

**COUNTY PLANNING  
COMMISSION  
RESOLUTION**

**6-2017**



**RESOLUTION NO. 6-2017**

**RESOLUTION OF COUNTY PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, INCORPORATING FINDINGS AND RECOMMENDATIONS FOR A SMALL LOT DESIGN REVIEW DEVELOPMENT PLAN TO DEMOLISH AN EXISTING GARAGE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE ON A PARCEL LOCATED BETWEEN 1025 AND 1049 SIERRA AVENUE IN THE UNINCORPORATED MARTINEZ AREA OF SAID COUNTY.**

WHEREAS, Tambri Heyden and David Montablo (Applicants & Owners) submitted a request for approval of a Small Lot Design Review Development Plan Application to demolish an existing garage and to construct a new 1,825 square-foot single-family residence with a 462 square-foot garage, to be located on a parcel, APN: 375-054-014, between 1025 and 1049 Sierra Avenue in the unincorporated Martinez area of Contra Costa County, for which an application was received on August 9, 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, pursuant CEQA Section 15303 Class 3 (a), which provides that one single-family residence may be constructed under this exemption; and

WHEREAS, on June 22, 2016, a Small Lot Design Review Application was submitted to demolish an existing garage and to construct a new single-family residence; and

WHEREAS, after notice having been lawfully given on June 22, 2016, a public hearing was requested by Ms. Diana Daniels on June 29, 2016 and Mr. Raymond Viglienze on July 5, 2016; and

WHEREAS, the Zoning Administrator held a public hearing on December 5, 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 December 17, 2016, Mr. Clarence Lehman 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 Wednesday January 11, 2017, 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 1,825 square-foot, two-story, single-family residence with a 462 square-foot garage is consistent with the R-6 zoning district, Single-Family Residential-High density (SH) General Plan Designation, and compatible with the surrounding neighborhood; and
2. DENIES the appeal of Mr. Clarence Lehman; 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 Application, #DP16-3037, and its recommendation to the Board of Supervisors is based upon the following findings:

**A. Growth Management Findings**

1. Traffic: Policy 4-c under the Growth Management Program (GMP) of the County General Plan requires a traffic impact analysis be conducted for any project is estimated to generate 100 or more AM or PM peak hour trips. The proposed project is not expected to generate excessive peak-hour trips, and a traffic impact analysis is not required.
2. Water: The GMP requires new development to demonstrate that adequate water quantity and quality can be provided. New water service is required to accommodate the project. The property is located within the City of Martinez Sphere of Influence (SOI), and within the City's water service area. LAFCO has approved the out of agency service request for water service subject to terms and conditions which include submitting an application to LAFCO for the annexation of the subject parcel to the city of Martinez. The applicant must provide proof that they have complied with LAFCO requirements prior to obtaining a building permit.
3. Sanitary Sewer: The GMP requires that new development demonstrate adequate sanitary sewer quantity and quality is provided. The project falls within the jurisdiction of the Mountain View Sanitary District (MVSD). The site has an existing 8-inch sewer main and will require a new sewer lateral connection and a new sewer

cleanout and check valve. The applicant is required to obtain approval from the District prior to any building permit issuance.

4. Fire Protection: Fire protection standards under the GMP require that a fire station be within one and one-half miles of the development in urban, suburban and central business district areas. The closest fire station to the subject property is the Contra Costa Fire Department, Station #14, located at 521 Jones Street, approximately 1.6 miles away. While the subject property is not located within one and one-half miles from a fire station, the proposed project has been reviewed by the Contra Costa Fire Protection District, and is required to obtain approval from the District prior to obtaining any building permit issuance.
5. Public Protection: Public protection standards under the GMP require that a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 in population shall be maintained. The proposed residence at this site would not induce a significant population increase within the County that would equal or exceed 1,000 persons. Therefore, the proposed project will not increase the sheriff or support facility requirements for the area.
6. Parks & Recreation: Parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. The proposed single-family residence at the project site would not induce a significant population increase within the County that would equal or exceed 1,000 people. Therefore, the proposed project would not increase park and recreation facility requirements for the area.
7. Flood Control & Drainage: The Flood Control and Drainage section of the GMP provides standards for "major new development" and for development in flood-prone areas. No portion of the subject property is located within a 100-year flood area, as determined by the Federal Emergency Management Agency. Further, the project does not involve the removal, construction, or alteration of any dams or levees within the County. Therefore, further analysis in relation to increased flood risks as a result of the proposed project is not required.

The project may impact drainage patterns at the site and will increase the total amount of impervious surface area for the site. At the time of application for a building permit, the Building Inspection Division will review the proposal for compliance with drainage standards. In addition, projects of a certain scale are also subject to review by the Public Works Department for compliance with C.3 standards.

**B. SMALL LOT DESIGN REVIEW FINDINGS**

Location: Lots within the neighborhood were created with similar lot areas and dimensions. Most lots are substandard in size ranging from 4,300 – 7,800 square feet with homes on Sierra Avenue concentrated near the front property line. The new single-family residence will be located 20 feet away from the front property line, 5 feet from both side property lines, and approximately 55 feet away from the rear property line, meeting all dimensional requirements for the R-6 zoning district, with no variances required for the project.

Size: Currently, a two car garage sits on the property. The project includes demolishing the garage and constructing a new 1,825 square-foot residence with a 462 square-foot garage and an 88 square-foot covered front porch. Residences within the neighborhood range in size ranging from 610 – 2,207 square feet. The new residence will fall within the neighborhood's total livable square footages and is therefore compatible with the neighborhood.

Height: The new residence is two-stories and will measure 26 feet 9 inches tall. 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 ranch style design and will be finished with wood panel siding, composition asphalt shingled roof, and vinyl windows. The neighborhood consists of various lot configurations and residences that were constructed between the early 1900s and 1950s. The neighborhood consists of a diverse mix of architectural designs such as bungalow, cottage, minimal traditional, and ranch, 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.

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 Wednesday, January 11, 2017 by the following vote:

AYES: Wright, Terrell, Clark, and Swenson

NOES: None

ABSENT: Steele and Snyder

ABSTAIN: Clark

Rand Swenson  
Acting Chairman of the County Planning Commission,  
County of Contra Costa, State of California

ATTEST:

  
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Lashun C. Cross, Secretary  
County Planning Commission,  
County of Contra Costa,  
State of California

