



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 7, 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 MINOR SUBDIVISION: PUBLIC HEARING

- 2a** SHELLY BUTLER, KIER & WRIGHT (Applicant) - TOM FEHR, SVI FORNI LLC (Property Owner); County File #CDMS24-00023: A request for approval of a tentative map to subdivide an existing multi-tenant industrial property into five commercial condominium units for the purposes of individual ownership. The subject property is located at 5020 Forni Drive in the unincorporated Concord area of Contra Costa County. Zoning: Light Industrial (L-I); APN: 159-362-003 [25-2781](#)

Attachments: [Attachment A - Findings and Conditions](#)
 [Attachment B - Maps](#)
 [Attachment C - Site Photos](#)
 [Attachment D - Project Plans](#)
 [Attachment E - Agency Comments](#)

3 LAND USE PERMITS: PUBLIC HEARING

- 3a** LOUIS MIRAMONTES (Applicant), LOUIS AND KRISTI MIRAMONTES (Owners), County File CDLP23-02056: The applicant requests approval of a Land Use Permit and Small Lot Design Review to construct a 2,840 square-foot second single-family residence with an attached 536 square-foot garage and a new driveway on a substandard size lot. The applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey). The project site is located at 6621 Johnston Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-20 Exclusive Agricultural District) (Assessor's Parcel Number: 204-120-015) DL [25-2782](#)

Attachments: [Attachment A - Findings and COAs](#)
 [Attachment B - Maps](#)
 [Attachment C - Agency Comments](#)
 [Attachment D - CHRIS Summary Letter](#)
 [Attachment E - Project Plans](#)
 [Attachment F - MND](#)
 [Attachment G - MMRP](#)

- 3b** MELISSA GONZALEZ, J5 INFRASTRUCTURE PARTNERS (Applicant) - [25-2783](#)
JANET D MCELLEY TRUST (Owner), County File #CDLP24-02033: The applicant is requesting approval of a Land Use Permit, to modify a previously approved Land Use Permit #CDLP22-02051, for an AT&T wireless telecommunications facility. The proposed facility includes an approximately 170' tall faux water tower with 9 new antennas. Other ground equipment includes a new 30 KW generator and AT&T equipment shelter. A 10' wide access/utility easement is proposed with this project. The project is located at 5707 Highland Road in the unincorporated San Ramon area of Contra Costa County. (Zoning: A-20 Exclusive Agricultural) (Assessor's Parcel Number: 205-090-006 and 205-090-007)
CEQA: An addendum to a Mitigated Negative Declaration has been completed for the project. DRW
- Attachments:** [Attachment A - Findings and COAs](#)
[Attachment B - Addendum to Adopted Neg Dec](#)
[Attachment C - Previously Approved Initial Study and Mitigated Negative Declaration](#)
[Attachment D - Agency Comments](#)
[Attachment E - Maps](#)
[Attachment F - Project Plans](#)

4 WIRELESS ACCESS PERMIT: PUBLIC HEARING

- 4a VERIZON WIRELESS (Applicant) - Contra COSTA COUNTY PUBLIC WORKS DEPARTMENT / NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File CDWA25-00009: The applicant requests approval of a Wireless Access permit to allow for the continued operation of an existing Verizon wireless telecommunications facility located on an existing utility pole within the Marsh Creek Road public right-of-way, which was originally established under Land Use Permit #CDLP13-02055. The project includes the removal of an existing 30' utility pole and the installation of a new 37'6"-tall replacement pole at the same location. Additionally, the project includes the removal and replacement of two (2) existing antennas and associated radio equipment presently mounted to the existing utility pole. The two (2) proposed new antennas would be affixed at the end of wooden cross arms, extending horizontally 2'6" from the eastern and western sides of new utility pole. The subject property is located within the Marsh Creek Road public right-of-way, along the northern side of the roadway adjacent to the property addressed 14101 Marsh Creek Road in the Clayton area of unincorporated Contra Costa County. (APN: ROW 078-140-010, Zoning: A-2 General Agricultural District) CP [25-2784](#)

Attachments: [Attachment A - Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Agency Comments](#)
[Attachment D - CHRIS Summary Letter](#)
[Attachment E - Project Plans](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)

5 REVOCATION: Public Hearing

- 5a** SMOKE DEPOT (Business) - MATTHEW POURABEDIN & ROYA IRANPOUR (Owner); AHMED DUBAIH (BUSINESS Owner) – A public hearing on the potential revocation of the legal non-conforming status of a tobacco retailing business, currently operating under the business name Smoke Depot, located at 3770 San Pablo Dam Road, El Sobrante, California. (Zoning: P-1.) (Assessor's Parcel number: 420-140-035.) The purpose of the hearing is to determine if cause exists to revoke the legal non-conforming status of Smoke Depot based upon the following: [25-2785](#)
1. Failure to comply with the terms, limitations and condition of the legal non-conforming status;
 2. Zoning code violations;
 3. The use for which the legal non-conforming status was granted has been so exercised as to be detrimental to the public health or safety or as to constitute a nuisance; and
 4. A license required for the conduct of the business on the premises covered by the legal non-conforming status has been suspended or revoked. EL

Attachments: [Attachment A - Revocation Findings CDSE22-00009](#)
[Attachment B - CDSE22-00009 Determination Letter-signed](#)
[Attachment C - Sheriff's Inspection Report](#)
[Attachment D - Contra Costa Health Notice of Suspension Hearing](#)
[Attachment E - Contra Costa Health Notice of Decision](#)
[Attachment F - Health Department Site Visit Photos 4.18.2024](#)
[Attachment G - Administrative Notice Of Fine](#)
[Attachment H - County Health Department Timeline](#)