

****REVISED****
CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 21, 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.

Please click the link below to join the webinar:

<https://cccounty-us.zoom.us/j/81321586179>

Meeting ID: 813 2158 6179

Or Telephone:

Dial:

USA 214 765 0478 US Toll

USA 888 278 0254 US Toll-free

Conference code: 198675

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) 655-2858.

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 Danielle Kelly at least 48 hours before the meeting at (925) 655-2858.

1. ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa Zoning Administrator under Assembly Bill 361: [Resolution AB361](#)
2. PUBLIC COMMENTS:
3. SUBDIVISION: CONTINUED 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) (Continued from 02/07/2022 RH) [DV Staff Report](#)

4. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING:

- 4a. EDGAR BALUYUT, DISCOVERY BUILDERS INC. (Applicant) - ALBERT D. SEENO III TRUST (Owner), County File CDDP21-03039: The applicant request approval of a modification to COA #2 of Final Development Plan #DP95-3043, in order to allow a building height of 24 feet (where the COA limits the height to 22-feet), for the remodel of an existing barn on Lot-38 of the Alamo Springs subdivision. The subject property is located at 333 Corrie Place in Alamo. (Zoning: P-1 Planned Unit District) (APN:197-050-029).(Continued from 03/07/2022 LC) JL [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING:

- 5a. IVAN VALENTINO (Applicant) & KIRSTI KILE SMITH (Owner), County File #CDDP21-03034: A request for approval of a minor modification to a final development plan to allow a 0-foot side yard (where 5 feet is required) and a 0-foot aggregate side yard (where 15 feet is required) for a proposed attached rear deck expansion that is 18" above grade and a relocated boat ramp in the rear yard of an existing single-family residence. The subject property is located at 4521 Clipper Drive in the Discovery Bay area. (Zoning: Planned Unit District (P-1) District) (APN: 008-160-033). GF [Staff Report](#)

6. LAND USE PERMIT: PUBLIC HEARING:

- 6a. AMERICAN TOWER, C/O JOHN MERRITT (APPLICANT) & EAST BAY MUNICIPAL UTILITY DISTRICT (OWNER), County File #CDLP19-02029: A request for approval of a land use permit to renew expired Land Use Permit #CDLP08-02070, for the continued operation of an existing American Tower wireless telecommunications facility. No modifications to the existing facility are proposed at this time. The project site is located south of Grizzly Peak Trail, and north of Grizzly Peak Boulevard, at the Contra Costa / Alameda County line in the Orinda area of unincorporated Contra Costa County. (Zoning: A-80, Exclusive Agricultural District) (Assessor's Parcel Numbers: 267-010-003 & -007). SJ [Staff Report](#)
- 6b. PAWAN K. GARG (APPLICANT & OWNER), County File #CDLP20-02006: The applicant is requesting approval of a Land Use Permit and Development Plan, with a deviation to the P-1, Bay Point Redevelopment Area Planned Unit District parking requirements, to convert an existing daycare building into four (4) residential units (2 studio units and 2 two-bedroom units). The project includes an interior remodel of the existing building, and minor exterior improvements, such as window changes. The footprint and height of the building will remain the same. The property is located at 3225 Willow Pass Road, in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1, Bay Point Redevelopment Area Planned Unit District)(Assessor's Parcel Number: 093-193-033). SJ [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 4, 2022.