

ZA: A. BHAT & W. NELSON  
STAFF: S. GILL  
P.W.: J. LAROCQUE

## ~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, APRIL 1, 2013  
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

### LAND USE PERMIT: CONTINUED PUBLIC HEARING

CLOSED HEARING AND  
CONTINUED TO APRIL  
15, 2013 (TM)

2. STEVE GROTE (Applicant) - VINCE ROMEO (Owner), County File #LP09-2062: This is a request for approval of a Land Use Permit to legalize an existing commercial horse-boarding and training facility with a capacity to board up to 56 horses. The facility includes an existing 12,480-square-foot covered riding arena with 20 horse stalls; an existing 3,600-square-foot covered riding arena; (5) covered horse stable structures with a combined total of 36 horse stalls; a 624-square-foot hay barn; a 650-square-foot, 1-story tack building; a 144-square-foot tack room; a 144-square-foot stable; a 706-square-foot primary residence mobile home; (1) public restroom; (2) 5-foot-high retaining walls; and a new septic leach field, reserve area, and a new septic tank. The application also includes a variance to the Off-Street Parking Ordinance to have (14) unpaved off-street parking spaces (where 14 paved spaces are required) and a Tree Permit to allow work within the driplines of (10) code-protected trees. The subject property is located at 180 Dutra Road in the unincorporated Martinez area. (Zoning: A-2—General Agricultural District) (Assessor Parcel Number: 367-020-006 Continued from 03/18/13 TM) GK [Staff Report](#)

### LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (WRN)

3. KIMBERLY L. REIMANN (Applicant & Owner), County File #LP13-2013: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a health care consulting business to be conducted out of a single-family residence located at 25 St. Andrews Place in the unincorporated Alamo area. (Zoning: R-15 Single-Family Residential District) (Assessor's Parcel Number: 193-350-003) RA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (WRN)

4. BENETTA SIMPSON (Applicant & Owner), County File #LP13-2030: The applicant requests approval of a land use permit for a home occupation to conduct a jewelry design business out of a single-family residence located at 64 Kenneth Court in the unincorporated Bay Point area. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 098-421-014) RA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (WRN)

5. GLEN GOULBOURNE (Applicant & Owner), County File #LP13-2031: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a soccer team coaching business to be conducted out of a single-family residence located at 2740 Sargent Avenue in the unincorporated San Pablo area. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 405-211-003) RA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (WRN)

6. LINDA ZERCOE (Applicant & Owner), County File #LP13-2037: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a publishing business to be conducted out of a single-family residence located at 2455 Holly Oak Drive in the unincorporated Danville area. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 203-273-002) RA [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
COA #15 (WRN)

7. METRO PCS (Applicant) - BRIAN GATES (Owner), County File #LP12-2116: The applicant is requesting approval of a land use permit to renew and modify a previously approved land use permit, County File #LP01-2121. The existing facility consists of: two panel antennas mounted on a 20-foot tall monopole, five equipment cabinets and one Global Positioning System antenna. The equipment is located within a 140-square-foot fenced lease area. The project also includes the permitting of one existing Metro PCS LTE cabinet within the lease area. The subject 4-acre parcel is located at 150 Old Tunnel Road in the Orinda area. (Zoning: A-2 General Agriculture) (Assessor's Parcel Number: 273-171-036) FA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (WRN)

8. PHIL DOUGLAS JR. (Applicant & Owner), County File #LP13-2040: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portion of a business that provides consulting, inspection and repair of industrial compactors out of a single-family residence located at 733 Alhambra Road in the unincorporated El Sobrante area. (Zoning: R-6 Single-Family Residential)(Assessor's Parcel Number: 425-011-008) SG [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (WRN)

9. TORIL & JAMES JELTER (Applicant & Owner), County File #LP13-2045: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portion of a business that provides biophoton therapy assessments and consulting out of a single-family residence located at 460 Marshall Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-20) (General Plan: Single-Family Residential Low-Density, SL) (Assessor's Parcel Number: 179-222-009) SG [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (AMB)

10. BRIAN & MEGAN BANNISTER (Applicant & Owner), County File #DP12-3022: The applicants request approval of a Development Plan for the construction of a single-story, 540-square-foot cabana. The subject property is located at 203 Via Bonita in the Alamo area. (Zoning: R-20 Single Family Residential District) (Assessor's Parcel Number: 198-020-033) WRN [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 15, 2013. 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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.