

MAY 03 2024

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 6, 2024

ZONING ADMINISTRATOR HEARING ROOM
30 MUIR ROAD
MARTINEZ, CA 94553

BY: _____
BYRON MAC
C/O LEA CASTLEBERRY
SUPERVISOR BURGESS OFFICE
DISTRICT III

1:30 P.M.

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://ccccounty-us.zoom.us/j/89580629496>. 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.

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1. PUBLIC COMMENTS:
2. NOTICE OF FINE APPEAL: CONTIUED HEARING:
- 2a SHEILA CROSS -This is a continued appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF22-00638. This case is for violation(s) of the preliminary installation and then storage of a mobile home on the property not adequately screened from public view. The site address is 5430 Sellers Ave, Oakley (Zoning: A-3) (APN# 020-050-003). (continued from March 4, 2024, L. Cross) CF Staff Report
3. NOTICE OF FINE APPEAL:
- 3a FARMSMART LLC -This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00216. This case is for violation(s) of the storage of 3 shipping containers/office trailers in an A-3 zoning district (Uses permitted in an A-3 Zoning District; 84-40.402.) and the storage of a travel trailer at the property. (Storage of mobile homes, travel trailers, and camp cars, vessels, and vessel trailers; 84-68.1404.). The site address is 1225 Quail Trail, Knightsen, (Zoning: A-3) (APN# 015-090-033) CF Staff Report
4. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING:
- 4a MILANI & ASSOCIATES (Applicant) - CRISTOBAL HERNADEZ CRUZ (Owner), County File CDMS20-00011: The applicant requests approval of a Vesting Tentative Map for a two-lot Minor Subdivision application to subdivide a 10-acre lot into a 5-acre Parcel A and a 5-acre Parcel B. Parcel A is vacant. Parcel B includes a barn in the northeastern portion of the parcel. The Vesting Tentative Map shows building pads to accommodate a future single-family residence and a future detached accessory dwelling unit on each parcel, along with proposed locations for wells, septic systems, and detention basin improvements; however, residential development of the parcels is not part of this application. Access to the parcels would be provided by Wildhorse Road,

a private road that provides access to the parcels from Sellers Avenue to the west and Knightsen Avenue to the east. The applicant is also requesting an Exception to the requirements and regulations of County Code Division 914 (Collect and Convey). The project site is located at 0 Wildhorse Road, approximately 865 feet east of Sellers Avenue, in the Knightsen area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 020-010-023) AV Staff Report

5. VARIANCE: PUBLIC HEARING

- 5a CARL ADAMS (Applicant and Owner), County File #CDVR23-01026: A public hearing request for a Variance application in which the applicant is requesting approval of two variances and a tree permit. The variances include a zero-foot front yard setback, where 20 feet is the minimum required, for the construction of a driveway platform structure, and a 15-foot front yard setback, where 20 feet is the minimum required, for the construction of a driveway platform and carport structure. The two structures will provide driveway access from Dolan Way and off-street parking for a proposed 5,104 square-foot two-story single-family residence with a 500 square-foot junior accessory dwelling unit on a vacant lot. The tree permit authorizes the removal of four (4) code-protected trees, which include three (3) coast live oaks ranging in size from 7.5 inches to 27.1 inches in diameter, and one (1) red willow measuring 10 inches in diameter for the construction of the new residence, driveway platform, and carport structure. The subject property is located at 2754 Limerick Road in the unincorporated San Pablo area of Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 403-152-020) NS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 20, 2024.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 20, 2024
ZONING ADMINISTRATOR HEARING ROOM
30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

MAY 13 2024

BY: _____

1:30 P.M.

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1. PUBLIC COMMENTS:
2. LAND USE PERMIT: PUBLIC HEARING
 - 2a. VIRTUAL SITE WALK, LLC ON BEHALF OF CROWN CASTLE (Applicant) - 95 FIRST AVE N LLC (Owner), County File #CDLP22-02071. The applicant requests approval of a Land Use Permit to allow for the continuing operation of an existing Crown Castle wireless telecommunications facility previously approved under Development Plan Permit #CDDP96-03017 and currently in use by T-Mobile, with proposed minor equipment modifications. The project is located 95 1st Avenue N. in the unincorporated Pacheco area. (Zoning: General Commercial, CO); (Assessor's Parcel Number: 125-240-029) SS Staff Report
 - 2b. CARMEN GONZALEZ (Applicant) - JAMES NEVIS (Owner), County File #CDLP23-02043: The applicant requests approval of a Land Use Permit to establish an automotive smog check business within an existing building. No signage is proposed at this time and no improvements are proposed to the building. The project includes a request for a deviation to the Bay Point Planned Unit District standards to allow two off-street parking spaces where seven are required. The subject property is located at 2258 Willow Pass Road, in the Bay Point area of Contra Costa County. (Zoning: P-1 Bay Point Planned Unit District) (Assessor's Parcel Number: 096-016-020) DL Staff Report
 - 2c. DELARAM MOUSAVI AND NIMA RAFIBAKHSH (Applicants and Owners), County File #CDLP23-02020: The applicant requests approval of a land use permit to allow a child care facility for approximately 48 children located within an existing residential building and will provide nine parking spaces. The project includes a variance request to the driveway aisle width of 24 feet (where 25 feet is required) for one-way travel. The project also includes interior and exterior renovations and site improvements. The subject property is located at 3001 Woodlawn Drive in

the unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-10) (APN: 148-112-004) JRC Staff Report

