

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, JULY 7, 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 Please click the link below to join the webinar:

<https://cccounty-us.zoom.us/j/84718270175>

Meeting ID: 84718270175

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. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

CONTINUED FOR SIX
MONTHS UNTIL
JANUARY 3, 2022 (TM)

- 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) (Continued from 06.21.2021 TM) [CF](#) [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

REFERRED TO THE
BOARD OF
SUPERVISORS FOR
GRANT DEED OF
DEVELOPMENT RIGHTS
(LC)

- 3a. JOHN LIMA (Applicant and Owner), County File #CDLP15-02048: A request for approval of a land use permit for the construction of a second residence with a tree permit to work within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree, for construction of the new second residence, road improvements, and the construction of a new 60-foot-long culvert to replace an existing 25-foot-long culvert. The project also includes exceptions to the Title 9 collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required. The subject property is located at 6300 Old School Road in the San Ramon area. (Zoning: Exclusive Agricultural (A-80)) (APN: 204-050-028) [MM](#) [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (LC)

- 3b. CROWN CASTLE (Applicant) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #CDLP21-2007: The applicant requests approval for a renewal of Land Use Permit #CDLP11-02020, to authorize the continued operation of an existing Sprint/Nextel wireless communications facility on the subject property. No modifications to the existing facility are proposed with this application. The subject property is located on Vasco Road approximately 2 miles south of Camino Diablo, in the Byron Area. (Zoning: A-3 Heavy Agricultural) (APN 001-011-047)) [AV](#) [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
DEVIATIONS ADDED TO
STAFF
RECOMMENDATIONS
(LC)

- 4a. O'BRIEN HEAVY HAULING (Applicant) - PREMIER DEVELOPMENT, LLC (Owner), County File #CDDP18-03016: The applicant requests approval of a Development Plan to authorize the establishment of a trucking yard for the storage of specialized heavy-hauling trailers on the subject property. The project involves the installation of compacted gravel throughout the proposed trailer parking area, and access improvements along Brookside Drive and Pittsburg Avenue frontages. No buildings are proposed with this application. The application includes deviation requests to forego landscaping requirements, and to forego the paving of the trailer parking area as required by the Chapter 82-16 of the County Ordinance Code. The subject property is located at 150 Brookside Drive in the North Richmond Area. (Zoning: P-1 North Richmond Planned Unit District) (APN 408-203-016) [AV](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 19, 2021.
