

Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Stephen Griswold III
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
(925) 655-2330

Linda Thuman, Chair
Mike Nisen, Vice Chair
Dennis Lopez, Councilmember
Ron Schmit, Councilmember
Paula Wherity, Councilmember

*The Byron Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

BYRON MAC AGENDA

**Tuesday, October 25, 2022
6:00p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Byron Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/82398063739>

or

Dial In: (888) 278-0254

Conference code: 873015

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/4748?html=true>

The Byron Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Stephen Griswold III at least 72 hours before the meeting at (925) 655-2330

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

a. **Call to Order/Roll Call**

b. **Approval of Agenda**

c. **Public Comment (3 minutes per speaker)** *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

d. **Agency Reports**

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. Contra Costa County Fire Protection District
- d. Office of Supervisor Diane Burgis

e. **Consent Items**

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Draft Record of Actions – September 27, 2022

f. **Presentations**

g. **Items for Action and/or Discussion**

h. **Correspondence (R= Received S=Sent)**

- a. R-09/23/2022 County Zoning Administrator for October 3, 2022
- b. R-10/14/2022 County Zoning Administrator for October 17, 2022
- c. R-09/19/2022 County Planning Commission for September 28, 2022
- d. R-10/07/2022 County Planning Commission for October 12, 2022

i. **Future Agenda Items**

j. **Adjourn**

Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Stephen Griswold III
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
District Representative, Stephen Griswold III

The Byron Municipal Advisory Committee serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

Draft Record of Actions

6:00 p.m.

September 27, 2022

1. MEMBERS PRESENT:

Chair Linda Thuman, Vice Chair Nisen, and Councilmember Lopez.

2. MEMBERS ABSENT:

Councilmember Wherity and Councilmember Schmit

3. APPROVAL OF AGENDA:

Motion to approve the agenda as presented made by Chair Thuman. Second made by Councilmember Lopez. Motion Carried 3-0. AYES: Thuman, Nisen, and Lopez.

4. PUBLIC COMMENT:

None.

5. AGENCY REPORTS:

- a. **Office of the Sheriff:** No Report.
- b. **California Highway Patrol:** Office Thomas provided an activity report for the month of August and September.
- c. **Contra Costa Fire Protection District:** No Report.
- d. **Office of Supervisor Diane Burgis:** Stephen Griswold, District Representative provided an update on County mandated training, Byron Community Cleanup on October 29th, Byer Road Safety Improvement Project and Byron MAC Time Capsule Letter.

6. CONSENT ITEMS:

- a. **Approval of the Record of Actions for June 28, 2022 and July 26, 2022:** Motion to approve as presented made by Vice Chair Nisen. Second made by Councilmember Lopez. Motion carried: 3-0. AYES: Thuman, Nisen, and Lopez.

7. PRESENTATION

None.

8. ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Agency Comment Request CDVT22-010143 – The applicant requests a variance for an approximately 1.7-foot side yard (where 20 feet is required) and a small lot design review to allow an existing, approximately 770 square-foot metal building constructed without permits to remain.** Applicant Nicholas Park was available to answer questions and stated the intended use of the metal building is storage for agricultural tools and equipment. Motion to approve the application made by Councilmember Lopez. Second made by Vice Chair Nisen. Motion carried: 3-0. AYES: Thuman, Nisen, and Lopez.
- b. **Approve combining the November and December meetings to be held on November 22, 2022.** Motion to approve made by Chair Thuman. Second Made by Councilmember Lopez. Motion Carried 3-0. AYES: Thuman, Nisen, and Loepz.

9. CORRESPONDANCE/ANNOUNCEMENTS

1. R-07/01/2022 County Zoning Administrator Cancellation for July 18, 2022

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

2. R-08/01/2022 County Zoning Administrator for August 1, 2022
3. R-08/15/2022 County Zoning Administrator for August 15, 2022
4. R-08/30/2022 County Zoning Administrator for September 7, 2022
5. R-09/06/2022 County Zoning Administrator Revision for September 7, 2022
6. R-07/01/2022 County Planning Commission Cancellation for July 13, 2022
7. R-07/27/2022 County Planning Commission for July 27, 2022
8. R-08/10/2022 County Planning Commission Cancellation for August 10, 2022
9. R-08/22/2022 County Planning Commission for August 24, 2022
- R-09/06/2022 County Planning Commission Cancellation for September 14, 2022

10. FUTURE AGENDA ITEMS

None.

