

ZA: L. CROSS/A.BHAT
PW: J. LAROCQUE
STAFF: D. VOGELPOHL

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 20, 2015
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:

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH #2
MODIFICATIONS
TO COA #37- PW
UNDERGROUND
UTILITIES;
ADD COA TO GIVE
DOCUMENTATION
FROM LAFCO FOR
WATER SERVICES;
ADD COA FOR
LANDSCAPING PLAN
FOR REPLANTING
TREES (LC)

2. SCOTT BUSBY (Applicant and Owner), County File #MS13-0005: The project proponent requests approval of a Tentative Map for a two-lot Minor Subdivision of an existing 2.62 acre parcel located within the Alhambra Valley Specific Plan area, and a Tree Permit to remove one (1) code-protected tree and to perform demolition and minor earthwork within the driplines of twenty-one (21) other code-protected trees. The project will also require a demolition permit to remove the west portion of an existing residence on the proposed Parcel A, and to remove a barn on Parcel B. The incised channel of Arroyo del Hambre creek and the creek corridor is to be retained as natural, undisturbed riparian space within the proposed parcels. The project is located at 5324 Alhambra Valley Road in the unincorporated Martinez area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-40, Single Family Residential) (Parcel Number: 367-170-006) GK [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (LC)

3. DORIE DANA-COLIERS INTERNATIONAL (Applicant) - ALAMO PLAZA, LLC c/o COLLIERS INTERNATIONAL (Owner), County File #LP14-2023: The applicant is requesting approval of a land use permit modification for the outdoor farmers' market at Alamo Plaza Shopping Center, which includes the extension of operations to a year-round event and an extension of the hours of operation on Sundays to be 9:00 A.M. to 2:00 P.M. The subject site is adjacent to the Bank of America building within Alamo Plaza Shopping Center, located at the intersection of Danville Blvd. and Stone Valley Rd. in the Unincorporated Alamo area. (Zoning: Retail Business District (R-B)/Sign Control Combining District (S-2); APN: 191-180-018) DCB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

4. PATRICK GRATTAN (Applicant) - RICE FAMILY PACHECO, LLC (Owner), County File #LP15-2008: The applicant is requesting approval of a land use permit to establish a plumbing wholesale supply business within an existing building, along with two new signs, façade improvements, and interior modifications. The subject site is located at 62 S. Buchanan Circle in the Pacheco area. (Zoning: Controlled Manufacturing (C-M) District; APN: 125-231-011) DCB [Staff Report](#)

APPROVED;
MODIFICATION TO COA
#8, CHANGE
"ESTABLISHMENT" TO
"OCCUPANCY"(LC)

5. JAMES SEXTON (Applicant)- ROSE LINEWEAVER BYPASS TRUST (Owner), County File #LP15-2001: The applicant is requesting approval of a land use permit to establish a veterinary hospital within Suite B-2 of the Stone Valley Center. The veterinary hospital will serve cats and dogs only, and be open Monday through Friday, 8:30 am to 5:30 pm. No overnight stay of pets will be available. Emergency drop-ins will be available during normal business hours only. The project is located at 3160 Danville Boulevard in the Alamo area. (Zoning: Retail Business District, R-B) (Assessor's Parcel Numbers: 192-081-004, 192-071-030 and 064) FA [Staff Report](#)

APPROVED; ADD COA TO REQUIRE 2 WEEKS PRIOR TO TEMPORARY EVENT; ENVIRONMENTAL HEALTH (LC)

6. DISCOVERY BAY YACHT HARBOR LLC. (Applicant & Owner), County File #LP15-2007. The applicant is requesting approval of a final development plan modification for the purposes of allowing a total of 16 temporary events to be held at the Discovery Bay Yacht Harbor per year. The proposed events include an annual triathlon, poker runs, concerts, automobile/boat/motorcycle shows, weddings and other community events. The project is located at 5879 Marina Road in the Discovery Bay area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Numbers: 004-350-005 and 008) FA [Staff Report](#)

CONTINUED OPEN HEARING TO 5/4/15 (LC)

7. PAT PRENDIVILLE and GARY TORETTA (Applicants & Owners), County File #LP14-2052: The applicants request approval to allow the establishment of a sports bar and grill within an existing building. As part of the project the applicants seek approval of a land use permit to allow alcohol sales activities and take-out food services as part of the proposed sports bar and grille. The project is located at 5216 Sobrante Avenue in the El Sobrante area. (Zoning: Planned Unit Development, P-1) (Assessor's Parcel Number: 430-140-027) SFT [Staff Report](#)

****3:30 p.m.****

NO PUBLIC COMMENTS TO EIR REPORT (AMB)

8. WEST COUNTY DETENTION FACILITY (Contra Costa County, Applicant & Owner), County File #CP15-14: This is a scoping session to accept public comments for the purpose of determining the scope and content of an Environmental Impact Report (EIR) that will be prepared for the West County Detention Facility (WCDF) Expansion Project. The proposed project entails the development of approximately 2.3 acres within the existing 50-acre County-owned WCDF for a high-security detention facility with supporting reentry program facilities, and a mental health treatment facility. The new facility would provide high security housing, and educational and vocational facilities and programs to help prepare inmates for reentry into society. The proposed project would result in essentially no increase of California Department of Corrections rated beds in Contra Costa County. The 240 cells at the Martinez Detention Facility (MDF) that do not meet security and safety requirements would be repurposed for short-term housing of inmates for purposes of in-processing and release. The MDF would continue to be the booking facility for law enforcement agencies in the central and eastern areas of the County.

If approved, the proposed project will consist of construction of a new 150,000 square foot building containing approximately 240 double-occupancy cells (480 beds), a mental health treatment facility, and educational and vocational program facilities along with facilities to support outpatient medical services, recreational activities, and minor administrative functions of the existing WCDF. In addition, a small, single story, equipment or generator building would be located adjacent to the main building. Intake, release, inpatient health care, central library services, food service, laundry, commissary, and maintenance/warehouse storage will continue to be provided in existing buildings and using existing infrastructure on the WCDF site.

The undeveloped portion of the site was previously graded to support future expansion, and the area is comprised of ruderal grassland with security lighting every 100 feet to 200 feet. It is surrounded by the Point Pinole Regional Shoreline Park on the west and south, the Pinole Point Business Park on the north, and a residential neighborhood and the Richmond Golf and Country Club on the east. The proposed project is located at 5555 Giant Highway in north Richmond, California, north of San Pablo and west of Pinole. (Zoning: Public and Civic Use) (General Plan: Public, Cultural, and Institutional) (APN: 405-042-021). AB [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 4, 2015. PLEASE BE AWARE OF THE 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.