

ZA: T. MOREIRA
STAFF: S. SOTOODEH
PW: R. SANDERS

REVISED
CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, FEBRUARY 19, 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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING:

CONTINUED
INDEFINITELY, TO BE
RE-NOTICED

2a. ROD SCHLENKER C/O INSURANCE AUTO AUCTIONS, INC. (Applicant) - NGL SF BAY STORAGE & TRANSFER, LLC (Owner), County File #DP18-3005: A request for approval of a development plan to allow the expansion of an existing vehicle storage facility to allow the storage of an additional 1,236 theft recovered and damaged vehicles, with a deviation to the Bay Point P-1 Development Standards for no proposed landscaping (where 10% of the site is required to be landscaped). The request for approval also includes a tree permit for the removal of 39 code-protected trees ranging in size from 7" to 60" in diameter. The subject property is a 10.35-acre property located at 2770 Willow Pass Road in the Bay Point area. (Zoning: Planned Unit Development (P-1) District) (APN: 098-240-031) (Continued from 1/6/20 LC) GF

3. CONTINUED: COMPLIANCE REVIEW: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
FINDINGS AND COA'S
#21, #23 AND # 25;
DELETED COA'S #26
AND #28; ADDED COA
#29. COMPLIANCE
REVIEW AFTER 12
MONTHS AND OPENING
AT 8 A.M. IS GRANTED

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, 2nd 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) (Continued from 2/3/2020 TM) ST [Staff Report](#)

4.. MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #18 AND #23 AND
ADOPTED MND

4a. JOYFUL VISIONS LLC (Owner/Applicant); County File #MS18-0003: The applicant requests approval of a vesting tentative map for a minor subdivision which proposes to subdivide the 20,641-square-foot site into two parcels (Parcel A: 10,473 square feet; Parcel B: 10,169 square feet). To accommodate improvements, a tree permit would be included for the removal of four code-protected trees. A variance for 61-foot lot width (where 80-foot minimum is required) would be included for Parcel A. Additionally, an exception to Title 9 of the County Code would be required to maintain the roadway along Circle Drive as-is (where curb, 5-foot-wide sidewalk, necessary longitudinal and transverse drainage are required). The subject site is located at 174 Circle Drive in unincorporated Walnut Creek. (Zoning: R-10 Single-Family Residential District) (Parcel Number: 184-212-017). For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), the Zoning Administrator will be adopting the Negative Mitigated Declaration and related finds has been prepared for this project. JL [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

5. LAND USE PERMIT: PUBLIC HEARING

- 5a. ROBERT KARAM ON BEHALF OF AMERICAN TOWER (Applicant), CHRISTOPHER EVANS (Owner), County File #LP19-2030: The applicant requests approval of a Land Use Permit to authorize a 10-year renewal for the continued operation of an existing 185-foot-tall communications tower on the subject property. No modifications to the existing tower, or communications equipment thereon, are proposed with this application. The subject property is located at 4709 Evora Road in the Bay Point area. (Zoning: A-2 General Agricultural) (APN 099-140-009). AV [Staff Report](#)

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