

**El Sobrante Municipal Advisory Council**  
**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2<sup>nd</sup> Wednesday of the Month**  
**8:00 P.M. Richmond ELKS Lodge 1251 San Pablo Dam Road, El Sobrante**

**The ESMAC is an Advisory Body to the Board of Supervisors**

**Chair:** Barbara Pendergrass **Vice Chair:** Tom Owens **Secretary:** Robin Tanner  
**Members at-large:** George Cleveland, Jim Hermann

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Barbara Pendergrass at least 24 hours before the meeting at 510.

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office.  
Electronic copies are available for download at [www.cocobos.org/gioia/elsobrantemac](http://www.cocobos.org/gioia/elsobrantemac)

**AGENDA for Wednesday, April 12, 2017**

**7:00 PM**

**Pledge of Allegiance**

**Call to Order/Welcome/Roll Call**

**Approval of Minutes for January 11, 2017, included, February 8, 2017 meeting canceled, March 8, 2017, not included**

**Treasurer's Report- James Lyons, District Coordinator, Office of Supervisor John Gioia**

**Introduction of Speakers/Guests/Topics**

**P.1** Presentation by Sheriff's Office, Bay Station Commander, Lt. Trish England  
Questions – limit 2 minutes per speaker

**P.2** Presentation by Officer Jason Joiner, California Highway Patrol  
Questions – limit 2 minutes per speaker

**P.3** Presentation by Contra Costa County Fire Battalion Chief, Charles Thomas  
Questions – limit 2 minutes per speaker

**P.4** Presentation by Jeanine Strickland, The Watershed Project, hosting a short Urban Greening Vision Planning Charrette with meeting attendees

**P.5** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report  
Questions – limit 2 minutes per speaker

**Public Comment** - for items not on the agenda  
Questions – limit 2 minutes per speaker

**Discussions Items** – The Council will consider and take action on the following:  
**DI.1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department-

**DI.2** Notice of Public Hearing held March 20, 2017 at 1:30 P.M. at 30 John Muir Road, Martinez, California. The Zoning Administrator will consider a Sub Division and Development Plan application for James Kan (Applicant)- Josephine Chu (Owner). County File #SD15-9407/DP16-3011. Application for a Vesting Tentative Map to subdivide an approximately 1.11 acre property consisting of four parcels into eight lots and construct eight new residences. The two existing buildings will be taken down. Address, 432 Valley View Road in the El Sobrante area of the County.

**Short Discussion Items**

**SDI.1** Report from El Sobrante Valley Planning and Zoning Advisory Committee

**Information Items**

**10.1** Minutes and Treasurers Report from the March 9th, 2017 El Sobrante Valley Planning and Zoning Advisory Committee Meeting

**10.2** Agenda for the West Contra Costa Integrated Waste Management Authority for March 9, 2017 at the San Pablo City Hall, City Council Chambers, 1 Alvarado Square (13831 San Pablo Avenue, San Pablo, Ca 94806)

**10.3** Contra Costa County Zoning Administrator Meeting Notice and Agenda for March 6, 2017 and March 20, 2017, location, 30 Muir Road, Martinez

**10.4** Contra Costa County Planning Commission Meeting Notice and Agenda for March 8, 2017, location, 30 Muir Road, Martinez

**10.5** Supervisor John Gioia's announcement of free CPR/AED Trainings in West County

**10.6** El Sobrante Chamber Mixer Wed., April 12, 2017, 5:00 pm at the el Sobrante Chamber of Commerce Office 3769 San Pablo Dam Road

**Sub Committee Reports**

**11.1** ESMAC Land Use

**11.2** ESMAC Safety

**11.3** ESMAC Education Programs/ Outreach

**Public Comment** – for items not on the agenda

Questions – limit 2 minutes per speaker

**Announcements**

**Agenda Items/ Speakers for Upcoming ESMAC Meetings**

**Adjournment:**

# **El Sobrante Municipal Advisory Council**

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2<sup>nd</sup> Wednesday of the Month  
7:00 P.M. Elks Lodge, 3931 San Pablo Dam Rd., El Sobrante**

