

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JUNE 1, 2020

30 MUIR ROAD

MARTINEZ, CA 94553

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. 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://zoom.us/j/92997648238>.

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 OR DURING 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. DEVELOPMENT PLAN: PUBLIC HEARING:

2a. UNIVERSAL REI LLC (Applicant/Owner), County File #DP16-3009: The applicant requests approval of a Development Plan to construct a 14,124-square-foot 16-unit apartment building, and install associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes approximately 3,796-cubic yards of grading (3,806 fill and 7 cut). A Tree Permit for the removal of nine code protected trees would also be included. The project includes the following variance requests:

- A 33 foot building height (where 30 feet is the maximum allowed)
- A reduced 3-foot 11 inch side yard setback (where twenty feet minimum is required) for parking spaces.

- A reduced 10-foot front yard setback (where 25 feet minimum is required) for parking spaces.
- Reduced twenty percent of open area (where 25 percent minimum is required).
- Reduced parking stall size to allow 9-foot by 17.5-foot and 7.5-foot by 14.5-foot parking stalls, where 9-foot by 19-foot is required.

The project is located on Windhover Way, approximately 125 feet north of the Pacheco Boulevard intersection in the Pacheco/Vine Hill area. (Zoning: M-29 Multiple Family Residential) (Parcel Number: 380-220-066) Exempt from CEQA under Public Resources Code section 21159.25 JL [Staff Report](#)

- 2b. **SIKH SOCIETY OF CENTRAL CONTRA COSTA COUNTY** (Applicant & Owner), County File #DP11-3013: The applicant requests approval of a Development Plan to allow the construction of an 8,000 square-foot Sikh Temple, a 1,400 square foot storage building, and associated parking and access improvements. The project also includes a request for approval of an exception to allow a drainage diversion to Drainage Area 48B, and approval of a tree permit to allow the removal of two code-protected Siberian Elm trees. The subject property is located at 778 Port Chicago Highway, in the Bay Point Area (Zoning: P-1) (APN: 098-030-032) For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project. AV [Staff Report](#)
- 2c. **OWEN POOLE** (Applicant) and **SDC DELTA COVES LLC** (Owner), County File #DP18-3026: This is an application for a modification to the Delta Coves final development plan to allow the construction of improvements to Bethel Island Road in the area between Riverview Plaza and Gateway Road. Proposed improvements to Bethel Island Road will include a two-inch pavement overlay of the existing street, replacement of non-ADA compliant curb ramps, removal and replacement of damaged curb gutter and sidewalk, new concrete sidewalk, a pedestrian refuge island, street striping, new streetlights in public right-of-way, street trees on private property, and installation of stop signs at the intersection of Bethel Island Road and Sandy Lane. The applicant has also requested an exception from the Collect and Convey requirements found in Division 914 of the County Ordinance code. The subject property is the portion of Bethel Island Road between Riverview Plaza and Gateway Road in the Bethel Island area. (Zoning: Planned Unit District (P-1)) (APN: 031-021-017) CEQA Status: Categorically Exempt. MM [Staff Report](#)
3. **LAND USE PERMIT: PUBLIC HEARING:**
- 3a. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2026: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including three antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d) JL [Staff Report](#)
- 3b. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2027: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including seven antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d). JL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 15, 2020.