

**ZA: A. BHAT & L. CROSS**  
**PW: J. LAROCQUE & K. SCHUH-GARIBAY**  
**STAFF: D. VOGELPOHL**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, APRIL 6, 2015  
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

DEVELOPMENT PLAN: CLOSED PUBLIC HEARING

APPROVED  
W/MODIFICATIONS TO  
COA #1(ELIMINATE 2<sup>ND</sup>  
STORY DECK), COA #4  
(WILL STAY THE SAME)  
AND DELETE COA #5;  
APPROVED WITH  
MODIFICATION TO  
FINDINGS: A1, A5, B1,  
B3 AND B6-CHANGE  
LANGUAGE TO 817 SQ.  
FT. ADDITION (AMB)

2. JOHN KINSTLE (Applicant) – BEVERLEE FRENCH (Owner), County File #DP14-3047: The applicant is requesting approval of a Development Plan for a Kensington Design Review, to construct an 880 square foot addition to the existing 1,868 square-foot single-family residence. With the addition, the residence will exceed the 2,700 square-foot Kensington Combining District gross floor area threshold for this residence by 48 square feet. The subject property is located at 87 Arlington Avenue in the Kensington area in unincorporated Contra Costa County. (Zoning: R-6, Single Family Residential District; -TOV, Tree Obstruction of Views Combining District; -K, Kensington Combining District) (Assessor's Parcel Number: 572-130-026). (Continued from 03/16/15 AMB) SM [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

CONTINUED TO  
05/18/15; NEEDS TO  
SHOW ACCESS TO  
REMAINDER, NEEDS  
WETLANDS AND  
ARCHEOLOGICAL  
STUDIES, ADD DEED  
DISCLOSURES TO ALL  
PARCELS; REVIEW  
PUBLIC WORKS COA'S  
#54 & #57 (LC)

3. RONALD GREENWELL (Applicant) - SCOTT CLARE/DELTA BAY GROUP, LLC (Owner), County File #MS12-0009: The applicant is requesting approval of a Vesting Tentative Map to subdivide two parcels totaling 48.46 acres, into three parcels including two 10-acre parcels (Parcel A and Parcel B), one 10.04-acre parcel (Parcel C), and one 18.42-acre remainder parcel. Although there is no development proposed at this time, the applicant has shown the locations of potential future home sites to comply with the General Plan policies for rural residential development within agricultural lands. There are no trees proposed for removal as part of this proposal. This project includes a request for exceptions to frontage improvements and on-site drainage collect and convey requirements. The subject property is located at 3777 Bixler Road in the unincorporated Byron area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Heavy Agricultural, A-3; Assessor Parcel Numbers: 011-210-022 and 011-210-023) CYL [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MINOR  
CLARIFICATIONS TO  
STAFF REPORT (PAGE 6)  
(LC)

4. MITHUN (Applicant) - THE ATHENIAN SCHOOL (Owner), County File #LP14-2018: The applicant proposes a land use permit to modify County File #LP98-2084 for The Athenian School to replace the existing classroom buildings and relocate closer to the main campus entry. The project includes the demolition of six buildings, construction of six new buildings, relocation of storage buildings, reconfiguration of parking areas, improvement of fire district access, removal of 29 trees and work within the drip line of 24 trees, and grading involving approximately 1,162 cubic yards of cut and fill. The project does not propose to increase student enrollment or capacity. The subject property is located at 2100 Mount Diablo Scenic Boulevard in the unincorporated area of Danville. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project.

(Zoning: General Agricultural Zoning District, A-2) (Assessor's Parcel Number: 203-150-002). [JRC Staff Report](#)

APPROVED  
W/MODIFICATIONS TO  
COA#3 AND FINDINGS  
(LC)

5. [UNITED SPORTSMEN, INC.](#) (Applicant & Owner), County File #LP13-2076: The applicant is requesting approval of a modification to a land use permit (County File #LP75-2085) to allow for three existing accessory structures to be utilized by the United Sportsmen Gun Club, including one flurry tower, one five-stand, and one five-stand tower. The application also includes height variances to allow a maximum height of 22 feet 4 inches for the flurry tower and 20 feet for the five-stand tower (where 15 feet is the maximum allowed). The subject property is located at 4700 Evora Road in the Unincorporated Concord area. (Zoning: General Agricultural District (A-2); Assessor's Parcel Number: 099-140-012) [DB Staff Report](#)

APPROVED WITH COA  
MODIFICATIONS;  
INCLUDE PUBLIC  
WORKS COA'S NOT AS  
ADVISORY NOTES (LC)

6. [MICHELE McCARTHY](#) (Applicant) - [JDF HOLDINGS LLC.](#) (Owner), County File #LP14-2068. The applicant is requesting approval of a land use permit modification to upgrade a previously approved contractor's yard (LP11-2006). The project consists of: 1) adding two permanent office trailers; 2) reconfiguring the site plan to include two rental spaces instead of three; and 3) one variance to allow gravel drive aisles where paved surfacing is required. The project is located at 3765 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: Retail Business District, R-B) (Assessor's Parcel Number: 380-240-010) [FA Staff Report](#)

APPROVED  
W/MODIFICATION TO  
COA #9 (LC)

7. [CINEMARK USA, INC](#) (Applicant) - [BLACKHAWK CENTERCAL LLC](#) (Owner), County File #LP14-2054: The applicant requests approval of a Land Use Permit to allow alcohol sales at the existing Century Theatres in the Blackhawk Plaza shopping center. The existing concession area adjacent to the lobby of the Century Theatres would be remodeled to include an enlarged alcohol sales area on the right side of the concession (facing the inside of the building). The alcoholic beverages would be dispensed at this sales area to legal-age movie theatre patrons. The applicant is also applying for a Type 41 California Department of Alcoholic Beverage Control License for on sale of beer and wine. The property is located at 4175 Blackhawk Plaza Circle in the Blackhawk area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit, Blackhawk Plaza) (Assessor's Parcel Number: 203-780-079) [SM Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (LC)

8. [EMI SHERMAN](#) (Applicant) - [SCOTT ADLER](#) (Owner), County File #DP14-3046: The applicant is requesting approval of a Development Plan for a Kensington Design Review for the construction of a new 640 square-foot second story addition to the existing single-family residence, resulting in a total gross floor area of 2,238 square-feet (where the threshold is 2,100 square-feet). The project includes a variance request for a 4-foot, 11-inch secondary frontage setback (where 15-feet is required). The property is located at 1659 Oak View Avenue in the unincorporated area of Kensington. (Zoning: R-6, Single Family Residential District; -TOV, Tree Obstruction of Views Combining District; -K, Kensington Combining District) (Assessor's Parcel Number: 571-300-018) [DM Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 20, 2015. PLEASE BE AWARE OF THE 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.