



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 4, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/83831039285>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2a. STACY HAGERSTRAND/BUILD-TEK INC. (Applicant) - 55 HOWE ROAD INVESTORS LLC (Owner), County File CDLP20-02048: The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road. The project site is located at 0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008) (Continued from 07.21.2025) GF [25-3051](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ADVANCE TELECOM, INC. (Applicant & Owner), County File CDLP23-02008: The applicant requests Land Use Permit approval to establish a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22-acre corner lot fronting Bethel Island Road at Stone Road. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking for 11 to 13 light/medium duty field vehicles, and for the storage of materials and equipment (e.g. trailers, cable spools, conduit, vault enclosures, etc.). The project site consists of a +13,760 square-foot paved area near the property's Bethel Island Road frontage for parking, as well as a +22,275-square-foot compacted gravel area east of the paved area providing additional parking and equipment/material storage areas. The proposed contractor's yard would serve as a morning meeting place for the contractor and their employees. Employees would visit the site every morning, parking their personal vehicles on site within the designated employee off-street parking area before leaving the site in a company truck to travel to the day's jobsite. An existing 260-square-foot office building would be used for the contractor or employees to perform administrative office duties, or to hold morning meetings with construction employees. The project does not propose any new buildings or structures and would not require any employees to be on site full-time. The subject property is located at 6130 Bethel Island Road, in the Bethel Island area of unincorporated Contra Costa County. (APN: 031-093-033, Zoning: R-B Retail Business District, -CE Cannabis Exclusion and -FH Flood Hazard Combining Districts) AV [25-3052](#)

Attachments: [01 CDLP23-02008 Findings and COAs_ZA](#)
[02 Maps and Plans](#)
[03 Agency Comments](#)
[04 LP23-2008 ISMND_draft 09.05.24](#)
[05 CDLP23-02008 MMRP](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 18, 2025.