

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 2, 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) 674-7205.

1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2. CARLA DEL CARPIO (Applicant) - ENRIQUE AVILA GAONA AND CARLA DEL CARPIO (Owners), County File #DP13-3020: The applicant requests approval of a development plan for the construction of a new two story, 2,674 square foot single family residence on a substandard lot for the purpose of determining compatibility with the neighborhood. The subject property is located at 6127 Arlington Boulevard in the Richmond area. (Zoning: R-6, Single Family Residential District) (Parcel Number: 418-080-001) (Continued from 11/04/13 WRN) SG [Staff Report](#)

VARIANCE: CONTINUED PUBLIC HEARING

3. JORGE VILLEGAS & VERONICA PADILLA (Applicants/Owners), County File #VR12-1007: The applicants request approval of a variance to allow for a 4.5-foot secondary front yard setback (minimum 15 feet required) to legalize an as-built carport addition that was constructed without permits. The subject property is located at 1544 Hillcrest Road in the San Pablo area. (Zoning: R-6, Single-Family Residential) (Parcel Number: 419-071-012) (Continued from 11/18/13 LC) SFT [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

4. SOHRAB NAZARI (Applicant) - SOHRAB NAZARI & KENNETH NAZARI (Owners), County File #LP10-2067: The applicant requests approval of a land use permit to 1) extend and enlarge the existing legal nonconforming use consisting of eight dwelling units located within five buildings on a parcel located at 2047 Olympic Boulevard; 2) allow for a portion of the required off-street parking for these dwelling units to be located on an adjacent property (proposed "merger" parcel); 3) establish one second residence on a proposed "merger" parcel (2023 & 2031 Olympic Boulevard); and 4) allow fifteen yard setback variances to the existing buildings, structures and proposed off-street parking spaces as described in the attached Exhibit "A". The three contiguous parcels are identified as 2047, 2031, and 2023 Olympic Boulevard in the unincorporated area of Walnut Creek. (Zoning: R-10, Single-Family Residential) (Parcel Numbers: #184-302-040, -006, -007) SFT [Staff Report](#)
5. AT&T MOBILITY (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2100: The applicant requests approval of a land use permit to establish a wireless telecommunications facility within an existing 200-foot telecommunications tower. This land use will acknowledge the following existing AT&T equipment: two 4-foot microwave antennas, one 6-foot microwave antenna, and three 7-foot panel antennas on the existing tower. Also, the following existing equipment occupies a portion of an existing shelter: five equipment cabinets; one power cabinet; six data racks; one battery rack; and four remote radio units (RRUs). This land use will also consider the following new equipment: a) removal of one 4-foot microwave antenna located at 78 feet on the existing tower and replacing the antenna with a 4-foot microwave antenna located 80 feet on the existing tower, b) addition of one 6-foot microwave antenna and four outdoor units (ODUs) on the existing tower, and 3) two data racks to be located within the equipment shelter. The project is located at the top of the Round Top site approximately a half of a mile northeast of the Robert Sibley Volcanic Preserve's parking area at 6800 Skyline Boulevard in unincorporated Orinda. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 273-190-001) JRC [Staff Report](#)

3:30 P.M.

6. PUBLIC COMMENTS:

FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

7. CORRIE DEVELOPMENT CORPORATION (Applicant & Owner) - TIMOTHY CLANCY (Owner), County File #LP05-2096: This is a closed hearing to consider the adequacy of the Final Environmental Impact Report (Final EIR) for a Land Use Permit prepared for the proposed Creekside Memorial Park Cemetery. The proposed project is a request for a Land Use Permit to establish a new cemetery. The proposed cemetery would occupy 58.7 acres of a 221.66-acre site, which includes an upper garden (non-irrigated – 13.2 acres) and a lower garden (irrigated – 45.5 acres) located on two parcels at 17000 Camino Tassajara in the Tassajara area. The primary features of the project include: (a) Administrative Offices/Chapel Building (15,200 square feet); (b) Entry feature and security gates; (c) An Indoor Mausoleum (19,400 square feet); (d) Four outdoor Mausoleums (1,900 square feet each); (e) Irrigated off-street parking area; (f) A storage building (11,200 square feet) and Corporation Yard; (g) A free form picturesque lake with 0.88 acres of surface area and island; (h) One acre site set aside for a possible future fire station; (i) 5.8 acres of irrigated lawn for ground entombment; (j) An internal private road circulation system; (k) Perimeter and edge fencing (livestock and decorative) and entry feature; (l) Private Family Estate Crypts and ± 10 xeriscaped acres for ground entombment; (m) Water tanks for domestic, irrigation, and fire protection purposes; and (n) Oak Woodland enhancements. The project also includes alteration of trees and removal of ± 13 trees and a request for a variance for a lot line adjustment to change the average lot width and size of a substandard lot. (Zoning: A-80, Exclusive Agriculture) (Parcel Numbers: 223-020-020 (was 223-020-005), and a portion of 223-020-007) CEQA: The Zoning Administrator will consider recommendation on the adoption of the Final Environmental Impact Report and related findings for this project. TM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 16, 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.