

*****REVISED*****

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 18, 2024
ZONING ADMINISTRATOR HEARING ROOM
30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

MAR 14 2024

BY: _____

*****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://cccouny-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.

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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. 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. FUGURE 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

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

*****REVISED*****

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

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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.

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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TO JOIN THE MEETING VIA ZOOM CLICK THE FOLLOWING LINK:

<https://ccccounty-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.

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. 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.**

RECEIVED

APR 04 2024

BY: _____

**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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***** 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.**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, APRIL 15, 2024

ZONING ADMINISTRATOR HEARING ROOM

30 MUIR ROAD

MARTINEZ, CA 94553

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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

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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. 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.