

**WELCOME  
COUNTY  
PLANNING  
COMMISSION  
APPEAL**

July 22, 2016

Department of Conservation & Development

CONTRA COSTA

2016 JUL 22 PM 12:46

APPLICATION & PERMIT CENTER

RE: #DP16-3002 (formerly CDSL15-00151)

Property Address: 192 High Street, Pacheco CA

APN: 125-281-010

To Whom It May Concern:

I am appealing the Planning Commission's decision to uphold the Zoning Administrator's approval of the above referenced Small Lot Design Review for the addition of a 3,084 sq ft new construction to an SMALL LOT with plans to keep the existing 576 sq ft garage & 126 sq ft shed & demolish 989 sq ft existing.

I am appealing on the grounds that the code requirements were not satisfied by the evidence presented at both the May 16<sup>th</sup> Zoning Administrator & the July 12 Planning Commission Appeal Hearing. Not only was the evidence presented by the DCC at both hearings inaccurate and misleading (aerial photo used by ZA) but the Plot Plans that are required to submit with a Development Plan Application (see attached checklist) which would clearly show the incompatibility in size & siting of the purposed plan to the adjacent and neighboring properties were not submitted and/or included in the Staff Report.

The only evidenced the Z.A. used to determine proportionate size and compatibility to existing neighborhood was an aerial photo of which half the photo includes a subdivision Hidden Lakes which is NOT comparable none are they neighboring properties.

I submitted to the Planning Commission the following discrepancies in the evidence provided by the DCD - *in addition to those above*

\*\*there is a 2<sup>nd</sup> tree stump that requires permit (I submitted photo at Planning Commission but was dismissed)

\*\*the fact that the owner/application submitted plans with lot width at 60 ft - See STAFF REPORT item # 58-579 divide one lot into 2 lots each having less than 60 foot avg widths"

\*\*the oak tree that will be in proximity to new construction that they propose to trim they state is not CODE PROTECTED is actually by size defined as a Heritage Tree and is in fact CODE PROTECTED. The tree is very large and covers the first front 3<sup>rd</sup> of 192 High Street - it could not be trimmed enough without damaging the tree or the aesthetics the tree provides. This issue could be resolved if the proposed 3084 sq ft new construction was "set" back on the lot. The proposed plan is that the placement of the 80 ft long by 39 ft wide 3084 sq ft new construction will be 65 ft from the rear fence extending down to the very edge of the <sup>front property line</sup> setback limit. This is inconsistent with the neighboring properties *but sitings but* again if the required plot plans had been submitted they would provide the visual necessary to make the determination that the size, location of proposed plan is NOT compatible *with the neighborhood properties*

This list is not inclusive - but are examples to support the grounds for my appeal.

Lastly, my knowledge and understanding of zoning and planning ordinances and process is limited to what I have learned on my own since I first received notice in December. Please forgive my ignorance. I am at a disadvantage trying to protect my rights as a homeowner of 20 years erstwhile the applicant who lives out of County and is a Real Estate Agent and has the DCD doing everything for him. *in support of the proposal will affect the value & enjoyment of my home for the past 20 years.*

Sincerely,

*Tami Welcome*

Tami Welcome

925-349-8693

*I am not opposed to improvements to the smallest lot however the ~~purpose~~ purpose is to put the largest improvement (3700 sq ft total) on the smallest lot on High St. *of current residence forward to sit along side my home as opposed to current setback lot.**

Department of  
Conservation and  
Development

30 Muir Road  
Martinez, CA 94553-4601

Phone: 855-323-2626

Contra  
Costa  
County



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director, Chief Building Official

**Maureen Toms**  
Deputy Director

PAYER: Tami Welcome  
194 High Street  
Pacheco CA 94553

APPLICATION #: CDDP16-03002

TYPE: Development Plan

Payment Type: Check  
Check Nbr: 1002

ACCOUNT ITEM LIST:

Item #	Description	Total Fees	Current Paid	Total Paid
0047	Appeal (\$125)	\$125.00	\$0.00	\$125.00
0047	Appeal (\$125)	\$125.00	\$125.00	\$125.00
052B	Notification Fee (\$30)	\$30.00	\$0.00	\$30.00
ADJ036X	Fee Adjustment	\$958.51	\$0.00	\$958.51
ADJ036X	Fee Adjustment	\$1,667.39	\$0.00	\$1,667.39
DPS036X	Small Lot Review Public Hearing	\$500.00	\$0.00	\$500.00
HSDR	Environmental Health Fee (\$57)	\$57.00	\$0.00	\$57.00
Total Fees:		\$3,462.90	Paid:	\$3,462.90
			Balance:	\$0.00

ISSUED BY: GKUPP  
DATE: 07-22-2016

APPLICATION DESC: Development Plan Review for a hearing requested on File #SL15-151 for the construction of an addition/remodel of a single family residence.  
SITE ADDRESS: 192 HIGH ST, PACHECO, CA 94553-5528  
PARCEL: 125-281-010  
NOTES: Appeal Fee

