ZA: L. CROSS

STAFF: S. TULLY & S. GILL

PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, MAY 20, 2013 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.

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH (8) CONDITIONS OF APPROVAL ADDED 2. <u>METRO PCS</u> (Applicant) - <u>PACIFIC GAS AND ELECTRIC COMPANY</u> (Owner), County File #LP12-2115: The applicant is requesting approval to renew a previously approved land use permit (County File #LP01-2122) for the continued operation of an existing wireless telecommunications facility. The facility consists of three panel antennas, one Global Positioning System antenna, and five equipment cabinets within a 140-sqaure-foot lease area. The subject panel antennas are located 55-feet 6-inches above-ground-level on an 81-foot tall utility tower. The project is located at 100 Cambark Court, in the Martinez area. (Zoning: R-6, Single-Family Residential District) (Parcel Numbers: 380-120-065, 66, 71, 89 and 90) (Continued from 05/06/13 LC) <u>FA</u> Staff Report

MINOR SUBDIVISION: PUBLIC HEARING

CONTINUED AS OPEN HEARING TO JULY 15, 2013 8. RONALD GREENWELL (Applicant) - JAMES AND BARBARA DE FREMERY (Owners), County File #MS11-0001: The applicant requests approval of a vesting tentative map to subdivide a 31.41-acre site comprised of two parcels, into three new parcels. The proposed parcel sizes are 11.21 acres for Parcel-A, 10.20 acres for Parcel-B, and 10.00 acres for Parcel-C. The project also includes a request for approval to allow work within the dripline of a code-protected 90-inch Willow Tree. As part of the project the applicant requests to establish vineyards across the entire area of Parcels-B & -C, abandon an existing 60-foot wide road dedication, and to widen and construct a 60-foot Fire District turnaround within Hidden Ranch Road. The subject properties are 12.42- acre and 19.21-acre lots located at the eastern end of Hidden Ranch Road in the Knightsen area. (Zoning: A-2, General Agriculture) (Parcel Number: 020-200-027, -039) SFT Staff Report

LAND USE PERMIT: PUBLIC HEARING

CONTINUED AS OPEN HEARING TO JUNE 3, 2013 . MONIQUE LOUKOS (Applicant) - GURDEV "DAVE" BHACHU (Owner), County File #LP13-2005 — The applicant requests approval of a land use permit to allow the establishment of a commercial winery and olive oil mill with sales for off-site consumption, within an existing single-family residence. The subject property is a 9.09-acre parcel identified as 5272 Alhambra Valley Road in the unincorporated area of Martinez. (Zoning: A-2, General Agricultural) (Parcel Number: 367-150-046) SFT Staff Report

APPROVED AS RECOMMENDED BY STAFF 5. THE HEIN CORPORATION (Applicant) - JEREMY HEIN (Owner), County File #LP13-2053: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of an employment services business to be conducted out of a single-family residence located at 3586 Sharon Court in the unincorporated Bay Point area. (Zoning: R-6, Single-Family Residential District) (Parcel Number: 098-382-030) RA

Staff Report

APPROVED AS 6 RECOMMENDED BY STAFF

6. WYMAN YU (Applicant & Owner), County File #LP13-2054: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a real estate and mortgage business to be conducted out of a single-family residence located at 2101 San Miguel Drive in the unincorporated Walnut Creek area. (Zoning: R-20, Single-Family Residential District) (Parcel Number: 183-181-001) RA

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APPROVED AS RECOMMENDED BY **STAFF**

WILLIAM K. WEE (Applicant & Owner), County File #LP13-2061: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of an off-site wholesale automotive dealer business to be conducted out of a single-family residence located at 3008 Oakraider Drive in the unincorporated Alamo area. (Zoning: R-20, Single-Family Residential District) (Parcel Number: 193-560-016) RA Staff Report

APPROVED WITH MODIFICATIONS TO CONDITIONS OF APPROVAL #5, #11, #17, & #21

ALHAMBRA VALLEY WINE CO., LLC (Applicant) - TOM POWERS (Owner), County File #LP11-2048: Application for approval of a Land Use Permit to establish a wine tasting room and retail produce farm stand within an existing building at an existing County approved winery (County File #LP05-2021) on a 21.18-acre site at 6140 Alhambra Valley Road, unincorporated Martinez. The proposed project also includes minor interior and exterior alterations to the existing building, specifically, the addition of restrooms, a tasting area, a steel roll-up door, and main entrance door with windows on either side. (Zoning: A-4, Agricultural Preserve, 40-acre minimum) (Parcel Number: 365-020-035) EL

APPROVED WITH MODIFICATIONS TO CONDITIONS OF APPROVAL #16, #18, #27, AND THE DELETION OF CONDITIONS OF APPROVAL #36 & ADOPTED THE MND WITH MINOR TEXT CHANGES CONSISTENT WITH CEQA

AT&T MOBILITY (Applicant) - BETTY BRENKLE CARGO & JOHN BRENKLE (Owners), County File #LP12-2137: The applicant requests approval of a land use permit to establish a new AT&T telecommunications facility. The proposed project is to construct a 30-foot tall free standing telecommunication facility disguised as a monopine tree. The project includes the installation of a) nine panel antennas, b) one GPS antenna, c) fifteen remote radio units, d) two surge protector dome units, e) and one (1) 230-square foot equipment shelter. The unaddressed property is located on top of a hill directly south of the intersection of Franklin Canyon Road and Cummings Skyway. Access is provided via an unpaved road leading eastwards from the eastern edge of the southern terminus of Cummings Skyway in the Martinez area of the County. (Zoning: A-4, Agricultural Preserve) (Parcel #362-070-014) SG Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO CONDITION OF APPROVAL #5

SPEED STEENBLOCK (Applicant) - CONTRA COSTA COUNTY-AIRPORT (Owner), County File #DP13-3007: A request for approval to modify Condition of Approval (COA) # 11 to allow the construction hours for exterior work to occur Monday-Saturday from 8:00 A.M. to 8:00 P.M., except on state and federal holidays for the previously approved Sam's Club remodeling project (County File #DP11-3018). The subject site is located at 1225 Concord Avenue in the unincorporated Concord area of the County. (Zoning: U, Unrestricted) (Parcel Number: 125-010-019) JRC **Staff Report**

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 3, 2013. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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.