

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**WEDNESDAY, JULY 6, 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/85394815269>**

**Meeting ID: 853 9481 5269**

**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](mailto: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](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. SHELDON COLEN (Applicant) - HUMBURG INVESTMENTS LLC (Owner), County File #CDLP21-02048: This is a request for a land use permit and development plan for a minor modification to an approved land use permit, County file #CDLP18-02016, which includes approximately 29 additional square feet of signage to an existing Shell fueling station for a total of approximately 208 square feet for new and replacement signage at an existing Shell gas station convenience store and car wash. The subject property is located at 3188 Danville Boulevard in the Alamo area. (Zoning: Retail-Business (R-B), Cannabis Exclusion (-CE) and Sign-Control Combining (-S2) Districts) (APN: 192-081-003) GF [Staff Report](#)
  - 2b. SEVEN HILLS SCHOOL (Applicant and Owner), County File #CDLP22-02006: The applicant requests approval of a Land Use Permit for the renovation of an existing outdoor sports court, construction of a new associated amphitheater providing a maximum of 435 seats, and installation of four 8' tall exterior lights, accessible pathway, and 96 square feet of landscaping. The project also includes a Tree Permit to work within the dripline of 21 code-protected trees which include (6) California Pepper Trees (up to 22.3" in diameter), (13) Valley Oak Trees (up to 40.8" in diameter), (1) Eastern Redbud Tree (10.2" in diameter) and (1) Plum

Tree (14" in diameter). The subject property is located at 975 North San Carlos Drive in the unincorporated Walnut Creek area of the County. (Zoning: R-15) (Assessor's Parcel Number: 172-080-005) [EL](#) [Staff Report](#)

- 2c. [NORM DYER](#) (Applicant) - [ED GRUBB](#) (Owner), County File #CDLP21-02029: The applicant requests approval of a Land Use Permit to establish an existing approximately 1,880-square-foot residence as a second residence on 5.5 acres (currently two parcels APN: 138-110-010 and 138-110-009). No development is proposed as part of this project. The project also includes an exception request from County Ordinance Code Section 914-2.004 to be relieved of the off-site collect and convey requirements. The subject properties are addressed as 720 North Gate Road and 706 North Gate Road in the unincorporated Walnut Creek area of the County. (Zoning: A-2) (Assessor's Parcel Number: 138-110-010 and 138-110-009) [EL](#) [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. [ROD SCHLENKER C/O INSURANCE AUTO AUCTIONS, INC.](#) (Applicant) - [NGL SF BAY STORAGE & TRANSFER, LLC](#) (Owner), County File #CDDP18-03005: A request for approval of a development plan for the expansion of an existing Insurance Auto Auctions storage facility onto an adjacent vacant 10.35-acre property. The proposed expansion would allow the storage of an additional 1,136 vehicles. The applicant is also requesting a deviation to the Bay Point P-1 Development Standards for 7.5% of the subject lot to be landscaped (where 10% of the site is required to be landscaped) and approval of a tree permit for the removal of 41 code-protected trees ranging in size from 7" to 60" in diameter. The applicant is also requesting approval of an exception to the collect and convey requirements of Division 914 of the County Code. The subject property is located at 2770 Willow Pass Road in the Bay Point area. (Zoning: Planned Unit Development (P-1) District) (APN: 098-240-031) [GF](#) [Staff Report](#)

- 3b. [ALEX CHIAPPETTA](#) (Applicant) - [GREGORY SAKITA](#) (Owner), County File #CDDP22-03014: The applicant requests approval of a Development Plan for a Kensington Design Review to allow the construction of a 332-square-foot addition at the rear of an existing residence. The addition results in a new gross floor area of 2,766 square feet, which exceeds the threshold standard of 2,100 square feet. The addition will consist of a new bedroom, bathroom, walk-in closet and a hallway. The subject property is located at 215 Trinity Avenue in the Kensington area of Contra Costa County. (Zoning: R-6, -TOV, -K) (APN: 570-151-011) [EL](#) [Staff Report](#)

- 3c. [RUDOLPH WIDMANN](#) (Applicant) - [JOSEPH J BODELL III](#) (Owner), County File #CDDP22-03015: The applicant requests approval of a Development Plan for a Kensington Design Review to allow an approximately 114-square-foot addition that includes the enclosure of an existing front deck area for the expansion of the existing dining room. The addition results in a new gross floor area of 2,310 square feet, which exceeds the threshold standard of 2,000 square feet. Other work subject to Kensington Design Review includes a minor roof pitch change to create a ridgeline at the rear of the residence and minor remodel of the existing entrance foyer. The subject property is located at 189 Purdue Avenue, in the Kensington area of Contra Costa County. (Zoning: R-6, -TOV, -K) (APN: 570-171-014) [EL](#) [Staff Report](#)

4. COMPLIANCE REVIEW: PUBLIC HEARING

- 4a. [JOHN & LORI RAMIREZ](#) (Applicants and Owners); County File# CDCV22-00013: This is the first compliance review for Land Use Permit #CDLP18-02013 for the operation of an off-road motorcycle recreation park, which was approved by the County Planning Commission on March 24, 2021. The project was conditioned for the park operators to submit for compliance reviews to be held at noticed public hearings on years 1, 3, 5, 8, and then every five years thereafter. The subject property is located at 50 Camino Diablo Road in the unincorporated Brentwood area. (Zoning: A-3—Heavy Agricultural District) (APN: 003-020-048) [GK](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 18, 2022.