Receipt Number: 160008950

AERIAL MAP

Borrower:

File No.: 192 HIGH ST

Property Address: 192 HIGH ST

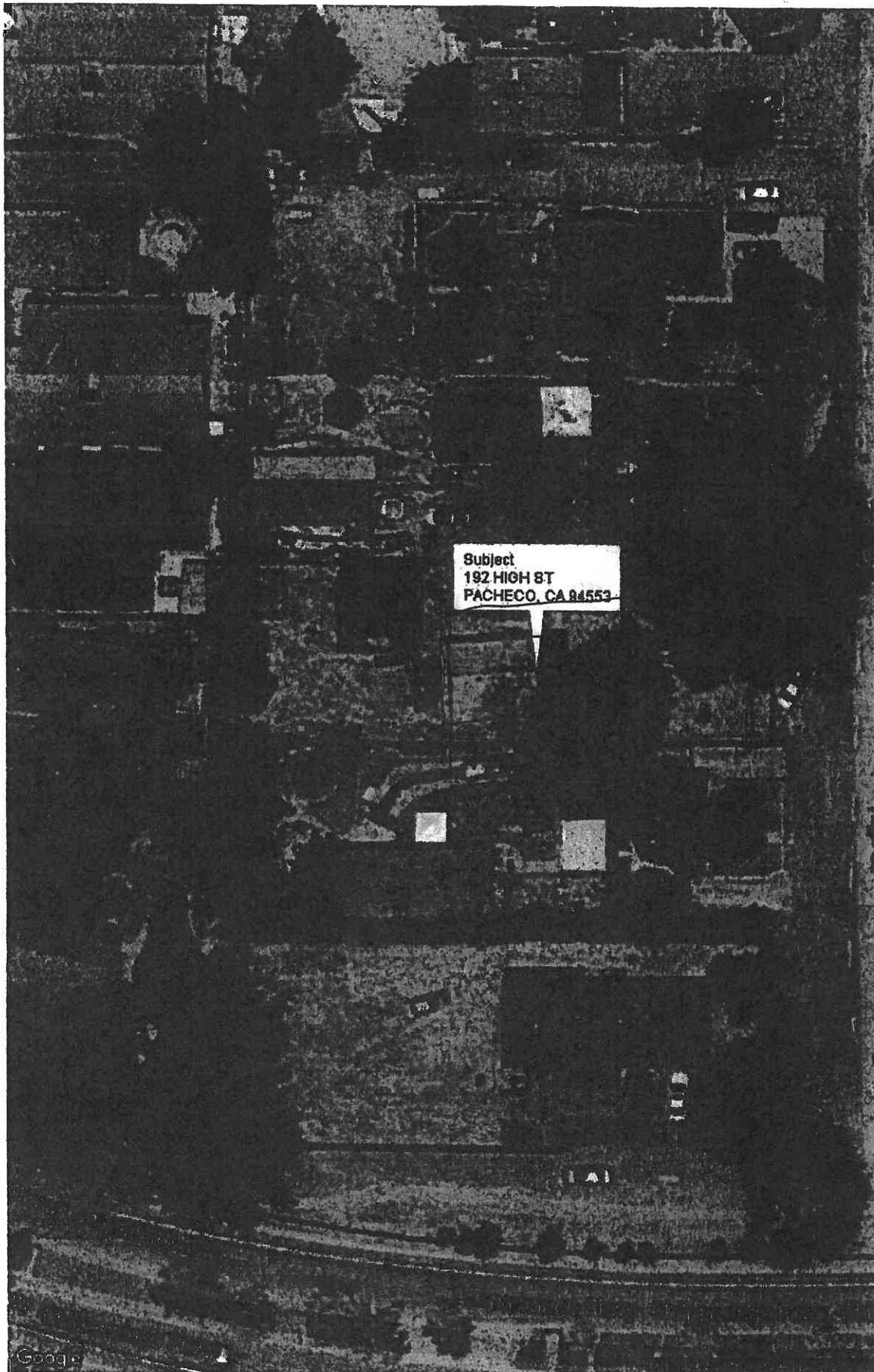
Case No.:

City: PACHECO

State: CA

Zip: 94553

Lender:



Subject  
192 HIGH ST  
PACHECO, CA 94553

*Completed  
per*

TRAINING ADMINISTRATOR  
AGENDA ITEM # 3A

5/16/16

**SUBMITTING YOUR APPLICATION**

1. PREPARE a plot (site) plan, floor plans and building elevations clearly and legibly drawn to a commonly used scale with the following information, and verify (by initialing) that the information is included on the plans:

