

ZA: T. MOREIRA  
STAFF: J. ISIP

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, OCTOBER 17, 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: PUBLIC HEARING

APPROVED WITH  
CLARIFICATION THAT  
THE APPLICANT  
AGREED TO ALREADY  
PROVIDED CURRENT  
CONDITIONS

2a. CARL JONES, AT&T WIRELESS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP16-2041: The applicant requests approval of a Land Use Permit to modify an existing AT&T wireless telecommunications facility, including relocation of existing ground equipment, installation of three remote radio units (RRUs) behind existing antennas, replacement of six existing RRUs, installation and replacement of surge suppressors, and installation of new cabling within new and existing trenches. The project site is located at 4505 Happy Valley Road in the Lafayette area in unincorporated Contra Costa County. (Zoning: A-80 Exclusive Agricultural) (Assessor's Parcel Number: 365-260-001) [SM Staff Report](#)

APPROVED WITH  
MODIFICATIONS:

- MODIFY LANGUAGE OF FINDING #5, PAGE 2
- MODIFY LANGUAGE OF FINDINGS ON PAGE 5, PARAGRAPH 5
- DELETE COA #5 AND ADD AS ADVISORY NOTE (E)

2b. HEATHER HENDERSON (Applicant) - AVALON BAY COMMUNITIES (Owner), County File #LP16-2013: The applicant requests approval of a Land Use Permit to allow alcohol sales at a new convenience store in the Contra Costa Centre Transit Village adjacent to Pleasant Hill BART. The applicant is applying for a Type 20 Off-Sale Beer & Wine license, and a Type 41 On-Sale Beer & Wine for Bona Fide Public Eating Place license from the California Department of Alcoholic Beverage Control. The applicant is also requesting a Land Use Permit to establish outdoor seating. The project site is located at 7000 Sunne Lane in the Contra Costa Centre Transit Village in unincorporated Walnut Creek (Zoning: P-1) (APN: 148-221-041) [GK Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

3a. ALBERT D. SEENO CONSTRUCTION CO. (Applicant) - WEST COAST HOME BUILDERS, INC. (Owner), County File #DP16-3022: A request for approval of a Development Plan for construction of a 5,578 square-foot, two-story, single-family residence, with an attached 783 square-foot garage, retaining walls and new landscaping. The subject property is located at 1020 Serafix Road in the unincorporated Alamo area. (Zoning: Planned Unit (P-1) Zoning District; APN: 193-010-027) [DV Staff Report](#)

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

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.