



144 Brodia Way, Walnut Creek

Appeal of Tree Permit

County File #CDTP21-00031

Tree Permit for the construction of a new house on a vacant lot



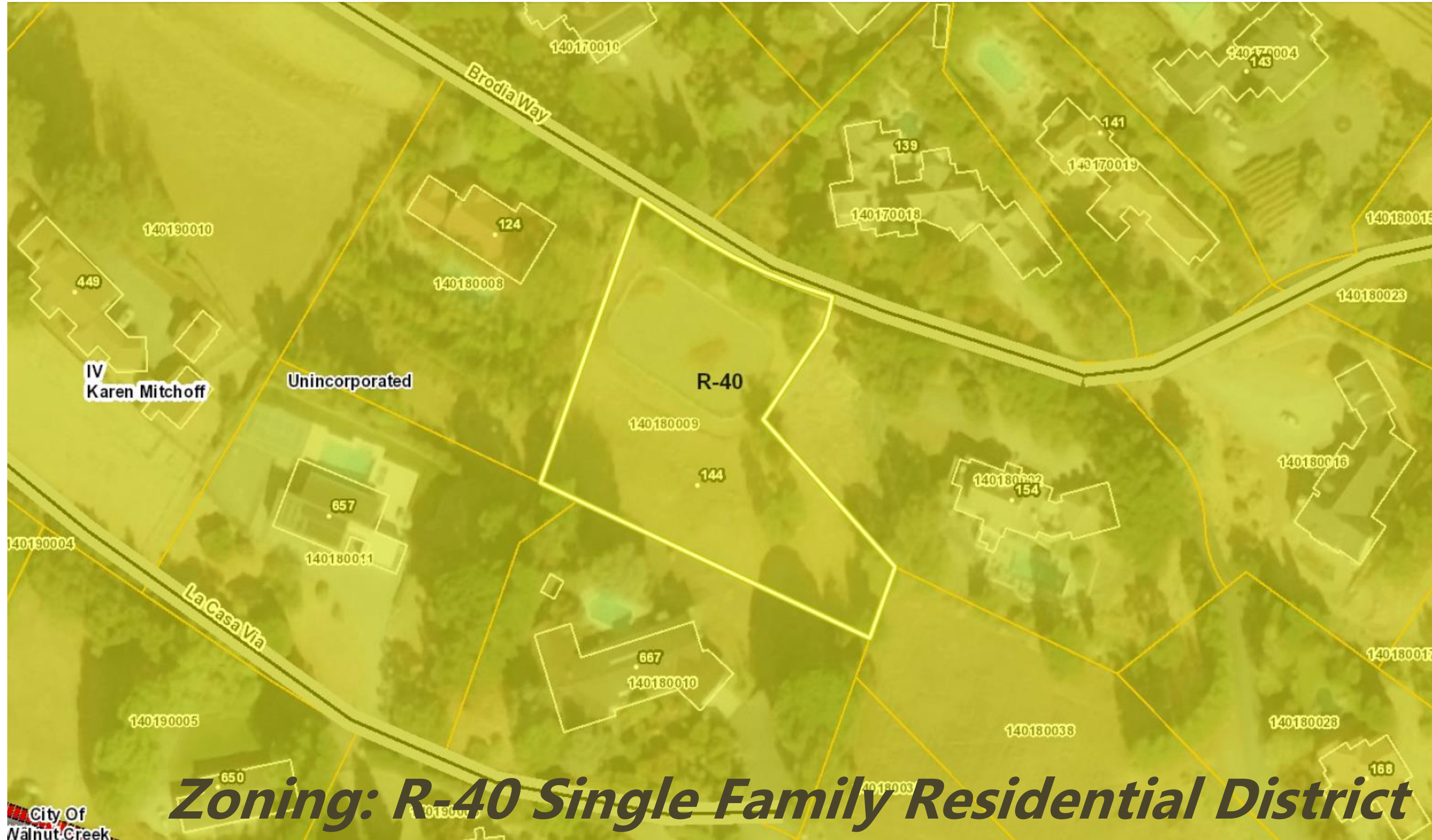


Project Description

This is a hearing on an appeal of the County Planning Commission's decision to approve a tree permit to allow work within the dripline of eleven code protected trees on a vacant lot for the construction of a new 3,665-square-foot single-family residence.