Applicant's  
Initials

**Plot (site) Plan**

- NO a. All existing property lines labeled and fully dimensioned.
- NO b. All public and private roads, easements and drainage installations adjacent to the subject parcel(s).
- NO c. All existing and proposed improvements (including drainage) with distances to all property lines.
- NO d. Distance from property lines to existing improvements on parcels adjoining the subject parcel(s) ←
- NO e. Names of adjoining property owner(s).
- NO f. Topographic contours labeled with elevation, known geologic hazards, creeks/streams and drainage ditches.
- NO g. Location, species, drip lines and trunk diameters of all trees with a diameter of 6 inches or greater, measured 4½ feet above ground whose trunks lie within 50 feet of any proposed improvements. This shall include all such trees on the subject property as well as trees on adjoining properties whose canopy extends onto the subject property. Number the trees for identification purposes and indicate if they are to be removed or altered in any way.
- NO h. North arrow and scale.
- NO i. Existing and proposed parking layouts, driveways and landscaped areas (all fully dimensioned).
- NO j. Computations of lot coverage, gross floor area and landscaped areas (all indicated in square feet). ←
- NO k. Area of the subject parcel(s) officially mapped within the boundary of a Special Flood Hazard Area (if applicable).
- NO l. A vicinity map showing sufficient information such as streets, highways, railroad tracks, water bodies, landmarks etc. to locate the subject parcel(s).

**Floor Plans**

- NO m. All rooms, hallways and other common areas with their dimensions and use (i.e. bedroom, kitchen, etc.).
- NO n. Locations of doorways, stairways and landings, windows, permanent fixtures (sinks, toilets, showers, etc.) and major mechanical equipment (hot water heaters, furnaces, etc.).

**Building Elevations**

- NO o. Exterior dimensions (height, width, depth) of all proposed improvements. Height is measured at the point within the building footprint that has the greatest distance between the ground and the top of the building directly above.
- NO p. Proposed exterior ornamentation such as shutters, planting boxes, window trim, cornices, signs, railings, etc.
- NO q. Proposed exterior materials (i.e. wood siding, stucco, stone veneer, concrete tile roof, etc.).

2. HAND DELIVER (do not mail) the following to the Contra Costa County Application & Permit Center:

- NO r. Three (3) full size sets of plans (no larger than 24" x 36") and twelve (12) reduced sets (no larger than 11" x 17"). All sets must be folded to approximately 8½" x 11". **Rolled plans will not be accepted.**
- NO s. Completed application form (reverse side of this sheet).
- NO t. "Important Notice to Applicants" signed and dated.
- NO u. \*Required deposit and miscellaneous fees. Checks may be made payable to Contra Costa County.

\* Please note that the fees described on this form are related only to the Contra Costa County Department of Conservation and Development and Public Works Department [(925) 313-2000] costs for processing your application. Additional fees and requirements may be imposed by federal, state and local agencies that may be involved in reviewing your project. It is the applicant's responsibility to investigate whether additional fees and requirements will be imposed.

**APPLICANT VERIFICATION**

I verify that all of the information submitted as indicated by my initials is complete and accurate to the best of my knowledge and further acknowledge that should it be found that any of the information is incorrect or incomplete it may result in increased processing time and/or costs. I acknowledge that all staff costs are borne by the applicant and if necessary, additional deposits will be required. I also acknowledge that I have completely read this form and understand all of the information stated herein

Signature \_\_\_\_\_ Name (print) \_\_\_\_\_ Date \_\_\_\_\_

Contra Costa County Department of Conservation & Development  
Community Development Division  
Application & Permit Center  
30 Muir Rd.,  
Martinez, CA 94553  
(925) 674-7200

These were changed

ONLY Plot Plans I received  
until zoning Admin  
Hearing started



**NOTICE OF OPPORTUNITY TO REQUEST A PUBLIC HEARING**

Date: December 4, 2015

Dear Property Owner:

An application for a building permit has been submitted to the Contra Costa County Department of Conservation and Development, Community Development Division. The subject lot is smaller in area and/or average width than is required by the current zoning. In situations where building permits are requested on these "small" lots, the County may notify all property owners within 300-feet and provide the opportunity to request a public hearing to consider the compatibility of the project with other development in the immediate neighborhood in terms of its size, height, design, and location.

Should you want additional information about the proposed project, you may contact the applicant directly or you may come to our office (address below) or call (925) 674-7200. In order for a request for a public hearing to be valid, the request must be submitted in writing, must specifically state that a public hearing is requested, and must be received on or before the date noted below. Any hearing request should refer to the file by its number (see below) and should state the reason for the hearing request. The applicant will then be notified and a hearing will be scheduled. You will be re-notified of any scheduled hearing.

