

ZA: L. CROSS
PW: L. GOSSETT
STAFF: J. ISIP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 5, 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 GROWTH MANAGEMENT FINDING #3
- 2a. AMERICAN TOWER L.P. (Applicant) - EAST BAY MUNICIPAL UTILITIES DISTRICT (Owner), County File #LP16-2029: The applicant is requesting approval of a land use permit renewal for the continued use of two 200-foot tall communication towers. No modifications to the height or intensification of use is proposed with this application. The site is a 4.0 acre unaddressed parcel located approximately 0.5 miles east of the Grizzly Peak/Skyline Boulevard intersection, in the Orinda area. (Zoning: A-80 Exclusive Agricultural District, A-80) (Assessor's Parcel Number: 273-190-001) FA [Staff Report](#)
- APPROVED AS RECOMMENDED BY STAFF
- 2b. VERIZON c/o EPIC WIRELESS GROUP (Applicants) - ROUND HILL COUNTRY CLUB (Owners), County File #LP16-2018: The applicant requests approval of a land use permit to renew County File #LP06-2029 and allow the continued use of an existing Verizon wireless telecommunication facility located on the roof of the Round Hill Country Club clubhouse building. The project is located at the southeast corner of the intersection of Round Hill and Tam O'Shanter Roads in the Alamo area. (Zoning: Single-Family Residential, R-15) (Assessor's Parcel Number: 193-460-001) SFT [Staff Report](#)
3. DEVELOPMENT PLAN: PUBLIC HEARING
- APPROVED WITH MODIFICATIONS AND ADDED COA
- 3a. PHILIP WILKINSON (Applicant & Owner), County File #DP16-3028: A request for design review approval of a Development Plan to construct a new 2,450 square-foot, two-story, single-family residence with an entry deck and rear retaining wall on a vacant lot. The subject property is located on a vacant lot in between 428 and 414 Winslow Street in the unincorporated Crockett area. (Zoning: Single-Family Residential (R-6) Zoning District; APN: 354-061-020) DV [Staff Report](#)
- APPROVED WITH MODIFICATION TO COA #3 AND ADDED COA'S
- 3b. TAMBRI HEYDEN & DAVID MONTALBO (Applicants/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. The subject parcel is an unaddressed property located between 1025 and 1049 Sierra Avenue in Unincorporated Martinez area. (Zoning: R-6, Single-Family Residential) (Parcel Number: 375-054-014) JJ [Staff Report](#)
- APPROVED WITH MODIFICATION TO PW COA'S #10, 11 & 12
- 3c. ELI GOLDMAN (Applicant) - GOLDMAN ENTERPRISES (Owner), County File #DP16-3008: The applicant requests approval of a Development Plan to allow the establishment of a commercial nursery in the North Richmond area. The project includes constructing a proposed new 72,417 square-foot greenhouse structure and related improvements to access and parking. The applicant is seeking a deviation from the off-street parking requirements for the project (41 proposed where 72 is the minimum required). An existing 2,090 square-foot single-family residence is proposed to be utilized as living quarters for a night watchman on site. Site preparation for the project involves 51,600 cubic yards of grading which will be balanced on site. The project is located at 2206 Central Street in the North Richmond Area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning Planned Unit Development, P-1) (Assessor's Parcel Numbers: 408-203-006, 408-203-010, 408-203-011) AV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 19, 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.