The construction includes grading of 190 cubic yards of cut, and 270 cubic yards of fill.

The project had originally received approval under the Zoning Administrator but received an appeal to the decision.









Current Site



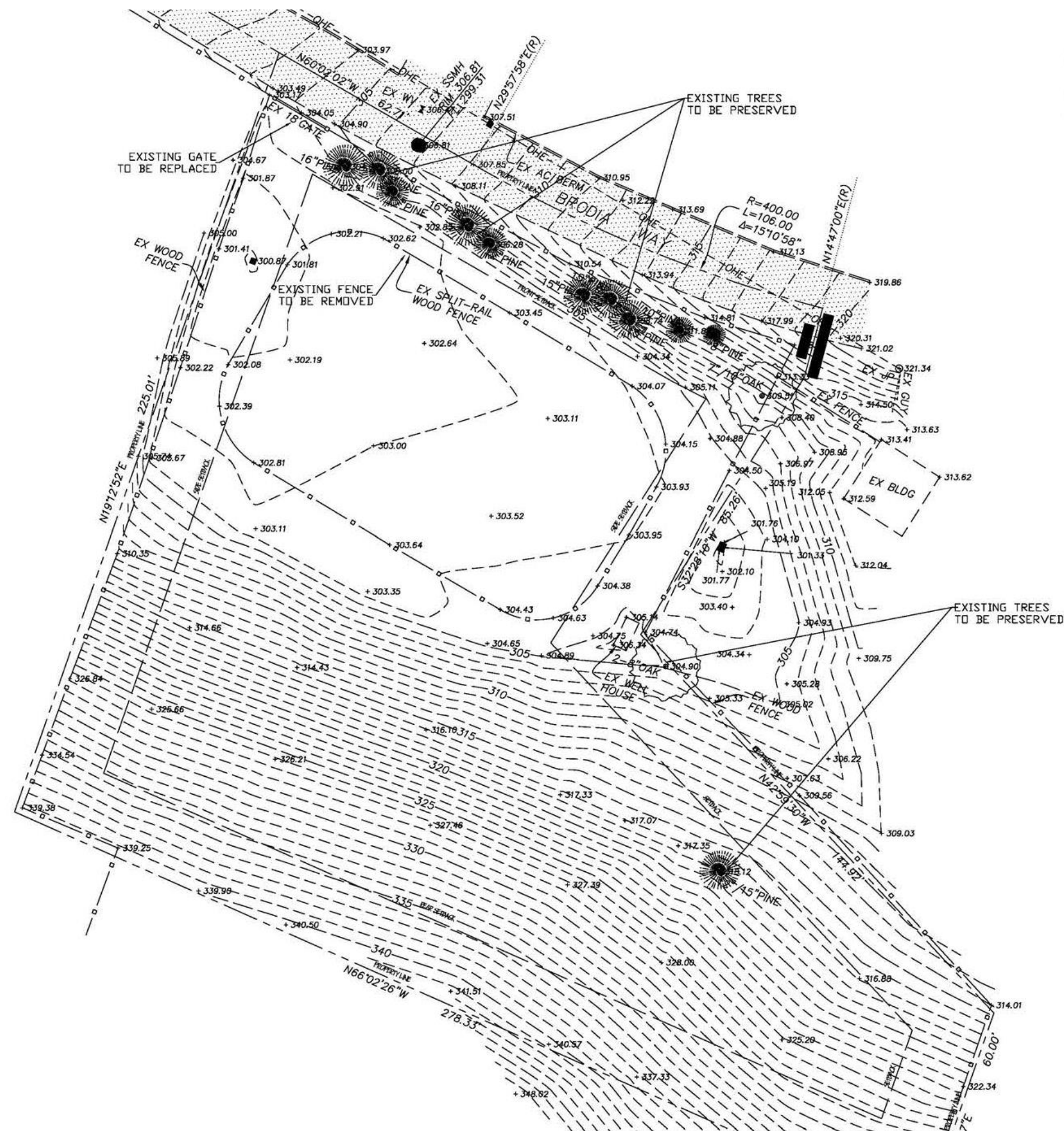


Current Site





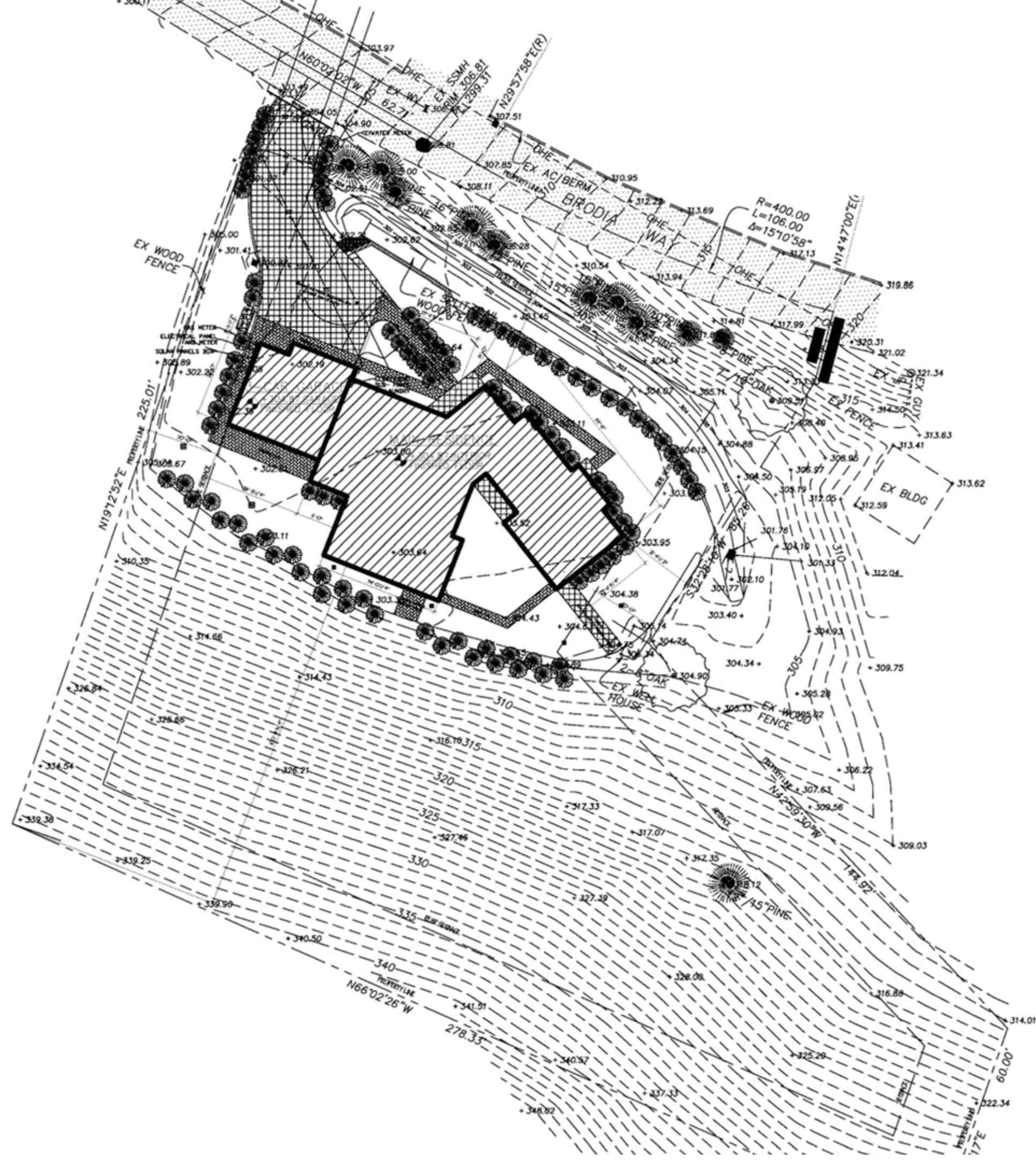
ALL EXISTING TREES WILL BE PRESERVED AND
UNDISTURBED BY PROPOSED SCOPE OF WORK..



