

**ZA: T. MOREIRA**  
**PW: J. LAROCQUE, L. GOSSETT**  
**STAFF: S. GONG**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, DECEMBER 1, 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: NONE

MINOR SUBDIVISION: PUBLIC HEARING

CONTINUED TO 12/15/14  
FOR PROJECT  
DESCRIPTION  
REVISION

2. DICK AWENIUS (Applicant)- MIRIAM AWENIUS (Owner), County File #MS11-0007: This is a request for approval of a vesting tentative map for a minor subdivision application to subdivide the subject property into a 20-acre parcel (Parcel A) with a 122-acre designated remainder. The subject site is located at 480 McHarry Ranch Road in the Martinez area. (Zoning: Agricultural Preserve District, A-4/Agricultural Lands, AL) (Assessor Parcel Number: 362-210-006 & 007) JQ [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
COA #40

3. BRANAGH DEVELOPMENT (Applicant) - MMA HOMES 2013, LLC (Owner), County File #MS14-0006. The applicant is requesting approval of a tentative map to subdivide a 38,768 square foot parcel into two parcels - Parcel A at 17,503 square feet, and Parcel B at 18,519 square feet. The applicant proposes to construct a 16-foot-wide paved private roadway on Parcel A, and driveways on both resultant parcels. The subject property is located at 1202 Mountain View Boulevard in the unincorporated area of Walnut Creek. (Zoning: R-15, Single Family Residential District) (Assessor Parcel Number: 180-131-001) SYG [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

4. EXTENET SYSTEMS (Applicant) – CONTRA COSTA COUNTY & NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP14-2041: The applicant is requesting approval of a Land Use Permit to install a new wireless telecommunications facility onto an existing utility pole location for use by AT&T. The project includes replacing an existing 34-foot utility pole with a 38-foot pole (for a total height of 40-foot, 11-inches) and the addition of two panel antennas, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The project includes the reconfiguration of existing utility equipment on the pole. The subject pole is located within the public right-of-way (ROW), on the southwest side of Marsh Creek Road, in front of 8990 Marsh Creek Road, in Clayton. (Zoning: A-2, General Agricultural Zoning District) (Assessor Parcel Number: ROW 078-270-004) SYG [Staff Report](#)

CONTINUED TO 12/15/14  
AS OPEN HEARING TO  
GIVE NEIGHBORS  
MORE TIME TO REVIEW  
STAFF REPORT

5. JOHN & LORI RAMIREZ (Applicant) – JAMES & DOROTHY SCHMIDT (Owners) County File #LP13-2095. This is a 5-year conditions-of-approval compliance review for County File #LP95-2020 for the operation of an off-road motorcycle recreation park, and a request for a grading permit to grade 12,800 cubic yards of dirt for track renovations. The property is located at 50 Camino Diablo Road in unincorporated Brentwood. (Zoning: Heavy Agricultural District (A-3) (Assessor Parcel Number: 003-020-048) GK [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS: COA  
#3, #4; REVISE SECTION  
VIII – B IN STAFF  
REPORT REGARDING -  
TOV

6. ALAN OHASHI (Applicant) – TIMOTHY AND CATHERINE LO (Owners), County File #DP14-3032: The applicant is requesting approval of a Development Plan for a Kensington Design Review, to remodel and construct additions to the existing residence with 3,089 square feet, for a total of 3,406 square feet of habitable living space. The residence will exceed the Kensington Combining District gross floor area threshold by approximately 406 square feet. Exterior alterations will result from a new entry foyer and new lower level rear deck. The property is located at 20 Eagle Hill Road, in the unincorporated area of Kensington. (Zoning: R-6, Single Family Residential District; -TOV, Tree Obstruction of Views

Combining District; -K, Kensington Combining District) (Parcel Number: 571-070-009). SYG Staff Report

APPROVED AS  
RECOMMENDED BY  
STAFF

7. REBECCA BAZAN (Applicant and Owner), County File #DP14-3030: The applicant is requesting approval of a Development Plan modification to change a flat roof to a pitched roof over the garage of an existing single family residence. The request also includes a variance to allow a 0-foot side yard setback (where a minimum of 20 feet is required) for the roof pitch modification. This application includes a small lot review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design. The subject property is located at 1242 Marina Circle in the Discovery Bay Area. (ZONING: M-12, Multiple-Family Residential) (Assessor Parcel Number: 004-111-052) LV Staff Report

VARIANCE: PUBLIC HEARING

CONTINUED TO 12/15/14  
AS CLOSED HEARING

8. TIMOTHY ALATORRE (Applicant) - DUSTIN & KENDRA WIRIG (Owners), County File #VR14-1034. The applicant is requesting approval of a variance for a 9-inch front yard setback, where 25 feet is required to allow a) establishment of an already constructed carport, b) legalize and already converted garage into living space and c) establish two off-street parking space in the front yard setback. The application includes a small Lot Design Review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design of the proposed project. The subject property is a developed lot located at 8 Foothill Park Terrace in the unincorporated Lafayette area. (Zoning: Single Family Residential (R-20)/Single Family Residential Low (SL) (Assessor Parcel Number #169-051-032). LV Staff Report

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 15, 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.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. 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..