

# Public Hearing Request Letter

**February 8, 2025**

**To:** Contra Costa County Department of Conservation and Development

**Attn:** Allison Seoane

**RE:** Notice of Intent to Recommend Denial of Variance Review Application

**Site Address:** 3565 Willow Road, Bethel Island; APN: 029-100-014

**County File:** #CDVR24-01060

I am writing to you to request a public hearing regarding a variance review application for a detached garage, county file #CDVR24-01060. The garage is necessary due to the unique location of my property, which faces Piper Slough and is significantly affected by north winds and storms coming through Frank's Tract that cause damage to my dock and boat. I plan to use the garage to store my boat, trailer, and truck to protect them from theft and damage, especially since I do not reside on the island full-time. The size of the structure is needed to accommodate the size of my boat/trailer and is consistent with the neighborhood, does not obstruct views from neighboring homes, and aligns with the intent of the land use district. I acknowledge my initial oversight in not obtaining a permit and want to clarify that the structure will not be used for business or rental purposes.

Based on the two county code sections referred to in the notice I received from the County, the following findings support granting a variance.

**Code 26-2-2006**

1. The structure is consistent with other structures on the island and in the land use district. **See attached pictures.**
2. The unique location of our property faces the opening to Piper Slough from Frank's Tract, which is in the direct path of the north winds and storms that are prevalent throughout the year. These storms bring 3- or 4-foot waves, causing damage to my dock and boat and posing a risk to my boat breaking loose from the lift. All of the other homes along the Slough have some protection from the weather. My property takes the brunt of all of the storms. **See the attached map of my location.**
3. The intent and purpose of the land use district is for a single-family residence (use code 11), and a garage is a standard structure that is a part of a single-family residence. The size and height of the structure are essential for accommodating my boat, trailer, and truck. There have been numerous thefts on the island, including incidents involving immediate neighbors. Although we have recently installed security cameras, they have not deterred criminal activity. Additionally, we do not reside on the island full-time, which leaves our property vulnerable for extended periods. The view from our

neighbors' homes remains unobstructed, as the garage is positioned close to the front of the house facing the street. There is ample driveway space on our property, eliminating the need for street parking. The design of the houses in the neighborhood maximizes water views, and the structure does not hinder these views or their sightlines to the street. Neither neighborhood has raised concerns regarding the structure.

**Code 26-2-2008**

1. The structure is not detrimental to the health, safety or general welfare of the county. It will only be used to park my boat, trailer and vehicle.
2. The architecture on the island is distinctive, and our structure contributes positively to the environment. The structure does not adversely affect the orderly development of property within the county. It is one structure on one residential lot that is not in the way of new developments.
3. The structure adds value to the property, increasing property values for the neighborhood. Many homes on the street are cluttered with excessive vehicles and debris, creating an eyesore for the community. **See attached pictures.** Rodents and wildlife have been observed emerging from these properties at night. The structure itself is a beautiful addition, consistent in color and architectural style with nearby homes.
4. The structure does not affect the policy and goals as by the general plan because it part of the single-family residence on the property.
5. The structure does not create a nuisance or enforcement problem within the neighborhood. Neither neighborhood has raised concerns regarding the structure.
6. The structure does not encourage marginal development within the neighborhood. It is a garage to store my boat, trailer and truck when they are not in use.
7. The property characteristics are unique in its exact location and positioning on the protruding corner in direct line with the opening of Piper Slough from Frank's Tract and is not protected from the strong winds and storms. The rest of the homes along Piper Slough have some sort of protection from the weather, making my property unique.

Regards,

George Navarro, Jr

Owner of 3565 Willow Road and Applicant for Variance Request

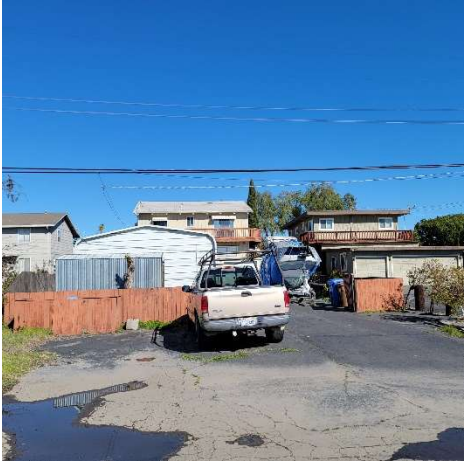
# Map of Home Location and Wind Direction



**Similar Structures**



**Neighboring Eye Sore Properties**



**Project Photo (garage requesting variance)**

