

ZA: L. CROSS  
PW: J. LAROCQUE  
STAFF: D. VOGELPOHL

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**WEDNESDAY, FEBRUARY 17, 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. DEVELOPMENT PLAN: CONTINUED CLOSED HEARING
    - 2a. SYLVIA CHEN (Applicant and Owner), County File #DP15-3015: The applicant requests approval of modifications to Conditions of Approval #1 and #7 of DP12-3025 in order to allow vehicular access and a second driveway (from Caminar Way) to remain on the substandard lot. The subject property is located at 258 Nob Hill Drive, in the unincorporated area of Walnut Creek. (Zoning: R-20, Single-Family Residential) (Parcel Number: 180-270-005) (Continued from 02/01/16 LC) SG [Staff Report](#)
    - 2b. RICHARD RAMIREZ (Applicant) - SIMON WALTON (Owner), County File #DP15-3033. The applicant requests design review approval of a reconfigured window and door schedule for an existing single-family residence on a substandard lot. Modifications include adding a door to the western elevation as well as relocating four lower level windows. The project is located at 1618 Elm Avenue in unincorporated Richmond. (Zoning: R-6, Single-Family Residential) (Parcel Number: 521-061-006) (Continued from 02/01/16 LC) AV [Staff Report](#)
  3. LAND USE PERMIT: PUBLIC HEARING
    - 3a. T-MOBILE c/o CORTEL (Applicant) - DEBBIE PEREIRA (Owner), County File #LP15-2049: The applicant requests approval of a land use permit to modify County File #LP96-2044, to allow modification of an existing T-Mobile wireless telecommunications facility. The subject property is located at 1505 Finley Road in the unincorporated San Ramon area. (Zoning: General Agricultural, A-2) (Parcel Number: 220-100-024) JDT [Staff Report](#)
  4. DEVELOPMENT PLAN: PUBLIC HEARING
    - 4a. STEVE SAVAGE (Applicant) - TOLL BROTHERS (Owners), County File #DP15-3034. The applicant is requesting approval of numerous tentative map and final development plan modifications for various neighborhoods within Gale Ranch Phase 4. Modifications include addition or subtraction to the number of units within four approved tracts. The total number of units for Gale Ranch Phase 4 will remain the same. The areas to be modified include four tracts adjacent to the planned future Dougherty Road in the Dougherty Valley area of San Ramon. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number 222-270-046) AV [Staff Report](#)
  5. VARIANCE: PUBLIC HEARING
    - 5a. MATIN AHMED (Applicant and Owner); County File #VR15-1047: The applicant requests approval of a variance to legalize an existing, 401 square-foot third story (where 2 ½ stories is the maximum), where the third story is at the rear of the residence. The subject site is located at 6170 Plymouth Avenue in the unincorporated Richmond area. (Zoning: Single-Family Residential District (R-6); APN: 418-090-013 & 029) DV [Staff Report](#)
- APPROVED WITH MODIFICATIONS TO COA#1, ELIMINATE COA#7 AND ADDED COA's.
- APPROVED AS RECOMMENDED BY STAFF
- APPROVED AS RECOMMENDED BY STAFF
- APPROVED WITH MODIFICATION TO THE HEADING UNDER PUBLIC WORKS
- APPROVED WITH ADDED COA.

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 7, 2016. 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 96 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.