

**STAFF: A. BHAT, J. CRAPO, P. ROCHE
W. NELSON, R. HERNANDEZ & F. AVILA
PW: M. SEN**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 18, 2011
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

*****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 t least 48 hours before the meeting at (925) 335-1203.

1. PUBLIC COMMENTS: NONE
2. DETERMINATION OF EASEMENT RIGHTS: NONE

DEVELOPMENT PLAN CLOSED PUBLIC HEARING

APPROVED WITH
MODIFICATIONS (WRN)

3. GOLDEN OAK DEVELOPMENT (Applicant and Owner), County File #DP10-3009: Request for approval of a development plan to allow modification of the conditions of approval for the Hillside Estates Subdivision, County Files #SD05-9004 and #DP05-3101. The proposed modification consists of adding a condition of approval to allow phasing of the subdivision. Lot-1 of the approved tentative map would be recorded in the first phase; and the remaining lots to be recorded in the future as a second phase. The subject property is a 2.58-acre property identified as 150 Hillside Lane in the unincorporated area of Martinez. (GP: SH) (P-1) (CT: 3200.02) (Parcel #159-190-007) (Closed for decision 04/04/11 WRN) SFT

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO MAY 2,
2011 AS OPEN HEARING
(WRN)

4. DAVID BOWLBY (THE BOWLBY GROUP). (Applicant) - AIR PRODUCTS AND CHEMICALS, INC. (Owner), County File LP07-2026: Applicant requests approval of a Land Use Permit as follows: This is a request for a Land Use Permit to allow construction of two 8 inches in diameter pipelines for the movement of hydrogen and fuel gas between two refineries to make cleaner burning fuels. Both hydrogen and refinery fuel gas pipelines would be co-located in the same trench for approximately 2.6 miles (13,885 feet) between Tesoro Golden Eagle and Shell Martinez Refineries. The installation of the pipelines will be constructed using horizontal directional drilling (HDD), open cut trenching, and conventional boring techniques. The pipeline route will begin at 150 Solano Way at the Tesoro Golden Eagle Refinery and proceed north; parallel Solano Way and the Union Pacific Railroad tracks and travel underground west to and along Waterfront Road then curve south west from Waterfront Road underneath Waterbird Park, McNabney March and I-680 Freeway and connect at the Shell Martinez Refinery. The refineries are located within the unincorporated Martinez area of Contra Costa County (HI); (GP: HI), Open Space (OS), and Parks and Recreation (PR); (CT: 3150.00) (Parcel Nos. 159-260-013, 159-260-014, 159-280-010, 011, 159-310-036, 038, 380-010-021, 380-010-022, 378-072-018 and 378-072-016) (Zoning Atlas pages: F12, F13, E12, E13, D13) LC

CONTINUED TO APRIL
25, 2011 AS CLOSED
PUBLIC HEARING
(AMB)

5. CLAYTON REGENCY, LLC (Applicant & Owner), County File #LP10-2009: A request to amend the land use permit (County File: LP#26-62) which established a mobile home park at 16711 Marsh Creek Road. The amendment to the land use permit involves the following changes: a) change the source of drinking water for the mobile home park from the current trucked-in water supply to the water service to be provided by CCWD; b) eliminate the 8 temporary recreational vehicle spaces at the mobile home park; c) eliminate recreational vehicles being occupied at the mobile home park; d) limit the maximum number of mobile home spaces to the current 192 spaces; e) prohibit 2-story mobile homes, with the exception of the existing 2-story unit, from being located in the spaces adjacent to Marsh Creek Road; f) designate the use of a 1.3 acre property (Assessor Parcel No. 007-191-003) within the mobile park for community facilities, park and recreation and office uses, and restricting retail business and commercial uses from being established in that location to serve customers other than mobile home park residents. The mobile home park is located at 16711 Marsh Creek Road in the Clayton area. (Zoning: T-1/A-2) (ZA: Q-22m) (CT: 3551.02) (General Plan: AL) (Assessor Parcel Nos. 007-191-004,003,002) PR

