

****REVISED****

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, SEPTEMBER 8, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

*****1:30 P.M.*****

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT

<https://cccouny-us.zoom.us/j/86942017187>

Meeting ID: 869 4201 7187

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

All commenters will 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. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

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. LAUREN LOCEY (Applicant) – FRANCES FARR (Owner), County File #CDMS21-00009: The applicant requests approval of a Minor Subdivision to modify approved Minor Subdivision CDMS16-00014 Condition of Approval #15 to allow a security deposit for the demolition of structures that do not conform to the A-2 General Agricultural District regulations. Minor Subdivision CDMS16-00014 subdivided a 102.22-acre agricultural parcel into an 81.38-acre parcel and a 20.84-acre parcel. CDMS16-00014 also authorized an exception to the requirements of County Code Section 914-2.002 (Onsite Collect and Convey Requirements). The property is located at 18320 Bollinger Canyon Road in the San Ramon area in unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 199-370-004) SM Staff Report

- 2b. MEADOW CREEK GROUP (Applicant & Owner), County File #CDMS20-00002: An application for approval of a tentative parcel map subdividing a 40.5-acre agricultural parcel into four parcels. Parcel "A" would have a lot area of 10.04 acres, Parcel "B" would have a lot area of 10.2 acres, Parcel "C" would have a lot area of 10.04 acres and Parcel "D" would have a lot area of 9.74 acres. The application also includes requests for exceptions to the requirements of the County Subdivision Ordinance (Title 9) including exceptions to Right-of-Way width (Section 98-4.002) and Collect and Convey Requirements (Chapter 914-2). The subject property is located at 320 Balfour Road in the Brentwood area. (Zoning: General Agricultural (A-2) District) (APN: 007-010-006) GF [Staff Report](#)
3. LAND USE PERMIT: PUBLIC HEARING
- 3a. RIC CAMPOS (Applicant) – HIS KINGDOM GROUP LLC (Owner), County File #CDLP21-02022: The applicant requests approval of a Land Use Permit for the Campos Family Vineyards to modify approved Land Use Permit CDLP14-02019 Conditions of Approval #10.A to allow some special events on weekdays, #10.B to allow a maximum of 500 persons at the six concert events, #10.G to allow use of an off-site parking lot, #10.J to allow amplified sound at midweek and Sunday events to 9:00 PM, and #10.K to allow a total of 20 winery and non-winery events and six concerts with amplified sound. The property is located at 3501 Byr Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-40, Exclusive Agricultural District) (Assessor's Parcel Number: 002-010-016) SM [Staff Report](#)
- 3b. KELLY GALLACHER (Applicant) - GALLACHER DEVELOPMENT LLC (Owner), County File #CDLP19-02035: The applicant requests approval of a Land Use Permit to allow the construction of a new self-storage facility with seven buildings consisting of one-, two-, and three-story building elements (maximum height 50 feet) and 80,539 square feet of floor area. Site improvements include one wall sign, bio-retention basins and flow-through planters, off-street parking, interior driveways for access/loading at each building, sidewalk, curb, roadway, and gutter improvements, and +/-2,200 cubic yards of cut grading. The project is located on Evora Road and cross street Mota Drive in the unincorporated Bay Point area. (Zoning: Light Industrial, L-I & General Agricultural District, A-2) (Assessor's Parcel Numbers: 098-220-015, 098-220-018, 098-220-019) SS [Staff Report](#)
- 3c. LORI NOVOTNY ON BEHALF OF VERIZON WIRELESS (Applicant) - DONALD BABCOCK (Owner), County File #CDLP21-02017: The applicant requests a land use permit renewal to allow for the renewal of expired land use permit (County File #CDLP10-02070) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of minor modifications consisting of removing (9) antennas, installing (8) new wireless antennas, installing (3) 4408 antennas with radios, (6) new radios, removing and replacing the antenna framing and (12) units and installing ancillary equipment within the existing Verizon equipment room and cupola. The subject property is located at 12103 Marsh Creek Road in the Clayton unincorporated area of Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 078-090-020) DL [Staff Report](#)
- 4c. TONY VALADEZ (Applicant) - NICHOLAS SWENSON & NATALIE FERNANDEZ (Owners), County File #CDLP/DP21-02013: A request for approval of a Land Use Permit and Development Plan combination to establish an automotive repair business specializing in light to medium duty trucks and tractors, along with associated equipment. The project includes tenant improvements and increasing the roof height to 21 feet 6 inches to accommodate the addition of three roll-up doors. The subject property is located at 2508 Pacheco Boulevard in the unincorporated area of Martinez. (Zoning: Retail Business District) (APN: 375-014-001; -007; and -008) DL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 20, 2021.