

ZA: L. CROSS
STAFF; M. MITCHELL
PW: L. GOSSETT & R. SANDERS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 1, 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/87172881881>

Meeting ID: 87172881881

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.

1. PUBLIC COMMENTS:
2. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

CONTINUED TO JUNE 7,
2021

- 2a. BRIAN STEINBERG (Owner), 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 (Continued from 02/04/2021 RH) CF [Staff Report](#)

CERTIFIED THE INITIAL
STUDY/MND, ADOPTED
THE MMRP, APPROVED
THE PROJECT
EXCEPTIONS WITH
MODIFICATIONS TO
COA #11A AND 11B,
AND DIRECTED TO FILE
THE NOD

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. DONALD GIESEKE (Applicant) - PCD ASSET GROUP, LLC (Owner), County File #CDMS19-00003: The applicant requests approval of a tentative map to subdivide a 20,000 square foot parcel (APN 184-302-003) into two 10,000 square-foot residential parcels with associated roadway, utility, and infrastructure improvements. The project also includes a request for approval of a tree permit to allow the removal of up to seven trees and work within the dripline of up to eight code-protected trees, and a request for approval of an exception to county standards regarding the undergrounding of existing utilities. The project is located at 2063 and 2055 Olympic Boulevard in the unincorporated area of Walnut Creek. (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 184-302-003 and 184-302-004) ST [Staff Report](#)

APPROVED THE
PROJECT WITH THE
MODIFICATION TO
REMOVE COA #8 AND
ADDED COA

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. JOHN MERRITT ON BEHALF OF AMERICAN TOWER (Applicant) - ROBERT FREITAS (Owner), County File #CDLP21-02001: This is an application for a Land Use Permit for the renewal of County File #CDLP06-02045 to allow the continued operation of an existing Verizon Facility consisting of five (5) 15-foot-tall monopines. No modifications to the existing facilities are proposed. The subject property is located at 2350 Norris Canyon Road in the unincorporated San Ramon area. (Zoning: Agricultural Preserve (A-4)) (APN: 211-210-075) EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 15, 2021.
