

ZA: T. MOREIRA
STAFF: M. MITCHELL
PW: L. GOSSETT

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 19, 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 March 10, 2021, prevents public gatherings (Health Officer Order). 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://cccounty-us.zoom.us/j/87827455681>

Meeting ID: 878 2745 5681

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.

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) 655-2860.

NONE

1. PUBLIC COMMENTS:

2. SUBDIVISION: PUBLIC HEARING

APPROVED WITH MODIFICATIONS TO COA #12, 14, 15, 19A, AND 39; ADDED 19F, DELETED COA #38; COMBINED #40 AND #41

2a. CASTLE COMPANIES (Applicant and Owner), County File #CDS18-09504: The proposed project consists of the following requests: (1) approval of a Vesting Tentative Map for a 6-lot major subdivision of a 3.62-acre parcel with proposed lot sizes ranging from 23,469 up to 28,414 square feet, with no home development proposed at this time; (2) a Tree Permit to remove 127 code-protected trees, and for earthwork and construction activities in the dripline of one code-protected 45-inch Valley Oak tree that is to be preserved; (3) a Grading Permit to grade approximately 15,000 cubic yards of earth material, for the construction of the subdivision's private roadway, building areas, drainage facilities, and soil remediation consisting of excavation of approximately 5,600 cubic yards of soil contaminated with arsenic, lead, chlordane and dieldrin, and disposal of the soil to an off-site permitted facility; and (4) exceptions to

Subdivision Ordinance Title 9 of the County Code in order to forego underground utility requirements and road improvements along Danville Boulevard. The project site is located at 977 Danville Boulevard in the unincorporated Alamo area. (Zoning (R-20) Single Family Residential District) (APN: 201-010-007) [GK Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

3a. SHANE WOODRUFF ON BEHALF OF T-MOBILE (Applicant) - MING YUENG AND JIA YIN LIU (Owners), County File #CDLP20-02041: This is an application for a land use permit to renew an existing T-Mobile wireless telecommunications facility and substantially modify the facility to remove the existing 35-foot light pole facility and replace with a new 46-foot monopine pole facility in the same approximate location. The modification will include nine new antennas located on the monopine pole, and associated equipment located within the existing cabinet enclosure. The subject property is located 4068 San Pablo Dam Road in the El Sobrante area. (Zoning: Planned Unit (P-1) District) (APN: 420-192-051) [GF Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
COA#7 AND ADDITION
OF FINDING E - CEQA
FINDINGS

3b. THOMAS SHERIDAN (Applicant) - GS&L OMAHA LLC (Owner), County File #CDLP20-02051: A request for approval of a Land Use Permit and Development Plan to allow the establishment of a cannabis non-storefront, delivery only business that requires tenant improvements to the existing commercial tenant space in which it will be located. The subject property is located at 5807 Pacheco Boulevard in the Pacheco area of unincorporated Contra Costa County. (Zoning: Retail-Business (R-B); APN: 125-032-004) [DV Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF

3c. SERGIO PERERA CARRILLO (Applicant) - RICHARD STEPHENSON (Owner), County File #CDLP20-02052: A request for approval of a land use permit application to establish a financial institution and check cashing business, Do!Ex Dollar Express, Inc., within an existing 60 square-foot office space within an existing grocery store, Mi Tierra. No tenant improvements are proposed at this time. No signage (interior or exterior) is proposed at this time. The property is located at 3005 Willow Pass Road, in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point Planned Unit District, P-1) (Assessor's Parcel Number: 093-061-005) [SJ Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED AS AN
OPEN HEARING TO
MAY 3, 2021

4a. JOHN YERINA (Applicant) - NEW HOPE BIBLE FELLOWSHIP (Owner), County File# CDDP20-03006: This is a request for a Substantial Modification to Final Development Plan #DP04-3096 to allow the existing commercial building on Lot 7 of the Willow Pass Business Park to be used as a church. The use will occur within an existing building and no development or construction is proposed. The building's existing design is consistent with the business park's architecture and will not be altered. Only interior tenant renovations are needed to implement the project. The project site is located at 1700 Willow Pass Court in the unincorporated Concord area. (Zoning (P-1) Planned Unit District) (APN: 099-210-007) [GK Staff Report](#)

5. COMPLIANCE REVIEW: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF WITH ADDITION
OF CEQA FINDINGS

5a. RPCA SOLAR 3, LLC (Applicant) - THE ULRICH WINGRENS 1989 REVOCABLE TRUST (Owner), County File #CDCV21-00021: The applicant requests a modification to the Conditions of Approval for an approved land use permit (CDLP20-02029) for a Commercial Solar Energy Facility. 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](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 3, 2021.
