

ZA: L. CROSS & T. MOREIRA
STAFF: G. FARRINGTON
PW: L. GOSSETT

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, FEBRUARY 20, 2019
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: CONTINUED PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (LC)

- 2a. CROWN CASTLE ON BEHALF OF AT&T (Applicant) - MING YUENG AND JIA YIN LIU (Owners), County File #LP18-2018: This is an application for a land use permit to renew an existing AT&T 40-foot monopine facility and modify the facility to remove and replace antennas, install new ancillary equipment and remove a cabinet located at the rear of the lot. The subject property is located 4068 San Pablo Dam Road in the El Sobrante area. (Zoning: Planned Unit (P-1) District) (APN: 420-192-051) (Continued from 01/23/19 LC) GF [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF AND ADOPT THE
MITIGATED NEGATIVE
DECLARATION (TM)

- 3a. SUNNY GOYAL – AU ENERGY LLC (Applicant & Owner), County File #LP17-2030: The applicant is requesting approval of a land use permit/development plan combination to demolish and reconstruct an existing Shell gas station, which includes the construction of a 2,858 square-foot convenience store, 2,741 square-foot gas pump canopy with eight pumps, a 1,121 square-foot car wash tunnel with an attached 240 square-foot equipment room, a 402 square-foot storage room, and a 266 square-foot trash enclosure. A variance is also requested to allow a zero-foot highway setback (where ten feet is required) for the construction of a monument sign to display gas prices along the El Portal Drive frontage. Additionally, the project includes the removal of the existing underground storage tanks and their replacement with new storage tanks on-site, the relocation of two driveways, and new landscaping improvements. The applicant has submitted a preliminary Storm Water Control Plan that provides an underground storm drain system with a series of bioretention basins, which will be tied to the existing storm drain system in San Pablo Dam Road and filtered as it leads to proposed drain grates and inlets. The subject property is located at 3621 San Pablo Dam Road in the El Sobrante area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Downtown El Sobrante Planned Unit District (P-1); APN: 420-021-032) DB [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH TWO
ADDED COA'S AFTER
COA #20 (TM)

- 4a. JEFF PEDERSEN (Applicant & Owner), County Files #DP18-3008 and #LP19-2003: A request for approval of a Development Plan with Design Review for the construction of a new 7,909 square-foot, two-story single-family residence, and approval of a land use permit for a 2,128 square-foot second residence on a vacant 20-acre parcel. The project is located at 7911 Carneal Road in the Livermore area of unincorporated 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) (Assessor's Parcel Number: 006-190-010) SJ [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 4, 2019.

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.