

ZA: T. MOREIRA  
STAFF: M MITCHELL  
PW: D. PRECIADO

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**WEDNESDAY, FEBRUARY 17, 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/84851624144>

Meeting ID: 848 5162 4144

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](mailto: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](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. MINOR SUBDIVISION: PUBLIC HEARING

ADOPTED THE CEQA DETERMINATION AS PROPOSED AND APPROVED AS RECOMMENDED BY STAFF

2a. SCOTT GREENWOOD-MEINERT (Applicant) - ST. MORITZ DORF, LLC, C/O PIERRE WILDMAN (Owner), County File #CDMS20-00003: The applicant is requesting approval of a vesting tentative map for a one-lot minor subdivision application that would subdivide the subject 101.52-acre parcel into a 22.91-acre residential parcel (Parcel A) and a 78.61-acre designated remainder parcel. No development is proposed at this time. The applicant is also requesting an exception from the collect and convey requirements specified in Chapter 914-2 of the County's Subdivision Ordinance. In addition, the applicant will be required to annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing. The

subject property is located at 10 Serenity Lane in the Alamo area of unincorporated Contra Costa County. (Zoning: Planned Unit District, P-1)(Assessor's Parcel Number: 194-070-078) SJ [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO  
FINDING "C" ON PAGE 6  
AND ADOPTED THE  
MITIGATED NEGATIVE  
DECLARATION

- 3a. JAMES LEE (Applicant and Owner) - MARK HOWE (Owner), County File #CDLP20-02015. The applicant requests approval of a land use permit and development plan modification to allow the establishment of a commercial cannabis cultivation facility within an existing building, and to modify the approved Final Development Plan for the North Richmond Planned Unit District (County File #DP94-3014, #RZ94-3015) in order to allow commercial cannabis cultivation activities in commercially- and industrially-designated areas of the zoning district, pursuant to the County's adoption of the Cannabis Regulation ordinance (Chapter 88-28). The project is located at a 14-acre site comprised of two parcels located along the eastern boundary of 7<sup>th</sup> Street, between Market Avenue and Chesley Avenue in the North Richmond area. (Zoning: Planned Unit, P-1) (Assessor's Parcel Number: 409-131-001 and 409-131-002) ST [Staff Report](#)

APPROVED WITH  
MODIFICATION TO COA  
#8 TO ALLOW THE SIGN  
TO BE DIMMED FROM  
11 PM TO 5 PM AND  
ADOPTED THE  
NEGATIVE  
DECLARATION

- 3b. RANDY BODHAINE (Applicant and Owner), County File #CDLP19-02011: A request for approval of a land use permit and development plan to establish a non-accessory electronic sign that will be used to advertise multiple businesses. The sign has a 14-foot high by 48-foot-wide double-faced LED display and will be mounted on top of a pole base with a maximum overall height of 50-feet. The subject property is located at 95 First Avenue North in the Pacheco area. (Zoning: General Commercial (C)) (APN: 125-240-029) MM [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF WITH THE  
ADDITION OF FINDING  
#2, GROWTH  
MANAGEMENT  
STANDARDS AND  
ACCEPTED THE CEQA  
DETERMINATION

- 4a. KURT HERELD (Applicant) - PAUL W. & LAURA E. GANTT TRE (Owner), County File #CDDP20-03029: The applicant requests approval of a Development Plan Permit to modify the development standards established under County File #CDDP77-3025 to allow an 8-foot 4-inch setback for the construction of an 881-square-foot residential addition to an existing single-family residence. The project site is located at 121 Alamo Hills Court in Alamo. (Zoning: P-1 Planned Unit District) (Parcel Number: 197-360-004) JL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 1, 2021.

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