- 2d. NATHAN WATKINS (Applicant) - CARNELIAN HOLDINGS LLC (Owner), County File #CDLP23-02046: The applicant requests approval of a Land Use Permit to allow a residential care facility for the elderly for up to 18 persons. The project also includes the construction of a two-story, approximately 2,342-square-foot addition to the existing residential care facility and is proposing six total parking spaces. The project includes a variance to the off-street parking driveway aisle width of 16'-5" (where 25' is the required for two-way travel). The project includes approximately 67.6 cubic yards of cut and approximately 33.8 cubic yards of fill for site improvements. The project is located at 2374 Warren Road, in the Unincorporated Walnut Creek area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-120-071) EL Staff Report
- 2e. THOMAS BRAGG (Applicant/Owner), County File CDLP24-02003: The applicant requests a Land Use Permit to establish a Residential Care Facility for the Elderly (RCFE) for up to 9 residents, which would expand an existing 6-resident RCFE. The project does not include a physical expansion of the facility. The project site is located at 15 Glen Creek Lane, in the unincorporated Walnut Creek area. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 188-031-023) JL Staff Report
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. ASHLEY MUNCE (Applicant) - CENTURY COMMUNITIES OF CALIFORNIA, LLC (Owner), County File #CDDP24-03002: The applicant requests approval of a Substantial Modification to Development Plans #CDDP09-03029 (Newport Pointe Subdivision) and #CDDP91-03025 (Discovery Bay West Subdivision) to allow grading and site improvements on Parcel J. The proposed site improvements will include trenching on Parcel J to allow utility connection from the Newport Pointe Subdivision to the Town of Discovery Bay's sanitary sewer system, and grading between the southern portion of Parcel J and the northern portion of Newport Pointe Subdivision. The subject properties are located at the intersection of Newport Drive and Slifer Drive in the Discovery Bay area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Numbers: 011-220-013 and 011-350-010) DL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 20, 2024.

RECEIVED

APR 12 2024

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, APRIL 24, 2024
6:30 p.m.
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

TO JOIN THE MEETING VIA ZOOM CLICK THE FOLLOWING LINK:

<https://cccouny-us.zoom.us/j/83239430053>

TO JOIN THE MEETING BY PHONE CALL THE FOLLOWING NUMBER:

Call-In Number: 1-888-278-0254

Access Code: 198675

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

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For assistance with remote access, please contact County staff at (925) 494-4516.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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****** 6:30 P.M. ******

1. PUBLIC HEARINGS

- a. DANNY A. HAMBY AND KENNETH GARDNER (Appellants) – RENEWABLE AMERICA, LLC (Applicant) – JEFFREY JAY JESS (Owner), County File CDLP22-02036: This is an appeal of the Zoning Administrator's decision to approve a Land Use Permit for a commercial solar energy facility on a 7.02-acre portion of the 14.27-acre project site. The facility includes a solar panel array generating 2.82

megawatts of solar energy and a 5.22-megawatt battery storage system. The facility would interconnect with Pacific Gas and Electric Company's existing electrical distribution system along the Byer Road frontage of the project site. The applicant is also requesting an Exception to the requirements and regulations of County Code Division 914 (Collect and Convey). The Commission will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The project site is 0 Byer Road, immediately east of 3600 Byer Road, in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District, -SG Solar Energy Generation Combining District) (APN: 002-030-018) AV Staff Report

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, MAY 8, 2024, AT 6:30 P.M.

RECEIVED

MAY 14 2024

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 22, 2024
6:30 p.m.
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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****** 6:30 P.M. ******

1. PUBLIC HEARINGS
2. STUDY SESSIONS

- a. ENVISION ZONING UPDATE REPORT: County File No. CDZT24-00001 - Conduct a Study Session on the Zoning Update Report (ZUR). The ZUR is the initial step in identifying existing issues and

recommending revisions and improvements to the County Zoning Code as part of the Envision Contra Costa Project. JL Staff Report

3. PUBLIC COMMENTS
4. STAFF REPORT
5. COMMISSIONERS' COMMENTS
6. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE
WEDNESDAY, JUNE 12, 2024, AT 6:30 P.M.**