

ZA: A. BHAT & L. CROSS
STAFF: M. MITCHELL
PW: L. GOSSETT

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 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 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/83679935308>

Meeting ID: 836 7993 5308

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) 655-2858

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 Danielle Kelly at least 48 hours before the meeting at (925) 655-2858

NONE

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING

CONTINUED TO JUNE
21, 2021 (AMB)

2a. MELBA D MYGRANT TRE (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) APN: 001-031-022) CF [Staff Report](#)

3. LAND USE PERMIT: CONTINUED PUBLIC HEARING:

APPROVED WITH
MODIFICATIONS TO
COA #1 & #2, AND
ADDED COA's (AMB)

- 3a. ANTHONY LOFORTE (Applicant & Owner), County File #CDLP20-02044: A request for approval of a Land Use Permit to allow the maximum resident capacity to go from 6 to 12 for the Alhambra Valley Retreat, an existing 24 hour residential treatment program for adult males suffering from alcohol and/or substance abuse, which is currently licensed and certified by the State of California, Department of Health Care Services. Minor interior and exterior improvements will be required to accommodate the change in occupancy type. The subject property is located at 77 Quail Lane in the unincorporated Martinez area of Contra Costa County. (Zoning: General Agricultural (A-2); APN: 365-110-022) DV [Staff Report](#) (continued from May 3, 2021)

4. MINOR SUBDIVISION:

APPROVED AS
RECOMMENDED BY
STAFF WITH
MODIFICATION TO
FINDING F2 (AMB)

- 4.a. MICHAEL DELAHOUSAYE (Applicant/Owner) County File #CDMS18-00009: The applicant is seeking approval of a vesting tentative map to subdivide a 1-acre property into two parcels ("A" & "B"), consisting of 21,041 and 22,831 square-feet in area respectively. The project includes a variance request for substandard average parcel width (103 feet proposed where 120 feet is required) for Parcel B. Additionally, the project includes exception requests to forego frontage improvements, undergrounding existing utility poles, and Collect and Convey requirements of the County Ordinance code. A tree permit is requested for the removal of one code-protected tree, and dripline encroachment for an additional 20 code-protected trees for driveway/utility extensions to the area of proposed parcel B. Lastly, the project includes a design review for a new 4,833 square-foot single-family residence in the area of proposed parcel B. The subject property is located at 166 Crest Avenue in the Alamo area. (Zoning: R-20 Single-Family Residential) (APN: 188-241-017). AV [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF WITH A
MODIFICATION TO
FINDING C1 TO
CORRECT A TYPO
(AMB)

- 5a. KHALIF AUSTIN (Applicant & Owner), County File #CDDP19-03011: An application for a Kensington Design Review Development Plan for the construction of a two story, 3,624-square-foot single-family residence with a 615-square-foot attached garage with a variance to allow a 14-foot front yard, where 20 feet is required, for a concrete walkway and a tree permit to work within the dripline of a 36-inch code-protected pine tree. The subject property is located at 18 Highgate Road in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 572-231-010) GF [Staff Report](#)

6. LAND USE PERMIT: PUBLIC HEARING:

APPROVED WITH THE
ADDITION OF A COA
REGARDING OUTDOOR
SPEAKERS AND THE
ADDITION OF A COA
UNDER THE HISTORIC
COA's (AMB)

- 6a. ROBERT SCHWENKE (Applicant) & VERA CORT (Owner); County File #CDLP18-02021: A request for approval of a Land Use Permit and Development Plan to allow the reconstruction of the Knightsen Saloon, an original building to the Knightsen Historic District, and to allow alcohol sales, takeout food, outdoor seating, and for the required off-street parking to be located on the adjacent parcel. The project includes Variance requests to allow a 0-foot front yard setback (where 10-feet is the minimum) for the saloon building, and Variance requests to the off-street parking requirements for surfacing, striping and markings, landscaping, and minimum distance from intersection to closest parking stall. The project also includes a request for approval of a Tree Permit to allow the removal of four code-protected trees and to work within the dripline of two code-protected trees. The project also includes an exception request to Title 9, Division 914 requirements to Collect and Convey. The subject properties are located at 3055 and 3041 Knightsen Avenue in the Knightsen area of unincorporated Contra Costa County. (Zoning: Retail Business (R-B); APNs: 020-073-004 & -005). DV [Staff Report](#)

3:30

1. PUBLIC COMMENTS:
2. SCOPING SESSION; PUBLIC HEARING:

THE ZA OPENED THE
SCOPING SESSION,
HEARD PUBLIC
COMMENTS, AND
CLOSED THE SCOPING
SESSION (LC)

- 2a. MARSHALL TORRE, SUMMERHILL HOMES (Applicant) – SAM MENDES (Owner), County Files # CDRZ21-03258, CDS21-09559, CDDP21-03001: This is a Scoping Session to accept public comments in determining the scope and content of an Environmental Impact Report (EIR) that is to be prepared for the Oak Road Townhouse Condominium project. The proposed project is requesting approval of a rezoning of the project site to a Planned Unit District (P-1), subdivision of the project site into 19 residential lots, and a development plan to allow the following: demolition of the existing improvements (buildings, foundations, asphalt, concrete, fence poles, landscaping); removal of approximately 74 onsite trees, relocation of one valley oak tree, and preservation of six off-site trees; construction of 19 three-story buildings, 45 feet in height, on 129,373 square feet (292,965 total gross square feet) consisting of 125 units, including 10 inclusionary units on-site; installation of approximately 64,686 square feet of landscaped areas; 319 auto parking spaces (278 onsite spaces and 41 street frontage spaces); internal streets, courts, walkways, and drainage improvements; off-site improvements including installation of parking stalls along Oak Road and Jones Road; and grading of approximately 9,300 cubic yards of cut and approximately 6,700 cubic yards of fill. The project site is approximately 5.94 acres addressed as 2740 Jones Road in the unincorporated Walnut Creek area of the County. (Zoning: M-17 Multiple-Family Residential District, M-29 Multiple-Family Residential District, R-15 Single-Family Residential District) (Assessor's Parcel Numbers: 172-012-001, -007, -025, -026, -021, -008, -023, and -020) 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 (EIR) that is to be prepared for the Oak Road Townhouse Condominium project. JC [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 7, 2021.
