

ZA: T. MOREIRA  
STAFF: SYD SOTOODEH  
PUBLIC WORKS: NONE

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, FEBRUARY 3, 2020**  
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

APPROVED AND  
ADOPTED MND AS  
ADEQUATE, WITH  
MODIFICATION TO  
COA#22/ MM AES-1:  
ANTENNAS SHALL BE  
PAINTED TO MATCH  
THE FOLLAGE OF THE  
FAUX OAK. (TM)

2a. AT&T MOBILITY (Applicant) - RASMUSSEN/WHEELER ENTERPRISES (Owner), County File LP19-2008: The applicant requests approval of a land use permit to allow the establishment of a new AT&T Mobility telecommunications facility disguised as an approximately 75-foot tall oak tree. The subject properties are located approximately 700 feet south of the intersection of Highland Road and Camino Tassajara in the unincorporated San Ramon area of Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: A-80, Exclusive Agricultural District) (Assessor's Parcel Numbers: 205-040-022 and -023) MH [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

2b. MADLINE CHANEY / CAMP & ASSOCIATES ON BEHALF OF VERIZON (Applicant) - L. SCOTT FEILER & JANET L GALEN FEILER (Owners), County File #LP19-2039: The applicant requests approval of a land use permit for the renewal of an existing Verizon wireless telecommunications facility, previously operating under approved Land Use / Development Plan Combination Permit #DP85-3009. The existing facility consists of four antennas concealed within exterior walls on the southern elevation of the existing office building. Ancillary equipment is located within an equipment room located in a northeasterly portion of the office buildings' interior. No upgrades to existing equipment are being sought at this time. The subject property is located at 4125 Blackhawk Plaza Circle in the Blackhawk Area. (Zoning: P-1 Planned Unit District) (APN 203-780-060) AV [Staff Report](#)

3. COMPLIANCE REVIEW: PUBLIC HEARING

CLOSED HEARING;  
DECISION AT 2/19/2020  
ZA HEARING

3a. SUNSET CENTER LLC (Owner), County File #CV19-0040. This is a County-initiated enforcement hearing in response to continued violations of the conditions of approval for County File #LP14-2052, the County Zoning Ordinance (Title 8), and the County Building Code (Title 7), all in reference to the "Somewhere Else Sports Bar and Grill". The hearing is also to consider a request for modification to conditions of approval of County File #LP14-2052, to allow for the establishment of a new sports bar and grill ("Up & Under, 2<sup>nd</sup> Pitch") use at the subject property under a new business owner. The property is located at 5216 Sobrante Avenue in the El Sobrante area. (Zoning: Planned Unit, P-1) (Assessor's Parcel Number: 430-140-027) ST [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, FEBRUARY 19, 2020.

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.