

ZA: A. BHAT & T. MOREIRA
PW: R. SANDERS
STAFF: S. JOHNSON

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, JANUARY 22, 2020
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.

NONE

1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: CLOSED PUBLIC HEARING

APPROVED THE
PROJECT WITH
MODIFIED FINDINGS #3
& #7, CHANGED COA#3
AND ADDED TWO (2)
COA'S (AB)

- 2a. HOWARD MCNENNY (Applicant) - MARY HANLEY (Owner), County File #DP19-3019: This is an application for a Kensington Design Review Development Plan to allow an approximately 326-square-foot two-story addition to the rear of an existing three-story single-family residence, including the replacement of an existing rear deck. The subject property is located at 120 St. Albans Road in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 572-124-006) (Continued from 01/06/2020 AB) MM [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED THE
PROJECT WITH
MODIFIED LANGUAGE
TO FINDING A (1) (AB)

- 3a. WILL WAHBEH FOR CONTRA COSTA COUNTY CAPITAL PROJECTS (Applicant) - CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT (Owner), County File #LP19-2014. The applicant requests approval of a Land Use Permit & Development Plan to establish a new Fire Station #86 on a 2.91-acre vacant lot to replace an existing fire station approximately 1 mile east of the proposed location. The proposed fire station is 11,188 square feet, single-story, and +/-25 feet in height. The applicant also requests a deviation for an 8-foot setback (where 15 feet is required) to construct a sidewalk within a right-of-way dedication along Goble Drive. The proposed fire station includes an apparatus bay for 3 fire engines, administration/office area, and crew quarters for up to 7 fire crew. Construction of the fire station is anticipated to begin in 2020 and take approximately one year. A 3,500 square-foot vehicle storage building is proposed for construction at a later date. The project is located at 10 Goble Drive in the Bay Point area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Bay Point Planned Unit District, P-1) (Assessor's Parcel Number: 091-030-012) SS [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED THE
PROJECT WITH ADDED
DEVELOPMENT PLAN
FINDINGS (TM)

- 4a. CHRIS MAZOTTI (Applicant & Owner), County File #DP19-3015: This is an application for a Development Plan to add a 340-square-foot second story deck to an existing single-family residence. The subject property is located at 2712 Dutch Slough Road in the Oakley area. (Zoning: Retail-Business (R-B) and Water Recreation (F-1) Districts) (APN: 032-120-023) GF [Staff Report](#)

5. VARIANCE: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (TM)

- 5a. EMI SHERMAN (Applicant) - BARBARA BOSCH (Owner), County File #VR19-1025: This is an application for a variance and Kensington design review to raise the existing single-family residence by 1 foot 11 inches, which will require approval of a 10-foot front yard setback (where 20 feet is required) and an 11-foot 9-inch aggregate side yard setback (where 15 feet is required). The proposed new height of the single-family residence will be approximately 23 feet 3 inches and will be located within the footprint of the existing residence. The project will also include the construction of a new landing and stairs to the rear entrance of

the residence. The subject property is located at 22 Avon Road in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining District) (APN: 571-221-010) [MM](#) [_Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 3, 2020.

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.