

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, APRIL 15, 2024

ZONING ADMINISTRATOR HEARING ROOM
30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

APR 05 2024

1:30 P.M.

7: _____

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:

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1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. 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

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. THERESA AMURAO, SGPA ARCHITECTURE AND PLANNING (Applicant) - DWF V 2999 OAKL LLC (Owner), County File CDLP24-02005: The applicant requests approval of a Land Use Permit to add outdoor entertainment to the restaurant at 2999-A Oak Road. The entertainment will be subsidiary to the restaurant use and will include televisions, audio speakers, and live music performances, both amplified and non-amplified, in the restaurant's outdoor dining area. The project site is 2999 Oak Road in the Contra Costa Centre area of

unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District; -CE, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 148-250-091) MLL Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. LOREN MOORE, LOREN MOORE CONSTRUCTION INC. (Applicant) - MARSHALL AND JENNIFER WHITE (Owners), County File CDDP23-03031: The applicant requests approval of a Kensington Design Review Development Plan to allow a 19-square-foot exterior addition to an existing residence and the legalization of an existing 387-square-foot attached carport that results in a total gross floor area of approximately 3,079 square feet, which will exceed the 2,300 square-foot Kensington Combining District gross floor area threshold. A Variance is requested as part of the application, to allow a front yard setback of 3 feet where a minimum of 20 feet is required, a side yard setback of 0.5 feet where a minimum of 3 feet is required, and an aggregate side yard setback of 3.5 feet where a minimum of 8 feet is required. The project site is located at 418 Colusa Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 571-320-013) GF Staff Report
- 4b. RCI STATION PLAZA LLC (Applicant) - RCI STATION PLAZA LLC & DAVID KAROL (Owners), County File #CDDP23-03035. The applicant requests approval of a Development Plan permit pursuant to County File #CDDP84-3060 to allow personal health and dental services as defined in the Pleasant Hill BART/Contra Costa Centre Specific Plan within an existing office building. No development or signage is proposed. The project is located at 3100 Oak Road in the unincorporated Walnut Creek area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 148-202-057) SS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 6, 2024.

*****REVISED*****

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 18, 2024

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1. PUBLIC COMMENTS:

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

2a. MELBA D MYGRANT TRE (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) (APN: 001-031-022) (Continued from 12/18/23 RH) CF Staff Report

2b. GAIL L. FUGERE TRE (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00453. This case is for violation(s) for a car wash and detailing business operating in a P-1 Zoning District. The site address is 3000 Golden Meadow Dr, Alamo, CA 94507 (Continued from 02/21/2024 RH) LT Staff Report

3. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

3a. CHUCK MCCALLUM, KIER + WRIGHT (Applicant) - JOHN SATHRI (Owner), County File CDMS21-00014: The applicant requests approval of a Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 20.07-acre lot into a 9.20-acre Parcel A, a 5.42-acre Parcel B, and a 5.45-acre Parcel C. Parcel A includes two existing single-family residences. Parcels B and C would be vacant. The Tentative Parcel Map shows building pads to accommodate future single-family residences on Parcels B and C; however, development

of the parcels is not part of this application. Access to the parcels would be provided by a private road that is currently partially paved and provides access to Parcels A and C with the remainder an existing gravel roadway that would be paved to provide access to Parcel B. The project site is 30-32 Century Oaks Court in the San Ramon area of unincorporated Contra Costa. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 211-010-035) (Continued from 03.04.2024 WRN) GF Staff Report

4. RECONSIDERATION REQUEST: PUBLIC HEARING

- 4a. KEVIN GALLAGHER ON BEHALF OF AT&T WIRELESS (Applicant) - ALHAMBRA CREEK RANCH LLC (Owner), COUNTY FILE #CDLP23-02009: This is a request for a reconsideration of the County Zoning Administrator's approval of a Land Use Permit to establish a new AT&T wireless telecommunications facility. The request is for a reconsideration of Condition of Approval #30, which requires the applicant to plant 16 new trees required for restitution for approved tree removal. The subject property is located approximately 1,370 feet south of the intersection of Alhambra Valley Road and Briones Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-20 and A-2) (Assessor's Parcel Number: 365-140-009) EL Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

- 5a. MARIA FERNANDO FOR NEOWORKS (Applicant) - NIKHIL PATEL (Owner); County File #CDLP23-02026: The applicant requests approval of a Land Use Permit to allow the establishment of an auto repair shop in an existing tenant space where there is also a Valero gas station. The auto repair services that will be provided are related to vehicle maintenance and repair such as brake services, oil change, suspension, transmission, engine tune-ups, and spark plug replacements. The subject property is located at 3753 San Pablo Dam Road in the El Sobrante area of unincorporated Contra Costa County. Zoning: El Sobrante Planned Unit area (P-1); APN: 420-021-022 DV Staff Report
- 5b. RENEWABLE AMERICA, LLC (Applicant) - JEFFREY JAY JESS (Owner), County File CDLP22-02036: The applicant requests approval of 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 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