11. ADJOURMENT

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 6:52pm. The next regularly scheduled Byron Municipal Advisory Council meeting on October 25, 2022 at 6:00p.m. and location to be determined due to COVID-19.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 3, 2022

RECEIVED

SEP 23 2022

30 MUIR ROAD
MARTINEZ, CA 94553

BYRON MAC
C/O LEA CASTLEBERRY
SUPERVISOR BURGIS OFFICE
DISTRICT III

BY: _____

1:30 P.M.

To slow the spread of COVID-19, in lieu of a public gathering, the Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

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

ACCESS THE MEETING LIVE AT: <https://cccouny-us.zoom.us/j/87860509232>

Meeting ID: 878 6050 9232

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

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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. LAND USE PERMIT: CONTINUED PUBLIC HEARING

2a. ROD SCHLENKER C/O INSURANCE AUTO AUCTIONS, INC. (Applicant) - NGL SF BAY STORAGE & TRANSFER, LLC (Owner), County File #CDDP18-03005: A request for approval of a development plan for the expansion of an existing Insurance Auto Auctions storage facility onto an adjacent vacant 10.35-acre property. The proposed expansion would allow the storage of an additional 1,136 vehicles. The applicant is also requesting a deviation to the Bay Point P-1 Development Standards for 7.5% of the subject lot to be landscaped (where 10% of the site is required to be landscaped) and approval of a tree permit for the removal of 41 code-protected trees ranging in size from 7" to 60" in diameter. The applicant is also requesting approval of an exception to the collect and convey requirements of Division 914 of the County Code. The subject property is located at 2770 Willow Pass Road in the Bay Point area. (Zoning: Planned Unit Development (P-1) District) (APN: 098-240-031)(Continued from 08/01/2022 AMB) GF Staff Report

- 2b. KENT & SALLY MCKAY (Applicants and Owners), County File #CDLP22-02012: The applicants requests approval of a Land Use Permit Modification to modify land use permit #CDLP76-02032, to allow the proposed 1,987 square-foot addition to the existing single-story building. The subject property is located 4095 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: Light Industrial (LI) District) (APN: 380-180-068) JL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 17, 2022.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 17, 2022

30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

RECEIVED

OCT 14 2022

BY: _____

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<https://cccouny-us.zoom.us/j/84495330427>

Meeting ID: 844 9533 0427

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

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1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: PUBLIC HEARING:

- 2a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 192-square-foot addition to the front and approximately 790-square-foot addition to the rear of the existing single-family residence (for a total of 982 square feet). The project includes a request for a variance to allow a front yard setback of approximately 8 feet 6 inches (where 20 feet is required) for the one required 9-foot by 19-foot off-street parking space. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area of the County. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022). MM Staff Report

3. LAND USE PERMIT:

- 3a. SYDNEY SIGMUND C/O CROWN CASTLE. LLC (Applicant) & JOHN A. DEMARTINI RANCH. LLC (Owner), County File #CDLP22-02026: A request for approval of a land use permit for the renewal of an existing AT&T wireless telecommunications facility approved through County File #CDLP12-02026, with no additional development proposed. The subject property is located at McEwen Road east of Cummings Skyway in the Port Costa area. (Zoning: Agricultural Preserve (A-4) District) (APN: 354-300-008) GF Staff Report

