

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 7, 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. VARIANCE: CLOSED PUBLIC HEARING

APPROVED WITH
ADDED CONDITIONS OF
APPROVAL (RH)

2a. JUDITH BERGER (Owner) - VINCENT AMMIRATO (Applicant), County File #VR18-1038: The applicant is seeking approval of a variance permit to allow a 4.51-foot rear yard, where 15 feet is required, to legalize an existing 360 square-foot patio cover added to the rear of an existing residence without permits. A previous owner added the as-built patio cover to the western side of the residence, adjacent to the living room. The patio cover has a maximum height of 12.5 feet. The property is located at 63 Crest Avenue in the Alamo area. (Zoning: R-20 Single-Family Residential) (Assessor's Parcel Number: 188-231-018) (Continued from 09/16/19 RH) AV [Staff Report](#)

3. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

CONTINUED
INDEFINITELY (RH)

3a. 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)(Continued from 09/16/19 RH) GF [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (AB)

4a. SHIN HO KIM (Applicant) - BARBARA JAGEMAN (Owner), County File #LP19-2022: A request for approval of a land use permit to allow take-out food for a new Japanese restaurant (Sakana Sushi & Roll) within an existing building. The project is located at 303 Arlington Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: Retail Business District (R-B), Kensington Combining District (-K), and Tree Obstruction of Views Combining District (-TOV)) (Assessor's Parcel Number: 570-100-020) SJ [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO
NOVEMBER 4, 2019 (AB)

5a. MIKE POURZAND (Applicant & Owner), County File #DP18-3011: A request for approval of a Kensington Design Review Development Plan to revise plans approved under County File #KR17-0013 for the construction of a single-family residence. The revised project is for a residence with a gross floor area of 4,730 square-feet where the gross floor area threshold for the property is 2,900 square feet. The revised plans also include a variance to allow a portion of the driveway structure within the front setback area. The property is located at 20 Kerr Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), and Tree Obstruction of Views Combining District (-TOV)) (Assessor's Parcel Number: 572-021-001) SJ [Staff Report](#)

3:30 P.M.

1. PUBLIC COMMENTS:

2. DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

TOOK TESTIMONY AND
EXTENDED COMMENT
PERIOD TO NOVEMBER
15, 2019 AT 4 P.M. (AB)

- 2a. THE HANOVER COMPANY (Applicant) - 3000 DEL HOMBRE HOLDINGS LLC, HAIGOUGH HEIDI AND CHRISTINA KOHLER, BENJAMIN AND TOSHIKO MCKEEN, CHARLES AND JUDITH DUNCAN, RECO INVESTORS LLC (Owners), County Files # GP18-0002, RZ18-3245, MS18-0010, DP18-3031: The project applicant proposes to build a 284-unit six-story podium apartment community on a 2.37-acre site located in central Contra Costa County and adjacent to the Pleasant Hill/Contra Costa Centre Bay Area Rapid Transit (BART) Station. The project will require approval of a General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS), a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to Planned Unit District (P-1), a minor subdivision, and a Final Development Plan to allow the construction of the apartments including variances to the lot size for rezoning a less than 5-acre property to P-1 and 10-foot setback requirement from a public road, and an exception from Title 9 for drainage requirements. The project also includes the improvements to roads, demolition of the existing residential buildings, the removal of approximately 161 trees and impacts to approximately 28 additional trees, and grading of approximately 29,000 cubic yards. The project also includes a State density bonus of 20 percent (237 units to 284 units), a concession to provide 24 moderate-income units and a request for a reduction of the development standard to allow a driveway aisle width of 24 feet. The project site is approximately 2.37 acres addressed as 3010, 3018, 3050, 3070 Del Hombre Lane and 112 Roble Road in the unincorporated area of Walnut Creek. (Zoning: Single-Family Residential District, R-15 and Planned Unit District, P-1) (APNs: 148-170-001, 022, 037, 041, 042) JC [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 21, 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.