

ZA: L. CROSS (1:30) A. BHAT (3:30)  
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, NOVEMBER 17, 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.

NONE

1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED  
W/MODIFICATION:  
DELETE COA #3  
MINOR EDITS TO COA  
#10 (LC)

2. JEAN AND STEVE JOHNSON (Applicants and Owners), County File #DP14-3031: The applicant is requesting approval of a Development Plan modification to allow an addition of 1,447 square feet of conditioned space consisting of 325 sq. ft. kitchen expansion and a 1,123 sq. ft. addition consisting of two bedrooms/ bathrooms, study and storage space. A 1,065 square foot addition of unconditioned space consisting of a veranda, courtyard entry and covered walkway. The future veranda and home addition are located on the adjacent vacant lot that is proposed to be merged with the lot of the primary residence. An application for a lot line adjustment to merge two lots into one has also been submitted and will be processed subsequent to the development plan modification. The subject property is located at 3990 Bolinas Place in the Discovery Bay area. (Zoning:P-1, Planned Development) (Parcel Numbers: 008-470-025 & 026). (Continued from 11/3/14 LC) LV [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF  
(LC)

3. SADIQUE POPAL (Applicant) AMAF INVESTMENTS, LLC (Owner) County File #LP14-2048: The applicant is requesting approval of a land use permit for the enlargement of a nonconforming triplex to construct a new lower deck associated with the lower unit. This application includes variances for a 4-foot side yard setback (where a minimum of 5 feet is required), an 8-foot aggregate side yard setback (where a minimum of 10 feet is required), and a small lot design review for the purpose of determining neighborhood compatibility for the new deck. The property is located at 654 Alhambra Street in the Crockett area. (Zoning: Single-Family Residential, R-6; Assessor's Parcel Number: 354-074-017) CL [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF  
(LC)

4. VERIZON WIRELESS C/O RYAN McSORLEY (Applicant) – BLACKHAWK HOMEOWNERS ASSOCIATION (Owner); County File #LP14-2050: The applicant is requesting approval of a land use permit/development plan combination to modify County File #DP09-3021 for the purpose of modifying an existing Verizon telecommunications site. The proposed modifications include (1) removing three existing antennas and one microwave dish and replacing with three new antennas, (2) installing three new RRU12 units, (3) installing two new RayCap surge protectors, (4) raising the site's existing and proposed antennas on the three existing poles from 10 feet to a new maximum height of 15 feet, and (5) installing additional supporting equipment. The subject site is located in the northwestern portion of a 9.4-acre parcel at the end of Eagle Ridge Lane and north of 27 Eagle Ridge Lane in the unincorporated Blackhawk area. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 198-040-024) DCB [Staff Report](#)

\*\*\*3:30 P.M.\*\*\*

NONE

5. PUBLIC COMMENTS:

LAND USE PERMIT:

TOOK TESTIMONY;  
LAST DAY FOR  
COMMENTS FOR RDEIR

6. PHILLIPS 66 COMPANY (APPLICANT AND OWNER) County File #LP12-2073: This is a hearing to accept public comments on the content of the Recirculated Draft Environmental Impact Report (RDEIR) that was prepared for the Phillips 66 Propane Recovery Project, which proposes refinery processing

IS DECEMBER 5, 2014

equipment improvements to recover for sale propane and butane from refinery fuel gas (RFG) and other process streams; and to decrease sulfur dioxide (SO<sub>2</sub>) emissions from the refinery as a result of removing sulfur compounds from RFG streams at the Phillips 66 Rodeo refinery in Contra Costa County. The proposed project would add and modify processing and ancillary equipment within the refinery. New equipment includes a hydrotreater, fractionation columns to recover propane and butane, and propane storage vessels and treatment facilities, as well as two new rail spurs. To provide the steam required by the proposed project, either a new 140 million Btu/hr steam boiler would be added or more steam would be provided by the existing steam power plant if the new boiler is not built. There would also be minor modifications to existing process units and utility systems for the purpose of tie-ins and to address any changes in operating pressure or temperature at the tie-in points. The proposed project would require hydrotreating a portion of the RFG, a process that would reduce the amount of sulfur in the fuel gas, and because fuel gas is now burned to produce heat for refinery processes, would ultimately reduce the refinery's SO<sub>2</sub> emissions to the atmosphere. The project would be built in two phases. The first phase (Phase I) would provide enhanced recovery and increased rail shipments of butane. Phase I would include all project components except propane storage and the additional rail loading rack and spurs. During the second phase, (Phase II), the facilities to store and ship propane would be added along with the piping and other ancillary equipment necessary to get the propane from the Propane/Butane Recovery Unit to the storage vessels and loading racks. Startup would occur after the completion of construction, which is estimated to take 12 to 15 months. The Zoning Administrator will be accepting public comment on the content of the Recirculated Draft Environmental Impact Report. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo (Zoning: Heavy Industrial) (Assessor's Parcel Number: APN: 357-010-001 & 357-300-005) LC [Staff Report](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 1, 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.