

Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500

Linda Thuman, Chair
Mike Nisen, Vice Chair
Steve Larsen, Councilmember
Dennis Lopez, Councilmember
Ron Schmit, Councilmember

*The Byron Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

BYRON MAC AGENDA

**Tuesday, September 22, 2020
6:00p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Byron Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

**Dial In: (888) 278-0254
Conference code: 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2927?html=true>

The Byron Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call

2. Approval of Agenda

- 3. Public Comment (3 minutes per speaker)** *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Draft Record of Actions – August 25, 2020

6. Presentations

- a. Transportation Update (Austin Pato, County Public Works)
- b. Update on Covid-19 for Contra Costa County (*Lea Castleberry, Office of Supervisor Diane Burgis*)

7. Items for Action and/or Discussion

- a. Byron Community Clean-Up Day – Saturday, October 3, 2020

8. Correspondence (R= Received S=Sent)

- a. R-09/01/20 Contra Costa County Zoning Administrator Agenda for September 9, 2020
- b. R-09/15/20 Contra Costa County Zoning Administrator Agenda for September 21, 2020
- c. R-09/10/20 County Planning Commission Cancellation Notice for September 23, 2020

9. Future Agenda Items

- a. Update on State Route 239 (*Patricia Bristow, CCTA Citizens Advisory Committee*)

10. Adjourn

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, SEPTEMBER 9, 2020

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

SEP - 1 2020

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 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://cccounvty-us.zoom.us/j/91287702950>

Meeting ID: 912 8770 2950

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. LAND USE PERMIT: PUBLIC HEARING

2a. IFGF GISI EAST BAY CHURCH (Applicant) - LEER CORPORATION (Owner), County File #LP18-2035: The applicant requests approval of a Land Use Permit to allow the establishment of a church within an existing two-story commercial building. The proposed church consists of a 200-seat first floor assembly area, and a combined 4,360 square feet of office, classroom, kitchen, and restroom areas located in easterly portions of the first and second levels of the existing building. The project proposes 29 off-street parking spaces on the subject property, with 70 overflow parking spaces available on a separate parcel (APN 425-252-049) located across Appian Way from the project site. The subject property is located at 425 Appian Way in the El Sobrante area. (Zoning: P-1 Planned Unit District) (APN: 426-261-060, 425-252-049) AV Staff Report

2b. ROBERT FREITAS (Applicant) - ANTHONY AND TINA AKINS (Owners), County File #LP19-2012: An application for a land use permit to allow for the construction of a new approximately 4,850-square-foot second residence on a 1.42-acre parcel. Development of the proposed second residence will involve construction of a new driveway located along the southern property line, establishment of two new 5,000 gallon water tanks, two bio-retention basins, retaining walls, a rain tank and approximately 3,500 cubic cut

yards of grading. The project also includes a request for a tree permit for the removal of 7 code-protected trees which were previously removed without a permit. The subject property is located at 1974 Ayers Road in the Concord area of the County. (Zoning: R-20) (General Plan: SL) (APN: 116-092-007) GF Staff Report

- 2c. BRUCE AND SUZETTE BARTELL (Applicants and Owners), County File #LP19-2034: This is an application for a land use permit to allow a caretaker unit, and to modify land use permit LP84-2200 for a commercial boat harbor to allow the construction of a new 1,350 square foot storage building, two new eight-foot tall privacy fences, and a 14-foot high electronic gate. The subject property is located at 2550 Dutch Slough Road in the unincorporated Oakley area. (Zoning: Water Recreational Zoning District (F-1)) (APN: 032-330-017) MM Staff Report

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3003: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to allow the construction of individual residential decks beyond the rear property lines into the lagoon parcel. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010) MM Staff Report

- 3b. OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3007: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to convert the roads within the development from public roads to private roads, convert the storm drain facilities to private storm drain facilities, and add gated entry points. The applicant also requests approval of a dock design plan and mooring plan for the lagoon. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 21, 2020.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, SEPTEMBER 21, 2020

**30 MUIR ROAD
MARTINEZ, CA 94553**

RECEIVED

SEP 15 2020

*****1:30 P.M.*****

BY: _____

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Meeting ID: 956 5209 6620

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. SGI RETAIL, LLC (Applicant) – SPM PROPERTIES, INC (Owner), County File #LP20-2003: The applicant requests approval of a land use permit/development plan combination to establish a cannabis dispensary, with delivery, within an existing building. The dispensary will occupy 5,162 square feet of the existing 20,000 square-foot multi-tenant building. Approval of a land use permit to allow an accessory sign over fifty square feet in area is also requested for an existing monument sign as well as a modification to the sign guidelines approved as part of DP08-3024 for three new wall mounted signs. The subject property is located at 5753 Pacheco Boulevard in the Pacheco area. (Zoning: R-B, Retail Business District (R-B)) (APN: 125-032-031) FA Staff Report
- 2b. GLOBAL SIGNAL ACQUISITIONS III, LLC (Applicant) - CPM PITTSBURG, LLC (Owner), County File #LP20-2026: This is an application for a Land Use Permit for the renewal of County Files #LP10-2077 and LP11-2005 to allow the continued operation of existing Verizon and Sprint wireless telecommunication facilities, co-located on an existing 65-foot-tall monopole. No modifications to the existing facilities are proposed. The subject property is located at 385 Pittsburg Avenue in the unincorporated Richmond area. (Zoning: North Richmond Planned Unit District (P-1)) (APN: 408-190-046) MM Staff Report

- 2c. BENJAMIN RODRIGUEZ (Applicant) - THE ATHENIAN SCHOOL (Owner), County File #LP20-2033: This is an application for a Land Use Permit to modify County File #LP98-2084 to allow four temporary portable classrooms at the Athenian School to facilitate smaller classroom size requirements during the ongoing COVID-19 pandemic. The project does not involve the increase in student enrollment or capacity. The subject property is located at 2100 Mt. Diablo Scenic Blvd. in the unincorporated Danville area. (Zoning: General Agricultural District (A-2)) (APN: 203-150-002) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 5, 2020.

RECEIVED

SEP 10 2020

BY: _____

~ CANCELLED ~

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 23, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccourtty-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

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The Commission Chair 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.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 30, 2020.