

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, FEBRUARY 7, 2022
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

To slow the spread of COVID-19, in lieu of a public gathering, the Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/89036132417>

Meeting ID: 89036132417

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. ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa Zoning Administrator under Assembly Bill 361: [Resolution AB361](#)
2. PUBLIC COMMENTS
3. SUBDIVISION: PUBLIC HEARING
- 3a. KATHRYN WATT FOR DENOVA HOMES, INC (Applicant) - MEADOW CREEK GROUP LLC (Owner), County File #CDS21-09573: The applicant seeks approval of a vesting tentative map to subdivide the approximately 1.98-acre project site into 7 residential lots and two common area parcels for onsite drainage. The residential lots range in size from 10,366-12,641 square-feet, and the common area parcels (Parcels A and B) 2,293 and 2,975 square-feet. The project also includes the construction of 7 residences and retaining walls, improvements to the existing portion and extension of the private road easement, as well as sidewalk, curb and gutter, drainage improvements, and landscaping. There will be approximately 16,400 cubic yards of grading (cut and fill), but no dirt will be imported or exported. This project also includes a Tree Permit to allow the removal of approximately 40 code-protected trees, and to work within the dripline of an additional 12 code-protected trees. The subject property is located at 180 Midhill Road in the

unincorporated Martinez area of Contra Costa County. Zoning: Single-Family Residential (R-10) (APN: 161-280-005 and -034) DV [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. LYNDA MCCLUNG (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #CDLP21-02051. The applicant requests approval of a Land Use permit to allow the renewal of Land Use permit #CDLP10-02028 for the continued operation of an existing T-Mobile telecommunications facility with proposed minor equipment modifications. The project is located near Coach Drive and the intersection of Castro Ranch Road and Alhambra Valley Road in the unincorporated El Sobrante area. (Zoning: General Agriculture, A-2); (Assessor's Parcel Number: 432-020-002) SS [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, FEBRUARY 23, 2022.