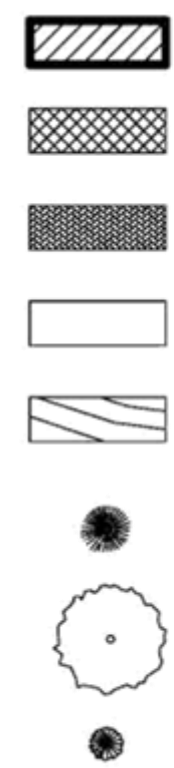
Existing Site Plan



Proposed Site Plan



LEGEND

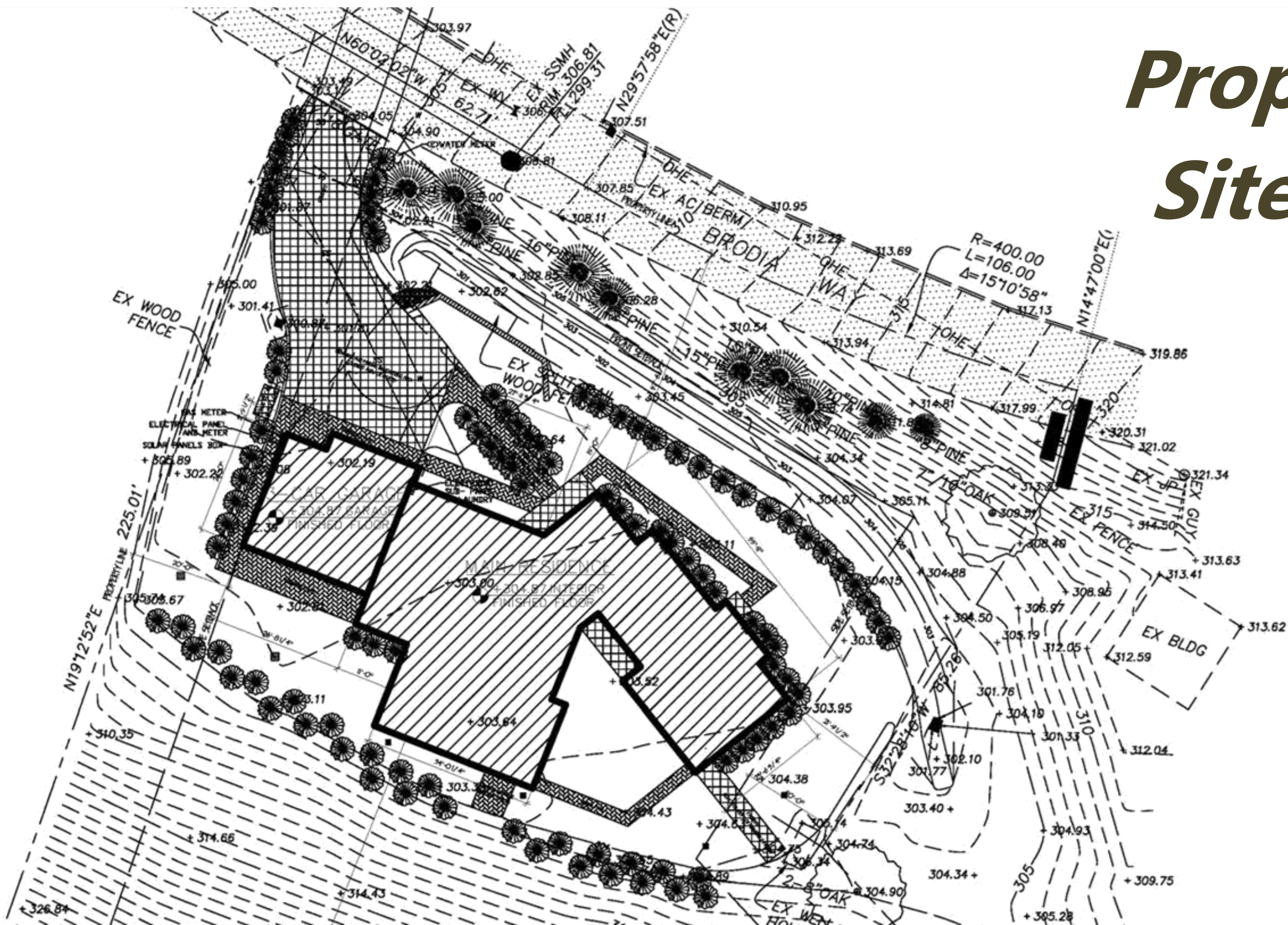


- BUILDING FOOTPRINT
- HARDSCAPE
- PERMEABLE PAVERS
- FLAT AREAS AROUND THE HOUSE
PERMEABLE LANDSCAPE GRAVELS OR NATIVE GRASS
- HILLSIDE NATIVE WILD GRASS
- EXISTING PINE TREE PRESERVED
- EXISTING OAK TREE PRESERVE
- NEW LOW MAINTENANCE NATIVE SHRUBS AND MULCH GROUND COVER

IMPERVIOUS AREA CALCULATIONS

3,661 sq. ft.
1,695 sq. ft.
900 sq. ft. @ 50% = 450 sq. ft.
TOTAL = 5,806 sq. ft.

