

ZA: C. KUTSURIAS, L. CROSS & W. NELSON
PW: J. LAROCQUE
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 7, 2014
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

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

CLOSED HEARING;
APPROVED WITH
MODIFICATIONS AND
ADDED CONDITION OF
APPROVAL (LC)

2. CINDY STERRY (Applicant) - DAVID AND KIMBERLY REPPAS (Owner), County File #DP14-3004: The applicant requests approval of a Development Plan to construct a two-level 1,712 square-foot addition to the existing 3,835 square-foot residence at 20 Oak Glen Court on a 1.11-acre lot in the unincorporated Alamo area. This application includes a small lot review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 194-100-008) (Continued from 06/05/14 LC) SIM [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

CONTINUED TO 8/4/14
(WRN)

3. ALBERT RUBEY (Applicant and Owner), County Files #MS11-0006 and DP12-3029: Applicant requests approval of a Minor Subdivision, a Development Plan, and a Tree Permit as follows:

A. MINOR SUBDIVISION - County File #MS11-0006: This is a request for approval of a vesting tentative map for a Minor Subdivision application which proposes to subdivide a developed 58,326-square-foot parcel into two commercial parcels of 51,651 and 6,675 square feet in area.

B. DEVELOPMENT PLAN - County File #DP12-3029: This is a request for approval of a Development Plan for the construction of a new approximately 3,000-square-foot, two-story commercial building for mixed professional office and retail uses, and to modify the site's off-street parking configuration. The applicant also requests approval of a Tree Permit to work within the driplines of five (5) code-protected Valley Oak trees for the construction of the proposed commercial building. The subject property is located at 3189 Danville Boulevard in the Alamo area. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: R-B/S2, Retail Business District/Sign Control Combining District) (Parcel Number: 191-093-048) GK [Staff Report](#)

CONTINUED TO 7/21/14
AT 1:30 P.M. (WRN)

4. NORM DYER (Applicant) - BRIAN ALLEN (Owner), County File #MS13-0007: The applicant is requesting approval of a tentative map to subdivide a 23,239 square foot parcel into two parcels - Parcel "A" at 12,524 square feet, and Parcel "B" at 10,211 square feet. The project also includes a request for approval of a tree permit to allow the removal of twelve (12) code-protected trees, (8 inches to 30 inches in diameter) and to work within the drip line of four (4) code-protected trees (24 inches to 36 inches in diameter). The applicant proposes to construct a 16-foot-wide paved private roadway on Parcel "A", and new residence on Parcel "B". The subject property is located at 632 Center Street in the unincorporated area of Walnut Creek. (General Plan Designation: Single-Family Residential, Medium) (Zoning: Single-Family Residential, R-10) (Parcel Number: 184-140-024) SXG [Staff Report](#)

DENIED AS
RECOMMENDED BY
STAFF; APPLICANT
REQUIRED TO PAY
REMAINING BALANCE
(LC)

5. A. MARK WALDMAN (Applicant) - JAMELLE DOLPHIN (Owner), County File #MS07-0002: The applicant requests approval of a tentative map for a minor subdivision to divide a 1.02 acre property into four parcels. The subject property is located at 5701 North Arlington Boulevard in the San Pablo area. (Zoning: R-6, Single-Family Residential) (Parcel Number: #418-021-007) SFT [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS,
ADDED COA#6 (WRN)

6. CYNTHIA ERB AND ASSOCIATES (Applicant) - RYAN AND NICOLE BROWN (Owners), County File #LP13-2106: The proposed project is to establish eight existing tennis court lights on four poles (two light fixtures on each pole) on an existing tennis court for residential use. The tennis court lights are 21 feet tall and the tennis court is surrounded by a 10-foot tall fence. Work has occurred within the drip line of ten redwood trees located around the northern and eastern portion of the tennis court. The subject property is located at 70 Holiday Lane in the Alamo area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-20, Single-Family Residential) (Parcel Number: 198-111-037) JRC [Staff Report](#)

CLOSED HEARING;
APPROVED AS
RECOMMENDED BY
STAFF (WRN)

7. CINDEL PEÑA - VERIZON C/O VINCULUMS (Applicant) - JOHN A. DEMARTINI RANCH, LLC (Owner), County File #LP14-2011: The applicant is requesting approval of a land use permit to renew existing land use permit LP95-2044 and to modify an existing telecommunications facility. The proposed modifications include the replacement of seven existing antennas and the addition of six RRUS-12's, two 3315 surge protection boxes, one hybrid cable and one RET home run cable. The subject site is an existing communication site on the John A. DeMartini Ranch located approximately ¼ mile northeast of Cummings Skyway, in the Crockett area. (Zoning: A-4, Agricultural Preserve District; Parcel: 354-300-008) DCB [Staff Report](#)