6. DEVELOPMENT PLAN: PUBLIC HEARING

- 6a. JORDAN MOSSA (Applicant & Owner), County File #CDDP23-03022: The applicant requests approval of a Small Lot Design Review Development Plan to construct an approximately 606-square-foot, single-story residential addition to an existing residence with an accessible concrete ramp. The project site is located at 2195 Olympic Boulevard, in the unincorporated area of Walnut Creek. (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-301-023) EL Staff Report

- 6b. DAVID GILL (Applicant) - DANIEL LEVINE (Owner); County File #CDDP24-03001: The applicant requests approval of a Kensington Design Review Development Plan for a 350 square-foot addition to the existing lower level, and a light well. The proposed development results in a gross floor area of 3,213 square-feet, which exceeds the threshold standard of 2,700 square-feet. The subject property is located at 233 Purdue Avenue in the Kensington area of unincorporated Contra Costa County. Zoning: Single-Family Residential, and Tree Obstruction of Views and Kensington Combining Districts (R-6, -TOV -K); APN: 570-191-015 DV Staff Report

3:30 P.M.

1. PUBLIC COMMENTS
2. SCOPING SESSION: PUBLIC HEARING
- 2a. ENVISION CONTRA COSTA (County File #GP18-0001): This is a study session to receive written and oral comments on the adequacy of the Draft EIR for the Contra Costa County 2045 General Plan and Contra Costa County Climate Action Plan 2024 Updates (aka *Envision Contra Costa*), which is Contra Costa County's initiative to update the County General Plan and Climate Action Plan. Further details about the Draft EIR and project are available for public review at <https://envisioncontracosta2040.org/documents/> or at <https://www.contracosta.ca.gov/6970/Envision-Contra-Costa-2040>. The public review and comment period for the Draft EIR began on Friday, February 9, 2024, and closes on Monday, April 8, 2024. Written comments on the adequacy of the Draft EIR must be submitted by 5:00 p.m. on Monday, April 8, 2024. For further details, contact Daniel Barrios, of the Contra Costa County Department of Conservation and Development, at (925) 655-2901 or AdvancePlanning@dcd.cccounty.us DB Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 1, 2024.

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- 6b. DAVID GILL (Applicant) - DANIEL LEVINE (Owner); County File #CDDP24-03001: The applicant requests approval of a Kensington Design Review Development Plan for a 350 square-foot addition to the existing lower level, and a light well. The proposed development results in a gross floor area of 3,213 square-feet, which exceeds the threshold standard of 2,700 square-feet. The subject property is located at 233 Purdue Avenue in the Kensington area of unincorporated Contra Costa County. Zoning: Single-Family Residential, and Tree Obstruction of Views and Kensington Combining Districts (R-6, -TOV -K); APN: 570-191-015 DV Staff Report

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1. PUBLIC COMMENTS:

2. NOTICE OF FINE APPEAL: PUBLIC HEARING

- 2a. SHEILA CROSS (Owner) This is an 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 views. The property address is 5430 Sellers Avenue, Oakley, California. (Zoning: A-3, Parcel Number #00-050-033) CF Staff Report

3. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

TO BE CONTINUED
AND RE-NOTICED TO
MARCH 18, 2024

- 3a. CHUCK MCCALLUM, KIER + WRIGHT (Applicant) - JOHN SATHRI (Owner), County File CDMS21-00014: The applicant requests approval of a Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 20.07-acre lot into a 9.20-acre Parcel A, a 5.42-acre Parcel B, and a 5.45-acre Parcel C. Parcel A includes two existing single-family residences. Parcels B and C would be vacant. The Tentative Parcel Map shows building pads to accommodate future single-family residences on Parcels B and C; however, development of the parcels is not part of this application. Access to the parcels would be provided by a private road that is currently partially paved and provides access to Parcels A and C with the remainder an existing gravel roadway that would be paved to provide access to Parcel B. The project site is 30-32 Century Oaks Court in the San Ramon area of unincorporated Contra Costa. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 211-010-035) (Continued from 02.21.2024 WRN) GF Staff Report