**\*\*\*new temporary meeting location while library project is in progress\*\*\***

**The ESMAC is an Advisory Body to the Board of Supervisors**

**Chair:** George Cleveland, **Vice Chair:** James Hermann, **Secretary:** Tom Owens,  
**Treasurer:** George Cleveland, **Members at-large:** Barbara Pendergrass, Robin Tanner

## **DRAFT Minutes for Wednesday, January 11, 2017**

### **Pledge of Allegiance**

**Members Present:** George Cleveland, James Hermann, Tom Owens (late), : Barbara Pendergrass, Robin Tanner

**Call to Order/Welcome/Roll Call 7:07 pm**

**Treasurer's Report: \$4,828.00**

**Approval of Minutes:** Motion to accept December 14, 2016 draft minutes as presented (motion: Barbara Pendergrass, seconded: Robin Tanner - for: George Cleveland, Barbara Pendergrass, Robin Tanner; against: ; abstain: James Hermann) motion passed 3,0,1

### **Speakers/Guests/Topics**

- P1.** Presentation by Sheriff's Office, Deputy Foster
- P2.** Presentation by Officer Leviste, California Highway Patrol
- P3.** . Presentation by Contra Costa Count Fire not given.
- P4.** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

**Public Comment:** appeal for new members,  
Letter for Supervisor Gioia to review applicant for El Sobrante Municipal Advosry Council (George Cleveland will write),  
Homeless situation

### **Discussions Items --**

**DL1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals, etc., received in the previous month from the Contra Costa County Conservation and Development Department:

**MS16-0015:** no objections presented, letter to be sent to Adrian Veliz?

**DP15-3038:** Questioned why before us again. Slight modification to design, found no objections. Letter to be sent to Sharon Gong?

**DL.2 Election of MAC officers for 2017**

**Chair:** Barbara Pendergrass (nominated by Tom Owens) - for: George Cleveland, Barbara Pendergrass, Robin Tanner; : James Hermann, Tom Owens against: ; abstain) – Elected 5,0,0

**Vice chair:** Tom Owens (nominated by Barbara Pendergrass) - for: George Cleveland, Barbara Pendergrass, Robin Tanner; : James Hermann, Tom Owens against: ; abstain) – Elected 5,0,0

**Secretary:** Robin Tanner (nominated by Barbara Pendergrass) - for: George Cleveland, Barbara Pendergrass, Robin Tanner; : James Hermann, Tom Owens against: ; abstain) – Elected 5,0,0

**Treasurer:** tabled to see if duties can be taken by chair

**SDL.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee :** No report as no meeting last month

**Information items:** LAFCO agenda

**Sub Committee Reports:** no reports because there were no meetings

1. ESMAC Land Use
2. ESMAC Safety
3. ESMAC Education Programs/ Outreach

**Public Comment**

Year end report for 2016 well done and accepted with consensus with the addition of “obtaining Heart Heathy designation” to goals bullet point #8 as presented below

**Announcements**

**Agenda Items/ Speakers for Upcoming ESMAC**

**Meetings**

**Adjournment:** Motion to adjourn (motion:Tom Owens, seconded: Barbara Pendergrass - for: George Cleveland, Barbara Pendergrass, Robin Tanner, James Hermann, Tom Owens; against: ; abstain:) motion passed 5,0,0

Meeting adjourned 8:19pm

# NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, MARCH 20, 2017, at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a SUBDIVISION AND DEVELOPMENT PLAN applications as described below:

