CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 2, 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:

2. DETERMINATION OF EASEMENT RIGHTS:

MINOR SUBDIVISION: CONTINUED CLOSED PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COAs 3, 15, 22; AND WITH THE ADDITION OF A NEW COA #25; AND WITH MODIFICATIONS TO VARIANCE FINDING #2; AND WITH MODIFICATIONS TO TREE PERMIT FINDING B

3. EDWARD BOTTORFF (Applicant & Owner), County File #MS10-0001: The applicant seeks approval of a minor subdivision to subdivide 0.92-acre parcel into two lots resulting in a 15,000 square foot lot – Parcel A and 25,100 square foot lot – Parcel B. The proposed project includes request for variances to the following: (1) 12-foot secondary front yard setback (where 15 feet is required) for the existing residence on Parcel A; (2) 16-foot front yard setback (where 20 feet is required) for the construction of a retaining wall over 3 feet tall on Parcel B; (3) 6-foot side yard setback (where 15 feet is required) for the construction of a retaining over 3 feet tall on Parcel B; and (4) 8-foot side yard setback (where 10 feet is required) for the construction of a retaining wall over 3 feet tall on Parcel B. The project also includes a request to remove four (4) trees and to work within the drip line of two (2) trees. The project will also be placed in the CFD-2010-1 (Countywide Street Lighting). The subject property is located at 1568 Springbrook Road in the unincorporated area of Walnut Creek. (R-15) (Zoning Map: N-13) (CT: 3400.01) (Parcel #177-160-009) (Continued from 03/19/12 TM) JRC

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COAs 5, 8, 10; AND WITH THE ADDITION OF A NEW COA #18; AND WITH MODIFICATIONS TO LUP FINDING #4; AND WITH MODIFICATIONS TO VARIANCE FINDINGS 1 AND 2; AND WITH MODIFICATIONS TO GROWTH MANAGEMENT STANDARD #2

4. ALFREDO RODRIGUEZ (Applicant) - CARMEN LIMON (Owner), County File #LP10-2025 Request for approval of a land use permit to legalize an existing second residence and existing detached carport structure that were constructed without permits, and for small lot design review approval of those same structures which were constructed on a substandard-size lot. The proposal also includes variance requests to allow 1) a 2-foot secondary front yard setback (minimum 20 feet required) for an existing second residence, 2) a 3-foot secondary front yard setback (minimum 20 feet required) for an existing detached carport, 3) a 3-foot side yard setback (minimum 20 feet required) for an existing detached carport, 4) a maximum area of 720 square feet (maximum 500 square feet allowed) for an existing detached carport, and 5) a 10-foot side yard setback (minimum 20 feet required) for two off-street parking spaces. The subject property is identified as 4630 Pacheco Boulevard in the unincorporated area of Martinez. (A-2) (GP: ML) (CT: 3200.02) (Parcel #161-262-003) (Continued from 03/19/12 TM) SFT

VARIANCE: CONTINUED CLOSED PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COA #4; AND WITH THE ADDITION OF NEW COAs 9, 10, 11; AND WITH MODIFICATION OF SMALL LOT REVIEW FINDING #3

5. NAGEEB ALNAGAR (Applicant) - fATIMA ALNAGAR (Owner); County File #vr11-1008: The applicant is requesting approval of a Variance Permit to allow a 3-foot north sideyard setback (where 5 feet is required) and a 10-foot rear yard setback (where 15 feet is required) for a new two-story single-family residence on a lot of substandard size, and a Small Lot Design Review 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 a vacant lot located between 6171 & 6179 Plymouth Avenue in the unincorporated Richmond area. (Parcel #521-011-009) (Continued from 03/19/12 TM) GK

SUBDIVISION, DEVELOPMENT PLAND & REZONING: PUBLIC HEARING

ZA GAVE PROJECT PROPONENTS 90 DAYS TO DEMONSTRATE SUFFICIENT INTEREST TO ALLOW STAFF TO CONTINUE TO PROCESS THE APPLICATIONS

6. GOLDEN OAK DEVELOPMENT (Applicant) DAVID & RANDI SHEPARD (Owners), County Files #DP06-3048, SD06-9138 and RZ06-3184: The applicant is requesting a rezoning of a 6-acre site to Planned Unit District (P-1) from A-2 along with approval of a final development plan and a vesting tentative map subdividing the 6-acre parcel into 12 single family lots. The subject property is a 6-acre parcel located at 6055 Alhambra Avenue in the Martinez/Pleasant Hill area of unincorporated Contra Costa County. One single family residence is currently located on the site. (A-2) (ZA: J-12) (CT: 3211.02) (GP: SL) (Parcel #154-690-001) Please Note: Staff is recommending that the Zoning Administrator deny the applications, without prejudice, due to a lack of interest by the applicant. RLH

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT

7. NITZA THIEN (Applicant & Owner), County File #LP12-2014: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a graphic design business out of a single-family residence located at 5925 Arlington Boulevard, in the East Richmond Heights area. (R-6) (GP: SH) (CT: 3620.00) (Parcel #418-112-048) RA

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