



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 3, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-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://cccounty-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. OWEN POOLE SDC DELTA COVES LLC (Applicant) - ANDREW COON (Owner), County File #CDMS24-00015: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 22,529-square-foot vacant lot into three lots. Parcel A will be approximately 8,016 square feet, Parcel B will be approximately 6,798 square feet and Parcel C will be approximately 7,715 square feet. The minor subdivision will re-establish Lots 263, 264 and 265 of Tract 6013, as the three lots were merged under CDLL20-00015. No residential development is proposed at this time with this project. The project site is addressed 485 Halcyon Place, in the Bethel Island area of the County. (Zoning: P-1, Planned Unit District) (APN: 031-210-060) EL [25-529](#)

Attachments: [Attachment A CDMS24-00015 Findings and COA](#)
[Attachment B CDMS24-00015 Maps](#)
[Attachment C CDMS24-00015 Agency Comment](#)
[Attachment D CDMS24-00015 Tentative Parcel Map](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 17, 2025.