

ZA: T. MOREIRA
STAFF: D. BARRIOS[Type text]

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, SEPTEMBER 9, 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: PUBLIC HEARING

DENIED WITHOUT
PREJUDICE BASED ON
LACK OF INTEREST AS
RECOMMENDED BY
STAFF

2. WEST COAST TOWERS (Applicant) – BETHKE TRUST (Owner), County File #LP09-2014: The applicant is requesting approval of a land use permit to construct an 80 foot tall wireless telecommunications tower. The project includes a 2,500 square-foot lease area and approximately 1,000 foot long dirt access road. The project address is 24630 Marsh Creek Road, Byron. (Zoning: A-40, Exclusive Agricultural District) (Parcel Number: 011-050-024) FA [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
FINDINGS #3 & 5

3. DEREK CHAU (Applicant) - ESTHER LEE (Owner), County File #DP15-3016: The applicant is requesting approval of a Development Plan for a Kensington Design Review to construct a 229 square-foot addition to the existing single-family residence, resulting in a total gross floor area of 2,865 square-feet (where the gross floor area threshold is 2,600 square-feet). The property is located at 2 Westminster Avenue in the unincorporated area of Kensington. (Zoning: Single-Family Residential District (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K)) (Parcel Number: 572-150-031) DV [Staff Report](#)

CONTINUED TO 09/21/15
AS CLOSED HEARING

4. TREVOR JOHNSON (Applicant) - JOHN WADE (Owner), County File #DP15-3010: The applicant requests approval of a development plan to allow the interior remodel of a residence which will exceed the allowed gross floor area threshold standards of the Kensington Combining District. The project also includes a request for approval of a variance to allow a 3-story building height (2-½ stories allowed), and a design review of proposed uncovered balcony and deck additions at the rear of the residence for consistency with the Kensington Combining District. The subject property is located at 240 Yale Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential, R-6/Tree Obstruction of View, -TOV/Kensington, -K) (Parcel Number: 570-071-004) JDT [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 21, 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.