

ZA: A. BHAT
STAFF: M. MITCHELL
PUBLIC WORKS: L. GOSSETT, R. SANDERS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 3, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/84882018977>

Meeting ID: 848 8201 8977

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

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:

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

CLOSED THE PUBLIC HEARING; APPROVED AS RECOMMENDED BY STAFF WITH THE ADDITION OF SEVEN CONDITIOINS OF APPROVAL AFTER COA#6

2a. JOHN YERINA (Applicant) - NEW HOPE BIBLE FELLOWSHIP (Owner), County File# CDDP20-03006: This is a request for a Substantial Modification to Final Development Plan #DP04-3096 to allow the existing commercial building on Lot 7 of the Willow Pass Business Park to be used as a church. The use will occur within an existing building and no development or construction is proposed. The building's existing design is consistent with the business park's architecture and will not be altered. Only interior tenant renovations are needed to implement the project. The project site is located at 1700 Willow Pass Court in the unincorporated Concord area. (Zoning (P-1) Planned Unit District) (APN: 099-210-007) (Continued from 04/19/2021 TM) GK [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO MAY 17,
2021

- 3a. ANTHONY LOFORTE (Applicant & Owner), County File #CDLP20-02044: A request for approval of a Land Use Permit to allow the maximum resident capacity to go from 6 to 12 for the Alhambra Valley Retreat, an existing 24 hour residential treatment program for adult males suffering from alcohol and/or substance abuse, which is currently licensed and certified by the State of California, Department of Health Care Services. Minor interior and exterior improvements will be required to accommodate the change in occupancy type. The subject property is located at 77 Quail Lane in the unincorporated Martinez area of Contra Costa County. (Zoning: General Agricultural (A-2); APN: 365-110-022) DV [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

CLOSED THE PUBLIC
HEARING; APPROVED
AS RECOMMENDED BY
STAFF WITH
MODIFICATION TO COA
#1

- 4a. GARY GUENTHER (Applicant) - JOHN NUVEEN (Owner), County File #CDDP20-03025: This is an application for a Kensington Design Review Development Plan for a two story, 664-square-foot master bedroom and kitchen addition to the rear of a single-family residence. The addition will increase the total height of the residence by 5-feet 8-inches at the highest point and will result in an overall height of 27-feet 6-inches. The subject property is located at 425 Ocean View Avenue in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 571-270-022) GF [Staff Report](#)

5. VARIANCE: PUBLIC HEARING

CLOSED THE PUBLIC
HEARING; APPROVED
AS RECOMMENDED BY
STAFF WITH
MODIFICATION TO
COA#1 AND ADDITION
TO COA REGARDING
HEIGHT VERIFICATION
REQUIREMENTS

- 5a. DAVE BRADY (Applicant) - LEIGHTON SMITH (Owner), County File #CDVR18-01008: A request for approval of variances with a tree permit for construction of a new approximately 3,770 square-foot single-family residence on a vacant lot. The variances are to allow a 0-foot secondary front yard where a minimum of 15-feet is required, and a 1-foot side yard where a minimum of 10-feet is required. A tree permit for the removal of four code-protected trees ranging in size from 12" to 26" and to allow work within the dripline of four code-protected trees ranging in size from 7" to 52" is also requested. The subject property is located at 237 Sequoia Avenue in the Walnut Creek area. (Zoning: Single-Family Residential (R-10) District) (APN: 184-321-042) GF [Staff Report](#)

6. TREE PERMIT: PUBLIC HEARING

CLOSED THE PUBLIC
HEARING; APPROVED
AS RECOMMENDED BY
STAFF WITH
MODIFICATOIN TO COA
#12 AND THE ADDITION
OF COA REGARDING
HEIGHT VERIFICATION
REQUIREMENTS

- 6a. JEFF ORWIG (Applicant) - JACK BHALLA (Owner), County File #CDTP20-00006: The applicant seeks Tree Permit approval to authorize the removal of sixteen (16) code-protected trees and dripline encroachment for an additional two code-protected trees for the purpose of constructing a 4,312 square-foot single-family residence, attached garage, retaining walls, and associated access / utility improvements. The project also includes a request for design review approval to allow the construction of the proposed residence on a parcel (APN 196-031-011) of substandard average width. The project site is located at 221 Dean Road in Alamo. The project involves 1,200 cubic yards of grading for site preparation for the proposed residence and retaining walls. Lastly, the project includes off-site drainage and private roadway improvements affecting APN's 196-031-010, 196-010-031, 196-032-008, 196-032-009. (Zoning: R-40 Single-Family Residential) (APN: 196-031-011) AV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 17, 2021.
