

ZA: A. BHAT
PW: J. LAROCQUE & L. GOSSETT
STAFF: D. MOLINARI & S. GONG

~ R E V I S E D ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 16, 2015
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.

NONE

1. PUBLIC COMMENTS:

MANDATORY REFERRAL: PUBLIC HEARING

DETERMINED TO BE IN CONFORMANCE WITH THE COUNTY GENERAL PLAN ON CONSENT

2. EAST BAY REGIONAL PARK DISTRICT (Applicant) - SCOTT and KAREN LOTHAMER (Owners), County File #CP15-0009: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of two parcels totaling 11.38± acres located at 60 Valley Hill Drive, in an unincorporated area of Moraga. (Parcel Nos.258-450-012 and 258-450-018) WRN
[Staff Report](#)

DETERMINED TO BE IN CONFORMANCE WITH THE COUNTY GENERAL PLAN ON CONSENT

3. EAST BAY REGIONAL PARK DISTRICT (Applicant) - BARBARA PERLEY and MARY DELAMATER (Owners), County File #CP15-0012: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of two parcels totaling 260.02± acres located on Morgan Territory Road approximately one mile south of the intersection with Meadow View Lane, in an unincorporated area of Clayton. (Parcel Nos. 080-070-003 and 080-070-005) WRN
[Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH REVISIONS:
-CHANGE TO GROWTH MANAGEMENT FINDINGS
MODIFY COA #4; ADD COA FOR AN EASEMENT TO PARK DISTRICT; ADD COA: A DETACHED ACCESSORY BUILDING (GARAGE) WILL BE DESIGNED TO CODE WITHIN REMAINDER; ADD COA: TREES ON REMAINDER WILL BE ALLOWED TO BE REMOVED AFTER GETTING AN APPROVED BUILDING AND/OR GRADING PERMIT

4. CYNTHIA ERB AND ASSOCIATES (Applicant) - PRESBYTERY OF SAN FRANCISCO (Owner), County File #MS14-0004: The applicant requests approval of a tentative map for a minor subdivision application to allow the subdividing of a 5.7-acre parcel (formerly the San Francisco Presbytery's Westminster Retreat) into three residential lots. The lots would be 0.92, 0.99, and 0.96 acre in size, and there would be a 2.84 acre remainder. Construction of a single-family residence on the westernmost lot would involve demolition of the carriage house and converted stable. The project also includes a request for a Tree Permit to remove 49 of the 194 inventoried trees on the property and work within the drip lines 19 of trees to accommodate future construction. The property is located at 512 Hemme Avenue in the Alamo area in unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: R-20, Single-Family Residential) (Assessor's Parcel Number: 198-100-003) SM [Staff Report](#)

APPROVED WITH MINOR
CHANGES TO
CONDITIONS:
-GROWTH
MANAGEMENT:
ELIMINATE SECOND
UNIT FROM LANGUAGE
-COA #7: ADD
LANGUAGE/DEED
DISCLOSURE TO
PARCEL A
-COAs #21, 29, 32
CHANGE LANGUAGE

5. DAVID ISAKSON (Applicant) - PATRICIA MACKAY (Owner), County File #MS14-0001: A request for approval of a vesting tentative map to subdivide a 1.11-acre property into two parcels. Parcel 'A' will consist of a vacant 20,000 square foot parcel with frontage along Scots Lane. Parcel 'B' will consist of a 28,381 square foot parcel occupied by the existing residence identified as 1101 Scots Lane. A variance to allow an average lot with of 64.21-feet (120-feet required) for proposed Lot B is also being requested. Development of Lot A is not currently proposed. The subject property is located at 1101 Scots Lane in the Walnut Creek area. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: R-20) (Assessor's Parcel Number: 180-210-041) RH [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPLICATION
WITHDRAWN

6. SPRINT (Applicant) - US SPRINT (Owner), County File #LP15-2004. The applicant is requesting approval of a land use permit to upgrade an existing Sprint wireless telecommunications facility. The project consists of: 1) adding one panel antenna, 2) one Remote Radio Head (RRH) unit, 3) installation of new coaxial cables, and 4) installation of associated electrical equipment to serve the new antenna within the existing equipment cabinets. The project is located at 8851 Manning Road in the Livermore area. (Zoning: A-80 Exclusive Agricultural District (A-80) (Assessor's Parcel Number: 006-200-004) FA [Staff Report](#)

