

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 2, 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/81540150054>

Meeting ID: 815 4015 0054

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. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

CONTINUED TO
OCTOBER 18, 2021 (LC)

2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) 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 (Continued from 06.07.2021 LC) CF [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (RLH)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. LORI NOVOTNY ON BEHALF OF VERIZON WIRELESS (Applicant) - ARTHUR AND SHIRLEY PACHECO (Owners), County File #CDLP21-02018: The applicant requests a land use permit renewal to allow for the renewal of expired land use permit (County File #CDLP10-02014) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of minor modifications consisting of removing (4) antennas, installing (6) new antennas, installing (4) new radios, removing (2) RRU-12 units, installing 4 new raycap surge suppressors and ancillary equipment within the existing Verizon fenced lease area. The subject property is located at 2670 Franklin Canyon Road in the unincorporated Martinez area of Contra Costa County. (Zoning: A-4, A-2, Agricultural Preserve District and General Agricultural District) (Assessor's Parcel Number: 368-030-011) EL [Staff Report](#)

APPROVED AS
RECOMMENDED BY
STAFF (RLH)

4. LAND USE PERMIT/DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. BRANDON HELTON/ENTERPRISE RENT-A-CAR (Applicant) - 2200 CENTRAL STREET, LLC/MSH GROUP (Owners), County File #CDLP/DP21-02012: The applicant requests approval of a Land Use Permit and Development Plan to establish an Enterprise truck rental business within an existing warehouse tenant space that includes interior tenant improvements. The interior tenant improvements include the construction of a new sand and oil truck wash area and minor interior improvements to improve an existing office area for the purpose of retail sales. The rental trucks will be parked in an existing lease area outside of the warehouse. There will be up to 4 full time employees and 1 part-time employee. Proposed hours of operation are Monday through Friday, 7:00 am – 5:00 pm, Saturday, 8:00 am – 11:00 pm and closed on Sunday. The business will generally have between 12-15 rental trucks on-site at a given time. The subject property is located at 2200 Central Street in North Richmond. (Zoning: P-1, North Richmond) (Assessor's Parcel Number: 408-190-004) EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 16, 2021.
