

ZA: L. CROSS  
STAFF: G. FARRINGTON  
PW: L. GOSSETT

## CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JUNE 17, 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.

NONE

1. PUBLIC COMMENTS:

2. SUBDIVISION: CONTINUED PUBLIC HEARING

ADOPTED THE  
MITIGATED NEGATIVE  
DECLARATION AND  
APPROVED THE  
SUBDIVISION AND  
DEVELOPMENT PLAN  
WITH ADDED COA'S  
AND MODIFICATIONS  
TO FINDINGS AND TO  
COA'S #1, #2 & #21

- 2a. JASON BERNSTEIN – CITY VENTURES (Applicant) - DAVID AND ROSIE WONG (Owners), County File #SD18-9491: A request for approval of a vesting tentative map to subdivide a 2.78-acre property into 33 new residential parcels and two common space parcels in order to develop a townhome project on the site. The project also includes requests for exceptions to Title 9 of the County Ordinance related to constructing a turnaround at the terminus of streets, restrictions on street gradients near intersections, creek structure setbacks, and undergrounding of utilities. The subject property is located at the southwest corner of San Pablo Avenue & O'Hatch Drive in the Unincorporated San Pablo area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011) (Continued from 05/20/19 LC) DB [Staff Report](#)

3. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

ADOPTED THE  
MITIGATED NEGATIVE  
DECLARATION AND  
APPROVED THE  
SUBDIVISION AND  
DEVELOPMENT PLAN  
WITH ADDED COA'S  
AND MODIFICATIONS  
TO FINDINGS AND TO  
COA'S #1, #2 & #21

- 3a. JASON BERNSTEIN – CITY VENTURES (Applicant) - DAVID AND ROSIE WONG (Owners), County File #DP18-3022: A request for approval of a development plan to construct a new 33 unit townhome project which will include associated site improvements for the entire development. The proposed project also includes requests for deviations to the Montalvin Manor Planned Unit District (P-1) regarding front setback minimums from O'Hatch Drive and maximum building heights. Building 2 includes a proposed front setback of 6 feet, 11 inches from O'Hatch Drive, where 10 feet is required. Building 4 includes a proposed setback of 9 feet, 7 inches from O'Hatch Drive, where 10 feet is required. Buildings 1, 2, 3 and 4 include a maximum height of 37 feet, 6 inches, where 30 feet is the maximum height allowed, Buildings 5 and 6 include a maximum height of 37 feet, 6 inches, where 20 feet is allowed within 50 feet of a single-family residential district, and off-street guest parking spaces #4 and #8 include a five-foot setback from O'Hatch Drive, where 10 feet is required. A variance is also included to allow these two front, highway setbacks to O'Hatch Drive, where 10 feet is required pursuant to Section 82-12.402(a), as well as a request for a tree permit to remove one code-protected tree. The subject property is located at the southwest corner of San Pablo Avenue & O'Hatch Drive in the Unincorporated San Pablo area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011) (Continued from 05/20/19 LC) DB [Staff Report](#)

4. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

CONTINUED TO JULY  
15, 2019

- 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) (Continued from 05/20/19 LC) JL [Staff Report](#)

5. LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO 07/01/19

- 5a. RICHARD LARSON (Applicant) - THE DOUBLE AA CORPORATION (Owner), County File #LP18-2011: The applicant is requesting approval of a land use permit and development plan to establish a new convenience store within a portion of the existing Valero gas and service station, and construct a 1,087-square-foot addition for a self-serve car wash, cooler box and utility room. The project also includes a deviation to the Montalvin Manor Development Standards for 8 parking spaces (where 10 are required). The subject property is located at 16400 San Pablo Avenue in the San Pablo area. (Zoning: Planned Unit Development (P-1) District) (APN: 403-211-001) GF [Staff Report](#)

6. DEVELOPMENT PLAN: PUBLIC HEARING

WITHDRAWN

- 6a. TALON DESIGN GROUP (Applicant) - MINGHUA ZHANG (Owner); County File #DP19-3009: The applicant requests approval of a Development Plan to allow a deviation to the Development Plan #DP90-3004 for Tract 7462 condition of approval #24 that requires the residence to have a maximum height of 18-feet. The maximum height requested is 19-feet, 6-inches. The project is to develop a vacant lot and construct a new single-family residence, a pool in the rear yard, and install +/- 9,000 square-feet of landscaping. The subject property is located at 2467 Diablo Ranch Place in the Danville area. (Zoning: Planned Unit District (P-1); APN: 203-860-001) DV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 1, 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.