

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JULY 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://cccouny-us.zoom.us/j/82663329027>

Meeting ID: 826 6332 9027

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.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

2a. MISION PENTECOSTES CASA DE ALFARERO INTERO (Applicant & Owner), County File #CDLP19-02001: An application for approval of a Land Use Permit for the construction of a new 23,000-square-foot church for the Mision Pentecostes congregation to replace the existing facility at 2224 Willow Pass Road, with a tree permit to remove one code protected palm tree. The existing 1,232-square-foot residence will remain and will be used as housing for the church pastor. The subject properties are located at 2239 Willow Pass Road and 29 Bella Vista Road in the Bay Point area. (Zoning: Bay Point Planned Unit (P-1) District) (APNs: 095-081-020 & 095-081-023) GF [Staff Report](#)

CONTINUED
INDEFINITELY

APPROVED AS
RECOMMENDED BY
STAFF

- 2b. GLOBAL SIGNAL ACQUISITIONS II, LLC ("CROWN CASTLE"), C/O NICOLE COMACH (Applicant) - ROBERT D. AND VELINA M. HERRENKOHL (Owner), County File #CDLP21-02009: A request for approval of a land use permit to allow the renewal of expired Land Use Permit #CDLP11-02009, for the continued operation of an existing wireless telecommunications facility. Sprint is presently leasing space on the existing tower and no modifications to the existing facility are proposed at this time. The subject property is located at 816 Port Chicago Highway, Bay Point area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit Development) (Assessor's Parcel Number: 098-020-001) DL [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
ADDED COA
REGARDING SETBACKS
TO THE STRUCTURE

- 3a. ANDREW DABILL (Applicant) - CHRISTOPHER KRETZ (Owner), County File #CDDP21-03011: An application for a Development Plan to allow the construction of a 696-square-foot outdoor accessory shade structure that will cover an existing permitted plant nursery outdoor display for an Ace Hardware business. The shade structure will be located on existing hardscape and will not expand the current use. The subject property is located at 3207 Danville Boulevard in the Alamo area. [Zoning: Retail-Business (R-B), Cannabis Exclusion Combining District (-CE), Sign Control Combining District (-S-2) APN: 198-010-016] EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 2, 2021.