JAMES KAN (Applicant) - JOSEPHINE CHU (Owner), County File #SD15-9407/DP16-3011: The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 1.11-acre property consisting of four parcels into eight lots (ranging in area from 4,612 to 12,341 square feet). The existing two residential buildings will be demolished to allow the construction of eight new residences (ranging in size from 2,000 – 2,529 square feet of living area). A small portion of the existing retaining wall at the entrance of the property will also be demolished. Construction of new retaining walls (ranging in height from 1.5 feet to 7 feet) and a newly reconfigured private road is also proposed. The applicant request deviations from the required 15-foot rear yard setback for residences on the following lots: Lot 1 (requests 11.29 feet); Lot 4 (requests 8.84 feet); Lot 5 (requests 5.06 feet); and Lot 6 (9.66 feet). Additionally, a deviation from the required 15-foot rear yard setback for retaining walls over 3 feet tall on Lots 1-6 to allow a rear yard setback of one foot is requested as part of the project. An exception to allow discharge of stormwater from Lot 8 to roadside AC swales and an exception to allow 840 square feet of untreated runoff from Lot 1 due to the site's topography is also requested. Removal of 17 code-protected trees from the site, and work within the drip line of four trees located on adjacent properties are included in the project. Grading to prepare the site for development will result in 4,000 cubic yards of cut, and no fill, with a net export of 4,000 cubic yards of soil. The subject properties are located at 0 Alma Sobrante (previously identified as 432 Valley View Road) in the El Sobrante area of the County. (Zoning: Planned Unit District, P-1 and Two-Family Residential District) (APN: 430-152-092, 430-152-093, 430-152-094, 430-152-095)

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California, or Jennifer Cruz at 925-674-7790.

John Kopchik, Director  
Department of Conservation and Development

## Minutes March 09, 2017

### El Sobrante Valley Planning and Zoning Advisory Committee

El Sobrante Library Meeting Room, 6:00 P.M.-8:00 P.M.

#### Members Present:

Chair, Tom Owens  
Vice Chair, Bob Sharp  
Secretary-Treasurer, Barbara Pendergrass  
Member, Shirley Sharp  
Member, James Hermann  
Member, Mark Croda

#### Members Excused Absences:

Member, John Lisenko

#### Members Unexcused Absences

Member, Jamin Pursell  
Alt., Jacqueline Hermann

#### Guests:

None

**Minutes:** Minutes for January and February approved.

**Treasurer's Report:** Treasurer's Report approved. Ending and starting balance the same, \$686.68.

**Correspondence:** Notice of hearing on the Capri Club renewal of License held by the Zoning Administrator. Per James Lyons, reported at the MAC meeting, the license was approved with the requirement that the Club close at midnight and hire a Security Guard. James anticipates the applicant will appeal to the Board of Supervisors. Tom called the County and was that the complaint against the Capri Club was complaint driven.

**Old Business:** Bob approved the two letters Tom sent to him for review and Tom will forward them to the County

**New Business: LP17-2003.** Application for a land permit to build a 128-bird aviary to house doves in yard for a home business. The yard currently contains 2 coops of white doves. Doves are for a dove release business used in weddings, funerals etc. No clients will visit the site. Applicant is Louis Harcourt and Owner is Virginia Harcourt. Location of site, 3940 Harmon Road, El Sobrante, Ca 94803. The

deadline for comments was March 8, 2017. Tom will call for an extension and invite them to the next P&Z Meeting.

**VR17-01004-** Applicant request for approval of a variance to allow a 12-foot front setback where 20 feet is the minimum requirement and a 4-foot side yard where 5 feet minimum is required for the construction of a retaining wall that will exceed 3 feet in height to support a future driveway. Deadline for comments was march 7, 2017. Tom will request a deadline extension and Mark Croda will visit the site and talk to neighbors.