APPROVED WITH THE
ADDITION OF ONE
CONDITION OF
APPROVAL (AMB)

6. CLINT CLEMENTS (Applicant) - CONTRA COSTA WATER DISTRICT (Owner), County File LP11-2011: The applicant requests a modification to a land use permit, County File #LP00-2031, to relocate existing recreational and marina facilities as part of the overall Los Vaqueros Reservoir Expansion Project. Contra Costa Water District (CCWD) is in the process of expanding the Los Vaqueros Reservoir by enlarging the dam to raise the water level approximately 35 feet, which would inundate the existing recreational and marina facilities. The recreational facilities that need to be moved to a higher elevation include a marina building, boat docks, fishing piers, hiking trails, roadways, parking lot, and several storage and maintenance buildings. The property is approximately 175 acres located in the southwest corner of the Los Vaqueros Reservoir and addressed at 19 Walnut Boulevard in the unincorporated Byron area. (A-4) (GP: Watershed / Water - WS/WA) (CT: 3551.04) (Parcel # 005-040-006) (Zoning Atlas page: U-23 / U-24) DAB

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF. (AMB)

7. DAVID & ANNE POIRIER (Applicant & Owner), County File #DP10-3037: The applicant requests approval of a development plan for a design review to construct a detached accessory building 600 square foot in size for purposes of determining neighborhood compatibility on a substandard lot. The subject site is located at 11 Gary Way in the Alamo area. (R-20) (GP: SL) (CT: 3452.01) (Parcel #198-160-005) JRC

APPROVED WITH
MODIFICATION TO
SMALL LOT FINDING #4
(AMB)

8. JOYCE MUSE (Applicant & Owner), County File# DP11-3010: The applicant is requesting approval of a development plan for a 2-story rear residential addition on a substandard lot for the purpose of determining compatibility with the neighborhood in terms of the size, location, height, and design of the proposed project. Additionally, the applicant is requesting a variance for an 11-foot aggregate side-yard setback (where 15 feet is required) and a 4-foot minimum side yard (where 5 feet is required) for construction of a meditation room. The subject property is located at 6097 Arlington Boulevard in the Richmond area of Contra Costa County. (R-6) (GP: SH) (CT: 3620.00) (Parcel #418-112-029) GK

VARIANCE: PUBLIC HEARING

DENIED (AMB)

9. THOMAS JUPILLE (Applicant & Owner), County File #VR10-1030: The applicant requests approval of a variance to allow a 4-foot setback from the front property line (where 25 feet is required) for a 240-square-foot shed built without permits. Additionally the applicant is requesting a variance to allow a 4-foot side setback (where 15 feet is required) for a carport accessory structure, that was also built without permits, which is situated less than 65 feet from the front property line. The subject property is located at 430 Crest Avenue in the Alamo area. (R-20) (GP: SL) (CT: 3420.00) (Parcel #188-292-008) GK

DENIED (AMB)

10. RUFINO TORRES (Applicant & Owner), County File #VR10-1021: The applicant is requesting a variance to allow an 8-foot aggregate side yard setback (where 15 feet is required) to legalize an existing covered porch attached to a residence. Additionally, the applicant requests a variance for a 0-foot front setback (where 20 feet is required) and 0-foot side yard setbacks for both side yards (where an aggregate of 15 feet is required) for two masonry walls ranging in height from 5 feet 9 inches to approximately 8 feet. The subject property is located at 2143 Cypress Avenue in the San Pablo area. (R-6) (GP: SH) (Zoning Atlas: F-5) (CT: 3040.01) (Parcel #403-381-007) GK

