

ZA: T. MOREIRA
STAFF: G. FARRINGTON
PW: L. GOSSETT

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 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.

NONE

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
ADVISORY NOTES AND
ADDITION OF FINDINGS
OF EXEMPTION TO
DIVISION 914

2a. 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](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

3a. SHERMAN ARCHITECTURE (Applicant) - JASON SINGER & CINDY ZEDECK (Owners), County File #DP19-3002: The applicant requests approval of a Development Plan/Kensington Design Review for the purpose of converting a 792 square-foot area of crawlspace into living space at the rear of an existing single family residence. The conversion is located entirely within the envelope of the existing single-family residence. Project elements visible from the exterior include new windows, doors, and a new entry stairway at the rear yard. The conversion will result in a gross floor area of 4,495 square feet, which exceeds the 3,500 square-foot threshold for this parcel. Lastly, the proposed crawlspace conversion requires the approval of a variance for the resulting three-story condition, where 2.5 stories is the maximum allowed by ordinance. The property is located at 34 Lam Court in the Kensington area. (Zoning: R-6 Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 572-012-020) AV [Staff Report](#)

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

