

ZA: A. BHAT
STAFF; S. SOTOODEH
PW: R. SANDERS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 4, 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 December 16, 2020, prevents public gatherings. 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/88984491854>

Meeting ID: 889 8449 1854

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) 674-7792.

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) 674-7792.

NONE

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING

CONTINUED TO
FEBRUARY 1, 2021

2a. BRIAN STEINBERG (Owners), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance. CF [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO
JANUARY 20, 2021

3a. RPCA SOLAR 2, LLC (Applicant) - JEFFREY TAMAYO AND SARA TAMAYO FAMILY LIVING TRUST (Owner), County File #LP20-2028: The applicant requests approval of a land use permit to establish a Commercial Solar Energy Facility. The facility will interconnect to Pacific Gas and Electric Company's

(PG&E's) existing electrical distribution system located on the site. The subject property is located at 5525 Hope Way in the Byron area. (Zoning: A-3 Heavy Agricultural (A-3) District and Solar Energy Generation (-SG) Combining District) (APN: 002-210-019) JL [Staff Report](#)

CONTINUED TO
JANUARY 20, 2021

- 3b. RPCA SOLAR 3, LLC (Applicant) - THE ULRICH WINGENS 1989 REVOCABLE TRUST (Owner), County File #LP20-2029: The applicant requests approval of a land use permit to establish a Commercial Solar Energy Facility. The facility will interconnect to Pacific Gas and Electric Company's (PG&E's) existing electrical distribution system located on the site. The subject property is located Northeast of the Byron Highway and Rankin Road intersection in the Byron area. (Zoning: A-2 General Agricultural (A-2) District and Solar Energy Generation (-SG) Combining District) (APN: 002-210-025) JL [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

ADOPTED MITIGATED
NEGATIVE
DECLARATION AND
APPROVED AS
RECOMMENDED BY
STAFF

- 4a. SUKHJIT TONY SINGH (Applicant) - HARJAP SINGH (Owner), County File #DP18-3021: A request for approval of a development plan to construct a three-story mixed-use building, which will have approximately 1,710 square-feet of retail space on the ground floor and 22 residential (apartment) units, including 3 affordable housing units and 19 market rate units. Development involves complete site improvements including the construction of two (2) carpools along the northern property line and a trash enclosure along the eastern property line. The project also includes a request for an exception from the collect and convey requirements of Title 9 of the County Ordinance Code to allow the project to discharge to an existing inadequate storm drain system with no additional offsite improvements required. The property is located at 375 Parker Avenue, in the Rodeo area of unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Rodeo Redevelopment Area Planned Unit District, P-1) (Assessor's Parcel Number: 357-151-002) SJ [Staff Report](#)

5. DEVELOPMENT AGREEMENT: PUBLIC HEARING

FOUND IN GOOD FAITH
COMPLIANCE;
ADOPTED FINDINGS
AND RESOLUTIONS
WITHIN STAFF REPORT
DATED JANUARY 4,
2021

- 5a. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR20-0117: This is a public hearing on the Project Year 2020. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010) TM [Staff Report](#)

6. SETTLEMENT AGREEMENT: PUBLIC HEARING

FOUND ANNUAL
COMPLIANCE REVIEW
IS CONSISTENT WITH
DVSP; APPROVED AS
RECOMMENDED BY
STAFF (STAFF REPORT
DATED JANUARY 4,
2021)

- 6a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA20-0006: This is a public hearing on the Twenty-Sixth Annual Compliance Report for project year 2020, dated November 10, 2020, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM [Staff Report](#)

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