

ZA: T. MOREIRA & W. NELSON
STAFF: D. BARRIOS
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 16, 2013
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

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #5, 6, 7 AND 12;
ADD COA #15(TM)

2. SOHRAB NAZARI (Applicant) - SOHRAB NAZARI & KENNETH NAZARI (Owners), County File #LP10-2067: The applicant requests approval of a land use permit to 1) extend and enlarge the existing legal nonconforming use consisting of eight dwelling units located within five buildings on a parcel located at 2047 Olympic Boulevard; 2) allow for a portion of the required off-street parking for these dwelling units to be located on an adjacent property (proposed "merger" parcel); 3) establish one second residence on a proposed "merger" parcel (2023 & 2031 Olympic Boulevard); and 4) allow fifteen yard setback variances to the existing buildings, structures and proposed off-street parking spaces as described in the attached Exhibit "A". The three contiguous parcels are identified as 2047, 2031, and 2023 Olympic Boulevard in the unincorporated area of Walnut Creek. (Zoning: R-10, Single-Family Residential) (Parcel Numbers: #184-302-040, -006, -007) (Continued from 12/02/16 TM) SFT [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

3. JESSICA AND BRIAN HITCHCOCK (Applicants and Owners), County File LP13-2078: The applicants request approval of a Land Use Permit to allow the continued use of a multiple-family residence (four-plex) in a single-family residential land use district (nonconforming). The applicants are extending the life of this nonconforming use by remodeling the interiors of the two second floor units. Both units will remain two-bedroom units and the two first floor units will not be altered. The project site is located at 6343 Arlington Boulevard in the unincorporated Richmond area. (Zoning: Single-family Residential, R-6) (Parcel Number: #521-061-022). DAB [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA#3, 5, 14, 15, 21, 21A
AND 24 (WRN)

4. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2082: The applicant is requesting approval of a land use permit to replace an existing 42-foot 2-inch tall utility pole with a 54-foot 11-inch pole and attach a new wireless telecommunications facility for use by New Cingular Wireless. The project also includes the addition of two panel antennas, two remote radio units, one battery back-up unit cabinet, and associated equipment at various heights along the pole. The subject pole is located within the public right-of-way on the south side of Marsh Creek Road, approximately 600 feet east from Pine Lane, across the street from 8385 Marsh Creek Road in the Clayton area. (Zoning: A-2, General Agricultural District; Parcel: ROW 078-220-003) CYL [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (WRN)

5. RUAIRI J. O'SULLIVAN (Applicant & Owner), County File #DP11-3021: Request for design review approval of a proposal to 1) rebuild an elevated deck (as built), 2) construct one retaining wall under the elevated deck with a maximum height of 10-feet 6-inches (as-built), and 3) construct two new retaining walls with a maximum height of 3 feet within the required side yard setback (as-built), for the purposes of determining compatibility with the Kensington Combining District. The subject property is identified as 257 Arlington Avenue in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views Combining District (TOV), Kensington Combining District (K)) (Parcel Number: 570-060-022) SFT [Staff Report](#)

3:30 P.M.

6. PUBLIC COMMENTS: NONE

FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO EIR
LANGUAGE (CK)

7. CORRIE DEVELOPMENT CORPORATION (Applicant & Owner) - TIMOTHY CLANCY (Owner); County File LP05-2096: This is a closed hearing to consider the adequacy of the Final Environmental Impact Report (Final EIR) for a Land Use Permit prepared for the proposed Creekside Memorial Park Cemetery. The proposed project is a request for a Land Use Permit to establish a new cemetery. The proposed cemetery would occupy 58.7 acres of a 221.66-acre site, which includes an upper garden (non-irrigated – 13.2 acres) and a lower garden (irrigated – 45.5 acres) located on two parcels at 7000 Camino Tassajara in the Tassajara area. The primary features of the project include: (a) Administrative Offices/Chapel Building (15,200 square feet); (b) Entry feature and security gates; (c) An Indoor Mausoleum (19,400 square feet); (d) Four outdoor Mausoleums (1,900 square feet each); (e) Irrigated off-street parking area; (f) A storage building (11,200 square feet) and Corporation Yard; (g) A free form picturesque lake with 0.88 acres of surface area and island; (h) One acre site set aside for a possible future fire station; (i) 5.8 acres of irrigated lawn for ground entombment; (j) An internal private road circulation system; (k) Perimeter and edge fencing (livestock and decorative) and entry feature; (l) Private Family Estate Crypts and \pm 10 xeriscaped acres for ground entombment; (m) Water tanks for domestic, irrigation, and fire protection purposes; and (n) Oak Woodland enhancements. The project also includes alteration of trees and removal of \pm 13 trees and a request for a variance for a lot line adjustment to change the average lot width and size of a substandard lot. [General Plan: Agricultural Lands (AL); Zoning: Exclusive Agriculture (A-80); Assessor Parcel Numbers: 223-020-020 (was 223-020-005), and a portion of 223-020-007.] CEQA: The Zoning Administrator will consider recommendation on the adoption of the Final Environmental Impact Report and related findings for this project. TM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 6, 2014. 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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.