STAFF: W. NELSON, J. OBORNE & F. AVILA

PW: M. SEN

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, MAY 16, 2011 McBRIEN ADMINISTRATION BUILDING ROOM 107 PINE & ESCOBAR STREETS MARTINEZ, CA

\*\*\*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) 335-1203.

- 1. PUBLIC COMMENTS: NONE
- 2. DETERMINATION OF EASEMENT RIGHTS: NONE

### LAND USE PERMIT: PUBLIC HEARING

# CONTINUED TO JUNE 6, 2011 AS OPEN HEARING

AT&T MOBILITY (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP10-2050: The applicant requests approval of a land use permit to update and expand an existing unmanned wireless communications facility. The project involves the addition of two (2) new equipment cabinets on a new 4-foot by 15-foot lease area within an existing equipment compound and the addition of two (2) new 12-foot (maximum) antenna pipe poles adjacent to existing antenna poles. Each of the two new antenna poles will be equipped with one (1) panel antenna, two (2) remote radio units and one (1) surge protector box. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (just north of Pine Valley Rd.). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (A-80) (ZA: X-18) (CT 3451.06) (Parcel #222-270-003) RLH

### DEVELOPMENT PLAN: PUBLIC HEARING

### APPROVED AS RECOMMENDED BY STAFF

4. SHAPELL HOMES (Applicant & Owner), County File #DP11-3007: A request to modify condition of approval #69 of the amended Alamo Creek Final Development Plan conditions of approval (County File #DP043026). The applicant is requesting approval of a modification to the condition that would permit construction of the 3.22-acre park in Phase 3 after construction of the Alamo Creek Community Swim Center and prior to issuance of the final building permit for Phase 3. Currently, condition #69 requires Shapell to improve the 3.22-acre park prior to recording the Phase 3 Final Map. The 3.22-acre park is located on Bengali Street, in Phase 3 of Alamo Creek, near the eastern edge of the development, south of the Mustang Soccer fields. The Alamo Creek Community Swim Center will be located near the center of Alamo Creek on Charbray Street. (P-1) (CT: 3551.04) (GP: PR) (Parcel #206-030-081) RLH

### APPROVED AS RECOMMENDED BY STAFF

5. SHAPELL HOMES (Applicant and Owner), County File DP11-3008: The applicant requests approval of A) Tentative Map Amendment to allow the relocation of 21 units from Gale Ranch, Village Center from Phase IV (Parcel J, Tract 8856/9247, approved for 228 units) to Gale Ranch, Phase II (tract 8689/9245, approved for 135 units). The total number of units for Phase IV will decrease from 1,308 to 1, 287. The total number of units for Phase II will increase from 1,926 to 1,947 and B) Final Development Plan Amendment: This is a Final Development Plan Modification to the approved DP08-3030 and DP08-3031 to allow the relocation of 21 units from Phase IV to Phase II of the Gale Ranch development. Portion of the Gale Ranch, Phase II to be modified is located north of Monarch Road and northwest of Japonica Way. Portion of Gale Ranch Phase IV to be modified is located in Parcel J, future Village Center, southwest of Bollinger Canyon Road. Phase II is within incorporated City of San Ramon and Phase IV remains within unincorporated County, in the Dougherty Valley area. (Zoning: P-1) (Zoning Atlas Page: W-16) (Census Tract 3551.03) (APN: 222-270-021 et al.) TM

# DENIED WITHOUT PREJUDICE

6. <u>STEPHEN BOWIE AND TIM MARTIN</u> (Applicants) - <u>BIXLER BUSINESS PARK</u> (Owner), County Files #DP06-3091, SD06-9170, LP06-2077 and RZ06-3189: The applicants are requesting approval of a Final Development Plan, Vesting Tentative Map and Rezoning to a P-1 zoning district from an existing P-1, in order to develop a business park, with take-out food, on a 10.82-acre parcel. The proposed business park

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will consist of five commercial buildings that will provide up to 242,550 square feet of floor space. The proposed vesting tentative map is to subdivide the 10.82-acre parcel into five commercial lots plus a remainder. The subject parcel is located on Bixler Road approximately 600-feet north of State Highway 4 in the Discovery Bay area of the County (P-1) (ZA: N-28) (CT: 3040) (GP: OF) (Parcel #011-220-032). Staff is recommending that the Zoning Administrator deny the applications without prejudice based on a lack of interest by the applicant. RLH

#### RECONSIDERATION REQUEST: VARIANCE: PUBLIC HEARING

### RECONSIDERATION REQUEST IS GRANTED

THOMAS JUPILLE (Applicant & Owner) County File #VR10-1030: This is a reconsideration of the Zoning Administrator's denial of a variance request to allow a 4-foot side setback (where 15 feet is required) for a carport accessory structure, that was built without permits. The subject property is located at 430 Crest Avenue in the Alamo area. (R-20) (GP:SL) (CT: 3420.00) (Parcel #188-292-008) GK

\*\*\*3:30 P.M.\*\*\*

8. <u>PUBLIC COMMENTS</u>: NONE

### SCOPING SESSION: PUBLIC HEARING

OPENED PUBLIC HEARING AND TOOK TESTIMONY/PUBLIC COMMENTS FT LAND, LLC (Applicant) - FINLEY TASSAJARA LAND (Owner), County File #'s GP07-0009, RZ09-3212, SD10-9280, DP10-3008: This is a scoping meeting for the Environmental Impact Report (EIR) for the New Farm Project. The project applicant is proposing a rural mixed-use project on a total of approximately 771 acres within the Tassajara Valley area in unincorporated Contra Costa County. The project site includes two pieces of land: the northern site (155 acres) and the southern site (616 acres) (collectively, the "project site"). The project site is currently designated "Agricultural Lands (AL)" by the County's general plan and zoned "A-80". The applicant is requesting the creation of a new general plan designation (Tassajara Rural Mixed Use) that would, among other things, allow for limited "clustered" residential development on certain portions of the project site and would also require the permanent preservation of land for open space and agricultural purposes. The applicant is also requesting rezoning to P-1, Planned Unit zoning; as well as a combined preliminary/final development plan; vesting tentative map application; and density bonus. The applicant may seek to file related applications for a development agreement and land use permits. The project site is outside the Urban Limit Line (ULL). The project would include a mix of uses including residential and agricultural uses such as the cultivation of olive trees and related crops and an associated facility to process olives and produce olive oil. Project components include: a) A total of 187 residential units, including 177 single-family homes and 10 multi-family affordable housing units; b) Approximately 671 acres would be permanently preserved for agricultural or open space uses including the cultivation of olives and related crops with associated uses, an olive press facility and ancillary agricultural yard, a cemetery, community center, park sites including community gardens, recreational trails, and a roadside farm stand; c) Approximately 10 acres would be dedicated to public/semipublic uses including a religious facility and a fire training facility, and d) Circulation and parking improvements at the nearby Tassajara Hills Elementary School. The Assessor's Parcel Numbers associated with the project are: Northern Site; 220-100-023, Southern Site; 206-030-065, 223-020-018 and 223-020-016. <u>JVO</u>

# PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JUNE 6, 2011.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2<sup>nd</sup> floor, north wing, 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, 651 Pine Street, 2nd Floor-North Wing, 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, 651 Pine Street, 2<sup>nd</sup> Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.