

ZA: L. CROSS & R. HERNANDEZ  
STAFF; G. FARRINGTON  
PW: L. GOSSETT & R. SANDERS

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, AUGUST 5, 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. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

ADOPTED NEGATIVE  
DECLARATION AND  
APPROVED WITH  
MODIFICATIONS TO  
THE EXCEPTIONS,  
FINDINGS, COA #11  
AND STAFF REPORT  
(LC)

- 2a. RONALD NUNN (Applicant and Owner), County File # MS18-0011: The applicant requests approval of a Tentative Parcel Map for the proposed Orchard & Vine Four-Lot Minor Subdivision, a minor subdivision application to subdivide a 586.43-acre legal lot in agricultural production into four parcels, including a 40.6-acre Parcel A, a 357.98-acre Parcel B, a 74.15-acre Parcel C, and a 113.7-acre Parcel D. Parcel A, includes the nine-acre site of the Orchard & Vine winery and farm market facility that was approved under Land Use Permit LP16-2047. The applicant is also requesting authorization of exceptions to the requirements of County Code Sections, 96-12.406 (Private Road Turnaround), 98-4.002 (Minimum Width of Pavement and Right of Way), 914-2.002 (Onsite Collect and Convey), and 914-14.012 (Structure Setback Lines). Except for future development of the Orchard & Vine facility, no other development is proposed and the subdivision parcels will remain in agricultural production. The property is located at 550 Walnut Boulevard in the Byron area in unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project ( Zoning: A-4, Agricultural Preserve District) (Assessor's Parcel Numbers: 003-010-017, 003-010-020, 007-140-006, 007-150-017, 007-150-018) (Continued from 07/15/19 LC) SM [Staff Report](#)

3. VARIANCE: CONTINUED CLOSED PUBLIC HEARING

DENIED WITH ADDED  
TERMS & FINDINGS  
FOR DENIAL 1) WITHIN  
45 DAYS, APPLICANT  
SHALL PROVIDE  
REVISED PLANS  
2) LACK OF  
COMPLIANCE MAY  
LEAD TO CODE  
ENFORCEMENT (LC)

- 3a. HARBANS S. GILL (Applicant and Owner), County File #VR18-1033: The applicant is requesting approval of a Variance Permit for a reduced 10-foot front yard setback (where 20-feet is the minimum required) for a 210-square-foot second-story deck constructed without permits. The project is located at 1532 Hillcrest Road in the San Pablo area of Unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Parcel Number: 419-071-009) (Continued from 07/15/19 TM) JL [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF, ADOPTED THE  
MITIGATED NEGATIVE  
DECLARATION AND  
ADD THE LAND USE  
PERMIT FINDINGS TO  
THE STAFF REPORT  
(RLH)

- 4a. DAVID JACOBSON (Applicant and Owner), County File #LP18-2003: The applicant is seeking approval of a Land Use/Development Plan Combination Permit to allow the construction of a new multi-family and commercial mixed-use complex, with 12 residential units, up to 4 commercial tenant spaces having a combined 1,632 square-feet of area, as well as related frontage, drainage, utility, parking and landscaping improvements. The project consists of two mixed use buildings, identified as Bldgs. "A" & "B", each two stories and 27 feet in height. A third two-story building (Bldg. "C") would be entirely used for multi-family residential purposes. The project includes a request for a deviation to lot coverage (35.8% proposed, 35% allowed) and a variance to a public road (Willow Pass Road) setback (0-foot proposed, 10 feet required). CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related

findings for this project The subject property is located at 2867 Willow Pass Road, in the Bay Point area. (Zoning: P-1 Planned Unit District) ( APN 093-081-028) [AV](#) [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF WITH  
MODIFICATION TO  
SECTION VII: CHANGE  
LP15-2051 TO LP19-2010  
(RLH)

- 4b. [EJ PHAIR BREWING COMPANY](#). (Applicant) / [DONAHUE SCHRIEBER](#) (Owner), County File #LP19-2010: The applicant requests approval of a Land Use Permit/Development Plan combination, to allow an expansion of the EJ Phair Brewing Company in the Alamo Plaza Shopping Center, including an increase in the number of allowed outdoor seats from 25 to 52 seats, modification of the tenant space to include new doors leading directly from the restaurant to the outdoor seating, and a change in the ABC license from Type 41 (full-service restaurant) to Type 23 (small beer manufacturer). The request includes approval of a Variance from the Off-Street Parking Ordinance to allow an overall increase in the number of seats from 50 to 121 seats. The project site is Suite 225B at the Alamo Plaza Shopping Center in the Alamo area in unincorporated Contra Costa County. (Zoning: R-B Retail Business, S2 Sign Control Combining District) (Assessor's Parcel Number: 191-180-011, 191-180-018) [SM](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 19, 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.