- 3b. ROBERT NEWELL (Applicant and Owner), County File CDMS22-00010: The applicant requests approval of a Tentative Parcel Map for a Two-Lot Minor Subdivision application to subdivide a 22,720 square-foot legal lot into two parcels, including a 10,000 square-foot Parcel A and a 12,720 square-foot Parcel B. An existing single-family residence on the lot would remain on Parcel A. Parcel B would be vacant. Residential development of Parcel B is not part of this application; however, if approved, the parcel may be developed with a single-family residence or other permitted uses within the R-7 Single-Family Residential Zoning District. A Tree Permit is requested as part of the application for construction work within the driplines of three code-protected trees, including two Coast Live Oak trees and one Eucalyptus tree, for installation of private roadway, sewer line, and water line improvements associated with future residential development on Parcel B. The applicant is also requesting Exceptions to the requirements and regulations of County Code Chapters 96-8 (Sidewalks and Paths), 96-10 (Underground Utilities), and 96-12 (Curbs and Gutters). The project site is 4642 Hilltop Drive in the El Sobrante area of unincorporated Contra Costa. (Zoning: R-7, Single-Family Residential District) (Assessor's Parcel Number: 425-072-017) AV Staff Report
4. LAND USE PERMIT: PUBLIC HEARING
- 4a. VIRTUAL SITE WALK, LLC ON BEHALF OF CROWN CASTLE, LLC (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #CDLP23-02039. The applicant requests approval of a Land Use Permit for the renewal of Land Use Permit CDLP13-02093, to authorize the continued operation of an existing Crown Castle wireless telecommunications facility, and to combine the expired Land Use Permit CDLP12-02076 under this Land Use Permit renewal request so that the two wireless carriers, AT&T and T-Mobile, can continue operating on the existing monopine. No modifications to the existing wireless telecommunications facility are proposed with this request. The project is located on the North side of Stone Valley Road, between Winestone Court and Stone Valley Oaks Drive in Alamo. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 193-620-007) NS Staff Report
- 4b. ELEVATED ENTITLEMENTS (Applicant) - AMBROSE RECREATION AND PARK DISTRICT, DAVID AND VIRGINIA JACOBSON, CARIBBEAN SOUTH AMERICAN HISPANIC COUNCIL (Owners), County File CDLP22-02029: The applicant requests approval of a Land Use Permit/Development Plan combination for a 100% affordable multi-family residential apartment complex consisting of 124 units in a stepped three and four-story 129,720 square-foot building. The project includes 2,630 square feet of commercial tenant space on the ground floor of the building, fronting Willow Pass Road and 17,500 square feet of landscaped courtyard areas. The project includes a State Density Bonus with parking reductions and increases in allowable floor area ratio and building height. The applicant is also requesting Exceptions to the requirements and regulations of County Code Division 914 for onsite collect and convey, and detention basins. The project site is 2855- 2867 Willow Pass Road in the Bay Point area of unincorporated Contra Costa. (Zoning: P-1, Planned Unit District) (Assessor's Parcel Numbers: 093-081-027, 093-081-028, and 093-081-029) AV Staff Report
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. YULY WANG CANYON DESIGN BUILD (Applicant) - PANDIT FAMILY TRUST (Owner), County File #CDDP23-03045: The applicant requests approval of a Kensington Design Review Development Plan to allow a new gross floor area of 3,157 square feet and a Variance to allow an approximately 14-foot 8-inch front setback (where 20' is the required minimum) for a 514 square-foot, two-story addition. The total gross floor area proposed exceeds the 2,700 square-foot threshold standard. The project is located at 237 Los Altos Drive, Kensington. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (Assessor's Parcel Number: 570-251-012) JL Staff Report

- 5b. AZADEH ESKANDARI NADDAF (Applicant) - KEVIN WAGNER & PARAND MALEKI (Owners), County File #CDDP23-03039. The applicant requests approval of a Development Plan/Kensington Design Review to allow the construction of interior and exterior improvements to an existing residence, including 871 square feet of residential additions and approximately 59 square feet of new covered porch/entry area that will result in a gross floor area that exceeds the 2,800-square-foot gross floor area threshold for the lot. The project also includes a Variance request to allow a 13.5-foot front setback (where 20 feet is required) for construction of a new covered front porch. The project is located at 74 Eureka Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6; -K, Kensington Combining District; and -TOV, Tree Obstruction of Views Combining District) (Assessor's Parcel Number: 572-234-001) SS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 18, 2024.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 4, 2024

ZONING ADMINISTRATOR HEARING ROOM
30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

FEB 27 2024

1:30 P.M.

BY: _____

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PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 18, 2024.

