STAFF: A. BHAT, T. MOREIRA, J. CRUZ & D. WELLS

PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY, AUGUST 6, 2012 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 PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
FINDING &
MODIFICATION TO
CONDITIONS OF
APPROVAL #1, 21.
ADDED CONDITIONS OF
APPROVAL 2, 3, 4, 30
(TM)

2. <u>LENISE GIBSON</u> (Applicant & Owner), County File #LP12-2010: The applicant is requesting approval of a land use permit to expand an existing 6-client residential care facility use to accommodate a maximum of 10 clients, demolish an existing carport and workshop structure and add 1,390 square feet to the existing residence, and construct three off-street parking spaces including a new curb cut. The subject property is located at 3107 Del Oceano Drive, in the unincorporated Lafayette area. (General Plan: Single-Family Residential-Low) (Zoning: Single-Family Residential, R-15) (Assessor's Parcel Number (APN): 167-331-005) (Continued from 07/16/12 TM) CYL

LAND USE PERMIT: CONTINUED CLOSED PUBLIC HEARING

RECOMMENDED TO
COUNTY PLANNING
COMMISSION WITH
MODIFICATION TO ALL
FINDINGS AND
MODIFICATION TO
CONDITIONS OF
APPROVAL #1, 7
(PREVIOUS 5), 8
(PREVIOUS 7), 9
(PREVIOUS 8), 11
(PREVIOUS 9); DELETE
CONDITION OF
APPROVAL #6 (TM)

SCOTT PELLATON (Applicant) – KARL & KAREN KOSTER (Owners), County File #LP10-2023: This is a request for a land use permit for the legalization of an existing recreational vehicle (RV) and boat storage facility located on 9 acres on a 29.90-acre parcel. The proposed development includes covered and uncovered RV and boat storage spaces with 509 uncovered spaces, 22 indoor spaces, 24 covered tent spaces, 6 tent structures for miscellaneous storage shelter of RVs and boats, and signage located on the existing buildings and a free-standing sign on the levee. The proposed development includes the closing off of existing facility access, reconfiguration of existing off-street parking spaces, the relocation of the facility entrance driveway and new gate, including a new curb cut and asphalt entry 100-feet in width, located approximately 250-feet from the intersection of Highway 4 on Bixler Road. Both the retail business and the boat repair uses are not permitted within the zoning district and are not a part of this review. The subject property is located at 3510 Bixler Road in the Byron area. (General Plan: Agricultural Lands, AL) (Zoning: Heavy Agricultural and Boat Storage Combining District, A-3, -BS) (Assessor Parcel Number (APN): 011-200-050) (Continued from 07/06/12 TM) CYL

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED OPEN PUBLIC HEARING TO SEPTEMBER 24, 2012 (TM) 4. ROBERT SMILEY (Applicant) - CHABAD OF CONTRA COSTA (Owner), County File #LP11-2016: The applicant requests approval to establish the following uses: 1) A childcare facility (preschool and day care) for a maximum of up to 33 children. The childcare use will be utilizing approximately 1,175 square feet of an existing residence operating from 7:00 a.m. to 6:30 p.m. Monday-Friday; 2) A synagogue that will not have fixed seating. The religious services would be located within 806 square feet of the building for regular prayer services on Saturdays, generally from 10:00 a.m. to 1:00 p.m. Services may also be held occasionally on different days and at different times, tied to Jewish holidays and other Jewish religious events. During the religious services, children may participate in activities conducted in Classroom 1 (369 square feet); and the installation of playground equipment, construct a deck and awning, and parking lot improvements. The proposed project also includes variance requests for the following: a) Thirteen (13) offstreet parking spaces (where 23 off-street parking spaces are required); b) Parking stalls that are 8 feet by 17 feet (where 9 feet by 19 feet is required); c) Eliminate the required planter or landscaped strip between the off-street parking and the right-of-way (where 4-feet is required); and d) Allow a 14-foot 10 ½-inch wide driveway (where a 20-foot minimum width is required). The proposed project also includes work within the drip line of one (1) 15-inch in diameter oak tree for the proposed parking improvements. The

subject property is located at 1671 Newell Avenue in the unincorporated area of Walnut Creek. (Zoning: Single-Family Residential District, R-10) (General Plan: Single-Family Residential-Medium, SM) (Assessor's Parcel Number: 184-212-016) (Continued from 07/16/12 TM) JRC

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO ADD "FINAL" TO CONDITION OF APPROVAL #18, DELETE CONDITION OF APPROVAL #19 (AMB) AT&T (Applicant) – WALKER FAMILY RANCHES (Owner), County File #LP12-2059: This is a land use permit request to renew a previously approved land use permit (County File #LP02-2088) for the continued operation and upgrade of a wireless telecommunications facility that consists of four panel antennas mounted on a pole support structure. The upgrade includes the addition of the following: two panel antennas, four Remote Radio Units, two power distribution boxes, two equipment cabinets, one global positioning system antenna and an emergency back-up generator. The project site is located within a 421.55-acre parcel addressed as 4580 Dyer Road, in the Byron area. (A-4) (AL) (CT: 30400.00) (Parcel #005-070-014) FA