The County Zoning Administrator may consider issuance of a building permit without a hearing if a request for a public hearing is not received by **5:00 PM on Monday, December 14, 2015** at the:

Application and Permit Center  
Community Development Counter  
30 Muir Rd.  
Martinez, CA 94553  
Attn: File #**CDSL15-00151**

**Site Address: 192 High Street, Pacheco, CA 94553-5528**  
**APN: 125-281-010**  
**Project Description:** The Applicant requests approval of a small lot design review to demolish approximately 500 square-feet of the existing residence to allow for the construction of a single-story addition of approximately 1885 square-feet to an existing single-family residence, per attached plans.  
(See reverse side for any further information.) *2385 sq ft*

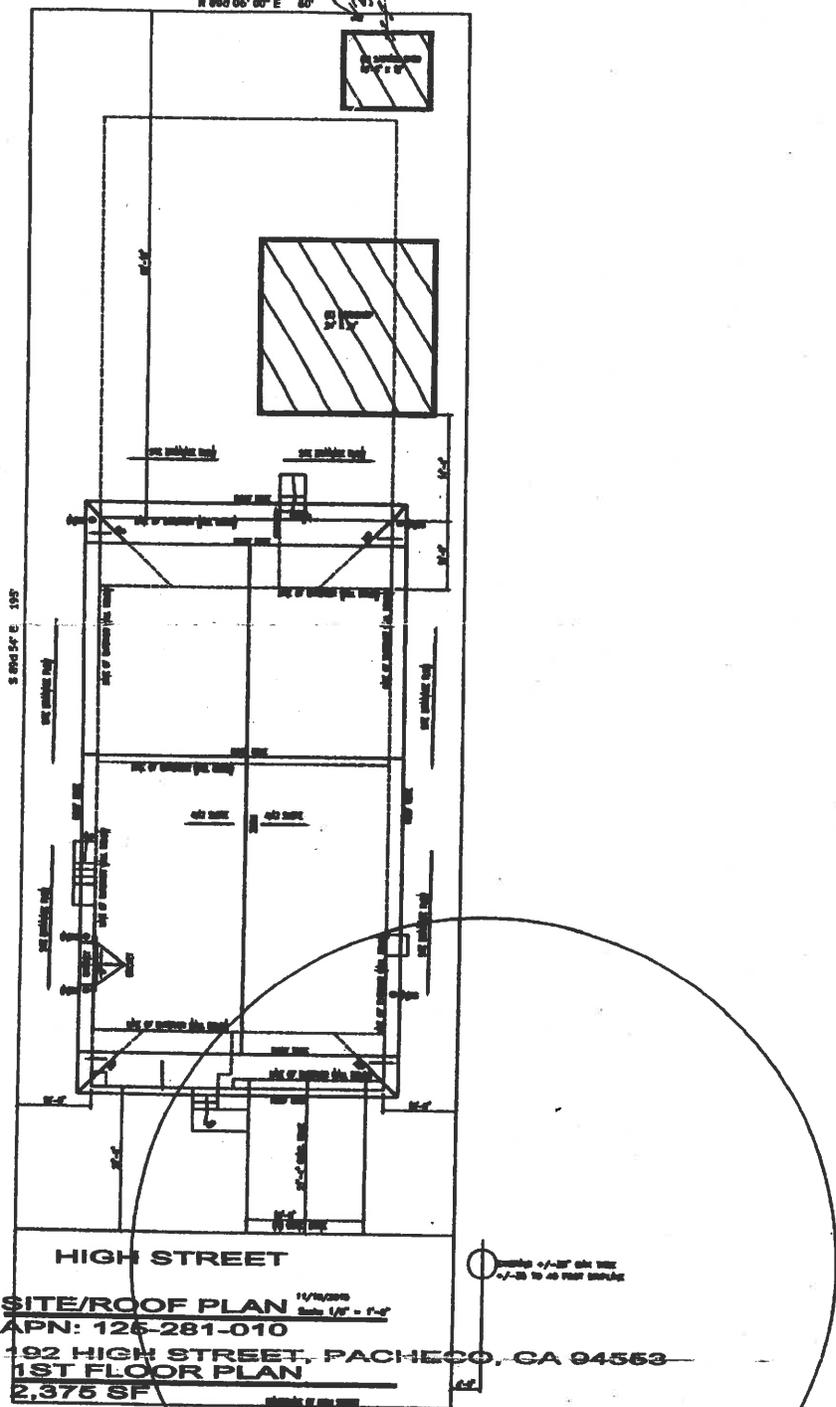
**Applicant**

Name: Frank Sadighpour  
Phone: (925) 286-2646

Address: 167 Ironwood Drive  
Pacheco, CA 94553

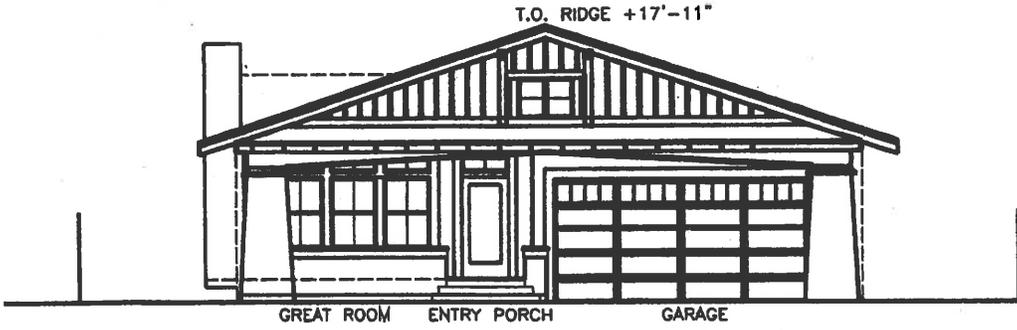
Building Permit May be Issued  
Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_  
**THIS APPROVAL IS VALID FOR A PERIOD OF TWELVE MONTHS**

N 89d 00' 00" E 60'



**HIGH STREET**  
**SITE/ROOF PLAN** 11/10/2010  
 APN: 125-281-010 Scale 1/8" = 1'-0"  
**192 HIGH STREET, PACHECO, CA 94553**  
**1ST FLOOR PLAN**  
**2,375 SF**

0' = 1'-0" SEE PLAN  
 0'-0" TO 40 FEET SCALE



**192 HIGH ST., PACHECO, CA**

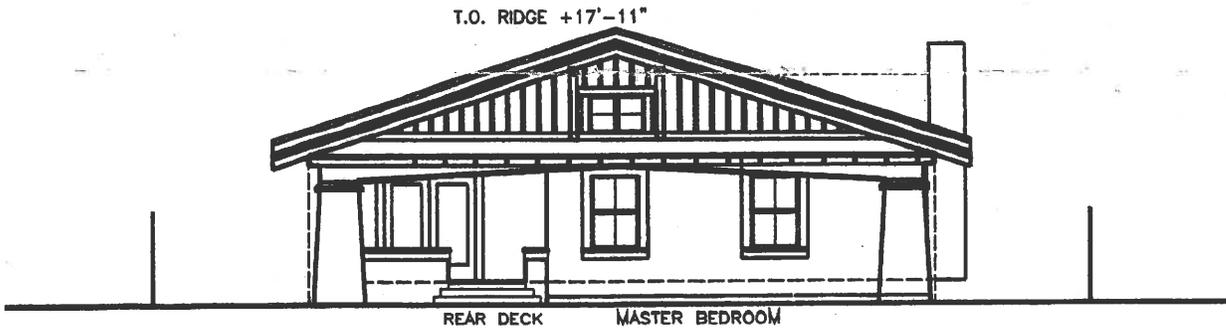
**MARENTETTE VEENSTRA & PALLADIO**

Founded    Nel 1999

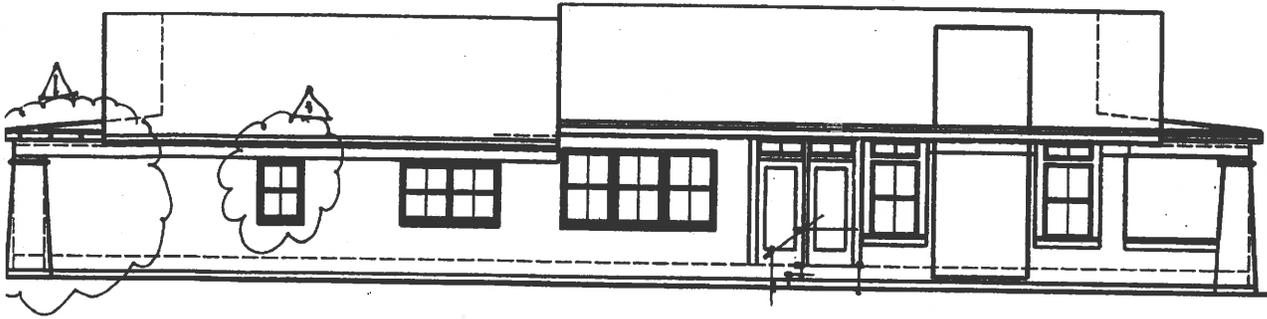
P.O. BOX 202    MARTINEZ, CALIFORNIA    925.698.7722



