

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 21, 2014
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:

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

2. NORM DYER (Applicant) - BRIAN ALLEN (Owner), County File #MS13-0007: The applicant is requesting approval of a tentative map to subdivide a 23,239 square foot parcel into two parcels - Parcel "A" at 12,524 square feet, and Parcel "B" at 10,211 square feet. The project also includes a request for approval of a tree permit to allow the removal of twelve (12) code-protected trees, (8 inches to 30 inches in diameter) and to work within the drip line of four (4) code-protected trees (24 inches to 36 inches in diameter). The applicant proposes to construct a 16-foot-wide paved private roadway on Parcel "A", and new residence on Parcel "B". The subject property is located at 632 Center Street in the unincorporated area of Walnut Creek. (General Plan Designation: Single-Family Residential, Medium) (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 184-140-024 WRN) SXG [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

3. BILL WONG (Applicant) - RONG WANG (Owner), County File #MS13-0003: This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a 16,988-square-foot residential property into two parcels of 6,884 square feet (Parcel A) and 9,050 square feet in area (Parcel B). A new single-family residence is under construction on Parcel A, and a new single-family residence will ultimately be built on Parcel B. The applicant also requests a variance to allow a zero-foot front yard setback (where a minimum of 20 feet is required) for retaining walls to be constructed that will support the proposed driveway on Parcel B. A Tree Permit is also requested to work within the driplines of three code-protected trees for the future development on Parcel B. The subject site is located at the intersection of Kendall Avenue and Merchant Street in the Crockett area. (Zoning: Single Family Residential District, R-6) (Assessor Parcel Number: 355-100-010) DAB [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

4. PAUL and LEE HARPER (Applicants) - ROBERT BRUNHAM (Owner), County File #LP12-2053: The applicant requests approval of a Land Use Permit that would modify existing Land Use Permit #LP80-2008 for an outdoor dry boat storage facility at 6751 Piper Road, in the unincorporated Bethel Island area. The Bethel Island Boat and Trailer Storage to include covered and enclosed dry boat storage, RV storage, and enclosed incidental storage. Accessory to the storage facility uses would be lien sales of abandoned boats and RVs and a caretaker's mobile home. (Zoning: General Agricultural District A-2) (Parcel Number: 029-060-019) SM [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

5. LAURA NATKINS (Applicant) - JENNIFER TREUTING and TONY SOKOLOWSKI (Owners), County File #DP14-3016: The applicant is requesting approval of a Kensington Design Review Development Plan which includes a two-story addition to a single family residence that exceeds the gross floor area threshold (2,288-square-feet proposed, 1,475-square-foot threshold) with the following variances: 1) a 7 feet side yard aggregate, where 15 feet is the required minimum; and 2) 3 feet 11 inches and 3 feet 1 inch side yards for a proposed two-story addition. The subject site is located at 416 Berkeley Park Boulevard in the Kensington area. (Zoning: R-6, -TOV, -K) (Parcel #571-332-003) FA [Staff Report](#)

6. DAVID NEWITT (Applicant and Owner), County File #DP14-3023: The applicant requests approval of a Development Plan pursuant to Development Plan DP01-3061 for construction of a 7,407 square-foot single family residence and retaining walls at 446 Legacy Drive on a 3.19 acre lot in the unincorporated Alamo area. Construction will involve work within the drip line of a code-protected tree. The application is subject to the CC&R Mandatory Design Guidelines for Subdivision 93-7744. (Zoning: P-1, Planned Unit District) (Parcel Number: 193-010-031) SM [Staff Report](#)

3:30 P.M.

1. PUBLIC COMMENTS:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

2. PHILLIPS 66 COMPANY (formerly CONOCOPHILLIPS) (Applicant & Owner), County File #LP05-2048: This is the second of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project (CFEP) at the Phillips 66 San Francisco (aka Rodeo) Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (Zoning: Heavy Industrial; Parcel Numbers: 357-010-001, 357-300-005, 357-310-001, 358-030-034 TM) WRN [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 4, 2014. 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.