

**RESOLUTION NO. 12-2016**

**RESOLUTION OF COUNTY PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, INCORPORATING FINDINGS AND RECOMMENDATIONS FOR SMALL LOT DESIGN REVIEW DEVELOPMENT PLAN AND TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE LOCATED ON HIGH STREET IN THE PACHECO AREA OF SAID COUNTY.**

WHEREAS, Frank Sadighpour (Applicant) submitted a request for approval of a Small Lot Design Review Development Plan to demolish an existing 989 square-foot single-family residence and to construct a new 2,220 square-foot single-family residence with a 594 square-foot garage, a 139 square-foot front yard covered porch, and a 155 square-foot rear yard covered deck, with a tree permit to remove one-multi-stemmed pine tree, to be located on 192 High Street in the Pacheco area of Contra Costa County, for which an application was received on January 8, 2016; and

WHEREAS, for purposes of compliance with the provisions of the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines, the project is Categorically Exempt, per CEQA Section 15303 Class 3 (a), which provides that one single-family residence may be constructed or converted under this exemption; and

WHEREAS, after notice having been lawfully given, a public hearing was requested by Tami Welcome on December 11, 2015; and

WHEREAS, the Zoning Administrator held a public hearing on May 16, 2016, where all persons expressing interest in the project were given an opportunity to testify; and where after considering and evaluating all evidence presented, the Zoning Administrator determined that all applicable ordinance findings for the project have been made and approved the application subject to the conditions; and

WHEREAS, on May 25, 2016, Tami Welcome filed an appeal of the Zoning Administrator decision; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled before the County Planning Commission on Tuesday July 12, 2016, where all persons interested therein appear and be heard; and

WHEREAS, after having fully reviewed, considered and evaluated all the public correspondence, testimony, and evidence submitted in this matter;

NOW, THEREFORE, BE IT RESOLVED, that the County Planning Commission:

1. FINDS that the proposed construction of a new 2,220 square-foot, one-story, single-family residence with a 494 square-foot garage, a 139 square-foot front yard covered porch, and a 155 square-foot rear yard covered deck with a tree permit to remove one multi-stemmed pine tree (16 – 24 inches in diameter), is consistent with the R-10 zoning district, Open Space and Single-Family Residential-High density General Plan Designation, and compatible with the surrounding neighborhood; and
2. DENIES the appeal of Tami Welcome; and
3. SUSTAINS the Zoning Administrator's approval of the application as conditioned.

BE IT FURTHER RESOLVED, that the County Planning Commission's approval of the Small Lot Design Review Development Plan, #DP16-3002, and its recommendation to the Board of Supervisors is based upon the following findings:

**A. SMALL LOT DESIGN REVIEW FINDINGS**

Prior to issuance of a building permit on a substandard lot, the Zoning Administrator must review the dwelling's compatibility with and impact on the surrounding neighborhood in terms of the following:

Location: Lots in the neighborhood range from 6,000 – 14,450 square feet with homes on High Street concentrated near the front property line. The new single-family residence will be located 25 feet from the front property line, 11 feet from the north and south side property lines, and approximately 64 feet away from the rear property line and will meet all dimensional requirements for the R-10 zoning district, with no variances required for the project. Therefore, as proposed, the location of the proposed residence is consistent with the development in the neighborhood.

Size: The existing residence to be demolished is approximately 989 square feet. The new residence will have approximately 2,220 square feet of livable space, a 494 square-foot garage, a 139 square-foot front yard covered porch, and a 155 square-

foot rear yard covered deck. Residences within the neighborhood range in size from 954 – 2,114 square feet. The size of the residence is consistent with the neighborhood's total livable square-footages. The residence is a single-story residence and is a four bedroom, three bathroom home, which is typical for new home construction.

Height: The existing residence is a two-story residence, measuring approximately 23 feet tall. The new residence is one-story measuring approximately 17 feet tall and is 6 feet less than the existing residence. Residences within the neighborhood are one and two-story residences ranging in various heights; therefore, the residence is compatible with the surrounding neighborhood.

Design: The new residence will have a craftsman style design and will be finished with a combination of stucco and vertical wood siding with a combination of composition and asphalt shingled roof, and vinyl clad windows. The neighborhood consists of various lot configurations and residences that were constructed between the 1940s and 1960s. The neighborhood consists of a diverse mix of architectural designs consisting of wood panel siding, stucco siding, brick veneer accents, flat and pitched roofs, tile and asphalt shingled roofs. Therefore, the design of the new residence will be compatible with the eclectic designs found in the area.

## **B. TREE PERMIT**

**Require Factors for Granting Tree Permit.** The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a Tree Permit have been satisfied:

1. Project Finding: Reasonable development of the property would require the removal of the code-protected multi-stemmed pine tree and this development could not be reasonably accommodated on another area of the lot.

NOW BE IT RESOLVED that the secretary of this Commission will sign and attest the certified copy of this resolution and deliver the same to the Board of Supervisors, all in accordance with the Government Code of the State of California.

This Resolution was approved upon motion of the County Planning Commission on Tuesday, July 12, 2016 by the following vote:

AYES: Steele, Wright, Terrell, Clark, Swenson and Snyder

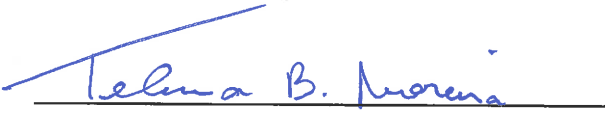
NOES: None

ABSENT: None

ABSTAIN: None

DUANE STEELE  
Chairman of the County Planning Commission,  
County of Contra Costa, State of California

ATTEST:

  
for Aruna Bhat, Secretary  
County Planning Commission,  
County of Contra Costa,  
State of California