

STAFF: T. MOREIRA & J. CRUZ
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 2, 2012
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.

1. PUBLIC COMMENTS: NONE
2. DETERMINATION OF EASEMENT RIGHTS: NONE

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

3. KIMBERLEE NICKELL (Applicant) - ROBIN L. JAMES (Owner), County File #LP12-2057: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a handmade accessories and handbags business for online sales out of a multiple-family residence located at 4303 Conejo Drive, in the Danville area of Contra Costa County. (Zoning: P-1) (General Plan: ML) (CT: 3551.03) (APN # 203-061-064) RA

OPEN HEARING,
CONTINUED TO JULY
16, 2012

4. LENISE GIBSON (Applicant & Owner), County File #LP12-2010: The applicant is requesting approval of a land use permit to expand an existing 6-client residential care facility use to accommodate a maximum of 10 clients, demolish an existing carport and workshop structure and add 1,390 square feet to the existing residence, and construct three off-street parking spaces including a new curb cut. The subject property is located at 3107 Del Oceano Drive, in the unincorporated Lafayette area. (General Plan: Single-Family Residential-Low) (Zoning: Single-Family Residential, R-15) (Assessor's Parcel Number (APN): 167-331-005). CYL

APPROVED AS
RECOMMENDED BY
STAFF

5. DENISE RIVERA (Applicant & Owner), County File #LP12-2052: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an online body soap sales business out of a single-family residence located at 1689 Taylor Road, in the Bethel Island area. (Zoning: R-6/A-2, FH) (General Plan: AL) (CT: 3010) (APN # 028-060-023) SG

APPROVED AS
RECOMMENDED BY
STAFF

6. MICHAEL & CONNIE MCMAHON (Applicant) - MICHAEL MCMAHON (Owner): County File #LP12-2051: The applicant is requesting approval of a land use permit for a home occupation to operate a crab bait enhancer and attractant business out of a single-family residence located at 1862 Dolphin Place in the Discovery Bay area. (Zoning: P-1) (General Plan: SM) (CT: 3040.37) (APN # 008-091-020) SG

APPROVED AS
RECOMMENDED BY
STAFF

7. DAPHNE COTHREN (Applicant & Owner), County File #LP12-2050: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an architecture design firm out of a single-family residence located at 125 Creekdale Road in the Walnut Creek area. (Zoning: R-20) (General Plan: SL) (CT: 3420) (APN # 188-131-004) SG

APPROVED THE
PROJECT AND ADDED
CONDITION OF
APPROVAL #5

8. DEBRA GALVAN (Applicant) - JUAN GALVAN (Owner), County File #LP12-2033: The applicant requests approval of a land use permit to continue the occupancy of a temporary mobile-home for two elderly family members. The subject property is located on the north side of Gateway Road, 575 feet east of Bethel Island Road, on Bethel Island. The site is addressed #3109 Gateway Road. (A-2/FH) (AL/FH) (CT 3010.00) (APN #029-050-054). FA

APPROVED AS
RECOMMENDED BY
STAFF

9. SPRINT PCS C/O DAN BURKE (Applicant) - JOHN SWETT UNIFIED SCHOOL DISTRICT (Owner), County File #LP11-2066: The applicant requests approval to modify a previously approved land use permit (County File #LP02-2064); an existing Sprint PCS wireless telecommunications facility, to remove two (2) panel antennas and replace with four (4) panel antennas, and remove and replace two (2) equipment cabinets. The applicant also proposes to add six (6) remote radio units (RRU's), and one (1) global positioning system antenna (GPS). The subject lease area is located at Rodeo Hills Elementary School

(545 Garretson Avenue) in the Rodeo area. (General Plan: Public and Semi-Public (PS) and Parks and Recreation (PR)) (Zoning: P-1, Planned Unit District) (Assessor Parcel Number: 357-091-022) MK

DEVELOPMENT PLAN: PUBLIC HEARING

CLOSED HEARING
CONTINUED TO JULY
16, 2012

10. FRANK HUGHES (Applicant) - SUHAILA KHOURY (Owner), County File #DP12-3001: This is a request for a Kensington Design Review Development Plan for a rear addition to the existing laundry room, reconstruction of a rear deck with a new staircase on the side of the deck, construction of a 264 square-foot accessory storage building, and the legalization and relocation of an existing 160 square-foot accessory building with porch. The property is located at 380 Coventry Road in the unincorporated area of Kensington. (General Plan: Single-Family Residential-High, SH) (Zoning: Single-Family Residential, Kensington Combining District, Tree Obstruction of Views Combining District, R-6, -TOV, -K) (Assessor's Parcel Number: 571-300-012) CYL

VARIANCE: PUBLIC HEARING

OPEN HEARING;
CONTINUED TO JULY
16, 2012

11. GORDON JURGENSON (Applicant & Owner), County File: #VR11-1024: Applicant requests approval of a Variance for a 0-foot front yard setback (where 20 feet is required) and a 1-foot side yard setback (where 10 feet is required) for the construction of a retaining wall ranging in height from 2 feet to 7 feet 11 inches, to support an expanded and relocated driveway. The subject property is identified as 229 Miramonte Road in the Walnut Creek area. (General Plan: Single-Family Residential-Low Density) (Zoning: R-15 Single-Family Residential District) (Assessor Parcel Number: 175-150-053) MK

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 16, 2012. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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 Friday. Advance arrangements may be made by calling (925) 674-7205.