

ZA: L.CROSS  
PW: J. LAROCQUE  
STAFF: S. GONG

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
WEDNESDAY, JANUARY 21, 2015  
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:

VARIANCE: CONTINUED PUBLIC HEARING

APPROVED  
W/MODIFICATIONS TO  
COA #3

2. WILLIAM BEXTON (Applicant) - BABAK AND DORIS OFOGH (Owners), County File VR14-1032: The applicant is requesting approval of a variance for a 3-foot side yard setback, where 15 feet is required for an eight foot high retaining wall. 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 263 Las Quebradas Lane in the unincorporated Alamo area. (Zoning: R-20, Single Family Residential) (Parcel Number:193-080-095) (Continued from 01/05/15 LC) LV [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

3. JACK YANG (Applicant and Owner), County File #MS14-0003: The applicant requests approval of a tentative map for a minor subdivision application which proposes to subdivide a 24,974-square foot residential parcel into two parcels of 10,658 and 14,316 square feet in area. There are two existing single-family residences and a detached garage on site. The proposed new parcels will each retain one residence, with the existing detached garage to remain on Parcel B. The applicant requests to construct an off-street parking pad and driveway to provide off-street parking spaces for Parcel A. In addition, the applicant requests several variances to allow a 13-foot front yard setback (minimum of 20-feet is required) for the existing residence on Parcel A, an eight-foot front yard setback (minimum 20-feet is required) for the existing residence on Parcel B and a 19-foot front yard setback (minimum 20-feet is required) for the existing garage on Parcel B. The subject property is located at 5610 and 5616 San Pablo Dam Road in the unincorporated area of El Sobrante. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: R-7, Single-Family Residential) (Parcel Number: 435-120-068) JRC [Staff Report](#) (Consent)

LAND USE PERMIT: PUBLIC HEARING

APPROVED  
W/MODIFICATIONS  
COA #5; ADD COA

4. TATANISHA L. LEER (Applicant) - HELDER AND LORI GARCIA (Owners), County File #LP14-2019: The applicant is requesting approval of a land use permit to establish a new winery and an associated tasting room within an existing agricultural building on the subject property that also includes 37 acres of existing vineyards and recreational facilities. In addition, the applicant proposes to use the facility for 20 events related to the winery, such as special wine releases or wine-club meetings, and 26 non-winery related events per year, such as weddings or corporate events, including up to six outdoor summer concerts. The subject property is located at 3501 Byer Road in Byron. [Zoning: Exclusive Agricultural District (A-40); Assessor's Parcel Number: 002-010-016] DCB [Staff Report](#) (Consent)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 2, 2015. 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.