**Adjournment:** 6:55 P.M.

Respectfully submitted,

Barbara Pendergrass, Secretary- Treasurer

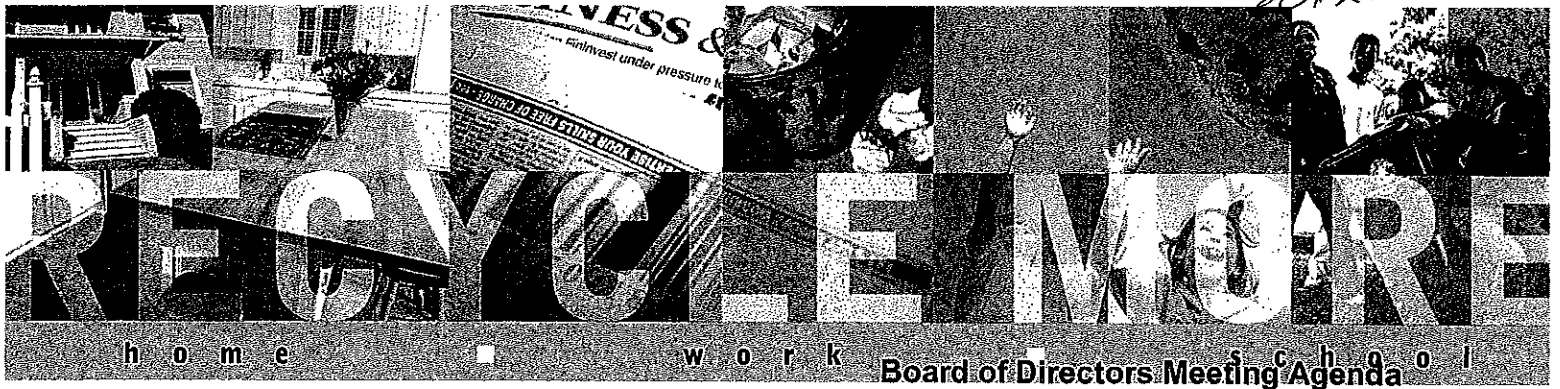
The next Meeting of the ESVP&ZAC will be on April 13, 2017 at the El Sobrante Library Meeting Room. 6:00 P.M. - 8.00 P.M.

**El Sobrante Valley Planning and Zoning Advisory Committee****Treasurer's Report for March 09, 2017**

<b><u>Balance</u></b> as of end of March 09, 2017	\$ 686.68
<b><u>Deposits</u></b>	\$000.00
<b>Total Deposits</b>	<u>\$000.00</u>
<b>Expenses-</b>	\$000.00
<b>Total Expenses</b>	<u>\$000.00</u>
<b>Balance in Bank as of March 09, 2017</b>	\$ 686.68

Bank Statement for March not received to date





March 9, 2017  
7:00 p.m.

San Pablo City Hall  
City Council Chambers  
1 Alvarado Square (13831 San Pablo Avenue)  
San Pablo, CA 94806

**Americans with Disabilities Act**

*In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in an Authority meeting, or you need a copy of the agenda, or the agenda packet in an alternative format, please contact the Authority's Manager of Administrative Services at (510) 215-3125. Notification of at least 48 hours prior to the meeting or time when services are needed will assist Authority staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

**Public Comment**

*Members of the public may address the Board of Directors on items that are within the jurisdiction of the Authority. Comments by the public pertaining to items listed in this Agenda should be made at the time the item is considered by the Board of Directors. Please note this Agenda contains an item for the Public to address the Board on non-agenda matters. Each speaker is limited to 3 minutes and may speak only once under each agenda item. The Board of Directors may waive these provisions. If you desire to address the Board, please submit your request on a Speaker's Card available from the Secretary.*

**1. CALL TO ORDER AND ROLL CALL**

The Chair will call the meeting to order and the Secretary will call the roll to establish the presence of a quorum.

**2. CLOSED SESSION**

1. Public Employee Performance Evaluation Title: Executive Director: Closed session with respect to every item of business to be discussed in closed session pursuant to Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Title: Executive Director.
2. Report Out of Closed Session: Provide a report to the Public in open session of reportable action(s) taken by the Board during closed session.



