

ZA: T. MOREIRA  
PW: W. LAI  
STAFF: J. ISIP

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, NOVEMBER 21, 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  
MODIFICATION TO:

- FINDING #1 & #4
- COA#11
- CONSOLIDATE COA #12 & 13
- COA #14

CONTINUED TO  
UNDETERMINED DATE

2a. HOLT CONSTRUCTION (Applicant) - WENWEST, INC. (Owner), County File #LP16-2043: A request for approval of a Land Use Permit and Development Plan to modify County File #LP04-2086 to remodel the exterior and interior of an existing Wendy's restaurant, and add 225 square-feet of new floor area. Approval of a Tree Permit is also requested to allow the removal of one code-protected tree. The subject property is located at 5943 Pacheco Boulevard in the unincorporated Pacheco area. (Zoning: R-B, Retail Business Zoning District) (Assessor's Parcel Number: 125-046-010) DV [Staff Report](#)

2b. TODD JERSEY (Applicant) - CECILIA PLAZA (Owner), County File #LP16-2009: A request for approval of a Land Use Permit to establish a Preschool and Daycare within an existing single-family residence for a maximum of 24 children, up to 5 years in age. Deviations to the Montalvin Manor development standards are also requested to allow two parking spaces (where 6 are required), and a 0-foot front yard setback (where 20-feet is the minimum), and a 0-foot side yard (where 5-feet is the minimum) for the location of both parking spaces. Staff is recommending that the Zoning Administrator deny the land use permit. The subject property is located at 1517 Madeline Road in the unincorporated San Pablo area. (Zoning: Planned Unit (P-1) Zoning District; APN: 405-163-016) DV [Staff Report](#)

RESCHEDULED TO  
DECEMBER 19, 2016 ZA  
MEETING

2c. SALEEM ABDULWAHAB (Applicant and Owner), County File LP16-2016: The applicant seeks approval of a Land Use Permit to expand a legal, non-conforming duplex, a Design Review for the construction of a 1,372 square-foot residential addition, a 530 square-foot second floor deck in the rear yard, and a variance for an 11-foot 6-inch front yard setback (where 20 feet is required) for the porch roof to the front unit in the Unincorporated Richmond area. (Zoning: R-6, Single-Family Residential) (Parcel Number: 418-062-004). JL [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF

2d. CHRISTIAN HILL, T-MOBILE (Applicant) – EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP16-2046: The applicant requests approval of a Land Use Permit to modify an existing T-Mobile wireless telecommunications facility. Modifications include: relocation of existing ground equipment; replacing existing 4 foot antennas with 8 foot antennas; installation of three remote radio units (RRUs) behind new antennas; installation and replacement of surge suppressors; and installation and reconfiguration of 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) MN [Staff Report](#)

APPROVED WITH  
MODIFICATIONS:  
• ADD LANGUAGE TO COA #6  
• MODIFY COA #10 & 11  
• MODIFY COA #17  
• ADD NEW COA AFTER COA #31, AND RENUMBER ACCORDINGLY

2e. JAMES BURNS, COLLABORATIVE DESIGN ARCHITECTS (Applicant) – CALIFORNIA ATHLETIC CLUBS DBA THE HILLS SWIM AND TENNIS CLUB (Owner), County File #LP14-2043: The applicant requests approval of a Land Use Permit to construct a two-story 1,715 square-foot addition to an existing fitness building, install lighting at one existing tennis court, add 30 new parking spaces to the existing upper parking lot, and upgrade lighting at the upper parking lot. The application includes a Tree Permit to remove seven protected trees and work within the drip lines of five protected trees to accommodate the changes to the upper parking lot. The project also includes a Variance from the design standards for off-street parking spaces. The project site is located at 2400 Manzanita Drive in unincorporated Contra Costa County adjacent to the City of Oakland. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: A-2 General Agricultural) (Assessor's Parcel Number: 257-020-009) SM [Staff Report](#)

Item continued 2e

- ADD LANGUAGE TO  
COA #37  
ADOPT MITIGATED  
NEGATIVE  
DECLARATION

APPROVED WITH  
MODIFICATIONS TO:

- COA #1, BULLET #3 &  
BULLET #4
- COA #8

RESCHEDULED FOR  
DECEMBER 5, 2016 ZA  
MEETING

CONTINUED TO  
DECEMBER 19, AS A  
CLOSED HEARING

- 2f. RAY NEUBAUER, ST. ANNE'S CHURCH (Applicant) – ROMAN CATHOLIC BISHOP OF OAKLAND (Owner), County File #LP16-2032: The applicant requests approval of a Land Use Permit to install three portable buildings, establish a pre-school program, and allow two signs adjacent to Camino Diablo on the project site. The site is located at 2800 Camino Diablo in the Byron area in unincorporated Contra Costa County. (Zoning: A-2 General Agricultural) (Assessor's Parcel Number: 003-140-009, 003-140-010, 003-140-011) SM [Staff Report](#)
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. TAMBRI HEYDEN & DAVID MONTALBO (Applicants and Owners), County File DP16-3037: The applicant seeks approval of a Small Lot Design Review Development Plan to demolish an existing garage and construct a new 1,845 square-foot two-story residence on a vacant lot in Unincorporated Martinez area. (Zoning: R-6, Single-Family Residential) (Parcel Number: 375-054-014) JI [Staff Report](#)
4. VARIANCE: PUBLIC HEARING:
- 4a. ROUND HILL ESTATES NORTH HOMEOWNERS ASSOCIATION (RHEN HOA) (Applicant) - ROBERT F. SAYDAH AND RHEN HOA (Owners), County File #VR15-1054: The applicant requests approval of a Variance to allow a minimum front setback of 0-feet (minimum 20-feet is required) to legalize two as-built entryway monuments for the Round Hill Estates North development. The project site consists of 2493 Biltmore Drive and a RHEN HOA Common Area parcel in the unincorporated Alamo area. (Zoning: Single-Family Residential, R-15 and R-20) (Parcel Number: 193-442-005 and 193-680-016). JDT [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 5, 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.