

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, APRIL 1, 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. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING
- 2a. RONALD NUNN (Applicant and Owner), County File # MS18-0011: The applicant requests approval of a Tentative Parcel Map for the proposed Orchard & Vine Four-Lot Minor Subdivision, a minor subdivision application to subdivide a 586.43-acre legal lot in agricultural production into four parcels, including a 40.6-acre Parcel A, a 357.98-acre Parcel B, a 74.15-acre Parcel C, and a 113.7-acre Parcel D. Parcel A, includes the nine-acre site of the Orchard & Vine winery and farm market facility that was approved under Land Use Permit LP16-2047. The applicant is also requesting authorization of exceptions to the requirements of County Code Sections, 96-12.406 (Private Road Turnaround), 98-4.002 (Minimum Width of Pavement and Right of Way), and 914-2.002 (Onsite Collect and Convey). Except for future development of the Orchard & Vine facility, no other development is proposed and the subdivision parcels will remain in agricultural production. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. The property is located at 550 Walnut Boulevard in the Byron area in unincorporated Contra Costa County. (Zoning: A-4, Agricultural Preserve District) (Assessor's Parcel Numbers: 003-010-017, 003-010-020, 007-140-006, 007-150-017, 007-150-018) (Continued from 03/04/19) SM [Staff Report](#)
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. RONG FAN (Applicant and Owner), County File #DP18-3040: This is an application for a Kensington Design Review Development Plan to allow the interior and exterior remodel of the existing single-family residence, which includes legalizing the enclosure of the open area under a stairway on the south side of the residence, the removal of an enclosed patio within the existing courtyard on the south side of the residence, the removal of an existing laundry room on the north side of the residence, reconfiguring the front entry stairs, and the addition of two skylights. The remodel will decrease the gross floor area from 4,416 square feet to 4,370 square feet, which exceeds the threshold of 3,200 square feet. The subject property is located at 243 Arlington Avenue in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 570-050-027) MM [Staff Report](#)
- 3b. EARLE BRANDSHAW & SALLY MCGARRAHAN (Applicants & Owners), County File #DP18-3042: This is an application for a Kensington Design Review Development Plan to add a 98-square-foot addition and a 166-square-foot addition to the rear of an existing residence. The addition will increase the gross floor area to 3,303 square feet where the threshold for the lot is 3,200 square feet. The subject property is located at 16 Kerr Avenue in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 572-011-008) GF [Staff Report](#)
4. COMPLIANCE REVIEW: PUBLIC HEARING
- 4a. JAMES TAYLOR (Owner), County File #CV18-0023: This is an enforcement hearing in response to continued violations of the County Junkyard Ordinance and failure of the property owner to diligently pursue actions that might correct the violations at the subject property located at 700 Seventh Street, Rodeo, CA 94572. (Zoning: Rodeo P-1 Planned Unit District) (Assessor's Parcel Numbers: 357-120-002, 357-120-003, and 357-111-010) JL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 15, 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.