

# Meeting Supporting Documents

## Zoning Administration 9/23/2020 Regular Meeting

Links to the official agenda(s), board letters and supporting documents are found here. If an item number is blue then a board letter is available for it, so click the item number to view the board letter. If an item has any supporting documents, they will be displayed by the item number. The document's title is a link to the actual document. The attachment type and file size are listed next to the title. Please see the agenda link(s) below for the official PDF agenda(s).

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### 2A Hindawi Residence / Orion Hindawi / Viewshed application #P19-00469-VIEW

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following area: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a Viewshed application to allow the following: a) construction of a new 13,685 square foot residence; 1,000 square foot guest cottage; three car garage and two carports; pool, covered pavilions and patios; and associated landscaping improvements, b) development of an approximately 1,000-foot long new access driveway, including retaining walls, turnouts and emergency access turnaround; c) installation of a wastewater system and associated infrastructure; and, d) use of an existing groundwater well and construction of four (4) 10,500-gallon concrete water storage tanks. The Project includes approximately 6,100 cubic yards of cut and approximately 5,200 cubic yards of fill to create level building areas and vehicle parking and turnaround areas. The project is located on approximately 2-acres on a ±58.1-acre parcel within the Agricultural Resource (AR) General Plan designation and AP (Agricultural Preserve) Zoning District. 1275 and 1277 State Lane, APN:031-160-026.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Viewshed application subject to the recommended Conditions of Approval.

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**Applicant Contact:** Orion Hindawi, State Lane Knoll, LLC, 53 Crest Road, Oakland, CA 94611 (510) 207-2110, or [orion.hindawi@gmail.com](mailto:orion.hindawi@gmail.com)

#### Supporting Documents

- A [Recommended Findings](#) ( Adobe PDF - 59 kb )
- B [Recommended Conditions of Approval and Final Agency Approval Memos](#) ( Adobe PDF - 1200 kb )
- C [Initial Study/Mitigated Negative Declaration](#) ( Adobe PDF - 301 kb )
- D [Public Comments](#) ( Adobe PDF - 318 kb )
- E [Viewshed Application Packet](#) ( Adobe PDF - 190 kb )
- F [Biological Study](#) ( Adobe PDF - 4944 kb )
- G [Graphics](#) ( Adobe PDF - 69198 kb )