3:30

PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

11. KARL GROSS (Applicant & Owner), County File #LP10-2085: The applicant is requesting approval of a land use permit for a home occupation to establish a home office for document and report preparation, and software programming as a contract service for businesses. The subject property is located at 292 Smith Road in the Alamo area of Contra Costa County. (R-40) (GP: SV) (CT: 3462.01) (Parcel #196-092-002) GK

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

12. MICHAEL KENT STALCUP (Applicant & Owner), County File# LP10-2089: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a mobile safe and lock business. The subject property is located at 291 Sudan Loop in the Pacheco area of Contra Costa

County. (T-1) (GP: MO) (CT: 3270.00) (Parcel #125-020-058) JDT

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

13. CATHY CONNOR (Applicant & Owner), County File #LP11-2012: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a personal-training business. The subject property is located at 6064 McBryde Avenue in the unincorporated Richmond area of Contra Costa County. (R-6) (GP: SH) (CT: 3620.00) (Parcel #418-132-012) GK

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

14. VERIZON WIRELESS (Applicant) - CPM PITTSBURG, LLC (Owner), County File #LP11-2005: The applicant requests approval of a land use permit to collocate a new unmanned wireless telecommunications facility on an existing 70 foot high monopole that consists of nine panel antennas, an approximately 200 square foot equipment shelter, and diesel generator. The lease area for the project is within a 41,338 square foot parcel located at 385 Pittsburg Avenue, in the unincorporated North Richmond area of West Contra Costa County. (P-1) (HI) (CT 3650.02) (Parcel #408-190-046) DAB

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

15. T-MOBILE WEST CORPORATION (Applicant) - CREEKSIDE COMMUNITY CHURCH (Owner), County File #LP10-2080: The applicant requests approval of a land use permit to co-locate a wireless telecommunications facility consisting six (6) new antennas on an existing 45-foot tall monopine (pole to be extended to 55-feet above-ground-level). The applicant also proposes to locate two (2) equipment cabinets to serve the antennas within a 226-square-foot lease area at the base of the pole. The site is located at 1282 Danville Boulevard in the Alamo area. (R-20) (GP:SL) (CT: 3452.01) (Parcel #197-030-024) FA

TOOK PUBLIC
TESTIMONY AND
CLOSED THE PUBLIC
HEARING (PR)

16. SUFISM REORIENTED (Applicant & Owner), County File #s MS09-0008 and LP08-2034: This is a hearing to accept public comments on the content of the Draft Environmental Impact Report (DEIR) that was prepared for the proposed Sufism Reoriented 66,074 square foot sanctuary and merging of seven parcels to create one lot for a total of approximately 3.12 acres. The proposed design would locate approximately two-thirds of its total floor area (46,074 square feet) underground and ancillary facilities (totaling 20,000 square feet) would be located aboveground. The project includes a request for parking reduction based on a Transportation Demand Management Program (TDM) that includes the promotion of carpool, shuttle service, pedestrian use a secure bicycle parking. In addition, the project includes the demolition of three houses and removal of approximately 43 trees, and the planting of at least 165 additional trees. The applicant will retain the parsonage residence at 11 White Horse Court. The Sufism Reoriented Church would be partially located underground. An estimated 3,310 truck loads of soils are expected to be exported from the project site (approximately 43,000 cubic yards). It is anticipated that excavation will take approximately 6 weeks and approximately 16 to 18 months to complete the entire project as proposed. The portion of the building which is visible above grade will range from approximately 20 to 34 feet in height. The proposed new religious facility is located within the (Saranap) Walnut Creek area of the County. Seven abutting parcels form the project site. The sites are 11 White Horse Ct., 1354, 1360, 1364, 1366 and 1384 Boulevard Way. {GP: Single Family High Density (SH); Zoning: Single Family Residential, 10,000 square foot minimum parcels (R-10); (CT: 3410); Parcel #s: 184-450-006, 007, 012, 031, 032, 033, 034} LC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, APRIL 25, 2011.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, 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, 651 Pine Street, 2nd Floor-North Wing, 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, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.