ZA: A. BHAT & L. CROSS
STAFF: D. BROCKBANK & S. GILL
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MAY 6, 2013
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

LAND USE PERMIT: CONTINUED CLOSED HEARING

DENIED (AMB)

2. MESA OUTDOOR LLC (Applicant) - JOHN TRAVERSO (Owner), County File #LP11-2008: Application for approval of a Land Use Permit to establish a two-sided, freestanding billboard on a 2.76-acre site at 4080 Cabrihlo Drive (Vine Hill, unincorporated Martinez). The proposed non-accessory advertising sign has two sign faces measuring 14 feet tall by 48 feet wide that are supported by a single column centered in the middle of the billboard. The two-sided billboard will be a "V-shaped" design and positioned to have the sign faces visible from north and south bound Interstate 680. As proposed, the billboard is 60 feet tall as measured from existing natural grade. (Zoning: H-I Heavy Industrial) (Parcel Number 380-010-003] (Continued from 04/15/13 AMB) EL Staff Report

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS RECOMMENDED BY STAFF (LC)

3. CHRISTOPHER CONNER (Applicant & Owner), County File #LP13-2046: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a scientific-instruments marketing and consulting business to be conducted out of a single-family residence located at 40 Haven Lane in the unincorporated Walnut Creek area. (Zoning: R-12 Single-Family Residential District) (Parcel Number: 172-061-013) RA Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

4. LISA CRAYPO (Applicant & Owner), County File #LP13-2047: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a health care consulting business to be conducted out of a single-family residence located at 729 Coventry Road in the unincorporated Kensington area. (Zoning: R-6 Single-Family Residential District; TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Parcel Number: 571-130-017) RA Staff Report

CONTINUED TO MAY 20, 2013 (LC)

5. METRO PCS (Applicant) - PACIFIC GAS AND ELECTRIC COMPANY (Owner), County File #LP12-2115: The applicant is requesting approval to renew a previously approved land use permit (County File #LP01-2122) for the continued operation of an existing wireless telecommunications facility. The facility consists of three panel antennas, one Global Positioning System antenna, and five equipment cabinets within a 140-sqaure-foot lease area. The subject panel antennas are located 55-feet 6-inches above-ground-level on an 81-foot tall utility tower. The project is located at 100 Cambark Court, in the Martinez area. (Zoning: R-6 Single-Family Residential District) (Parcel Numbers: 380-120-065, 66, 71, 89 and 90) FA Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

6. OSCAR MENDOZA (Applicant & Owner), County File #LP13-2049: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portion of a house repair and gardening maintenance business to be conducted out of a mobile home located at 144 Algiers Way in the Pacheco area. (Zoning: T-1 Mobile Home Park District) (Parcel Number: 125-020-045) SG Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

7. JIAN XU (Applicant & Owner), County File #LP13-2060: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portion of a biotechnology consulting business out of a single-family residence located at 3445 Cashmere Street in the unincorporated Danville area. (Zoning: P-1 Planned Unit Development District) (Parcel Number: 206-680-020) SG Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

8. RANJIT CHAKRAVORTI (Applicant & Owner), County File #LP13-2052: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portion of a management consulting business out of a single-family residence located at 3445 Deer Ridge Drive in the unincorporated Danville area. (Zoning: P-1 Planned Unit Development District) (Parcel Number: 220-531-017) SG Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

9. TRUDY F. TEIE (Applicant & Owner), County File #LP13-2050: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portion of an insurance loss prevention business out of a single-family residence located at 2354 Warren Road in the unincorporated Walnut Creek area. (Zoning: R-10 Single-Family Residential) (Parcel Number: 184-120-069) SG Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

10. KATHLEEN MEYER (Applicant & Owner), County File #LP13-2051: The applicant requests approval of a land use permit for a home occupation to conduct the administrative portion of an off-site medical consulting business out of a single-family residence located at 72 Stratford Road in the unincorporated Kensington area. (Zoning: R-6 Single-Family Residential District, TOV, K Tree Obstruction View, Kensington) (Parcel Number: 571-170-001) SG Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

11. VERIZON WIRELESS (Applicant) - EMBASSY SUITES (Owner), County File # LP12-2112: The applicant is requesting approval of a land use permit/development plan combination for a non-substantial modification to a development plan for a new Verizon Wireless facility to be collocated on an existing building. The facility will include two repeater antennas, mounted to the rooftop elevator shaft wall, and associated electrical equipment. The project site is located at 1345 Treat Boulevard, in the Walnut Creek area. (Zoning: P-1 Planned Unit District) (Parcel Number: 148-250-083) CL Staff Report

APPROVED WITH MODIFICATION TO COA #10B AND FIVE (5) ADDITIONAL PUBLIC WORKS CONDITIONS (LC)

12. FOUR FOOLS WINERY LLC (Applicant) - RODEO MARINA LLC (Owner), County File #LP13-2027: The applicant is requesting approval of a land use permit to establish a new small-scale winery with tasting room and retail sales of wine. Wine grapes will be purchased from various regional vineyards and will not be grown on site. The winemaking and bottling will be located in an existing garage building that will also serve as a tasting room with an outdoor deck. The proposed project includes installing a new American Disabilities Act (ADA) compliant bathroom within an existing shed adjacent to the proposed winery building. Additionally, the applicant proposes to hold 12 – 15 winery related events per year. The subject property is addressed at 13 Pacific Avenue in the Rodeo area. (Zoning: P-1 Rodeo Area Planned Unit District) (Parcel Number: 357-020-009) DAB Staff Report

APPROVED AS RECOMMENDED BY STAFF (LC)

13. SPRINT PCS (Applicant) – BACO REALTY CORPORATION (Owner), County File #LP13-2029: The applicant requests approval of a land use permit to upgrade an existing wireless telecommunications facility that was previously approved under County File #LP99-2076. Upgrading the wireless telecommunication facility proposes to remove and replace two panel antennas within an existing 43-foot tall flagpole antenna tower and raising the flagpole tower height to 53-feet. Additional upgrades to the telecommunication facility also includes installation of four new remote radio units (RRUs) that will be mounted on the inside wall of the existing lease area, and three existing equipment cabinets will be replaced by two new equipment cabinets. The subject property is addressed at 801 Madeline Road in the San Pablo area (Zoning: P-1, Montalvin Manor Planned Unit District) (Parcel Number: 405-122-032) DAB Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 20, 2013. **PLEASE BE AWARE OF THE NEW 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.