

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, AUGUST 19, 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. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING
  
- 2a. PRAMJIT AND RESHMA SINGH (Owners), County File # BIRF18-00909); This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 0 Bethel Island Road, Oakley. (APN 032-330-013) (Zoning: F-1 )The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance. CF [Staff Report](#)
  
- 2b. ANCHOR MARINA (BI PROPERTIES C/O KEVIN DAVIDSON) (County Files # BIRF07-00740 and BIRF07-00739); This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 1970 Taylor Road, Bethel Island. (APNs 028-140-003 and 028-140-004) Zoning (RB/FH). The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance. CF [Staff Report](#)
  
3. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING
  
- 3a. JOHN AND LORI RAMIREZ (Applicants and Owners), County #CV17-0068: This is an interim hearing for a compliance review for Land Use Permit #LP15-2040 for the operation of an off-road motorcycle recreation park. LP15-2040 was approved by the Board of Supervisors on December 13, 2016. The project was conditioned for the park operators to submit for compliance reviews at noticed public hearings on years 1, 3, 5, 8, and 12 of the park's operation. The site is located at 50 Camino Diablo Road in Brentwood, CA. (Zoning: A-3 Heavy Agricultural District) (APN 003-020-048) (Continued from 05/20/19 RLH) GK [Staff Report](#)
  
4. LAND USE PERMIT: PUBLIC HEARING
  
- 4a. 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) SM [Staff Report](#)
  
5. DEVELOPMENT PLAN: PUBLIC HEARING
  
- 5a. ARWA JAFRI (Applicant)- SALEEM SALIMI (Owner), County File #DP17-3048: The applicant requests approval of a Development Plan for a Small Lot Design Review to legalize an unpermitted 1,078 square-foot addition to an existing 1,070 square-foot single-family residence on a 5,180 square-foot lot. The request includes approval of a Variance from the required 15-foot minimum setback from the secondary frontage in the R-6 District, to allow a 13.21-foot minimum setback. The property is located at 3518 Carlfield Street in the El Sobrante area in unincorporated Contra Costa County. (Zoning: R-6, Single-Family Residential District) (Assessor's Parcel Number: 420-034-004) SM [Staff Report](#)

- 5b. 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) GF [Staff Report](#)
6. VARIANCE: PUBLIC HEARING
- 6a. BRUCE ALAN MASTICK (Applicant) - PAIGE MCCLUNEY (Owner), County File #VR19-1010: This is an application for a variance to allow a 5-foot public road and front yard setback (where a 10-foot public road setback and a 20-foot front yard setback are required) for a retaining wall with a maximum of 8.5 feet in height, and to allow an 11-foot front yard setback (where 20 feet is required) for a new 2,910-square-foot 2-story single-family residence. The project also includes a request for approval of a small lot design review for the purpose of determining neighborhood compatibility in relation to design, height, location, and size on a substandard lot. The subject property is a vacant lot located between 1962 and 1942 Vista del Rio Road in the Crockett area. (Zoning: Single-Family Residential (R-6) (APN: 355-113-022) MM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 4, 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.