

ZA: L. CROSS  
STAFF: M. MITCHELL  
PW: L. GOSSETT

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, MARCH 15, 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/89980225967>

**Meeting ID: 899 8022 5967**

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.

1. PUBLIC COMMENTS:
2. NOTICE OF FINE APPEAL: PUBLIC HEARING

CONTINUED TO JUNE 7,  
2021

- 2a. ELENO & ALEX SAUCEDO (Owners), County File # BIRF19-00288: This is a hearing on the appeal for the Notice of Fine issued in the total amount of \$14,300.00, at the property located at 50 Broadway Road, Bethel Island. (APN 032-040-028) (Zoning: A-2) 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](#)

ITEM WAS  
WITHDRAWN PRIOR TO  
HEARING

3. LAND USE PERMIT: PUBLIC HEARING
- 3a. MOUNTAIN REMEDY INC., C/O ROBERT SPEARIN (Applicant) - CENTER AVENUE PROPERTIES, C/O EDWARD PIKE (Owner), County File #CDLP20-02013: The applicant requests approval of a land use permit to allow the establishment of Mountain Remedy Inc., a commercial cannabis delivery business (which includes a call center), serving recreational and medicinal cannabis clients. The cannabis delivery business is proposed within an existing 4,275 square-foot tenant space in an industrial/commercial business park located at 111 Center Avenue, Suite H/I, in the Pacheco area of unincorporated Contra Costa County. The proposed cannabis delivery business would operate under a California Type 9 – Non-storefront delivery license and in accordance with applicable County ordinances. (Zoning: Light Industrial, L-I)(Assessor's Parcel Number: 125-031-007) SJ [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF

4. DEVELOPMENT PLAN: PUBLIC HEARING
- 4a. YUAN GAO (Applicant & Owner), County File #CDDP21-03003: A request for approval of a Development Plan for a Kensington Design Review to allow additions to the residence that total 1,194 square-feet, which results in a gross floor area that exceeds the threshold standard of 4,100 square-feet. The subject property is located at 117 Purdue Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential (R-6), Kensington Combining District (-K), Tree Obstruction of Views Combining District (-TOV); APN: 572-060-016) DV [Staff Report](#)

\*\*\*3:30 P.M.\*\*\*

COMMENTS WERE  
ACCEPTED AS PART OF  
THE SCOPING SESSION  
AND CLOSED THE  
HEARING

1. PUBLIC COMMENTS
2. SCOPING SESSION: PUBLIC HEARING
- 2a. MARATHON PETROLEUM CORPORATION (Applicant & Owner), County File #CDLP20-02046: This is a Scoping Session to accept public comments in determining the scope and content of an Environmental Impact Report that is to be prepared for the Marathon Martinez Refinery Renewable Fuels Project. The proposed project would repurpose the existing Martinez Refinery to discontinue refining of crude oil and switch to production of fuels from renewable feedstock sources including rendered fats, fish oils, soybean and corn oil, and other cooking and vegetable oils, but excluding palm oil. Some existing refinery equipment would be altered or replaced, and additional new equipment units and tanks would be installed, to facilitate production of fuels from renewable feedstock. Crude oil processing equipment that cannot be repurposed for processing of renewable feedstock would be shut down. Upon completion of facility changes, the refinery is anticipated to process approximately 48,000 bpd of fresh renewable feeds and would produce renewable diesel fuel, renewable propane, renewable naphtha, and potentially, renewable aviation fuel. Product from the refinery would be distributed by truck to other distribution locations within the San Francisco Bay Area. Product would also be transported to destinations outside of the Bay Area by ship. The project site is located at 150 Solano Way, in unincorporated Contra Costa County. (Zoning (H-I) Heavy Industrial District); (APN: 159-260-013 (Primary)); (CEQA: This is a hearing to allow the Zoning Administrator to accept public comments/concerns in determining the scope and content of an Environmental Impact Report that is to be prepared for the Marathon Martinez Refinery Renewable Fuels project) JWL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 5, 2021.

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