APPLICATION
WITHDRAWN

7. SPRINT (Applicant) - EAST BAY MUNICIPAL UTILITIES DISTRICT (Owner), County File #LP15-2003. The applicant is requesting approval of a land use permit to upgrade an existing Sprint wireless telecommunications facility. The project consists of: 1) adding three panel antennas, 2) adding three remote radio units, 3) installation of new hybrid cables, and 4) installation of associated electrical equipment to serve the new antennas within the existing equipment cabinets. The project is located at 4155 Happy Valley Road in the Lafayette area. (Zoning: A-80 Exclusive Agricultural District, A-80) (Assessor's Parcel Number: 365-260-001) FA [Staff Report](#)

APPROVED WITH
ADDING TWO (2) COAs:
(OFF STREET PARKING
ORDINANCE)
-LANDSCAPING PLAN
-LIGHTING

8. LARRY FORD (Applicant) - PHILIP WELTIN (Owner), County File #LP14-2055: The applicant is requesting approval of a land use permit/development plan combination for the purpose of reopening a bar that closed in September of 2013, as required by the Alcoholic Beverage Sales Commercial Activities Ordinance (Section 82-38.602). In addition, the applicant proposes to construct a 288 square-foot addition to the building to be utilized as a storage room. The subject property is located at 3045 Taylor Lane in the Unincorporated Byron area. (Zoning: R-B, Retail Business District & A-40, Exclusive Agricultural District) (Assessor's Parcel Number: 011-190-027) DCB [Staff Report](#)

APPLICATION
WITHDRAWN

9. LISA ELLIOTT – SPRINT (Applicant) - CONTRA COSTA COUNTY (Owner), County File #LP15-2005: The applicant is requesting approval of a land use permit to modify County File #LP11-2061 for the purpose of modifying an existing Sprint telecommunications site located on a utility pole within the right-of-way. The proposed modifications include (1) adding two new antennas, (2) installing two new RRH units, and (3) installing additional supporting equipment within the existing cabinets. The Sprint facility is located on an existing utility pole in the right-of-way approximately 4,450 feet southeast of the intersection of Cummings Skyway and Crockett Blvd. in the Unincorporated Crockett area. (Zoning: Agricultural Preserve District (A-4); Assessor's Parcel Number: ROW 354-300-003) DCB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
ADDING COA:
-SECOND UNIT ON
PLANS ARE NOT PART
OF APPROVAL OF
DEVELOPMENT PLAN
-MODIFY COA#4

10. NELSON – MARTIN FAMILY TRUST (Applicant and Owner), County File #DP14-3003: This is a request for approval of a Development Plan application to rebuild a carport attached to the front of the existing residence. The proposed carport is 27 feet by 28 feet, approximately 756 square feet in size and is approximately 8 feet 3 inches tall. The structure will consist of nine wood posts and the roof will consist of fiber glass material. The subject property is located at 4367 Willow Road in the Bethel Island area. (Zoning: Retail Business, RB, Flood Hazard Combining District, FH) (Assessor's Parcel Number: 030-080-026) JRC [Staff Report](#)

CONTINUED TO 04/16/15
AS CLOSED PUBLIC

11. JOHN KINSTLE (Applicant) – BEVERLEE FRENCH (Owner), County File #DP14-3047: The applicant is requesting approval of a Development Plan for a Kensington Design Review, to construct an 880 square

HEARING FOR FINAL
DECISION.
REAR YARD
NEIGHBORS
SUBMITTED A LETTER.

foot addition to the existing 1,868 square-foot single-family residence. With the addition, the residence will exceed the 2,700 square-foot Kensington Combining District gross floor area threshold for this residence by 48 square feet. The subject property is located at 87 Arlington Avenue in the Kensington area in unincorporated Contra Costa County. (Zoning: R-6, Single Family Residential District; -TOV, Tree Obstruction of Views Combining District; -K, Kensington Combining District) (Assessor's Parcel Number: 572-130-026) [SM](#) [Staff Report](#)

VARIANCE: PUBLIC HEARING

DENIED
RECOMMENDED FILING
A LAND USE PERMIT
FOR A SECOND
RESIDENCE

12. [GARY HEIHN](#) (Applicant & Owner), County File #VR14-1025: The applicant requests approval of a variance to legalize an as-built 2,415 square foot (maximum 800 square feet allowed) accessory garage attached to a residential second unit. Both the garage and residential second unit are a result of an unpermitted barn conversion. The subject property is located at 317 Rancho de Maria in the unincorporated Martinez area. (Zoning: General Agricultural, A-2) (Assessor's Parcel Number: 362-110-035) [SFT](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 6, 2015. 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.