

ZA: W. NELSON, T. MOREIRA & L. CROSS
PW: J. LAROCQUE
STAFF: S. GONG

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 6, 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

APPROVED
W/MODIFICATIONS TO
COA #4 & #6; DELETE
ADVISORY NOTE "C"
(TM)

2. LAURA ANDERSON (Applicant & Owner), County File #DP14-3007: This is a request for approval of a design review development plan to legalize the as-built construction on a single-family residence. The work that was completed includes a 190 square-foot first floor rear addition, addition of two bay windows, two new skylights, the expansion of an existing roof terrace above the first floor addition, and the expansion of the covered front porch. The property is located at 2631 Danville Boulevard in the Alamo area. (Zoning: R-20, Single-Family Residential District) (Parcel Number: 188-370-007) (Continued from 09/15/14 TM) CYL [Staff Report](#)

VARIANCE: CONTINUED PUBLIC HEARING

OPTION "B" APPROVED
WITH FRONT SETBACK
VARIANCE. NO SIDE OR
REAR YARD
VARIANCE. NO THREE
(3) STORIES AND
REVISE ENTRY STAIRS
(LC)

3. SAIKLEY ARCHITECTS (Applicant) - YANGCHEN CHAGZOETSANG (Owner), County File #VR14-1028: This is a continued public hearing from September 15, 2014. The applicant has submitted two new options for the construction of a single family home. Option A, requesting approval of a Variance Permit to allow a 0 foot front yard setback (where 20 feet is required), a 5 foot rear yard setback (where 15 feet is required) for a new 2975 square foot two-story residence. Option B, requesting approval of a Variance Permit to allow a 5 foot front yard setback (where 20 feet is required), and a 5 foot rear yard setback (where 15 feet is required) for a new 2850 square foot two-story residence. The parcel is a 2,713 substandard lot. The application includes a small Lot Design Review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design of the proposed project. The subject property is a vacant lot located at 5961 Monterey Avenue in the unincorporated Richmond area. (Zoning: R-6, Single Family Residential District) (Parcel Number: 418-111-051) (Continued from 09/15/14 LC) LV [Staff Report](#)

APPROVED WITH
MODIFICATIONS:
FINDING #1; COA #3
AND ADD COA#10; ADD
TO ADVISORY NOTE B
"CALIFORNIA
DEPARTMENT OF FISH
AND WILDLIFE" (TM)

4. GREG CHRISTENSEN (Applicant & Owner), County File #VR13-1029: The applicant is requesting approval of a variance to allow a 1-foot, 6-inch side yard setback, where a 15-foot minimum is required, to rebuild a garage/carport as a 660 square foot attached garage. The subject property is located at 201 Castle Hill Ranch Road, in the unincorporated Walnut Creek area. (Zoning: R-20, Single Family Residential District) (Parcel Number: 188-150-010) (Continued from 09/15/14 TM) SYG [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS AND
ADD COA (WRN)

5. PANERA, LLC (Applicant) – 230 ALAMO PLAZA, LLC (Owner), County File #LP14-2027: The applicant requests approval of a Land Use Permit / Development Plan to establish a Panera Bread Bakery Café in a vacant commercial space in the Alamo Plaza Shopping Center. The café would include approximately 71 interior seats plus an additional 24 seats under a covered patio area. The application includes a variance from the parking required under the Contra Costa County Code for the Alamo Plaza Shopping Center, and a variance from the maximum allowable height of an accessory sign identifying the

business in the S2 District. The subject site is located at 215A Alamo Plaza in the Alamo area in unincorporated Contra Costa County. (Zoning: Retail Business, R-B; Sign Control Combining District, S2) (Assessor's Parcel Number: 191-180-012) SM [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO:
COA'S #3, #6, #7, #8 & #9
(WRN)

6. MISAKO HILL (Applicant) - ROBERT AND CHELSEA BONAVIDO (Owner), County File #LP14-2034: The applicant requests approval of a modification to County File #LP00-2029 to allow the modification of an existing Sprint wireless telecommunications facility. The proposed project consists of 1) installation of two new panel antennas on an existing antenna mast; 2) installation of two new remote radio units (RRU) on proposed antennas; 3) installation of a new equipment cabinet for future expansion; and 4) installation of electrical components within an existing equipment cabinet. The subject property is identified as 7405 Camino Tassajara in the unincorporated San Ramon area. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 205-050-010) SFT [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

7. SPRINT PCS (Applicant) - JOHN MUIR MEDICAL CENTER (Owner), County File #LP14-2037: The applicant is requesting approval of a land use permit with a development plan to renew and modify an existing rooftop Sprint wireless telecommunications facility that was approved under Development Plan Permit #DP02-3044. The modifications to the existing facility include the installation of three new antennas, the addition of three new Remote Radio Head (RRH) units, the relocation of three existing antennas, the removal and replacement of three existing Fiberglass Reinforced Panel (FRP) cupolas with three larger FRP cupolas, and the addition of associated components within the existing equipment cabinets. The property is located at 1400 Treat Boulevard in the Walnut Creek area. (Zoning: P-1, Planned Unit Development) (Parcel Number: 172-031-022) CYL [Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
#6 (WRN)

8. JEREMY NEWBERRY (Applicant & Owner), County File #LP14-2020: The applicant is requesting approval of a land use permit to modify County File #LP12-2005 for the purpose of constructing a permanent structure, approximately 4,000 square feet in size, to serve as a reception building for the existing winery in place of the previously approved temporary tent structure of approximately the same size. The property is located at 2525 Sunset Road in Knightsen. (Zoning: A-3, Heavy Agricultural District) (Parcel Number: 015-090-055) DCB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

9. MICHAEL GARIG (Applicant & Owner), County File #DP14-3021: The applicant requests approval of a Development Plan to allow the excavation and conditioning of an unconditioned crawlspace and basement into 683 square feet of new living space within an existing single-family residence, for a total of 3,318 square feet of gross floor area. This application also includes a variance to allow a 4-foot side yard setback (where 5 feet is the required minimum) for the reconfiguration of the front entryway. The subject property is located at 225 Columbia Avenue in Kensington. [Zoning: Single-Family Residential District (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K); Assessor's Parcel Number: 570-180-024] (Continued from 09/1514 TM) DCB [Staff Report](#)

VARIANCE: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS COA'S
#1 AND #11 (WRN)

10. AHMAD RASSAI (Applicant and Owner), County File #VR14-1021: The applicant is requesting approval of a variance to allow a front yard setback of 3 feet, where 25 feet is required, to construct a new raised entry pathway for a new residence. The applicant also requests approval of a tree permit to remove (3) code-protected trees (21 to 27 inches in diameter), and work within the drip lines of (3) code-protected trees (6 to 10 inches in diameter). The property is located at 200 Sydney Drive in Alamo. (Zoning: R-20, Single Family Residential) (Parcel Number: 188-412-014) SYG [Staff Report](#)

COMPLIANCE REVIEW: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

11. RAGWINDER SANDHU (Applicant) - RONALD JEHA (Owner), County File #CV14-0098: The applicant requests approval of a Compliance Review pursuant to Condition of Approval #13 of Land Use Permit LP03-2057, to re-establish Alcohol Beverage Sales within an existing food mart under a Type 21 Off-Sale General License from the California Department of Alcoholic Beverage Control. The subject site is located at 3800 San Pablo Dam Road, at the southeast corner of the intersection of San Pablo Dam Road and Hillcrest Road in the El Sobrante area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit) (Parcel Numbers: 420-150-013, 420-150-023, 420-150-022) SM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 20, 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.