUIPMENT ONCE A
CONTRACTOR IS
PICKED (LC)

- 5a. TIM HALEY (Applicant and Owner); County File #VR15-1039: The applicant requests approval for a new 3,457 square-foot, single-family residence and 809 square-foot attached garage, with a variance to allow a 0-foot secondary front yard setback (where 15-foot is required) for a driveway structure providing access from Biltmore Drive to the residence and the garage. The project also includes a request for approval of a tree permit to allow the removal of ten (10) code-protected blue oak trees, and to work within the drip lines of twelve (12) code-protected blue oak trees. The subject site is located at a vacant lot at the corner of Biltmore Drive and Inverrary Lane in the unincorporated Alamo area. (Zoning: Single-Family Residential Districts (R-15) and (R-20) (Parcel Number: 193-680-014) DV [Staff Report](#)

****3:30 p.m.****

1. PUBLIC COMMENTS:

2. ACCEPT COMMENTS ON THE DEIR: PUBLIC HEARING

ACCEPTED PUBLIC
COMMENTS ON THE
DEIR (AMB)

- 2a. DOWNTOWN MARTINEZ JAIL DEMOLITION PROJECT (Contra Costa County, Applicant & Owner) County File: CP# 15-38): This is a public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (EIR) prepared for the proposed Downtown Martinez Jail Demolition Project ("the Project"). The proposed project entails the demolition of the existing Jailhouse building located at 650 Pine Street in Downtown Martinez, in Contra Costa County, California. After demolition, the interim use of the site would be an expansion of the existing 7-space parking lot located to the south of the existing building. A potential future use of the site would be for County administrative functions, but no plans or designs have been prepared and no funding is available for such a future use at this time. The goal of the Project is to provide a well-planned, functional civic center in Downtown Martinez. The Project objectives are to reduce the hazards posed by the existence of the unoccupied, contaminated building; meet near-term parking needs in the area; implement the City of Martinez's General Plan and Downtown Specific Plan, along with the County's General Plan applicable policies; promote future development of required space for County government administrative uses; and allow for compatible and functional structures and land uses in the civic center area. The proposed Project is located at 650 Pine Street in downtown Martinez (see Figures 1 and 2). The Project site is approximately 0.3 acre of County-owned land. The Project site is bounded by Escobar Street to the north, Pine Street to the east, Main Street to the south, and the Contra Costa County Finance Building to the west. The Finance Building is located on the same block as the Project site, but faces Court Street. Surrounding uses are County-government buildings to the west, east, and south, and parking lots to the north. The Martinez Downtown Core, with commercial and retail uses, is two blocks to the west and Martinez Waterfront Park is approximately 0.1 mile to the north, on the far side of the Amtrak Capitol Corridor train tracks. The Jailhouse is situated approximately 1 mile west of Interstate 680 (I-680), and 0.3 mile southeast of the Martinez Capitol Corridor train station. (Zoning: Civic) (General Plan Designation: Government) (Census Tract: 3160) (APN: 373-262-001) HH [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 2, 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.