

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

□
CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, SEPTEMBER 21, 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:

DEVELOPMENT PLAN: CONTINUED CLOSED HEARING

APPROVED WITH
MODIFICATIONS TO
VARIANCE FINDINGS;
KENSINGTON DESIGN
REVIEW FINDINGS AND
ADDED COA #3

2. TREVOR JOHNSON (Applicant) - JOHN WADE (Owner), County File #DP15-3010: The applicant requests approval of a development plan to allow the interior remodel of a residence which will exceed the allowed gross floor area threshold standards of the Kensington Combining District. The project also includes a request for approval of a variance to allow a 3-story building height (2-½ stories allowed), and a design review of proposed uncovered balcony and deck additions at the rear of the residence for consistency with the Kensington Combining District. The subject property is located at 240 Yale Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential, R-6/Tree Obstruction of View, -TOV/Kensington, -K) (Parcel Number: 570-071-004) (Continued from 09/09/15 TM) JDT [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #3 AND COA #22,
DELETE COA #6 AND
FINDINGS #5 AND #6

3. GHILOTTI BROTHERS INCORPORATED (Applicant & Owner), County File #LP14-2065: The applicant is requesting approval of a land use permit to permanently establish a soil/concrete/asphalt recycling facility at the subject site. The facility will be open to the public and accept a maximum of 200 tons of material per day. The project site is located at 115 Brookside Drive, in the unincorporated North Richmond area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 408-202-004) FA [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO 10/05/15
AS OPEN HEARING

4. WADE SKEELS (Applicant) - DEAN WILLIAMS (Owner), County File #DP15-3011: The applicant is requesting approval of a Development Plan and Kensington design review for the purposes of constructing a 154 square-foot addition to an existing single-family residence and conversion of 559 square-feet of unconditioned basement area into livable space which exceeds the property's floor area ratio threshold (2,448 square-feet proposed where 2,100 square-feet is the threshold). The project is located at 148 Highland Boulevard in the Kensington area. (Zoning: R-6 Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 572-090-009) AV [Staff Report](#)

PLANNING CONSIDERATION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
GROWTH
MANAGEMENT
FINDINGS AND ADD
TENTATIVE MAP
FINDINGS AND MODIFY

5. PHILIP MORISEY (Applicant) - PHILIP MORISEY, MARK AND JOCELYN JOHNSON (Owners), County File #PC15-0009: The applicant is requesting approval of a Planning Consideration to modify condition of approval #4 of County file #MS69-31 for the purposes of converting an exclusive access easement which currently serves lot A, into a non-exclusive access easement which would allow access to both lots A and B. A tree permit (County File TP15-0005) is being reviewed concurrently with this Planning Consideration for the purposes of constructing a new single-family residence on lot B. The project is located at 100 Alderwood Road in the unincorporated Walnut Creek area. (Zoning: R-6 Single Family

COA #2

Residential District) (Assessor's Parcel Number: 148-270-046) [AV](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 5, 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.