

ZA: A. BHAT
STAFF: S. SOTOODEH
PW: R. SANDERS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 4, 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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
FINDINGS B 3, B 6 AND
C 1; AND COA #3 AND #4
AND ADDED COA #14

2a. 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)(Continued from 10/07/19 AB) [SJ Staff Report](#)

APPROVED WITH
MODIFICATION TO COA
34 AND ADOPTED MND
AND RELATED
FINDINGS

2b. DAVID LATHAM (Applicant) - FLEETPARK LLC (Owner), County File #DP17-3049: The applicant requests approval of a Development Plan to construct a 11,136-square-foot truck maintenance facility, remodel a 2,922-square-foot industrial office building, and install associated improvements (e.g. pavement, utilities, stormwater conveyance) on a developed property. The project includes approximately 1,200-square-feet of grading (1,000 cut and 200 fill). The subject site is located at 320 Pittsburg Avenue in North Richmond. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: North Richmond Planned Unit (P-1)) (Parcel Number: 408-190-005) [JL Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 18, 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.