- 3b. SYDNEY SIGMUND, VIRTUAL SITE WALK, LLC ON BEHALF OF CROWN CASTLE (Applicant) & JOHN A. DEMARTINI RANCH LLC (Owner), County File #CDLP22-02030: The applicant requests a land use permit to allow for the continued operation of a wireless telecommunications facility previously approved under land use permit (County File #CDLP12-02103) for a previously approved Crown Caste wireless telecommunications facility. T-Mobile/Sprint is presently leasing space on the existing tower and site. No modifications are proposed at this time. The subject property is located at 8050 Cummings Skyway, in the Crockett area of Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 354-190-004). DL Staff Report
- 3c. LUIS DE LA GARZA (Applicant) & HABITERA FARMS LLC (Owners), County File #CDLP21-02047: A request for approval of a land use permit to allow a temporary caretaker mobile home on an agricultural lot where no other housing is available for the onsite caretaker of an active farm. The subject property is located at 501 Hoffman Lane in the Brentwood area. (Zoning: Exclusive Agricultural (A-40) District) (APN: 011-050-029). GF Staff Report
- 3d. DOUG ABBOTT (Applicant) & CREEKSIDE COMMUNITY CHURCH (Owner); County File #CDLP22-02028: The applicant requests approval of a Land Use Permit application to allow the demolition of an existing second residence and detached garage (originally permitted under Land Use Permit LP76-2220) to rebuild a new second residence with an attached garage, to be the Pastor living quarters for the Creekside Community Church. The project includes a Tree Permit to allow work under dripline of one Redwood tree (26" trunk diameter) for the utility line trenching for the new second residence. The subject property is located at 1350 Danville Boulevard in the Alamo area of unincorporated Contra Costa County. (Zoning: Single-Family Residential (R-20); (APN: 197-030-026). DV Staff Report
- 3e. ANDY SARKARIA OF DELTA SPORTS BAR AND GRILL (Applicant and Owner); County File #CDLP22-02052: The applicant requests approval of a Land Use Permit and Development Plan combination application to allow legalization and roof modification to an existing patio cover structure for the existing outdoor dining space. This business was originally approved under Land Use Permit CDLP09-02045. The project includes a request for approval of a Variance to allow for 28 parking spaces (where 50 spaces would be required) due to the increase in customer seating since its original approval in 2009. The subject property is located at 6210 Bethel Island Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: Retail-Business (R-B); (APN: 031-033-003) DV Staff Report
4. TREE PERMIT: PUBLIC HEARING:
- 4a. MASON WODHAMS (Applicant) & KEVIN & MEGAN ROBERTS (Owner), COUNTY FILE #CDTP22-00017: The applicant requests a Tree Permit and Small Lot Design Review to remove 19 code-protected trees of varying species and sizes (ranging from 9.3 to 64 inches in diameter) for the demolition of an existing single-family residence, and construction of a new 5,609-square-foot residence, pool, and 545-square-foot pool house. The subject property is located at 132 Leona Court, in the Alamo area of Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 201-010-015). DL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 7, 2022.

RECEIVED

SEP 19 2022

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, SEPTEMBER 28, 2022

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

BY: _____

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

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

Commission meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT:
<https://cccouny-us.zoom.us/j/84468832211>

Meeting ID: 844 6883 2211

ACCESS THE MEETING BY TELEPHONE AT:
(214) 765-0478 (US Toll)
(888) 278-0254 (US Toll Free)
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. If you need assistance with your audio or online access, please dial (925) 494-4516.

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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. CONSIDER adopting Resolution No. 2022/003 authorizing teleconference meetings of the Contra Costa County Planning Commission under Government Code § 54953(e) Resolution No. 2022/003

2. PUBLIC COMMENTS:

3. PUBLIC HEARINGS

- 3a. CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC (Applicant) - RMC PACIFIC MATERIALS, INC (Owner), County File #'s CDLP15-02030 and 02031: The applicant requests approval of two land use permits to amend the CEMEX Clayton Quarry reclamation plan (current Land Use Permit #2054-81) and the corresponding operations use permit (current Land Use Permit #363-67). The site is located at 515 Mitchell Canyon Road, Clayton (Assessor Parcel Numbers: 122-020-007 and 122-020-013). FA Staff Report

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 12, 2022, at 6:30 p.m.

RECEIVED

OCT 07 2022

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, OCTOBER 12, 2022
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

**BYRON MAC
C/O LEA CASTLEBERRY
SUPERVISOR BURGIS OFFICE
DISTRICT III**

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

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Meeting ID: 835 4067 1628

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(214) 765-0478 (US Toll)

(888) 278-0254 (US Toll Free)

Followed by Access Code: 198675

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

1. CONSIDER authorizing the County Planning Commission to continue teleconference meetings under Government Code section 54953(e), make related findings, and take related actions. Staff Report

2. PUBLIC COMMENTS
3. PUBLIC HEARINGS
- 3a. PROPOSED ZONING TEXT AMENDMENT TO THE COUNTY ZONING CODE RELATED TO CHILD CARE, County File #CDZT22-00002: This is a hearing on a County-initiated Zoning Text Amendment ordinance to authorize the establishment of childcare centers that have obtained all required state and local agency approvals and licenses in residential, recreation, office, and agricultural zoning districts with the issuance of a land use permit.
4. STAFF REPORT
5. COMMISSIONERS' COMMENTS
6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 28, 2022, at 6:30 p.m.