

ZA: T. MOREIRA
PW: J. LAROCQUE
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 2, 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

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED WITH
MODIFICATION; ADDED
CONDITION OF
APPROVAL #14

2. 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 addition, removal, and replacement of signs for several commercial businesses located in the Las Trampas Center. This Final Development Plan modification also requests to remove one monument sign and replace two other monument signs for the shopping center, one sign is located on Danville Boulevard and the other sign is located on Las Trampas Road. The removal and replacement of the monument signs will be conducted within the drip line of six code projected trees; no trees are proposed for removal. 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) (Continued from 05/19/14 TM) DAB [Staff Report](#)

CONTINUED TO
THURSDAY 06/05/14 AT
3:30 P.M.

3. 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 (Continued from 05/19/14 LCC) SIM [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS;
MODIFIED TREE
PERMIT FINDINGS,
MODIFIED COA # 6, 7,
19, 24 AND ADVISORY
NOTE "D"
ADDED 4 NEW
CONDITIONS OF
APPROVAL

4. ADAM AND HEIDI NELKIE (Applicants & Owners), County File #MS13-0004: This is a request for approval of a vesting tentative map for a Minor Subdivision application which proposes to subdivide a developed 21,236-square-foot residential parcel into two parcels of 7,170 and 14,066 square feet in area. A new two-story single-family residence is proposed to be constructed on the larger parcel; the smaller parcel is already developed with a single-family residence. A Tree Permit is also requested for the removal of one (1) code-protected 27-inch Arizona Cypress and to work within the driplines of nine (9) other code-protected trees for the proposed development of the new parcel, once subdivided. The project site is located at 1572 Arbutus Drive in unincorporated Walnut Creek. (Zoning: R-6, Single Family Residential District) (Parcel Number: 184-252-002) GK [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

5. VERIZON C/O VINCULUMS (Applicant) - MT. VIEW SANITARY DISTRICT (Owner), County File #LP14-2012: The applicant is requesting approval of a land use permit to modify an existing telecommunications facility. The proposed modifications include a) the addition of a 48-volt power plant and a Raycap 3315 surge protection box within the existing Verizon lease area, b) the replacement of three existing antennas with six new antennas, (c) the addition of six RRUS-12 and one Raycap 3315 surge protection box at various heights along the existing 44-foot tall monopole, and d) the installation of assorted supporting equipment. The subject site is a 392 square-foot lease area within a 27.72-acre Mt.

View Sanitary District property located along Interstate 680 and approximately 1/2 mile northeast of the intersection of Pacheco Blvd. and Howe Rd., in the Unincorporated Martinez area (Zoning: H-I, Heavy Industrial District; Parcel Number: 378-140-008). [DCB](#) [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

6. [LAURA NATKINS](#) (Applicant) - [YING YANG](#) (Owner), County File #DP14-3011: The applicant is requesting approval of a Development Plan for a Kensington Design Review to convert approximately 139 square feet of unconditioned crawl space into habitable space - an addition to the existing residence, with 2,521 square feet - for a total of 2,660 square feet of habitable living space. The residence will exceed the gross floor area threshold by 260 square feet. The property is located at 289 Berkeley Park Blvd., in Kensington. (Zoning: R-6, Single Family Residential District, -TOV, Tree Obstruction of Views Combining District, -K, Kensington Combining District) (Parcel Number: 571-280-017) [SXG](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

7. [FARIBORZ SADIGHBOUR](#) (Applicant) - [TROY JOLLIFF](#) (Owner); County File #DP14-3001: The applicant requests approval of a development plan to remove an existing 240 square-foot storage room and to construct a new 240 square-foot office/den in its place with no change in footprint, on a substandard lot. The subject property is identified as 165 Ironwood Drive in the Pacheco area. (Zoning: R-10, Single-Family Residential District) (Parcel Number: 125-272-002) [DCB](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 16, 2014. PLEASE BE AWARE OF THE 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.