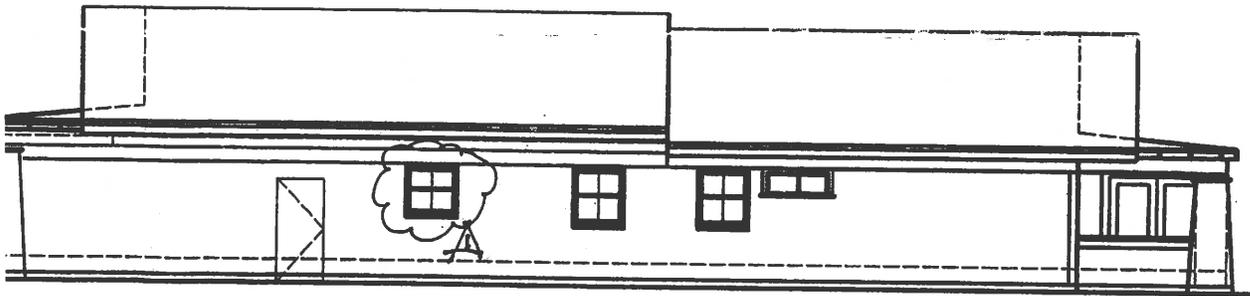
△ REVISION 12/3/2015



**192 HIGH ST., PACHECO, CA  
REAR ELEVATION**



192 HIGH ST., PACHECO, CA  
SOUTH - SIDE ELEVATION

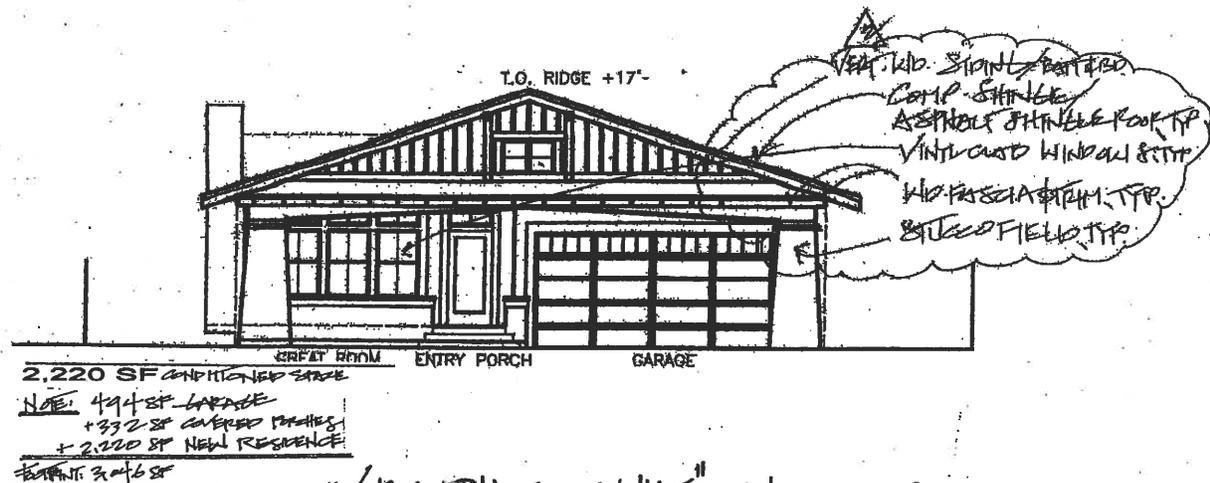


192 HIGH ST., PACHECO, CA  
NORTH - SIDE ELEVATION

△ REVISION 10/3/2015



RECEIVED  
CONTRA COSTA COUNTY  
REVISED  
FEB 16 2016  
DP16-3002  
Dept of Conservation & Development



"GRAPHIC ONLY" - NO SCALE  
REVISED 02/19/2016

PUBLIC HEARING SUBMITTED UPDATES, JANUARY 6, 2016

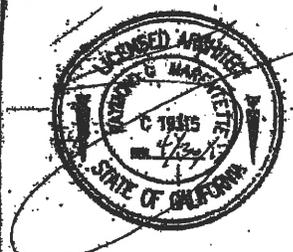
REVISED  
CONTRA COSTA  
2016 FEB 16 AM 8:13  
APPLICATION & PERMIT CENTER  
DP16-3002

MARENTE VEE STRA & PALLADIO

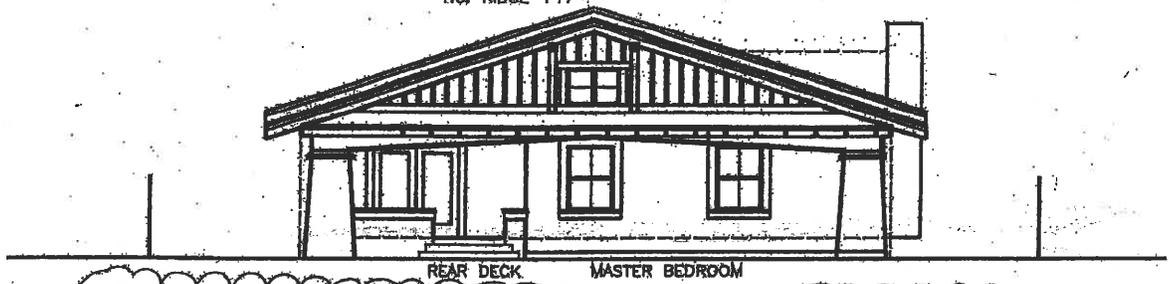
Architects

1999

P.O. BOX 202 MARTINEZ, CALIFORNIA 94552-0202



SITE AREA COMPUTATIONS:  
LOT AREA = 10,200 SF (100%)  
Building Footprint = 3,046 sf (NEW) + 702 sf (EXISTING) = 3,748 sf (37%)  
Pervious HARDSCAPE and LANDSCAPE (softscape) area = 6,452 sf (63%)  
T.O. RIDGE +17'