GRADING PERMIT: PUBLIC HEARING

TOOK TESTIMONY AND
CLOSED HEARING
(WRN)

8. EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) (Applicant) - LYDIE ASCHHEIM AND MARK ASCHHEIM (Owners), County File # BIRG14-00178: This item has been scheduled before the Zoning Administrator in response to requests for public hearing received following notice of the proposed grading permit consistent with section 716-4.202 of the County Ordinance Code. The applicant is seeking a grading permit for construction of a new access road to serve existing water storage tanks, known as the Argyle Reservoirs. The project is located on a vacant, undeveloped parcel along Rancho Road in the El Sobrante area. (Zoning: R-10, Single Family Residential) (Parcel Number: 430-190-004). IC [Staff Report](#)

3:30 P.M.

9. PUBLIC COMMENTS: NONE

SCOPING SESSION: PUBLIC HEARING

TOOK TESTIMONY (CK)

10. FT LAND, LLC (Applicant c/o Nadia Costa) - FT LAND, LLC (Owner c/o Mike Bonnifield), County File Numbers GP07-0009, RZ09-3214, SD10-9280 and DP10-3008: This is a scoping meeting for the environmental impact report (EIR) for the Tassajara Parks Project. The applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision, and Preliminary and Final Development Plan to allow development of 152-unit single-family residential subdivision with substantial park, recreation and open space components. Included in the project, on the Southern Site, is 5-acres of land for potential use by the San Ramon Valley Fire Protection District and 5-acres of land for potential use by the San Ramon Valley Unified School District. The project site is located adjacent to and outside the Contra Costa County Urban Limit Line (ULL). The Applicant seeks approval to adjust the ULL on the Northern Site to include the proposed 30-acre Tassajara Parks residential development footprint pursuant to Contra Costa County Code section 82-1.018 (a) (4) & (b). The project site involves 771-acres of land composed of the Northern Site and Southern Site, located along Camino Tassajara, east of the City of San Ramon and Town of Danville in the Tassajara Valley area of unincorporated Contra Costa County. (Zoning: A-80, Exclusive Agricultural) (APNs: 220-100-023, 206-030-065, 223-020-018 and 223-020-021) JQ [Staff Report](#)

TOOK TESTIMONY (CK)

11. SHELL OIL PRODUCTS (Applicant and Owner) County File #LP14-2006: This is a Scoping Session to accept public comments for the purpose of determining the scope and content of an Environmental Impact Report (EIR) that will be prepared for the Greenhouse Gas Reduction Project planned at the Shell Refinery in Martinez. The project proposes to reconfigure the Refinery to allow for the processing of lighter crude oil at the facility, which will require physical and operational changes to several of the Refinery's hydrocarbon-processing units to accommodate the shift in the crude processing mix. This will primarily be accomplished by the permanent shut-down of the Refinery's flexicoker unit (FXU). The shutdown of the FXU will reduce the coking capacity of the Refinery, which will in turn require the Refinery to reduce the processing of heavier crude oils and increase the processing of lighter crude oils in order to maintain current Refinery production levels. Since the FXU is an energy-intensive unit that emits substantial levels

of greenhouse gasses (GHG), it is anticipated that the Refinery's GHG emissions would be reduced by 15% annually, and that sulfur dioxide (SO₂) emissions would be reduced by 25% annually, once the FXU is out of service. The shutdown of the FXU will include the permanent shutdown of the FXU coke-handling and storage facilities, and the flexigas flare, as well as other ancillary equipment. The shutdown of the FXU will also eliminate the use of flexigas (currently being produced by the FXU) being burned as a fuel gas in the Refinery. Therefore, the Refinery will purchase additional amounts of natural gas from PG&E to replace the flexigas. The increase in natural gas usage will result in the emission of increased levels of oxides of nitrogen (NO_x) from the facility. Therefore, new ultra-low NO_x burners will be installed on Refinery furnaces in order to offset the increased NO_x emissions. The project will also include the integration of new energy-efficient equipment, including heat exchangers, in order to reduce facility furnace fuel gas firing requirements and in turn reduce associated GHG and criteria air pollutant emissions. The project also proposes the demolition and replacement of one of the facility's existing naphtha-stabilization columns, and modifications to existing equipment and piping. There will be limited grading and soil excavations for the construction of new equipment foundations, including the replacement naphtha-stabilization column, a number of heat exchangers, the ultra-low NO_x burners, and other small vessels such as "knock-out" pots. The Project will not increase the Refinery's total production capacity or increase its capacity to refine heavy crude, and the project would not add the capability to receive crude oil via rail at the Refinery. (Zoning: H-I, Heavy Industrial District) (Assessor's Parcel Numbers: 378-072-016, 378-072-018, 378-110-013, 378-140-015) GK [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 21, 2014. PLEASE BE AWARE OF THE 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.