**recyclemore**  
WEST BAY AREA INTEGRATED  
WASTE MANAGEMENT AUTHORITY

One Alvarado Square San Pablo, CA 94806  
t 510.215.3125 f 510.236.1636

Info@recyclemore.com  
www.recyclemore.com



**3. PLEDGE OF ALLEGIANCE**

The Chair or a Member of the Board will lead the Pledge of Allegiance.

**4. EX PARTE COMMUNICATIONS DISCLOSURES**

The Chair of the Board will ask if any Director has an ex parte disclosure, pursuant to the Authority's Ex Parte Communications Policy, on any agendized items.

**5. PUBLIC COMMENT**

Receipt of public comment on non-agenda matters.

**6. CONSENT CALENDAR**

All matters listed in the Consent Calendar will be enacted with one motion. There will be no separate discussion of the items listed. However, upon request by a member of the Board or the Public, items will be removed from the Consent Calendar and considered separately in the agenda order.

Consideration of a motion to approve the following actions:

**6.0 January 19, 2017 and February 9, 2017 Authority Board Meeting Minutes**

*Note: To vote on the adoption of the minutes does not require a Director to have been present at the subject meeting.*

**6.1 Upcoming Board Agenda Items**

Receive and file a list of tentative upcoming agenda items for April and May 2017 and other future Board meetings.

**6.2 Hercules to Phase out Financial Services to RecycleMore**

Receive and file initial report from Executive Director.

**6.3 Time Extension of Professional Services Agreement with Colette Curtis-Brown**

Authorize the Executive Director to approve Amendment # 5 to the agreement with Colette Curtis-Brown for accounting and financial management services, extending the date of the agreement to March 15, 2017.

**6.4 Evaluation Process for Legal Counsel**

Approve a process to evaluate the performance of Legal Counsel once every two years.

**END OF CONSENT CALENDAR**

**7. STAFF REPORT**

Staff will provide updates on recent and upcoming activities.

Process for Addressing Agenda Items Before the Board of Directors

- Chair reads the agenda item
- Staff presents their report
- Board questions staff
- Public comments are heard
- Board discusses item
- A motion is made
- Final Board discussion
- Motion is restated and seconded for the record
- Board votes or provides direction to staff

**REGULAR AGENDA**

**8.0 Joint Exercise of Powers Agreement Update – Member Agency Issues and Concerns**

1. Receive and file report prepared by Legal Counsel and RecycleMore staff.
2. Schedule further discussion and direction to staff on this issue for the April 13, 2017 Board meeting.

**8.1 West Contra Costa Sanitary Landfill Organics Processing Facility Update**

1. Receive and file report.
2. Receive an oral presentation by a Republic Services representative.

**8.2 Agreement with Maze and Associates for Accounting and Financial Management Services**

Consideration of a motion to approve a two year and three month agreement, in an amount not to exceed \$147,585, with Maze and Associates for accounting and financial management services.

**END OF REGULAR AGENDA**

**9. BOARD MEMBER AND STAFF ANNOUNCEMENTS**

INFORMATION ONLY. Announcement of matters of interest by Board Members, Alternate Board Members, Executive Director and General Counsel.

**10. ADJOURNMENT**

Consideration of a motion to adjourn. The next regular Board of Directors' Meeting is scheduled for April 13, 2017.

**Board of Directors Meeting Agenda**  
**March 9, 2017**  
**7:00 p.m.**

**San Pablo City Hall**  
**City Council Chambers**  
**1 Alvarado Square (13831 San Pablo Avenue)**  
**San Pablo, CA 94806**

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***END OF CONSENT CALENDAR***