N





① EAST SIDE*



② WEST SIDE*



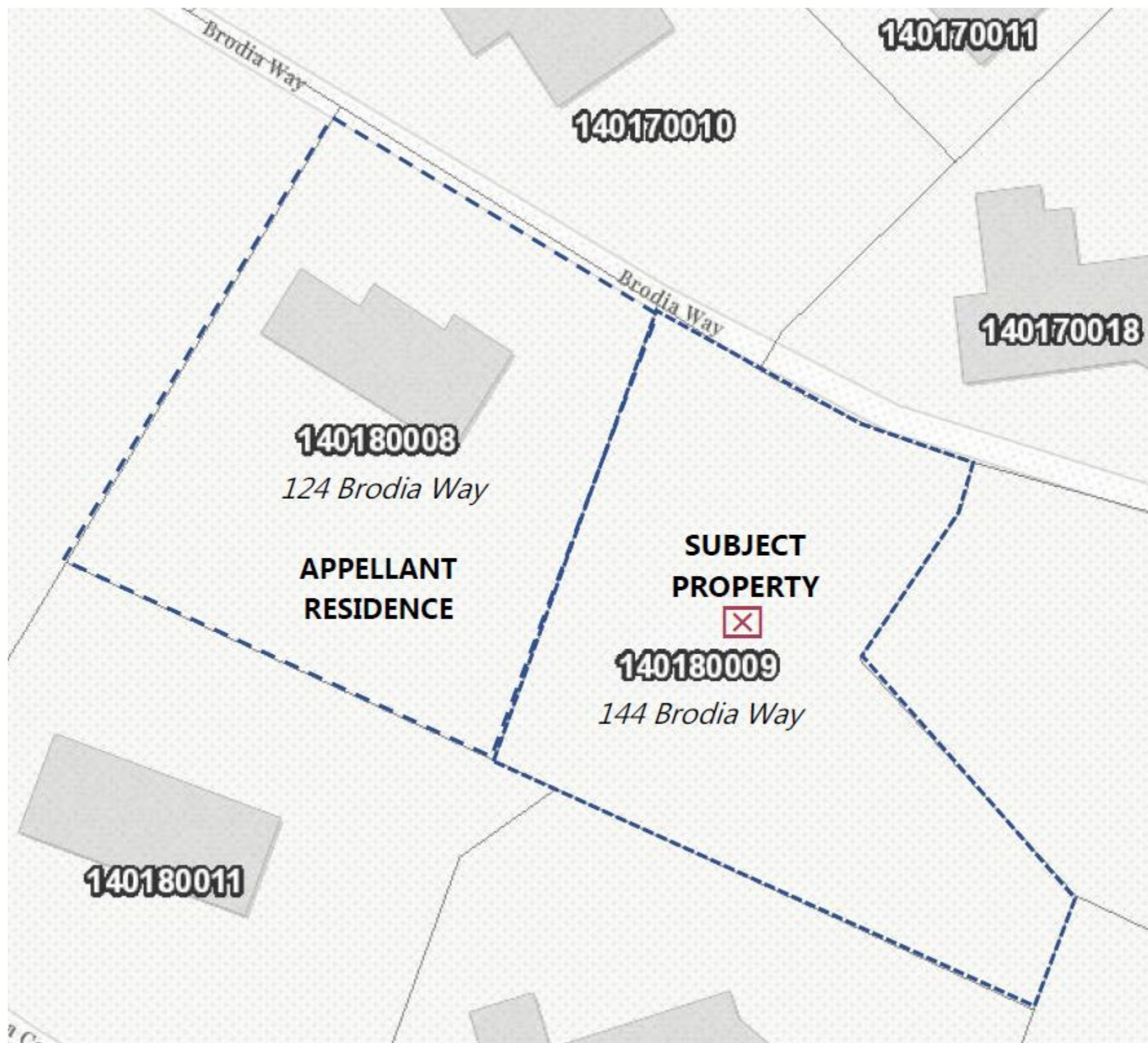
③ SOUTH SIDE*



④ ENTRY COURT FROM BRODIA WAY*

*VIEWS OF HOUSE AND TERRAIN CONCEPTUAL MODEL FOR ILLUSTRATION PURPOSES



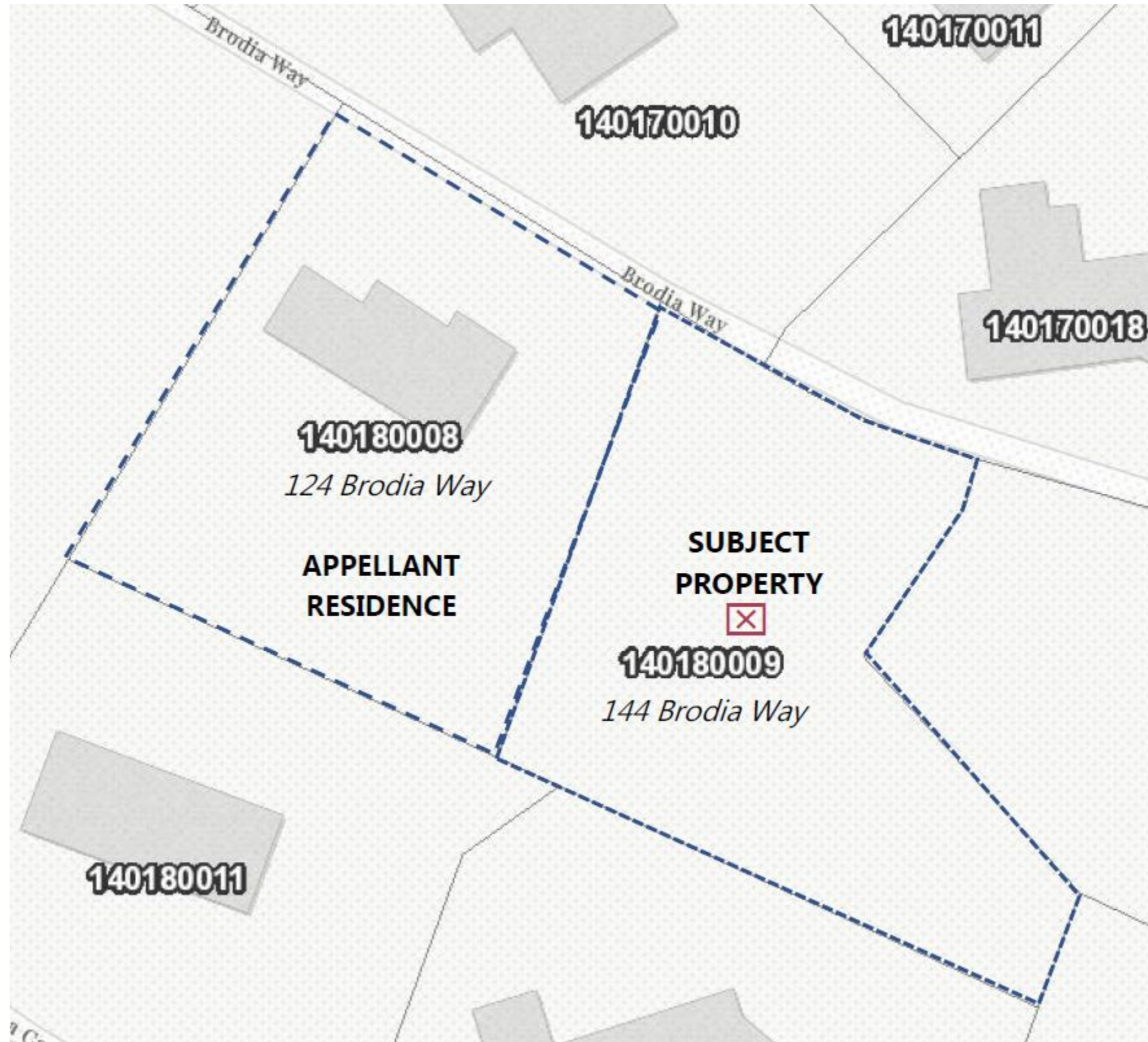


Appeal

Appellant: Ezzat Akbari

Address: 124 Brodia Way

The appellant contends that the subject property has a history of flooding and has the potential to impact his property during winter storms.



Staff Response

- Prior to Planning submittal, the owner was instructed to acquire a Drainage Permit. He has finalized the process with Public Works and received a draft Flood Control Permit.
