

ZA: L. CROSS & W. NELSON
PW: J. LAROCQUE
STAFF: G. KUPP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MAY 7, 2012
30 MUIR ROAD
MARTINEZ, CALIFORNIA 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) 674-7205.

1. PUBLIC COMMENTS: NONE
2. DETERMINATION OF EASEMENT RIGHTS: NONE

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #20

3. CATHOLIC FUNERAL & CEMETERY SERVICES (Applicant) - ROMAN CATHOLIC BISHOP OF OAKLAND (Owner), County File #LP09-2036 Request for approval of a land use permit to modify County File #55-433 in order to allow the expansion of the existing Queen of Heaven Cemetery. The project includes a request for approval of a tree permit to allow the removal of forty-five (45) trees (seven of which are not code-protected due to diameter) ranging in size from 6 inches to 35 inches in diameter; and to work within the dripline of up to six (6) code-protected trees ranging in size from 10 inches to 60 inches in diameter. The subject parcels total 200 acres in area and are identified as 1965 Reliez Valley Road in the unincorporated area of Lafayette. (General Plan: AL & SL) (Zoning: A-2 & R-10) (Census Tract: 3470.00) (APN: #167-360-002, 004, 005) SFT

ADOPTED PROJECT
INITIAL STUDY;
ADOPTED THE
NEGATIVE
DECLARATION AND
MITIGATION
MONITORING
PROGRAM

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

4. STEVEN TU (Applicant) – KEVIN TU (Owner) - County File #LP12-2013: The applicant is requesting approval of a land use permit for a home occupation to conduct a handmade arts-and-craft and greeting cards business for telephone, computer, and mail order sales out of a residence located at 225 Mayhew Way, #25, in Walnut Creek. (Zoning: M-17) (General Plan: MM) (CT: 3381) (APN # 148-420-025) RA

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

5. NEXTNAV, LLC (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP12-2009: The applicant requests approval of a land use permit to collocate a new unmanned wireless telecommunications facility on an existing 200-foot tall guyed telecommunication tower that consists of one omni antenna, a GPS antenna mounted to an existing equipment shelter, and an equipment cabinet to be located within the equipment shelter. This wireless facility will extend the location capabilities for Enhanced-911 (E-911) response units, and is not a for a wireless personal communications service. The project is located at the top of the Round Top Site located approximately ½ of a mile northeast of the Robert Sibley Volcanic Regional Preserve's parking area at 6800 Skyline Boulevard in the Orinda area of the County. (General Plan: Public and Semi-Public) (Zoning: A-80) (CT: 3530.01) (Assessors Parcel Number: 273-190-001) DB

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #16

6. JEREMY NEWBERRY (Applicant & Owner), County File # LP12-2005: The applicant is seeking approval of a land use permit to establish a winery/wine tasting room, retail sales of wine and related products and related special events. Additionally there are proposed to be non-related winery events (weddings, receptions, etc.) with a maximum of 24 events per calendar year. The applicant also requests a variance to the requirement that the parking lot be paved. The proposed use would occur on 8.96 acres and the site is located at 2525 Sunset Road, in the Knightsen area. (Zoning: A-3) (General Plan: AL) (Assessor Parcel Number 015-090-055) RAH

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

7. JONATHAN AYERS (Applicant & Owner), County File #LP12-2015: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a digital media and online sales business out of a single-family residence located at 331 Bentley Court, in Pacheco. (Zoning: P-1) (General Plan: MM) (CT: 3212.00) (APN # 125-080-082) RA

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

8. OFFICE OF THE SHERIFF (Applicant) - CONTRA COSTA COUNTY – AIRPORTS DIVISION (Owner), County File #DP11-3024: Applicant requests approval of a development plan for an existing 1,440 square-foot modular office trailer to house four (4) driving simulators and a use of force simulator to train law enforcement personnel. The applicant also requests to make minor repairs to the skirting which surrounds the foundation area and add additional structural support to the center of the office trailer. The subject property is identified as 45 John Glen Drive in the Concord Area. (General Plan: Airport Commercial (ACO) and Parks and Recreation (PR), Zoning: Unrestricted District (U), Assessor Parcel Number 125-010-022) MK

VARIANCE: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

9. THOMAS KREHBIEL (Applicant) - GEORGE DELIMA (Owner), County File #VR09-1025: The applicant is requesting the Zoning Administrator reverse the administrative denial of County File #VR09-1025, in order to approve a small lot design review and variance request which includes the following: a proposed 1.89-foot side yard setback (3-foot side yard minimum required) and a 16-foot overall height (15-foot maximum) for an existing detached garage. The 0.57-acre property is considered substandard in width and is located at 1315 Sugarloaf Drive in the Alamo area. (Zoning: R-20) (General Plan: SL) (CT: 3461.01) (Parcel #187-330-011) FA

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, MAY 21, 2012.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 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 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 during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 674-7205.