

ZA: A. BHAT & T. MOREIRA
PW: H. HEARD
STAFF: D. VOGELPOHL

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 16, 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:

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO 12/07/15
AT 3:30 P.M. AS AN
OPEN HEARING (TM)

2. THE LYLE CO. (Applicant) – SUMMIT RANCH PROPERTIES, LLC (Owner), County File #LP15-2018: The applicant requests approval of a Land Use Permit to install and operate an unmanned Verizon Wireless telecommunications facility consisting of a faux water tower antenna structure containing six panel antennas, an equipment enclosure containing ancillary transmission equipment and a back-up diesel generator, and a coax cable connecting the antenna structure to the equipment enclosure. The project site is located at 100 Summit Ranch Road, at the eastern terminus of Serafix Road, in the Alamo area in unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 193-190-031) SM [Staff Report](#)

3. PUBLIC COMMENTS:

*****3:00 P.M.*****

SCOPING SESSION

TOOK COMMENTS;
LAST DAY TO SUBMIT
COMMENTS IS 12/02/15
(AMB)

4. DOWNTOWN MARTINEZ JAIL DEMOLITION PROJECT (Contra Costa County, Applicant & Owner) - County File: CP# 15-38): This is a Scoping Session to accept public comments in determining the scope and content of the environmental concerns related to the Environmental Impact Report for the proposed Downtown Martinez Jail Demolition Project ("the Project"). The proposed project entails the demolition of the existing Jailhouse building located within a Historic District at 650 Pine Street in Downtown Martinez, in Contra Costa County, California. After demolition, the interim use of the site would be an expansion of the existing 7-space parking lot located to the south of the existing building. A potential future use of the site would be for County administrative functions, but no plans or designs have been prepared and no funding is available for such a future use at this time. The goal of the Project is to provide a well-planned, functional civic center in Downtown Martinez. The Project objectives are to reduce the hazards posed by the existence of the unoccupied, contaminated building; meet near-term parking needs in the area; implement the City of Martinez's General Plan and Downtown Specific Plan, along with the County's General Plan applicable policies; promote future development of required space for County government administrative uses; and allow for compatible and functional structures and land uses in the civic center area. The proposed Project is located at 650 Pine Street in downtown Martinez (see Figures 1 and 2). The Project site is approximately 0.3 acre of County-owned land. The Project site is bounded by Escobar Street to the north, Pine Street to the east, Main Street to the south, and the Contra Costa County Finance Building to the west. The Finance Building is located on the same block as the Project site, but faces Court Street. Surrounding uses are County-government buildings to the west, east, and south, and parking lots to the north. The Martinez Downtown Core, with commercial and retail uses, is two blocks to the west and Martinez Waterfront Park is approximately 0.1 mile to the north, on the far side of the Amtrak Capitol Corridor train tracks. The Jailhouse is situated approximately 1 mile west of Interstate 680 (I-680), and 0.3 mile southeast of the Martinez Capitol Corridor train station. (Zoning: Civic) (General Plan Designation: Government) (Census Tract: 3160) (APN: 373-262-001). Staff's determination is that an Environmental Impact Report (EIR) is required pursuant to CEQA Guidelines Section 15060(d). The Notice of Preparation

was distributed on November 2, 2015. The closing date for the public responses to the Notice of Preparation is no later than 5:00 p.m. on Wednesday, December 2, 2015. [LC](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 7, 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.