

ZA: A. BHAT & L. CROSS
STAFF: D. VOGELPOHL
PW: L. GOSSETT & K. SHUH-GARIBAY

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MAY 4, 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.

NONE

1. PUBLIC COMMENTS:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA'S #5 & #10; ADDED
COA'S (LC)

2. PAT PRENDIVILLE and GARY TORETTA (Applicants & Owners), County File #LP14-2052: The applicants request approval to allow the establishment of a sports bar and grill within an existing building. As part of the project the applicants seek approval of a land use permit to allow alcohol sales activities and take-out food services as part of the proposed sports bar and grille. The project is located at 5216 Sobrante Avenue in the El Sobrante area. (Zoning: Planned Unit Development, P-1) (Assessor's Parcel Number: 430-140-027) (Continued from 04/20/15 LC) SFT [Staff Report](#)

SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA'S #4, 7, 11 & 12
AND ADDED COA
(AMB)

3. BW DESIGN & ENGINEERING (Applicant) – MIKE MCGHEE (Owner), County File #SD14-9367: The applicant requests approval of a Major Subdivision, including a Tentative Subdivision Map to subdivide a 0.69-acre parcel into six residential parcels, and an Inclusionary Housing Plan. One of the six parcels would include the existing two-story single-family residence on the parcel. The property is located at 509 Parker Avenue in the Rodeo area in unincorporated Contra Costa County. The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: P-1, Planned Unit) (Parcel Number: 357-140-036) SM [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH
DELETION OF COA'S #5
AND #10 (AMB)

4. SANDIS CIVIL ENGINEERS (Applicant) - STEVE & BRENDA BENKLY (Owners), County File #MS14-0014: The applicant is requesting approval of a tentative map to subdivide a 94.18-acre parcel into two parcels - Lot A at approximately 6.1 acres, and a designated remainder parcel at approximately 88.08 acres. This minor subdivision is proposed for the purpose of preserving the dedicated remainder parcel in its natural state as open space for Save Mount Diablo. The proposal also includes a variance to allow a 10-foot side yard setback (where 20 feet is the minimum required) for an existing accessory building on Lot A. The subject site is located at 9300 Marsh Creek Road in the Unincorporated Clayton area. (Zoning: A-2, General Agricultural District) (Parcel Number: 078-270-004) DCB [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO 06/01/15
AS OPEN HEARING
(AMB)

5. ROBERT WAAL (Applicant) - ROBERT & SHARON WAAL (Owners), County File #LP14-2038: The applicant is requesting approval of a land use permit for a second residence on a 2.4-acre property. The proposed second residence will be a two-story structure with 2,231 square-feet of living space and a 288 square-foot attached garage. The project includes a variance request for a 30-foot side yard aggregate (where 35-feet is required) and a tree permit to work within the drip lines of nine (9) code-protected trees, including two Valley Oaks (19-inches and 22-inches in diameter), and seven Coast Redwoods (between 7.5-inches and 23-inches in diameter) to accommodate a new driveway and trenching for utilities from the Miranda Avenue frontage. The subject site is located at 10 Camino Monte Sol in the Alamo area. (Zoning:

R-40, Single-Family Residential District) (Parcel Number: 193-030-027) DV [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (AMB)

6. EUGENE MACEDO (Applicant and Owner), County File #LP12-2081: The applicant proposes a modification to amend County File #LP84-2147 and #LP91-2058 to allow the sales of take-out food and alcoholic beverages (Type 20 License - Off-Sale Beer and Wine) for a gas station mini mart. The applicant also proposes a coffee cart located outside of the building within a covered patio area. No physical development is proposed. The subject property is located 2995 Taylor Road in the Byron area. (Zoning: Retail Business, R-B and Exclusive Agricultural District, A-40) (Parcel Number: 011-261-006) JRC [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
ADDED CONDITIONS OF
APPROVAL (AMB)

7. MIKE POURZAND (Applicant) - JOHN WIND & SHIVA NIAZI (Owners); County File #DP14-3042: The applicant requests approval of a Development Plan and Kensington Design Review to allow a 304 square-foot addition to the lower floor of an existing two-story residence with a 410 square-foot uncovered deck above the addition at the main floor level. The proposed additions will result in a gross floor area of 2,780.37 square feet, which exceeds the design review threshold of 2,700 square feet for the subject site. The subject site is located at 155 Ardmore Road in the Kensington area. (Zoning: Single-Family Residential (R-6) District, Tree Obstruction of Views (-TOV) Combining District, Kensington (-K) Combining District; APN: 571-130-008) DCB [Staff Report](#)

APPROVED WITH
MODIFICATION TO
COA#5 (AMB)

8. VALUE PLUMBING (Applicant) – MULLINS INVESTMENT LLC (Owner), County File #DP14-3019: The applicant requests approval of a development plan to allow the establishment of a plumbing contractor's yard. The proposed project also includes a request for approval of variances to allow 1) a gravel surface for parking (asphalt or cement required); 2) unmarked parking spaces (striping required); 3) non-illuminated parking (lighting required); and 4) non-landscaped parking (landscaping required). The project site is comprised of a vacant unaddressed lot on Town Avenue and the adjacent property located at 14777 Byron Highway in the Byron area. (Zoning: General Commercial, C) (Assessor's Parcel Number: 002-082-002, and 002-082-003) SFT [Staff Report](#)

MANDATORY REFERRAL: PUBLIC HEARING

DETERMINED TO BE IN
CONFORMANCE WITH
THE COUNTY GENERAL
PLAN ON CONSENT
(AMB)

9. EAST BAY REGIONAL PARK DISTRICT (Applicant) - ALFRED MARKS (Owner), County File #CP15-0017: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of one parcel totaling 2.021± acres located immediately south of Black Diamond Mines Regional Preserve, in an unincorporated area of Pittsburg. (Parcel No. 075-170-002) WRN [Staff Report](#)

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