

**ZA: T. MOREIRA & W. NELSON**  
**STAFF: F. AVILA & S. GILL**  
**PW: J. LAROCQUE**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, MARCH 4, 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 AS  
RECOMMENDED BY  
STAFF WITH  
MODIFICATIONS TO  
CONDITIONS OF  
APPROVAL (WRN)

2. JOHN MILOCHIK (Applicant & Owner), County File #LP10-2035: The applicant seeks approval of a Land Use Permit Modification request to amend County File #LP07-2008, for the modification and continued operation of the Woodmill Recycling Company. The project would be implemented in two phases as detailed: The first phase would include: a) expansion of the inerts processing footprint, expansion of the green waste processing footprint, b) recycling of wood, palms, dirt, bricks, blocks, stones, CMU blocks, stucco, clay, and roof tiles, c) improvement of the interior access roads, d) addition of 384-square-foot of site identification signage (faux train), e) improvement of the property's drainage (swales), f) permitting of three water storage tanks, two of which are already installed in place, g) sale of compost, mulch, landscape stones, top soil, and various rocks, h) installation of septic facilities, i) establishment of a watchman's trailer, j) installation of fire protection improvements, k) further expansion of concrete storage and processing operations, and l) addition of composting activities. The second phase would include: a) construction of a 7,000-square-foot shop, b) construction of a 960-square-foot 2-story scale house, c) installation of additional landscaping, d) conversion of the existing scale house into a storage building, and e) further improvement of the interior access roads. The subject property is located at 5595 Byron Hot Springs Road (Hope Way), in the Byron area of Contra Costa County. (Zoning: Heavy Agriculture, A-3) (APN: 002-210-020) (Continued from 02/20/13 WRN) EA [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

RECOMMENDED  
DENIAL DUE TO LACK  
OF INTEREST BY  
APPLICANT (TM)

3. SPRINT PCS (Applicant) - ROBERT BONAVIDO (Owner), County File #LP10-2008: The applicant is requesting approval of a land use permit to renew County File #LP00-2029, for an existing Sprint wireless telecommunications facility. Sprint's facility consists of two panel antennas and associated electrical equipment. No modifications to the facility are currently being proposed as part of this application. (Zoning: A-80) (Parcel: 205-050-010) EA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

4. SPRINT PCS (Applicant) - JOHN SWETT UNIFIED SCHOOL DISTRICT (Owner), County File #LP12-2098: The applicant is requesting approval of a land use permit to add one microwave antenna to an existing 65-foot tall monopine. The proposed two-foot diameter microwave antenna will be attached at an elevation of 43-feet above-ground-level. The associated electrical equipment will be placed within an existing 240-square-foot equipment shelter located directly adjacent to the monopine. The project is located at 545 Garreston Avenue, in the Rodeo area. (Zoning: P-1)(Parcel: 357-091-022) EA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

5. DENNY LARSON (Applicant) - JAN GRYGIER (Owner), County File #LP12-2130: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a non-profit air quality monitor service provider out of a single-family residence located at 6263 Bernhard Avenue in the unincorporated area of Richmond. (Zoning: Single-Family Residential District, R-6) (General Plan: Single-Family Residential High-Density, SH) (Census Tract: 3620) (Assessor's Parcel Number: 418-190-011) RA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

6. CAMDEN M. RICHARDS (Applicant & Owner), County File #LP13-2006: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a graphic design consulting business to be conducted out of a single-family residence located at 115 Windsor Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential District, R-6; Tree Obstruction of Views Combining District, -TOV; Kensington Combining District, -K) (General Plan: Single-Family Residential High-Density, SH) (Assessor's Parcel Number: 572-124-014) RA [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

7. TIMOTHY PETERSON (Applicant) - DIANA PETERSON (Owner), County File #LP12-2126: The applicant requests approval of a land use permit for a home occupation to conduct an internet-based business for the rental of arcade games to be conducted out of a single-family residence located at 1920 Vine Lane in the unincorporated Antioch area. (Zoning: Single-Family Residential District, R-10) (General Plan: Single-Family Residential Medium-Density, SM) (Parcel: 051-074-012) SG [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (TM)

8. RACHEL ZOELLICK (Applicant) - DAVID LASTUFKA (Owner), County File #LP13-2016: The applicant requests approval of a land use permit for a home occupation to conduct an internet-based apparel design business out of a single-family residence located at 534 Jackson Street in the unincorporated Crockett area. (Zoning: Single-Family Residential District, R-6) (General Plan: Single-Family Residential High-Density, SH) (Parcel: 354-051-009) SG [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS TO  
COA #12, #4, #5 AND  
ADDED COA #6 (TM)

9. MOHAMMAD AHMADIEH (Applicant & Owner), County File #DP11-3004: The Applicant is requesting approval of a Development Plan application to convert an existing garage into a recreation room and to build three new carports for an existing multiple-family residential development. The property contains a single-family residence, a four-unit apartment building, and the detached garage proposed to be converted to a recreation room. The subject site is addressed 3835 Pacheco Boulevard, in the Unincorporated Martinez area (General Plan: Multiple-Family Residential, High Density – MH) (Zoning: Multiple-Family Residential – M-29) (Assessor's Parcel Number: 380-220-010) DB [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
FINDINGS (TM)

10. GLENN SKIDMORE (Applicant) - LEE LEE TAN (Owner), County File #DP12-3024: A Kensington Design Review Development Plan application to determine conformance with the Standards of Consideration (§84-74.1206) of the Kensington Combining District for the enclosure of an existing 92-square foot second floor patio, conversion of a 263-square foot room in the basement into a finished room, with a variance to allow for three stories where a maximum of two and one half stories is allowed. This hearing is required because the proposed modifications will cause the total floor area of the residence to exceed the floor area ratio threshold standards of the Kensington Combining Zoning District. The subject property is located at 434 Beloit Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), Tree Obstruction of Views Combining District (-TOV). (General Plan: Single-Family Residential High Density, SH) (Assessor's Parcel Number: 570-130-020) RA [Staff Report](#)

VARIANCE: CONTINUED PUBLIC HEARING

CLOSED PUBLIC  
HEARING FOR  
DECISION AND  
CONTINUED TO MARCH  
18, 2013 (TM)

11. GORDON JURGENSON (Applicant & Owner), County File #VR11-1024: The applicant is requesting the approval of variances for a 1-foot 6-inch front yard setback (where a minimum of 20 feet is required) and a 1-foot 6-inch side yard setback (where a minimum of 10 feet is required) for the construction of a retaining wall structure 90 feet in length with driveway curb and bollards on top, a maximum height of 10 feet 9 inches above grade. The block retaining wall will be a maximum of 6 feet in height above grade with a 21-inch driveway curb and 3-foot tall bollards on the top of the proposed wall. The structure is intended to replace an existing damaged and deteriorating wood retaining wall that supports the existing driveway, and to support the widening of the existing driveway access on the property. The project includes approximately 75 cubic yards of fill. The subject property is located at 229 Miramonte Road in the Walnut Creek area. (General Plan: Single-Family Residential-Low Density, SL) (Zoning: R-15 Single-Family Residential District) (Assessor Parcel Number: 175-150-053) (Continued from 09/24/12 TM) CL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 18, 2013. 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.