RECEIVED

FEB 23 2024

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, FEBRUARY 28, 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

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

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

1. PUBLIC HEARINGS

- a) DAVID S. PEARSON (Applicant) - CHRISTOPHER FOSKETT, SUCCESSOR TRUSTEE, TRUSTEE OF THE MARY DODGE FOSKETT TRUST DATED SEPTEMBER 24, 1984, JEAN E. FOSKETT, TRUSTEE OF THE JEAN E. FOSKETT TRUST DATED JANUARY 31, 2023, CHERYLE A. FOSKETT, TRUSTEE OF THE FOSKETT TRUST DATED SEPTEMBER 13, 2000, AND FOSKETT RANCH, LLC (Owner), County File #CDAP21-00001: Applicant requests approval of a rezone from General Agricultural District (A-2) to Agricultural

Preserve District (A-4) for APNs 007-030-011, 007-040-001, and 007-050-001. This rezone is requested for the purpose of placing the property into a new land conservation contract and agricultural preserve. The subject property consists of three legal parcels of 326.59-acres, 628.39 acres, and 629.32 acres, respectively, located at 15900 Marsh Creek Road in the unincorporated Brentwood area. [Zoning: General Agricultural District (A-2), APN: 007-030-011, 007-040-001, and 007-050-001] DB 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, MARCH 13, 2024, AT 6:30 P.M.

Knightsen TAC
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
Lea Castleberry, District III

****REVISED****
COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, FEBRUARY 28, 2024
*****6:30 p.m.*****
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

RECEIVED

FEB 26 2024

BY: _____

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

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JEAN E. FOSKETT TRUST DATED JANUARY 31, 2023, CHERYLE A. FOSKETT, TRUSTEE OF THE FOSKETT TRUST DATED SEPTEMBER 13, 2000, AND FOSKETT RANCH, LLC (Owner), County File #CDAP22-0001: Applicant requests approval of a rezone from General Agricultural District (A-2) to Agricultural Preserve District (A-4) for APNs 007-030-011, 007-040-001, and 007-050-001. This rezone is requested for the purpose of placing the property into a new land conservation contract and agricultural preserve. The subject property consists of three legal parcels of 326.59-acres, 628.39 acres, and 629.32 acres, respectively, located at 15900 Marsh Creek Road in the unincorporated Brentwood area. [Zoning: General Agricultural District (A-2), APN: 007-030-011, 007-040-001, and 007-050-001] DB 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, MARCH 13, 2024, AT 6:30 P.M.**

RECEIVED

MAR 04 2024

BY: _____

CONTRA COSTA COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY
WEDNESDAY, MARCH 13, 2024
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 Wednesday, March 13, 2024, Meeting of the County Planning Commission is Cancelled

*****MEETING CANCELLED*****

*****MEETING CANCELLED*****

*****MEETING CANCELLED*****

*****MEETING CANCELLED*****

*****MEETING CANCELLED*****

**Information on County Planning Commission can be found online at
<https://www.contracosta.ca.gov/4314/County-Planning-Commission>**

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE **WEDNESDAY, MARCH 27, 2024, AT 6:30 P.M.**

RECEIVED

MAR 22 2024

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MARCH 27, 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

- a. SHONA ARMSTRONG (Appellant) - CARI ROSNER JELEN (Applicant) - ELENA SAXONHOUSE (Owner), County File CDDP23-03024: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review Development Plan to allow a 993 square-foot two-story addition to the northern side of an existing single-family residence. The project site is located at 40 Anson Way in the Kensington area of unincorporated Contra

Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 572-233-012) 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, APRIL 10, 2024, AT 6:30 P.M.

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, APRIL 10, 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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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.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. 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.

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.

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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

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

1. PUBLIC HEARINGS

- a. CONTINENTAL DEVELOPMENT CONSULTANTS (Applicant) – JASVIR SINGH (Owners), County File #'s CDGP10-00003, CDRZ13-03222 and CDLP/DP13-02025: The applicant is requesting approval of a General Plan Amendment (GPA), rezoning, land use permit/development plan combination, variance, and Title 9 exception request to allow for the demolition/re-construction of a gas station and retail business building. The Commission

will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The subject property is located at 15031 Byron Highway, in the unincorporated Byron area of the County. (Zoning: A-2 General Agricultural District and R-B Retail Business District) (Assessor's Parcel Numbers: 002-140-010, 025 and 027)

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

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, APRIL 24, 2024, AT 6:30 P.M.

NOTICE OF A PUBLIC HEARING

On MONDAY, APRIL 15, 2024, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing at 30 Muir Road, Martinez, California, to consider a MINOR SUBDIVISION.

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)

Members of the public may attend the Zoning Administrator meeting and participate in this public hearing in-person at the above-listed location. Members of the public can view and listen to the live meeting via Contra Costa County Streaming Media Service, which can be found at:

https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

The public hearing will also be accessible to the public for participation via teleconference (Dial 888-278-0254 followed by access code 198675) and Zoom (the meeting agenda will include Zoom log-in information and will be posted to the following website, under agendas for the current year, not later than 96 hours prior to the start of the meeting: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>).

Persons who wish to address the Zoning Administrator may also submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860.

For further details, contact the Contra Costa County Department of Conservation and Development at 925-655-2879 or Adrian.Veliz@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