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**END OF REGULAR AGENDA**

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10.3.a

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 6, 2017

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. COMPLIANCE REVIEW: CONTINUED CLOSED PUBLIC HEARING
- 2a. CAPRI CLUB/DONALD & MARY LOU PETERSON (Applicants & Owners), County File #CV16-0101: A public hearing to receive testimony on whether the operating methods of the deemed approved activity related to the sale of alcohol at the Capri Club on Appian Way in El Sobrante are causing negative impacts in the surrounding community. The hearing officer will determine whether the activity conforms to the Deemed Approved Performance Standards set forth in Section 82-38.808 and consider the Deemed Approved Status of the Capri Club. The subject property is located at 4160 Appian Way in El Sobrante. (Zoning: P-1, Downtown El Sobrante Planned Unit District) (Parcel Number: 425-170-028) (Continued from February 22, 2017) JI Staff Report
3. DEVELOPMENT PLAN : PUBLIC HEARING
- 3a. LORIN HILL ARCHITECT (Applicant) - SANDI WATERS (Owner), County File #DP16-3041: The applicant requests approval of a Development Plan for a Kensington Design Review for the purposes of demolishing two existing sunrooms, and the construction of a 264 square-foot dining room addition to the southwest corner on the middle floor of the residence in place of one sunroom. The proposed addition results in a gross floor area of 3,303 square feet, which exceeds the threshold for the subject property of 3,100 square feet. The proposed project also includes a variance to allow an 11-foot, 1-inch aggregate side yard (where 15 feet is required) for the proposed addition. The subject property is located at 16 Kerr Avenue in the Kensington area. (Zoning: Single-Family Residential District (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K); APN: 572-011-008) DB Staff Report
- 3b. STEVE SWEARENGEN (Applicant) - CAROLINE LIN & JUSTIN DUMOUCHEL (Owners), County File #DP16-3056: The applicant is requesting approval of a Development Plan/Kensington Design Review for the purpose of converting an existing lower level semi-enclosed patio into 122 square feet of new conditioned living area. The residential addition results in a total gross floor area of 2,788 square feet, which exceeds the gross floor area threshold for the subject property by 188 square feet. The subject project is located at 416 Yale Avenue in the Kensington area. (Zoning: R-6 Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 570-122-012) AV Staff Report
4. VARIANCE: PUBLIC HEARING
- 4a. JEFFREY VON RANSON (Applicant and Owner), County File #VR16-1037: The applicant requests approval of a variance permit to allow a 10-foot secondary front setback (minimum 15-feet is required) for a second-story deck addition. The subject property is located at 30 Emerson Avenue in the Crockett area. (Zoning: Single-Family Residential District, R-6) (Parcel Number: 354-231-016) JDT Staff Report

10.3.5  
PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 20, 2017.

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.



103.c

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, MARCH 20, 2017**  
**30 MUIR ROAD**  
**MARTINEZ, CA 94553**

\*\*\*1:30 P.M.\*\*\*

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1. PUBLIC COMMENTS:

2. SUBDIVISION: PUBLIC HEARING

2a. JAMES KAN (Applicant) - JOSEPHINE CHU (Owner), County File #SD15-9407: The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 1.11-acre property consisting of four parcels into eight lots (ranging in area from 4,612 to 12,341 square feet). The existing two residential buildings will be demolished to allow the construction of eight new residences (ranging in size from 2,000 – 2,529 square feet of living area). A small portion of the existing retaining wall at the entrance of the property will also be demolished. Construction of new retaining walls (ranging in height from 1.5 feet to 7 feet) and a newly reconfigured private road is also proposed. An exception to allow discharge of stormwater from Lot 8 to roadside AC swales and an exception to allow the discharge of 840 square feet of untreated runoff from Lot 1 due to the site's topography is also requested. Removal of 17 code-protected trees from the site, and work within the drip line of four trees located on adjacent properties are included in the project. Grading to prepare the site for development will result in 4,000 cubic yards of cut, and no fill, with a net export of 4,000 cubic yards of soil. The subject properties are located at 0 Alma Sobrante (previously identified as 432 Valley View Road) in the El Sobrante area of the County. (Zoning: Planned Unit District, P-1 and Two-Family Residential District) (APN: 430-152-092, 430-152-093, 430-152-094, 430-152-095)

