

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, MAY 6, 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 04/01/19) SM [Staff Report](#)
  
  - 2b. TODD VITZTHUM (Applicant & Owner), County File #MS18-0006: The applicant is requesting approval of a vesting tentative map for a minor subdivision which proposes to subdivide a 1.14-acre site into one parcel and a remainder parcel (Parcel A: 20,009 square feet; Remainder: 29,625 square feet). The project is located at 1954 Alameda Diablo in the Diablo area of Unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Parcel Number: 195-260-004) JL [Staff Report](#)
  
3. LAND USE PERMIT: PUBLIC HEARING
  - 3a. TED HEATHORN (Applicant) - NEW LIFE CHURCH (Owner), County File #LP12-2008: The applicant requests approval to amend County File #LP82-2082 to allow a total of approximately 9,683 square feet of additions to the existing church building. The project will be conducted in two phases. The first phase involves approximately 2,335 square feet of additions, which includes the following: volunteer central (1,620 square feet), restroom addition (211 square feet), and lobby addition (504 square feet), and a lot line adjustment to merge two tax parcels (Assessor's Parcel Numbers: 188-330-001 and 029). The second phase involves an addition of 7,348 square feet on the northern portion of the existing building for the purposes of providing Children's Ministry classrooms, demolition of the existing residential and accessory buildings and construction of a new residential building for a caretaker of the church located on the northern area of the church. The residence will be two-stories and approximately 2,400 square feet. Overall, the project will provide additional parking spaces of approximately 64 spaces for a total of 312 spaces. Installation of four new parking lot lights, removal of 23 trees and work within the drip line of 41 trees, future construction of two monument signs, and a request for an exception to frontage improvements along Danville Boulevard are all included in the project. The subject site is located at 2451 & 2501 Danville Blvd. in the Alamo area of the County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential District, R-20) (APNs: 188-330-001 and 188-330-029) JRC [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. ALAN FLEMING (Applicant) - CURTIS SMITH AND SUSAN THRELKELD (Owners), County File #DP18-3027: The applicant is requesting approval of a Development Plan permit to modify the Final Development Plan approved under County File #DP82-3056, allowing the construction of a three-story 4,675-square-foot mixed-use building, with one 3,873-square-foot residential unit and one 802-square-foot commercial unit on an undeveloped property. The project includes a variance to allow a reduced 7-foot 2-inch Highway Setback (where 10 feet is the minimum) for construction of the building. An exception to Title 9 of the County Code to allow diversion of stormwater to a curb and gutter drainage system (where discharge off-site to an adequate storm drainage system is required) is also included. The subject property is located at 401 Colusa Avenue in the Kensington area of Unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Number: 571-311-001) JL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 20, 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.