

ZA: A. BHAT & R. A. HERNANDEZ
STAFF; J. CRUZ & F. AVILA
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 17, 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: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH
MODIFICATION TO COA
#2, DELETE COA #8,
MODIFICATION TO COA
#10, COA #22, COA #24
AND ADDED
CONDITIONS OF
APPROVAL (AMB)

2. TERRY MURPHY (Applicant) - BRIAN GATES (Owner), County File #LP11-2071: The applicant seeks approval of a land use permit to legalize the existing Expert Tree Services green waste recycling facility. The total amount of processed material will be less than 250-cubic-yards a day. The hours of operation are 7:30 AM through 4:30 PM, Monday through Friday. The application includes variances as follows: a) 3.41-acres proposed (5-acres minimum required) for a lot line adjustment between the East Bay Regional Parks District, b) dirt/gravel parking lot proposed (paved parking lot required), c) no parking space markings provided (strips required), d) no wheel stops provided (wheel stops required), e) 4-foot side yard proposed (20-foot side yard minimum required) for an existing water tank. The project does not include any new buildings, grading or tree removal. The business office for the Expert Tree Services Company is located off-site within the Orinda area. The subject site is located at 150 Old Tunnel Road, in the Orinda area. (Zoning: General Agricultural, A-2) (General Plan: Agricultural Lands, AL) (Census Tract: 3530.01) (Assessor's Parcel Number #273-171-036) (Continued from 11/19/12 AMB) FA [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

3. MIRNA E. GOMEZ-NUNEZ (Applicant & Owner), County File #LP12-2101: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a house cleaning business from within a mobile home (Space #129) within the Club Marina mobile home park located at 55 Pacifica Avenue in the Bay Point area. (Zoning: T-1) (General Plan: MM) (CT: 3142.00) (Assessor's Parcel Number #709-834-129) SG [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

4. MARIA DUQUE JARAMILLO (Applicant & Owner), County File #LP12-2118: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a house cleaning business from within a single family residence located at 120 Pico Place in the Bay Point area. (Zoning: P-1) (General Plan: SH) (CT: 3150) (Assessor's Parcel Number #098-482-032) SG [Staff Report](#)

APPROVED WITH
DELETION OF COA#17
(RAH)

5. THE ATHENIAN SCHOOL (Applicant and Owner), County File #LP12-2024: The applicant requests approval to amend County File #LP 335-63 to establish five (5) residential units for faculty housing, each approximately 1,200 square feet in size and 15 feet tall. The project also involves the removal of seventeen (17) trees ranging in size from 7 inches to 20 inches in diameter, and work within the drip line of seven (7) trees. On-site parking is located in various areas of the property provided for these units. The applicant is also requesting a variance for a 20-foot front yard setback (where 25 feet is required) to allow the porch feature on the proposed residences. The subject property is located at 2100 Mount Diablo Scenic Boulevard in the unincorporated area of Danville. (Zoning: A-2, General Agricultural Zoning District) (General Plan: Public and Semi-Public, PS and Open Space, OS) (Assessor's Parcel Number #203-150-002) JRC [Staff Report](#)

APPROVED WITH
MODIFICATION TO
COA's #1, #13, #26 AND
ADDED COA #31, #32
AND #33 (RAH)

6. MICHELE MCCARTHY (Applicant) - JDF HOLDINGS (Owner), County File #LP11-2006: A request for approval of a Land Use Permit to establish a building contractor's yard on a vacant 1.77 - acre lot. The contractor's yard will consist of up to three individually fenced areas, each to be rented separately. The items to be kept on site include typical contractor's equipment, vehicles and supplies such as tractor-trailers, dump trucks, pick up trucks, storage containers, lumber racks, pipe racks, bulk material areas, portable toilets, and office trailers. The project site is located at #3765 Pacheco Boulevard, just across Normandie Way, in the unincorporated Martinez area. (Zoning: Retail Business District, R-B) (General Plan: Commercial, CO) (Assessor's Parcel Number #380-240-010) RA [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (RAH)

7. JESUS LOPEZ (Applicant & Owner), County File #LP12-2106: 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 251 Tahoe Street in the Discovery Bay area. (Zoning: P-1) (General Plan: Single-Family Residential High-Density) (Census Tract: 3040 .00) (Assessor's Parcel Number #011-490-025) DW [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO
JANUARY 7, 2013 FOR
RE-NOTICING (RAH)

8. SUSAN FERGUSON & KEN FINNEY (Applicant and Owners), County File #DP12-3015: A Kensington Design Review Development Plan application to determine conformance with the Standards of Consideration (§84-74.1206) of the Kensington Combining District for the construction of a 891 square foot, two-story addition, to the rear of an existing two story, 1,987 square foot residence which is located on a 5,162 square foot lot. This hearing is required because the proposed addition will cause the total floor area of the residence to exceed the floor area ratio threshold standards of the Kensington Combining Zoning District. The subject property is located at 230 Amherst Avenue in the Kensington area of Contra Costa County. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), Tree Obstruction of Views Combining District (-TOV). (General Plan: Single-Family Residential-High Density, SH) (Census Tract: 3920) (Assessor's Parcel Number #570-050-010) RA [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 7, 2013. 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.