

ZA: L. CROSS
STAFF: J. ISIP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 15, 2016
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. LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

- 2a. JAMES FOSTER, DEBRI-TECH, INC. (Applicant) – PAUL KOBEL (Owner), County File #LP11-2077: The applicant requests approval of a Land Use Permit / Development Plan to establish an existing Rapid Recycle E-Waste recycling operation, a division of Debri-Tech, and an existing administrative office for Junk Beez, a separate Debri-Tech division. Rapid Recycle recycles computers, electronics, televisions, appliances, wire and cords, batteries, cardboard, and metal. The project site is located at 5292 Pacheco Blvd in the Pacheco area in unincorporated Contra Costa County. (Zoning: R-B, Retail Business District) (Parcel Number: 125-220-007) (Continued from 08/01/16 LCC) SM [Staff Report](#)

3. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

- 3a. CONRAD DE JESUS (Applicant) - TOM MAZZA (Owner), County File #DP15-3028: The applicant is requesting approval of a Land Use Permit/Development Plan combination for the purposes of constructing a 3,000 square-foot commercial/retail business building. The building will consist of 3 distinct rental spaces. 10 off-street parking spaces will be located within two parking lots on-site. The project includes two variances: 1) an 8-foot 8-inch setback (along Peach Street) for parking space #5, where 10 feet is the required minimum, and 2) a 22-foot drive aisle for the southern parking lot, where 25 feet is the required minimum. The applicant is also requesting approval to operate a contractor's yard from the subject property. The contractor's business will consist of the following: 1) business administration, 2) indoor storage of bulk building materials, and 3) outdoor parking of construction equipment (vehicles – dump trailer, enclosed trailer, skid steer and excavator). The project is located at 2544 Pacheco Boulevard in the Martinez area. (Zoning: Retail Business District, R-B) (Assessor's Parcel Number: 375-014-003) (Continued from 08/01/16 LCC) FA [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

- 4a. ATC SEQUOIA, LLC (Applicant) - DEBBIE PEREIRA (Owner), County File #LP16-2021: The applicant requests approval of a land use permit to renew County File #LP05-2077 for the continued operation of an existing Verizon telecommunication facility located on an American Tower Corporation faux-tree tower with no proposed modifications to the facility. The subject property is located at 1505 Finley Road in the unincorporated San Ramon area. (Zoning: General Agricultural District (A-2); APN: 220-100-024) DB [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING
- APPROVED WITH MODIFICATION TO COA #21
- 5a. DISCOVERY BUILDERS (Applicant) - WEST COAST HOME BUILDERS (Owner), County File #DP16-3006: A request for approval of a Development Plan and Tree Permit for construction of a 5,296 square-foot, single-family residence, with a 791 square-foot garage, accessory structures and new landscaping. Construction of the new residence and improvements will involve work within the driplines of four code-protected trees, including two coast live oaks and two blue oaks (between 16–inches and 50–inches in diameter). The subject property is located at 10 Legacy Court in the unincorporated Alamo area. (Zoning: Planned Unit (P-1) Zoning District; APN: 193-010-023) DV [Staff Report](#)
- APPROVED WITH MODIFICATION TO COA #21
- 5b. DISCOVERY BUILDERS (Applicant) - WEST COAST HOME BUILDERS (Owner), County File #DP16-3007: A request for approval of a Development Plan and Tree Permit for construction of a 5,051 square-foot, single-family residence, with a 974 square-foot garage, accessory structures and new landscaping. Construction of the new residence and improvements will involve work within the driplines of four code-protected trees, including one coast live oak and three blue oaks (between 16–inches and 38–inches in diameter), and the removal of one code-protected tree, a coast live oak (32-inches in diameter). The subject property is located at 20 Legacy Court in the unincorporated Alamo area. (Zoning: Planned Unit (P-1) Zoning District; APN: 193-010-024) DV [Staff Report](#)
- APPROVED AS RECOMMENDED BY STAFF
- 5c. STEVE SAVAGE (Applicant) - TOLL BROTHERS (Owners), County File #DP16-3027: The applicant is requesting approval of tentative map and final development plan modifications within Gale Ranch Phase 4. The total number of units for Gale Ranch Phase 4 will remain the same. The areas to be modified include three tracts adjacent to the planned future Dougherty Road in the Dougherty Valley area of San Ramon. (Zoning: P-1 Planned Unit District) (Assessor’s Parcel Number 222-270-046) AV [Staff Report](#)
- APPROVED AS RECOMMENDED BY STAFF
- 5d. MATTHEW FLEUMER, MARINER ESTATES, LLC. (Applicant and Owner), County File #DP07-3038: The applicant requests approval of a Development Plan to revise Development Plan DP05-3030, Condition of Approval #1, to modify the common open space area of Willow Park Marina Phase III, including establishment of the existing color garden, related recreation improvements (arbors, benches, etc.), landscaping, and pedestrian lighting, in place of the recreational pool and associated equipment. The project site is located adjacent to 2601 Mariner Road in the Oakley area in unincorporated Contra Costa County. (Zoning: M-12 Multiple Family Residential District) (Assessor’s Parcel Number: 032-363-063) SM [Staff Report](#)
6. TREE PERMIT: PUBLIC HEARING
- APPROVED WITH ADDED CONDITIONS OF APPROVAL
- 6a. GREG MUNN (Applicant) - GEORGE AND LORETTA AGUILLON (Owners), County File #TP15-0047: The applicant requests approval of a Tree Permit to allow the removal of one (1) California Black Walnut tree for the construction of a new two-story single-family residence. The project also includes a request for approval of a small lot design review for the purpose of determining neighborhood compatibility in relation to design, height, location, and size on a substandard lot. The subject property is located at 154 High Street in the unincorporated Pacheco area. (Zoning: Single-Family Residential, R-10) (Parcel Number: 125-271-013) JDT [Staff Report](#)
- APPROVED WITH MODIFICATIONS TO COA #5 AND ADDED CONDITIONS OF APPROVAL
- 6b. SARA SHAHNAVAZ & DINO JAVAHERI (Applicants & Owners), County File #TP16-0013: The applicant requests design review approval and approval of a tree permit to work within the drip lines of 19 code-protected trees ranging in size from 7 inches to 48 inches in diameter, including three Coast Redwood designated Heritage Trees, for the construction of a new 4,858 square-foot single-family residence with an attached 1,353 square-foot garage on a substandard lot. The subject property is located at 291 Cross Road in the unincorporated Alamo area. (Zoning: Single-Family Residential District (R-40); APN: 196-110-048) DCB [Staff Report](#)
7. COMPLIANCE REVIEW: PUBLIC HEARING
- APPROVED WITH MODIFICATION TO COA #2
- 7a. ANWARDEEP SANDHU, GSS FOOD STOP, INC. (Applicant) – RONALD JEHA (Owner), County File #CV16-0034: The applicant requests approval of a Compliance Review pursuant to Condition of Approval #13 of Land Use Permit LP03-2057, for Alcoholic Beverage Sales within an existing food mart under a Type 21 Off Sale General License from the California Department of Alcoholic Beverage Control. The applicant is also requesting modification of Condition of Approval #13 to eliminate the requirement for an annual compliance review at a public hearing. The project site is located at 3800 San Pablo Dam Road in the El Sobrante area in unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor’s Parcel Numbers: 148-420-150-013, 420-150-023, 420-150-022) SM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 7, 2016. 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.