

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

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, MAY 16, 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.

NONE

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

ADOPTED MITIGATED  
NEGATIVE  
DECLARATION AND  
APPROVED AS  
RECOMMENDED BY  
STAFF (LC)

2a. COMPLETE WIRELESS CONSULTING INC. C/O MARIA KIM (Applicant) - SEVENTH DAY ADVENTIST CHURCH (Owner), County File #LP15-2047: The applicant requests approval of a land use permit to establish a new Verizon wireless telecommunications facility disguised as a cupola on top of an existing church. The equipment for the wireless facility at ground level is located in a 306 square-foot lease area at the rear of the subject property, behind the church. The wireless facility includes 9 antennas within the faux cupola. The equipment at ground level includes a backup diesel generator. Approval of a tree permit is also requested to allow work within the driplines of 5 code-protected trees for the purpose of trenching for utilities to be ran underground from the lease area to the public right-of-way (Appian Way). The subject property is located at 980 Appian Way in the unincorporated El Sobrante area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: R-7, Single-Family Residential) (Parcel Number: 430-280-020) DV [Staff Report](#)

TO BE CONTINUED TO  
JUNE 6, 2016

2b. JONATHAN KENDLER, CENTURY MANAGEMENT CO. (Applicant) – HOFMANN HOLDINGS LP (Owner), County File #LP16-2001: The applicant requests approval of a Land Use Permit / Development Plan to establish a master take-out food establishment permit for the Discovery Bay Shopping Center, allow a weekly outdoor farmers market, and up to 10 outdoor non-profit special events, and to revise Development Plan DP87-3080, Condition of Approval #1, to update the site plan for the Shopping Center and allow commercial office and retail uses in all three existing buildings at the Shopping Center. The application includes a Variance from the parking required under the Contra Costa County Code for the Discovery Bay Shopping Center. The project site is located at 1520 Discovery Bay Boulevard and 1540 Riverlake Road in the Discovery Bay area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Numbers: 004-182-005, 004-182-006) SM [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (LC)

2c. JEREMY COOK (Applicant) - CONCORD BIBLE CHURCH (Owner), County File #LP16-2004. The applicant is requesting approval of a land use permit for the purpose of constructing a ± 6,750 square-foot sports court for the use of the existing church and private school on site. The sports court will consist of a full-court basketball area, a four-square area and an “awana circle”. In addition, the applicant also proposes a 25-foot-tall lamp post to provide lighting for the sports court area, as well as associated electrical improvements. The project is located at 4975 Concord Boulevard in the unincorporated Concord area. (Zoning: R-10, Single Family Residential Zoning District) (Parcel Number: 116-120-031) AV [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF AND CLARIFY  
PW COA #7 (LC)

3a. FRANK SADIGHPOUR (Applicant) - SHAHIN SHARIFI (Owner), County File DP16-3002: The applicant is requesting approval of Small Lot Design Review Development Plan to demolish an existing 989 square-foot single-family residence and to construct a new 2,220 square-foot one-story single-family residence with a 494 square-foot garage, a 139 square-foot front yard covered porch, and a 155 square-foot rear yard covered deck. This application includes a tree permit to remove one multi-stemmed pine tree (16 – 24 inches in diameter). The subject property is located at 192 High Street in the Pacheco area. (Zoning: R-

10, Single-Family Residential) (Parcel Number: 125-281-010) JI [Staff Report](#)

4. COMPLIANCE REVIEW: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (LC)

4a. RON CARTER (Applicant) - BRIAN ALLEN (Owner), County File #CV16-0003: The applicant requests approval to modify conditions of approval #28 and #34 of County File #MS13-0007. The proposed modification would allow an exception to the requirement to construct frontage improvements (Condition #28) along Center Street, and an exception to the requirement to underground utilities (Condition #34) for the approved 2 lot subdivision. The subject property is a 0.53-acre lot located on Center Street in the Walnut Creek area. The minor subdivision was approved by the County Zoning Administrator on August 18, 2014. The subject property is located at 632 Center Street in the unincorporated Walnut Creek area. (Zoning: R-10, Single-Family Residential) (Parcel Number: 184-140-024) DV [Staff Report](#)

APPROVED WITH  
MODIFICATIONS :  
• ADD COA FOR A  
SECURITY GUARD  
ON SITE  
• MODIFY COA #2 , #5  
& #6  
• ADJUST ALL COA  
NUMBERS (AMB)

4b. ABDULLA & NAGIB MOHAMED (Applicants and Owners), County File #CV16-0035: The purpose of the Alcoholic Beverage Sales Commercial Activities zoning ordinance, Chapter 82-38 (Alcohol Ordinance), is to protect and promote the public health, safety and general welfare by establishing land use requirements and criteria to regulate alcohol sales in the unincorporated County. This is a public hearing to receive testimony on whether the operating methods of the deemed approved activity related to the sale of alcohol at the Sunset Market are causing negative impacts in the surrounding community. The hearing officer will determine whether the activity conforms to the Deemed Approved Performance Standards set forth in Section 82-38.808 and consider the Deemed Approved Status of the Sunset Market. The subject property is located at 1502 Fifth Street in North Richmond. (Zoning: P-1, North Richmond Planned Unit District) (Parcel Number: 409-110-011) GK [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 6, 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.