- Grading staff provided additional review on the proposed new residence, and the proposed grading work and indicated no concerns regarding run-off.
- In order to ensure all proper measures have been addressed, staff has included Conditions of Approval #9 and #10



Staff Recommendation

1. OPEN the public hearing on an appeal of the County Planning Commission's approval of a tree permit, RECEIVE testimony, and CLOSE the public hearing.
2. DETERMINE that the project is categorically exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15303(a) (new construction of one single-family residence).
3. DENY the appeal by Ezzat Akbari.
4. APPROVE a tree permit to work within the dripline of eleven code protected trees for the purpose of constructing a new single-family residence on a vacant lot located at 144 Brodia Way in the unincorporated Walnut Creek area (County File #CDTP21-00031).
5. APPROVE the attached findings and conditions of approval.
6. DIRECT the Department of Conservation and Development to file a Notice of Exemption with the County Clerk

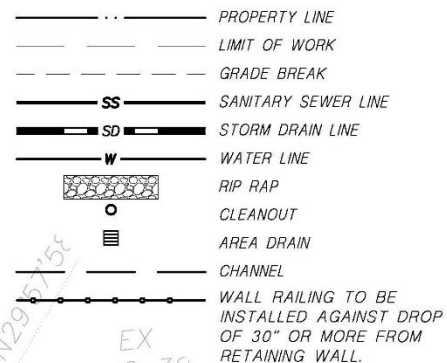


Questions?



