

**ZA: A. BHAT**  
**PW: K. SCHUH-GARIBAY**  
**STAFF: D. BARRIOS**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, AUGUST 3, 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:

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS:  
REMOVE COA #11 &  
COMBINE COA #5 & 6 &  
MODIFY

2. GARY AND DARLENE HEIHN (Applicants and Owners), County File #LP15-2021: The applicant requests approval of a land use permit to legalize an as-built second residence within a converted agricultural barn building. The subject property is located at 317 Rancho De Maria in the unincorporated Martinez area. (Zoning: A-2, General Agricultural) (Parcel Number: 362-110-035) ST [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO COA  
#1 (ROOF DESIGN  
CHANGE)

3. JOHN NEWTON (Applicant) - SHALVA TIKVA (Owner), County File #DP15-3007: The applicant requests approval of a Small Lot Design Review and Development Plan for the construction of a new two-story, 2,153-square-foot, single-family residence with retaining walls on a substandard lot, to determine its compatibility with the neighborhood in terms of location, size, height, and design. The subject property is located at 5712 McBryde Avenue, in the unincorporated area of Richmond. (Zoning: R-6, Single-Family Residential) (Assessor's Parcel Number: 418-061-022) SG [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF

4. TRACY ZHOU (Applicant) - TAMMY TAM (Owner), County File #DP15-3008: The applicant is requesting approval of a Development Plan and Kensington Design Review to allow the excavation and conversion of unconditioned crawlspace into 231 square feet of new living space within an existing single-family residence, for a total of 2,310 square feet of gross floor area. The project also includes the removal of exterior staircase in the rear, for the construction of a 561 square foot lower level deck. The property is located at 10 Windsor Avenue, in the unincorporated area of Kensington. (Zoning: R-6, -TOV, -K) (Parcel Number: 572-130-004) JI [Staff Report](#)

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