

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, SEPTEMBER 16, 2019
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. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2a. LARRY CHANG (Applicant) - OPEN DOOR UNITED METHODIST CHURCH (Owner), County File #LP19-2020: The applicant requests approval of a Land Use Permit for the Open Door United Methodist Church to convert an existing 295 square-foot semi-enclosed storage space into a classroom, reconfigure the approved parking layout adjacent to the church buildings to add two parking spaces, convert one existing parking space to an ADA-compliant accessible space, and add six bicycle parking spaces. The converted classroom would be located on the ground floor of the existing LoofBourow Building. The property is located at 6226 Arlington Boulevard in the East Richmond Heights area in unincorporated Contra Costa County. (Zoning: R-6, Single-Family Residential District) (Assessor's Parcel Numbers: 520-061-003, 520-061-004) (Continued from 08/19/19 RH) SM [Staff Report](#)

3. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 3a. FLAVIO MORAIS (Applicant & Owner), County File #DP18-3034: A request for approval of a Development Plan with a Small Lot Design Review to construct a new single-family residence that is approximately 2,600 square feet with an attached 450-square-foot garage on a vacant lot. The subject property is a vacant parcel located between 5995 and 6001 Dimm Way in the East Richmond Heights neighborhood. (Zoning: Single-Family Residential (R-6) (APN: 418-132-026)(Continued from 08/19/19 RH) GF [Staff Report](#)

4. VARIANCE: PUBLIC HEARING

- 4a. JUDITH BERGER (Owner) - VINCENT AMMIRATO (Applicant), County File #VR18-1038: The applicant is seeking approval of a variance permit to allow a 4.51-foot rear yard, where 15 feet is required, to legalize an existing 360 square-foot patio cover added to the rear of an existing residence without permits. A previous owner added the as-built patio cover to the western side of the residence, adjacent to the living room. The patio cover has a maximum height of 12.5 feet. The property is located at 63 Crest Avenue in the Alamo area. (Zoning: R-20 Single-Family Residential) (Assessor's Parcel Number: 188-231-018) AV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 7, 2019.

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.