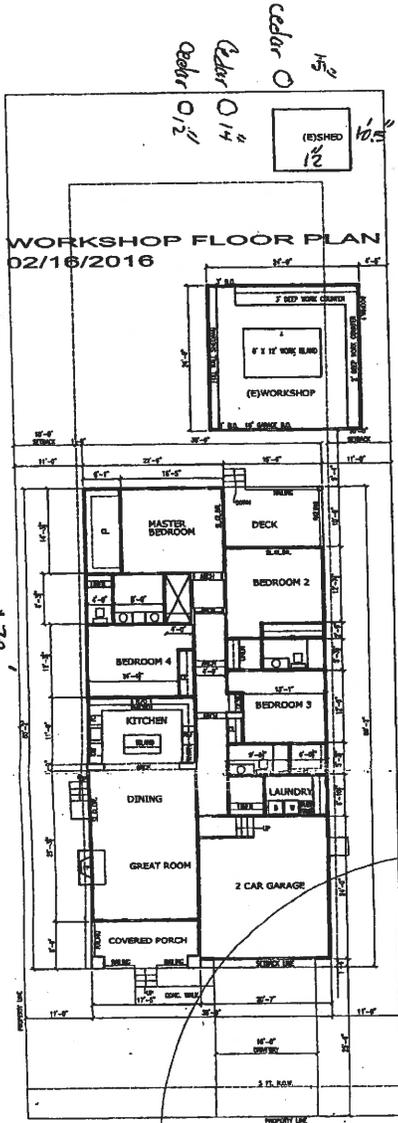
DRAWINGS INDEX  
192 HIGH ST., PACHECO, CA  
REAR ELEVATION Scale: 1/8" = 1'-0"

- 1 - COVER SHEET - FRONT & REAR ELEVATION
- 2 - PLOT SITE PLAN - SITE LOCATION PLAN
- 3 - ARCHITECTURAL ROOF PLAN OMIT
- 4 - ARCHITECTURAL FLOOR PLAN OMIT
- 5 - ARCHITECTURAL SITE-ROOF PLAN
- 6 - NEW RESIDENCE EXTERIOR ELEVATIONS
- 7 - SITE DEMO PLAN
- 8 - EXISTING STRUCTURES - ELEVATIONS

REVISED 02/19/2016  
NOTE: NO SCALE  
GRAPHIC ONLY  
COVER SHEET - INDEX  
FILE NO. 1

DP16-3002

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CONTRA COSTA COUNTY  
FEB 16 2016  
DP16-3002  
Dept of Conservation & Development