3. DEVELOPMENT PLAN: PUBLIC HEARING

3a. JAMES KAN (Applicant) - JOSEPHINE CHU (Owner), County File #DP16-301: The applicant requests approval of a Development Plan Permit to allow the construction of 8 single-family residences and retaining walls, concurrent with the subdivision application filed #SD15-9407 for compliance with the Downtown El Sobrante Planned Unit Development P-1 Zoning and Design Guidelines. The applicant also request deviations from the required 15-foot rear yard setback for residences on the following lots: Lot 1 (requests 11.29 feet); Lot 4 (requests 8.84 feet); Lot 5 (requests 5.06 feet); and Lot 6 (requests 9.66 feet). Additionally, a deviation from the required 15-foot rear yard setback for retaining walls over 3 feet tall on Lots 1-6 to allow a rear yard setback of one feet is requested as part of the project. The subject properties are located at 0 Alma Sobrante (previously identified as 432 Valley View Road) in the El Sobrante area of the County. (Zoning: Planned Unit District, P-1 and Two-Family Residential District) (APN: 430-152-092, 430-152-093, 430-152-094, 430-152-095)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 3, 2017.

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.

10.4

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, MARCH 8, 2017  
30 MUIR ROAD, MARTINEZ, CA 94553**

CHAIR: Duane Steele  
VICE-CHAIR: Rand Swenson  
COMMISSIONERS: Richard Clark, Marvin Terrell, Jeffrey Wright, Donna Allen

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next 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 County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

\*\*\*\* 7:00 P.M.\*\*\*\*

1. PUBLIC COMMENTS:
2. PUBLIC HEARING: MINOR SUBDIVISION:
- 2a: LESLIE STURTZ (Applicant/Owner), County File #MS15-0008: The applicant is requesting approval of a vesting tentative map for a minor subdivision which proposes to subdivide the combined 3.0-acre site into four residential parcels: A-26,022 square feet in area, B-32,806 square feet in area, C-36,056 square feet in area, and D-35,595 square feet in area. The project includes: access improvements, installation of utilities, drainage improvements, 600 cubic yards of cut/fill and a tree permit request to remove 60 trees and to work within the dripline of approximately 40 other trees in order to construct the new homes and install the necessary improvements (e.g., utilities, sidewalk and access improvements). The project is located at 3274 Gloria Terrace in the Lafayette area. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Numbers: 166-240-006 and 007). FA Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MARCH 22, 2017.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 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 a majority of members of the County Planning Commission 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.



March 23, 2017

**Reminder!**

**Free CPR/AED Trainings in West County**

Everyone is welcome to learn this life-saving skill

The more people who know CPR, the more lives we can save. It only takes a couple of hours to learn this important skill.

I'm excited to partner with American Medical Response (AMR) to offer free CPR/AED (automated external defibrillator) trainings at community locations throughout West County. **All you need to do is show up.**

I hope you'll join us at one.

**Here are the dates and locations. (Later locations may be added.)**

- **Saturday, April 1, 10 a.m. to 12 p.m., Shields-Reid Community Center, 1410 Kelsey St., North Richmond**
- **Saturday, April 15, 10 a.m. to 12 p.m., Kensington Community Center, 59 Arlington Ave, Kensington**
- **Saturday, April 22, 10 a.m. to 12 p.m., El Cerrito Arlington Clubhouse, 1120 Arlington Blvd. El Cerrito**
- **Saturday, May 6, 10 a.m. to 12 p.m., West County Health Center, 13601 San Pablo Ave. San Pablo**

For more information contact Anthony Mata, Policy Intern in Supervisor Gioia's office 510-231- 8686, or Sonia Bustamante at [sonia.bustamante@bos.cccounty.us](mailto:sonia.bustamante@bos.cccounty.us), 510-231-8689.

10.6

# CHAMBER MIXER

**Wed., April 12, 2017, 5:00 pm**  
**at the El Sobrante Chamber of**  
**Commerce Office**  
**3769 San Pablo Dam Rd.**



**Come meet your neighbors and promote your**  
**business**