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (AMB) 6. <u>STORESUND CONSULTING</u> (Applicant) - <u>RUNE STORESUND</u> (Owner), County File #LP12-2038: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of civil engineering consulting business out of a single-family residence located at 154 Lawson Road, in the Kensington area. (Zoning: R-6/TOV-K) (General Plan: SH) (CT: 3920) (APN # 572-034-010) <u>SG</u>

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (AMB) 7. <u>CAROL MCKENNA</u> (Applicant & Owner), County File #LP12-2056: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an assets location and recovery business out of a single-family residence located at 136 Harris Circle in the Bay Point area. (Zoning: Planned Unit Zoning District, P-1) (General Plan: Multiple-Family Residential Medium Density, MM) (Census Tract: 3141.02) (Assessor's Parcel Number: 095-420-027) <u>RA</u>

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (AMB) 8. <u>WILLIAM EDWARD MCDANIEL</u> (Applicant & Owner), County File #LP12-2054: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a business executive consulting and coaching business out of a single-family residence located at 1510 Litina Drive in the Alamo area. (Zoning: Single-Family Residential District, R-20) (General Plan: Single-Family Residential Low Density, SL) (Census Tract: 3452.01) (Assessor's Parcel Number: 191-040-029) <u>RA</u>

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (AMB) 9. <u>JENNIFER MCCORD</u> (Applicant & Owner), County File #LP12-2067: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an insurance sale and service business out of a single-family residence located at 3557 Keystone Loop in the Discovery Bay area. (Zoning: Planned Unit District, P-1) (General Plan: Single-Family Residential Medium Density, SM) (Census Tract: 3040.00) (Assessor's Parcel Number: 011-421-026) <u>RA</u>

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (AMB) 10. <u>SUSAN JONES</u> (Applicant & Owner), County File #LP12-2078: The applicant is requesting approval of a land use permit for a home occupation to conduct an online advertising, licensing, and merchandising comics business out of a single-family residence located at 838 Juanita Drive in the El Sobrante area. (Zoning: Single Family Residential – High Density, R-6) (General Plan: Single Family Residential – High Density, SH) (Census Tract: 3630.00) (Assessor's Parcel Number: 426-143-003) <u>DW</u>

CONTINUED OPEN PUBLIC HEARING TO AUGUST 20, 2012 (AMB) 11. <u>GUO LANG HUANG</u> (Applicant) - <u>JIARUI HUANG</u> (Owner), County File #LP12-2077: The applicant is requesting approval of a land use permit for a home occupation to conduct an import/export business out of a single-family residence located at 2216 Cypress Avenue in the San Pablo area. (Zoning: Single Family Residential – High Density, R-6) (General Plan: Single Family Residential – High Density, SH) (Census Tract: 3640.00) (Assessor's Parcel Number: 403-377-007) <u>DW</u>

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (AMB) 12. <u>AMY LYNN REAM</u> (Applicant) - <u>JOHN & RENEE REAM</u> (Owner), County File #LP12-2064: The applicant is requesting approval of a land use permit for a home occupation to conduct a proofing, editing, and copywriting business out of a single-family residence located at 320 Yale Avenue in the Kensington area. (Zoning: Single-Family Residential District, R-6) (General Plan: Single-Family Residential High Density, SH) (Census Tract: 3920.00) (Assessor's Parcel Number: 570-110-008) RA

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED ON CONSENT AS RECOMMENDED BY STAFF (AMB) 13. <u>TODD LESLIE</u> (Applicant) - <u>CONTRA COSTA COUNTY-AIRPORTS</u> (Owner), County File #DP11-3018: A request for approval of a development plan to allow a remodel to the existing Sam's Club, which includes the following: 1) An addition of 9,983 square feet, which includes the relocation of the existing tire center from the rear to the front of the building and a remodeled entrance; 2) Removal of sixteen (16) trees;

3) Reconfiguration of a portion of the parking lot; and 4) Installation of 34-foot tall parking lot lights. The subject site is located at 1225 Concord Avenue in the unincorporated Concord area. (Zoning: Unrestricted, U) (General Plan: Commercial, CO) (Assessor's Parcel Number:125-010-019) <u>JRC</u>

APPLICATION WITHDRAWN (AMB)

14. <u>CARL & BARBARA MEIER</u> (Applicant & Owner), County File #DP12-3011: A request for approval of a development plan for a second-story addition to a single-family residence located 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. The subject property is located at 1400 Casa Vallecita in the Alamo area of Contra Costa County. (Zoning: Single-Family Residential District, R-20) (General Plan: Single-Family Residential Low Density, SL) (Census Tract: 3440) (Assessor's Parcel Number: 192-020-047) <u>RA</u>

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 20, 2012. 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 Friday. Advance arrangements may be made by calling (925) 674-7205.