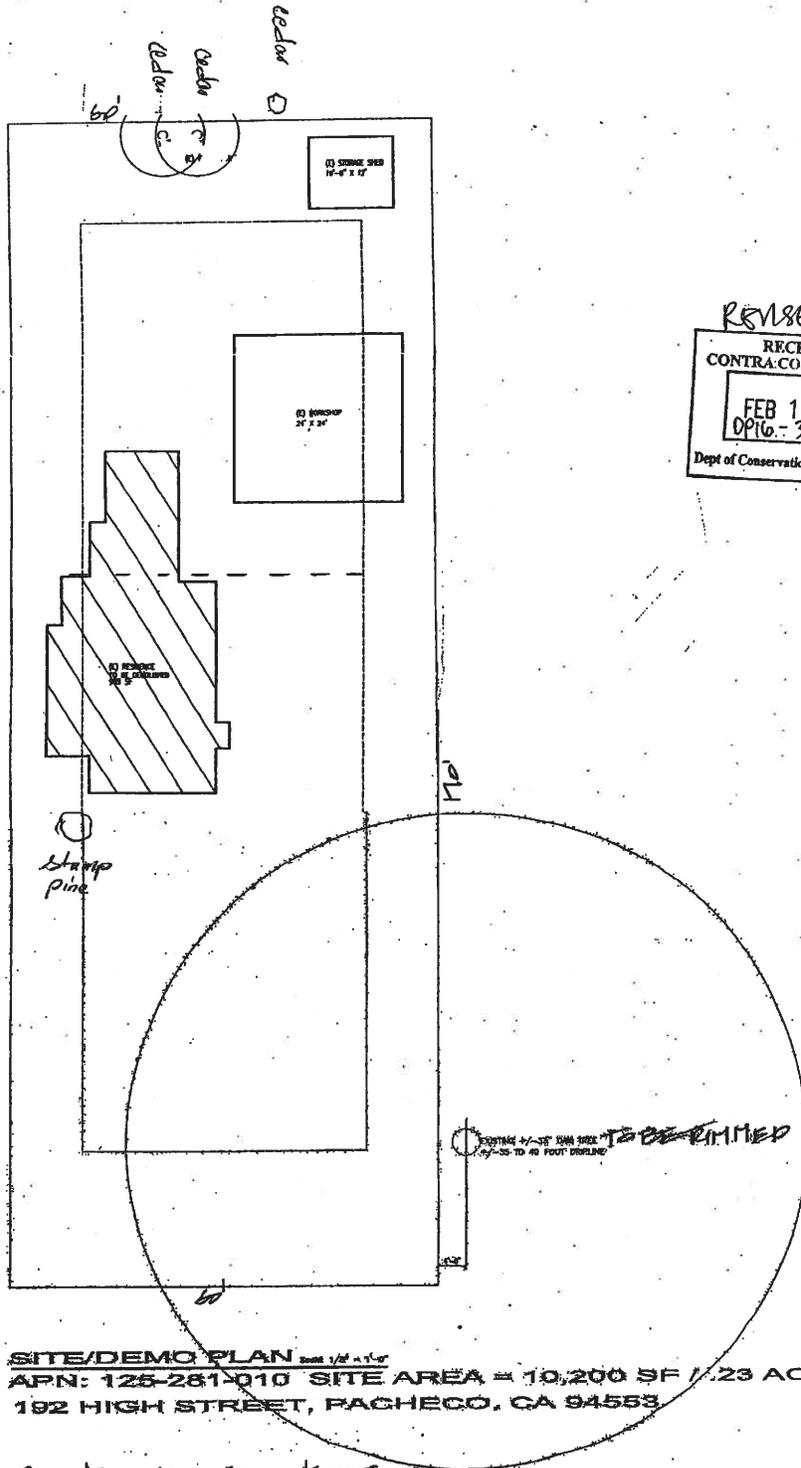


WORKSHOP FLOOR PLAN  
02/16/2016

**SITE AREA COMPUTATIONS:**

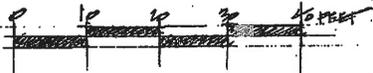
LOT AREA = 10,200 SF (100%)  
 Building Footprint = 3,046 sf (NEW) + 702 sf (EXISTING) = 3,748 sf (37%)  
 Pervious HARDSCAPE and LANDSCAPE (softscape) area = 6,452 sf (63%)

**1ST FLOOR PLAN** Scale: 1/8" = 1'-0"  
 2,220 SF (Conditioned Space)  
 192 HIGH ST., PACHECO, CA

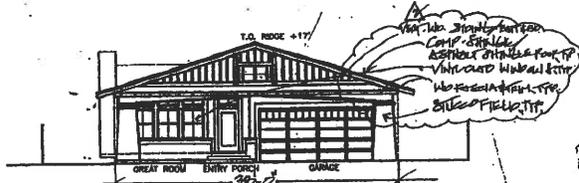


REVISED  
 RECEIVED  
 CONTRA COSTA COUNTY  
 FEB 16 2016  
 DP16-3082  
 Dept of Conservation & Development

**SITE/DEMO PLAN**  
 APN: 125-281-010 SITE AREA = 10,200 SF / .23 ACRES  
 192 HIGH STREET, PACHECO, CA 94553



REVISED 02/19/2016  
 A. JAN. 6, 2016  
 DWG. No. 7

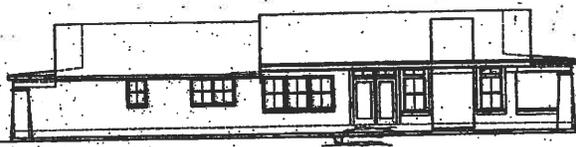


192 HIGH ST., PACHECO, CA

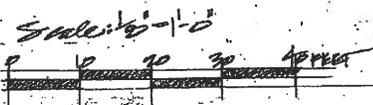


△ PENNSYLVANIA W/AS  
 & FULLY COMPLIANT WITH THE W/AS

REVISED  
 RECEIVED  
 CONTRA COSTA COUNTY  
 FEB 16 2016  
 DPLG-3002  
 Dept of Conservation & Development



192 HIGH ST., PACHECO, CA  
 SOUTH - SIDE ELEVATION



192 HIGH ST., PACHECO, CA  
 NORTH - SIDE ELEVATION



192 HIGH ST., PACHECO, CA  
 REAR ELEVATION

NEW RESIDENCE EXTERIOR ELEVATIONS

REVISED 02/15/10  
 DWG No. 6