

ZA: A. BHAT & T. MOREIRA
STAFF: S. GILL
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 15, 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 CLOSED HEARING

APPROVED WITH
MODIFICATIONS TO
FINDINGS, ADVISORY
NOTES "E" AND
MODIFICATIONS TO
COA #1, 7, 9, 11, 12, 14, 21
& 30 (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 04/01/13 TM) GK [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

3. EDIE ANN MESSICK (Applicant & Owner), County File #LP13-2014: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a sales and marketing business to be conducted out of a single-family residence located at 5706 Starfish Court in the unincorporated Discovery Bay area. (Zoning: P-1 Planned Unit District) (Parcel Number: 004-420-015) RA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

4. E. CARLENE MEDEIROS (Applicant) - GARY DAY (Owner), County File #LP13-2033: The applicant requests approval of a land use permit for a home occupation to allow a custom picture framing business to be conducted out of a single-family residence located at 4761 Spinnaker Way in the unincorporated Discovery Bay area. (Zoning: P-1 Planned Unit District) (Parcel Number: 008-130-010) RA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

5. STEPHAN KAPLAN (Applicant & Owner), County File #LP13-2038: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a telecommunications consulting business to be conducted out of a single-family residence located at 2333 Firwood Court in the unincorporated Discovery Bay area. (Zoning: P-1 Planned Unit District) (Parcel Number: 008-230-004) RA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (TM)

6. LINDA POSNANSKY (Applicant & Owner), County File #LP13-2043: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a nutrition consulting business to be conducted out of a single-family residence located at 644 Andrew Way in the unincorporated El Sobrante area. (Zoning: R-7 Single-Family Residential District) (Parcel Number: 430-183-014) RA [Staff Report](#)

CLOSED HEARING AND
CONTINUED TO MAY 6,
2013 (AMB)

7. MESA OUTDOOR LLC (Applicant) JOHN TRAVERSO (Owner), County File #LP11-2008: Application for approval of a Land Use Permit to establish a two-sided, freestanding billboard on a 2.76-acre site at 4080 Cabrihlo Drive (Vine Hill, unincorporated Martinez). The proposed non-accessory advertising sign

has two sign faces measuring 14 feet tall by 48 feet wide that are supported by a single column centered in the middle of the billboard. The two-sided billboard will be a “V-shaped” design and positioned to have the sign faces visible from north and south bound Interstate 680. As proposed, the billboard is 60 feet tall as measured from existing natural grade. (Zoning: H-I Heavy Industrial) (Parcel Number 380-010-003] [EL Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 6, 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.