

**ZA: R. HERNANDEZ, A. BHAT & L. CROSS**  
**STAFF: T. MOREIRA & J. CRUZ**  
**PW: J. LAROCQUE**

## **~ R E V I S E D ~**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, OCTOBER 1, 2012  
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.

1. PUBLIC COMMENTS: NONE

### SUBDIVISION, DEVELOPMENT PLAN & REZONING: CONTINUED PUBLIC HEARING

NO ACTION TAKEN  
SINCE THE APPLICANT  
IS WORKING WITH  
STAFF ON THIS  
PROJECT (AMB)

2. GOLDEN OAK DEVELOPMENT (Applicant) - DAVID & RANDI SHEPARD (Owners), County File #DP06-3048, SD06-9138 and RZ06-3184: (This is a continuation of a public hearing that was held on April 2, 2012 for a denial of the applications identified below for a lack of interest by the applicant.). The applicant is requesting a rezoning of a 6-acre site to Planned Unit District (P-1) from A-2 along with approval of a final development plan and a vesting tentative map subdividing the 6-acre parcel into 12 single family lots. The subject property is a 6-acre parcel located at 6055 Alhambra Avenue in the Martinez/Pleasant Hill area of unincorporated Contra Costa County. One single family residence is currently located on the site. (Zoning: A-2) (ZA: J-12) (CT: 3211.02) (GP: SL) (APN: 154-690-001) (Continued from 08/20/12 AMB) RLH [Staff Report](#)

### APPEAL: ADMINISTRATIVE FINES: CONTINUED PUBLIC HEARING

CONTINUED  
INDEFINITELY (AMB)

3. CHRIS ERSKINE (Appellants & Owners), County File: #PC12-0003 (Case No. RF11-0296): A hearing on an appeal of administrative fines issued on the property located at Cypress E. Road in the unincorporated Oakley area for 1) storage of multiple boats, recreational vehicles, vehicles and shipping containers; 2) storage of salvage vehicles, vehicle parts and building materials; 3) multiple occupied recreational vehicles; and 4) accumulation of trash, garbage and debris on a vacant property. The subject property is located in the General Agricultural (A-2) zoning district and is accessed off of Knightsen Avenue in the unincorporated Oakley area. (APN: 032-040-043) (Zoning: General Agricultural, A-2) (General Plan: Agricultural Lands, AL) (Continued from 08/20/12 AMB) RAH [Staff Report](#)

### DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO COA  
#2 , ADDED A COA AND  
NO CHANGE TO COA #6  
(LC)

4. REED OÑATE/NUCP, LLC (Applicant) - MEADOW CREEK GROUP, LLC, THOMAS DENOVO, LLC AND THOMAS CONCORD, LLC (Owners), County File #DP12-3008: A request for approval of a modification to the Willow Pass Business Park Final Development Plan to expand the permitted uses for lot 14 to allow, in addition the current permitted uses, retail shops, personal service businesses, restaurants (including take-out food and quick service establishments) and gas stations (with or without a convenience store). Approval of a lot line adjustment between lot 14 and lot 15 reducing the size of lot 14 to 1.31-acres from 4.04-acrea is also being requested. Lot 14 of the Willow Pass Business Park is a vacant lot that abuts the Chevron gas station property to the west. The Willow Pass Business Park is located at the western terminus of Evora Road, on the North side of Highway 4 in the North Concord area. (Zoning: P-1) (CT: ) (GP: M-10) (APN's: 099-210-014 and 015) (Continued from 09/05/12 LC) RLH [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH  
ADDED COA &  
ADVISORY NOTE "F"  
(RAH)

5. DR. HASS ABAR (Applicant & Owner), County File #MS06-0026: The applicant seeks approval to modify Condition of Approval 12 of Minor Subdivision County File #MS06-0026. The proposed modification would change the meets and bounds of an existing restricted grading area behind the existing residence. Modifying the restricted grading area to make it smaller will allow the property owner to construct back yard improvements including the pool, cabana, tennis and basketball court, and outdoor patio as shown on the plans. The improvements would be supported by a retaining wall with a maximum height of 11.5-feet to support the hillside and require the export of approximately 1,100 cubic yards of earth from the site. The project is located at 2530 Caballo Ranchero Drive in the Diablo area of the County. (Zoning: R-40) (General Plan: SV) (CT: 3462.01) (Assessor Parcel Number: 195-351-045) RJN  
[Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (RAH)

6. SANDY BADER (Applicant & Owner), County File #LP12-2084: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a winery business out of a single-family residence located at 25 Adeline Drive in the Walnut Creek area. (Zoning: R-20) (General Plan: Single-Family Residential Low-Density) (Census Tract: 3430.01) (Assessor's Parcel Number: 180-100-020) DW [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (RAH)

7. SPRINT (Applicant) - ADOBE VALLEY, LLC (Owner), County File #LP12-2092: This is a request to renew a previously approved land use permit (County File #LP11-2037) for the continued operation and modification of an existing Sprint wireless telecommunications facility that consists of three panel antennas mounted on a 126-foot tall monopine. The upgrade includes the addition of two microwave antennas (2.5-foot diameter each) and 2 Outdoor Radio Units to serve the new antennas. The new equipment will be attached to the existing monopole at an elevation of 75-feet above ground level. The project lease area is within a 451.76-acre parcel located at 5201 Orwood Road, in the Knightsen area. (General Plan: Delta Recreation and Resources) (Zoning: A-4 Agricultural Preserve District) (Assessors Parcel Number: 015-200-004) FA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (RAH)

8. JAYASREE SURYADEVARA (Applicant & Owner), County File #LP12-2075: The applicant is requests approval of a land use permit for a home occupation to conduct the administrative activities for online sales of an Indian-style apparel business from within a residence located at 80 Via Robles in the unincorporated Alamo area (Zoning: R-20) (General Plan: SL) (Census Tract: 3420.00) (Parcel #188-270-011). HT  
[Staff Report](#)

NOTICE OF DETERMINATION OF NON-COVERAGE:

DETERMINED THAT NO  
LAND USE PERMIT IS  
REQUIRED (AMB)

9. KENNETH COLE (Applicant) – TESORO REFINING AND MARKETING COMPANY (Owner), County File #PC12-0011: This is a Notice of Determination of Non-coverage pursuant to Section 84-63.806 of the County Hazardous Material Ordinance for a proposed project to allow the installation of a truck unloading facility in Tract No. 4 of the Tesoro Refinery. This unloading facility will allow the Refinery to receive an alternate supply of crude oil overland via tanker truck from a rail facility in the San Joaquin Valley. The rated processing throughput for the Refinery will remain the same. The unloading facility consists of a concrete apron with piping connections to allow trucks to periodically unload into an existing crude storage tank. There are no structures associated with this project and no proposal to increase the size/capacity of any crude storage tank. This project is not subject to a land use permit per Article 84-63.10 Hazardous Materials Ordinance. The total hazard score for this project was 72. Site is located at 150 Solano Way, within an existing refinery in the Martinez area. (General Plan: Heavy Industry, H-I) (Zoning: Heavy Industrial, H-I) (Assessor Parcel Number (APN): 159-130-028). TM

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 15, 2012. 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 Friday. Advance arrangements may be made by calling (925) 674-7205.