

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 19, 2016
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:

2. VARIANCE: CONTINUED CLOSED PUBLIC HEARING

- 2a. ROUND HILL ESTATES NORTH HOMEOWNERS ASSOCIATION (RHEN HOA) (Applicant) - ROBERT F. SAYDAH AND RHEN HOA (Owners), County File #VR15-1054: The applicant requests approval of a Variance to allow a minimum front setback of 0-feet (minimum 20-feet is required) to legalize two as-built entryway monuments for the Round Hill Estates North development. The project site consists of 2493 Biltmore Drive and a RHEN HOA Common Area parcel in the unincorporated Alamo area. (Zoning: Single-Family Residential, R-15 and R-20) (Parcel Number: 193-442-005 and 193-680-016) (Continued from 11/21/16 TM) JD [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. SALEEM ABDULWAHAB (Applicant/Owner), County File LP16-2016: The applicant seeks approval of a Land Use Permit to expand a legal, non-conforming duplex, a Design Review for the construction of a 1,372 square-foot residential addition and a 530 square-foot second floor deck in the rear yard, with a Variance for an 11-foot 6-inch front yard setback (where 20 feet is required) for the porch roof to the front unit. The project site is located at 5950 Arlington Boulevard in the Unincorporated Richmond area. (Zoning: R-6, Single-Family Residential) (Parcel Number: 418-062-004) J [Staff Report](#)

- 3b. DAVID BANDUCCI (Applicant) - DEBORAH KNIBB (Owner), County File #LP16-2038: The applicant is requesting approval of a land use permit to establish a veterinary hospital within the Las Trampas Shopping Center in Alamo. The project includes tenant improvements to 2,611 square-feet of retail space (Suite D/E), which will include a reception area, two exam rooms, a treatment room, a separate surgery room, and a grooming area. The hours of operation will be Monday through Friday, 8:00 am to 6:00 pm, and Saturday, 9:00 am to 1:00 pm. Emergency drop-ins will be available during normal business hours only. The subject property is located at 3217 Danville Boulevard, Suite D/E, in the unincorporated Alamo area. (Zoning: Retail Business (R-B) and Sign Control Combining District (-S-2) (Parcel Number:198-010-020) DV [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. DEBORAH LANE (Applicant) - JESSICA DURAN (Owner), County File #DP16-3030: The applicant requests approval of a Development Plan for a Kensington Design Review to lower the floor of the existing lowest level of the residence and add a 45 square-foot bathroom, construct a 115 square-foot deck, and construct a Juliette balcony on the main level. The proposed gross floor area will be 3,808 square-feet (where the gross floor area threshold is 2,100 square-feet). Variances are requested to allow 3 stories (where 2½ stories is the maximum), a 0-foot front yard setback (where 20-feet is the minimum) for the new bathroom and new deck, a 4-foot front yard setback (where 20-feet is the minimum) for the new Juliette balcony, and a 7-foot, 4-inch side yard (where 10-feet is required to meet the 15-foot side yard aggregate) for the new deck. The subject property is located at 629 Coventry Road, in the Kensington area. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), and Tree Obstruction of Views Combining District (-TOV) (Parcel Number: 571-170-032) DV [Staff Report](#)

5. MANDATORY REFERRAL: PUBLIC HEARING
- 5a. EAST BAY REGIONAL PARK DISTRICT (Applicant) - COELHO-MACHADO FAMILY LIMITED TRUST (Owner), County File #CP16-0051: 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 199.43± acres located along Vasco Road near Armstrong Road, in the Byron area. (Parcel No. 003-160-006) WRN [Staff Report](#)
- 5b. EAST BAY REGIONAL PARK DISTRICT (Applicant) - ANTIOCH UNIFIED SCHOOL DISTRICT (Owner), County File #CP16-0053: This is a public hearing to consider the General Plan conformance of a proposed acquisition by East Bay Regional Park District of two parcels totaling 191.45± acres located at 4546 Somersville Road in unincorporated Antioch. [Parcel Nos. 075-051-004 and 075-051-010 (portion)] WRN [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 9, 2017.

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.