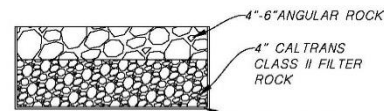
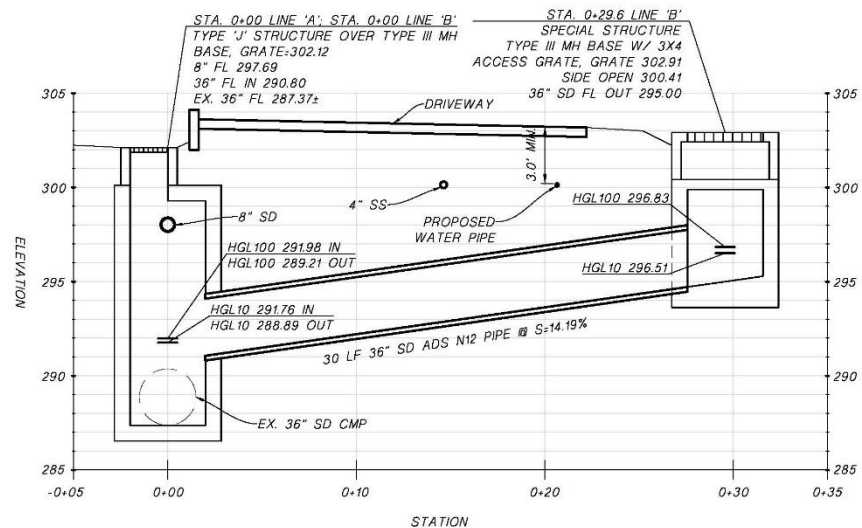
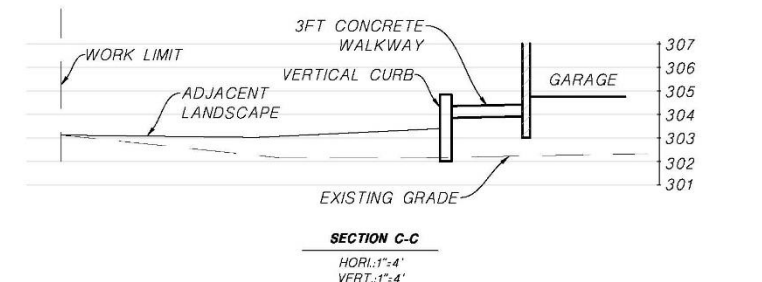
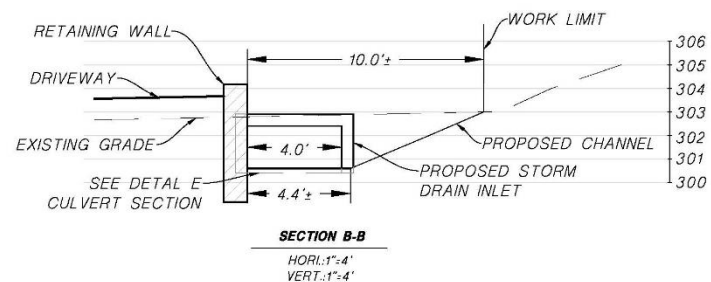
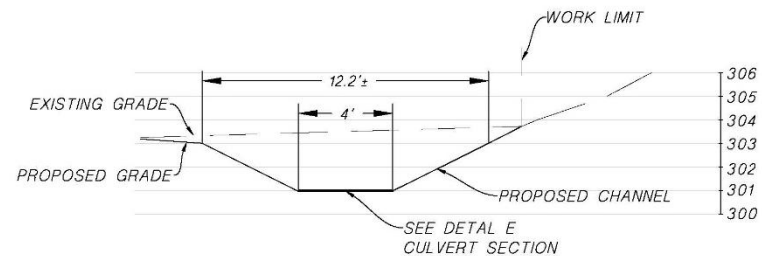


LEGEND



ABBREVIATIONS

SS	SANITARY SEWER
SD	STORM DRAIN
MH	MANHOLE
SSCO	SANITARY SEWER CLEANOUT
AD	AREA DRAIN
STA.	STATION
FL	FLOWLINE
XING	PIPE CROSSING
B.O.P	BOTTOM OF PIPE
T.O.P	TOP OF PIPE
EX.	EXISTING
C	CONCRETE
TC	TOP OF CURB
G	GROUND (LANDSCAPE)
TW	TOP OF WALL
BW	BOTTOM OF WALL
FF	FINISHED FLOOR



DETAIL E

CULVERT SECTION PER GEOTECH RECOMMENDATIONS
NOT TO SCALE



Grading Site Plan