

ZA: A. BHAT & L. CROSS
PW: J. LAROCQUE & H. HEARD
STAFF: D. VOGELPOHL

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 20, 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:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

CONTINUED TO 08/17/15
(AMB)

2. GARY EARL PARSONS, ARCHITECT (Applicant) – GILLIAN THACKRAY (Owner), County File #DP14-3044: The applicant is requesting approval of a Kensington Design Review Development Plan to construct a 942 square-foot two-story addition to the existing 1,538 square foot single-family residence and a 421 square-foot split-level deck. The subject property is located at 30 Ardmore Road in the Kensington area in unincorporated Contra Costa County. (Zoning: R-6, Single Family Residential District; -TOV, Tree Obstruction of Views Combining District; -K, Kensington Combining District) (Assessor's Parcel Number: 571-090-001) (Continued from 06/15/15 TM) SM [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
FINDING #5 (LC)

3. AT&T (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP14-2060: The applicant requests approval of a land use permit to modify County File #LP94-2056 for the addition of an emergency diesel generator and related electrical equipment to an existing AT&T wireless telecommunication facility. The subject property is an unaddressed 1-acre parcel located at Kregor Peak east of Highway 4 and north of Marsh Creek Road in the Pittsburg area. (Zoning: Agricultural Preserve, A-4) (Assessor's Parcel Number: 075-160-009) SFT [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#4 FOR PARKING (LC)

4. JOHN THOMAS (Applicant) - PENTECOSTAL CHURCH OF GOD (Owner), County File #DP15-3003: The applicant requests approval of a Development Plan Permit to establish a church located within an existing building. Except for the repair to the parapet located on the existing building and the establishment of signs, no other physical development is proposed. The proposed project includes variances to eliminate the requirements for a planter or landscaped area of at least four feet wide provided between a parking area and public street, landscaped areas that are five percent of the area occupied by the paved parking area, and landscaped areas located between the parking area and sidewalk. The subject property is located at 6080 Bethel Island Road in the Bethel Island area of the County. (Zoning: Retail Business, R-B/Flood Hazard Combining District, FH) (Assessor's Parcel Numbers: 031-093-035 and 044) JRC [Staff Report](#)

3:30 P.M.

FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

ZONING
ADMINISTRATOR
RECOMMENDED
THAT BOARD OF
SUPERVISORS
CERTIFY THE EIR
(AMB)

5. CONTRA COSTA COUNTY (Applicant & Owner), County File #CP15-14: This is a closed hearing to consider recommendations on the adequacy of the Final Environmental Impact Report (FEIR) prepared for the proposed West County Detention Facility Re-Entry and Treatment Expansion Project (“the Project”). The proposed project entails the development of approximately 2.3 acres within the existing WCDF for a high-security detention facility with supporting reentry program facilities, and a mental health treatment facility. The new facility would provide high security housing, and educational and vocational facilities and programs to help prepare inmates for reentry into society. The proposed project would result in essentially no increase of California Department of Corrections rated beds in Contra Costa County. The 240 cells at the Martinez Detention Facility (MDF) that do not meet security and safety requirements would be repurposed for short-term housing of inmates for purposes of in-processing and release. The MDF would continue to be the booking facility for law enforcement agencies in the central and eastern areas of the County. The proposed project is located at 5555 Giant Highway in north Richmond, California, north of San Pablo and west of Pinole. The project site encompasses approximately 2.3 acres of an approximately 50-acre County-owned property within the city limits of the City of Richmond that is developed and fenced consistent with its institutional use as a detention facility. The undeveloped portion of the site was previously graded to support future expansion and is comprised of ruderal (weedy vegetation) grassland with security lighting every 100 feet to 200 feet. The facility is surrounded by the Point Pinole Regional Shoreline Park on the west and south, the Pinole Point Business Park on the north, and a residential neighborhood and the Richmond Golf and Country Club on the east. Two railroad lines are located near the project site: the Southern Pacific Transportation Company (SPTC) railroad on the west, and the Atchison, Topeka & Santa Fe (AT&SF) railroad line on the east along the Giant Highway. Zoning (Public and Civic Use) (APN: 405-042-021) TM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 3, 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.