

ZA: L. CROSS  
STAFF: J. ISIP

**~REVISED~**  
**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, AUGUST 1, 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.

JULIAN FRAZER PUBLIC  
COMMENTS ON  
CERTIFICATE OF  
COMPLIANCE PROCESS  
R.O.W. & PRIVATE  
STRUCTURES

1. PUBLIC COMMENTS:

2. VARIANCE: CLOSED PUBLIC HEARING

APPLICATION WAS  
WITHDRAWN ON  
07/26/16

- 2a. CLARK MEREMEYER (Applicant & Owner), County File VR16-1005: A request for approval of a variance to allow a lot line adjustment merging a 1.38-acre parcel and a 0.83-acre parcel into one parcel resulting in the creation of a substandard parcel with an area of approximately 2.26 acres where the minimum lot size is five (5) acres. The subject parcels are located at 2620 Franklin Canyon Road within the Unincorporated Martinez area. (Zoning: A-2, General Agricultural) (Parcel Number: 368-030-010) II Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

- 3a. BALDEEP SANGHA (Applicant) – AVALONBAY COMMUNITIES, INC. (Owner), County File #LP16-2019: The applicant requests approval of a Land Use Permit to allow alcohol sales at a new tavern in the Avalon Walnut Creek apartment complex. The applicant is also applying for a Type 48 On Sale General - Public Premises License from the California Department of Alcoholic Beverage Control. The project site is located adjacent to and east of the Treat Boulevard/Oak Road intersection in the Avalon Walnut Creek building located at 7001 Sunne Lane in the Contra Costa Centre area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Number: 148-221-042) SM Staff Report

CONTINUED TO 08/15/16

- 3b. JAMES FOSTER, DEBRI-TECH, INC. (Applicant) – PAUL KOBEL (Owner), County File #LP11-2077: The applicant requests approval of a Land Use Permit / Development Plan to establish an existing Rapid Recycle E-Waste recycling operation, a division of Debris-Tech, and an existing administrative office for Junk Beez, a separate Debris-Tech division. Rapid Recycle recycles computers, electronics, televisions, appliances, wire and cords, batteries, cardboard, and metal. The project site is located at 5292 Pacheco Blvd in the Pacheco area in unincorporated Contra Costa County. (Zoning: R-B, Retail Business District) (Parcel Number: 125-220-007) SM Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

- 4a. T-MOBILE C/O CORTEL (Applicant)- COUNTRY CLUB AT BLACKHAWK (Owner), County File #DP16-3015: The applicant requests approval of a minor modification to a final development plan (County File #DP08-3066) to allow the addition of three (3) new antennas and related RRUs, and electrical conduits to an existing T-Mobile wireless telecommunications facility. The subject site is located in the northwest portion of a 9.2-acre parcel at the end of Eagle Ridge Lane and north of 27 Eagle Ridge Lane in the unincorporated Danville area. (Zoning: P-1 Planned Unit Development) (Parcel Number: 203-770-006) JDT Staff Report

CONTINUED TO 08/15/16

- 4b. CONRAD DE JESUS (Applicant) - TOM MAZZA (Owner), County File #DP15-3028: The applicant is requesting approval of a Land Use Permit/Development Plan combination for the purposes of constructing a 3,000 square-foot commercial/retail business building. The building will consist of 3 distinct rental spaces. 10 off-street parking spaces will be located within two parking lots on-site. The project includes two variances: 1) an 8-foot 8-inch setback (along Peach Street) for parking space #5, where 10 feet is the required minimum, and 2) a 22-foot drive aisle for the southern parking lot, where 25 feet is the required minimum. The applicant is also requesting approval to operate a contractor's yard from the subject property. The contractor's business will consist of the following: 1) business administration, 2) indoor storage of bulk building materials, and 3) outdoor parking of construction equipment (vehicles – dump trailer, enclosed trailer, skid steer and excavator). The project is located at 2544 Pacheco Boulevard in the Martinez area. (Zoning: Retail Business District, R-B) (Assessor's Parcel Number: 375-014-003) [FA Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF

- 4c. CHRIS DORMAN, DORMAN ASSOCIATES, INC. (Applicant) – AVALONBAY COMMUNITIES, INC. (Owner), County File #DP16-3019: The applicant requests approval of a Development Plan to revise Development Plan DP87-3004, Condition of Approval #1, to allow construction of a 540 square-foot addition to the existing clubhouse at the Avalon Walnut Ridge apartment complex. The project also includes a request for approval of a Tree Permit to remove one protected tree to accommodate the clubhouse addition. The project site is located at 121 Roble Road in the Contra Costa Centre area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Number: 148-170-050) [SM Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 15, 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.