

ZA: L. CROSS
STAFF: D. BARRIOS
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MAY 19, 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.

1. PUBLIC COMMENTS: NONE

MANDATORY REFERRAL: PUBLIC HEARING

APPROVED AND
DETERMINED TO BE IN
CONFORMANCE WITH
THE GENERAL PLAN

2. MANDATORY REFERRAL FOR GENERAL PLAN CONFORMANCE DETERMINATION FOR THE ACQUISITION OF 1,229 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 007-010-039, 007-010-040, 075-190-010, 075-195-013, 078-050-009, AND 078-050-010, LOCATED SOUTH OF EMPIRE MINE ROAD, WEST OF DEER VALLEY ROAD, NORTH OF BRIONES VALLEY ROAD, SOUTH OF THE CITY OF ANTIOCH (KNOWN AS THE RODDY RANCH PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT (CP# 14-16): This is a public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of six parcels totaling 1,229 (+/-) acres of land located in the unincorporated area Deer Valley Road at Chadbourne Road south the City of Antioch. (CT 3551.12) PR [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

3. CHRIS COONES (Applicant on behalf of AT&T) - SHAWN & ALEX SKYLARK (Owners), County File #LP13-2111: The applicant is requesting approval of a land use permit for the collocation of a new telecommunications facility consisting of nine new antennas on an existing monopine, the installation of associated ground equipment, a new diesel storage tank and backup generator, and approximately 30 feet of trenching to connect to a new vault that is to be installed in place of an existing AT&T vault. The subject site is located at 20350 Marsh Creek Road, in the Brentwood area. (Zoning: A-3, Heavy Agricultural District) (Parcel Number: 007-070-017) DCB [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

4. ANTHONY ROOST (Applicant) - HOFMANN HOLDINGS, LP (Owner), County File #LP14-2003: The applicant requests approval of a land use permit/development plan combination to establish a wine and cheese bar, the Unwined Wine and Cheese Bar, in the Discovery Bay Shopping Center in the unincorporated Discovery Bay area. The wine and cheese bar would be located at 1520 Discovery Bay Boulevard, Suite 300, which is a vacant commercial space in an existing commercial building. The wine and cheese bar would occupy the 560 square-foot suite and a new adjoining 455 square-foot outdoor patio that would be accessible from the suite. The applicant would also be applying for a California Department of Alcoholic Beverage Control License for on sale of beer and wine and off-sale of wine. (Zoning: Planned Unit District P-1) (Parcel Number: 004-182-006) SIM [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO 06/02/14
FOR RENOTICE

5. FREDDY SEEN (Applicant) - KRETZ FAMILY TRUST (Owner), County File #DP13-3028: The applicant requests approval of a development plan application to modify Final Development Plan (DP75-3028) to allow the removal and replacement of existing signs for several commercial businesses located in the Las Trampas Center. This Final Development Plan modification also requests to remove and replace two monument signs for the shopping center, one sign is located on Danville Boulevard and the other sign is located on Las Trampas Road. The subject site is addressed at 3207-3239 Danville Boulevard in the Alamo area. (Zoning: R-B, S-2, Retail Business, Sign Control Combing District) (Parcel Numbers: 198-010-013 & 020) DAB [Staff Report](#)

CONTINUED TO 06/02/14 AS OPEN HEARING 6.

CINDY STERRY (Applicant) - DAVID AND KIMBERLY REPPAS (Owner); County File #DP14-3004: The applicant requests approval of a Development Plan to construct a two-level 1,712 square-foot addition to the existing 3,835 square-foot residence at 20 Oak Glen Court on a 1.11 acre lot in the unincorporated Alamo area. This application includes a small lot design review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design. (Zoning: A-2, General Agricultural District) (Parcel Number: 194-100-008) SIM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 2, 2014. 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.