

ZA: T. MOREIRA, L. CROSS & R. HERNANDEZ  
STAFF: M. MITCHELL & D. LECCA  
PW: L. GOSSETT & R. SANDERS

## CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JANUARY 10, 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://cccounty-us.zoom.us/j/87252862888>

Meeting ID: 872 5286 2888

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.

- |                                    |     |  |
|------------------------------------|-----|--|
| ADOPTED RESOLUTION (TM)            | 1.  | ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa Zoning Administrator under Assembly Bill 361: <a href="#">Resolution AB361</a>  |
| NONE                               | 2.  | <u>PUBLIC COMMENTS:</u>  |
|                                    | 3.  | <u>APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING</u>   |
| CONTINUED TO JANUARY 24, 2022 (TM) | 3a. | <u>SALVADOR HERNANDEZ</u> (Owner), County File # BIRF20-00481: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF20-00481. This case is for violation(s) of the storage of two (2) semi-trailers and two (2) sections of a manufactured home on the property in an A-2 zoning district. |

The property is located at 2195 Eden Plains Road, Brentwood (Continued from 10/18/2021 TM) [CF](#) [Staff Report](#)

CONTINUED TO  
JANUARY 24, 2022 (TM)

- 3b. [KENNETH & PATRICIA MANNING](#): (Owners) County File #BIRF19-00790: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00790. This case is for violation(s) of the operation of contractor/construction yards AND the storage of travel trailers, vehicles, equipment, materials and shipping containers on a property in the A-2/A-3 zoning district (Continued from 10/18/2021 TM) [CF](#) [Staff Report](#)

CONTINUED TO  
JANUARY 24, 2022 (TM)

- 3c. [MELBA D MYGRANT TRE](#) (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) (APN: 001-031-022) (Continued from 07/07/2021 TM) [CF](#) [Staff Report](#)

4. [DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING](#)

APPROVED WITH  
MODIFICATIONS TO  
STAFF REPORT, COA'S  
#3 & #14 (RLH)

- 4a. [STEPHANIE SIMS](#) (Applicant) - [TREAT TOWERS OWNER LLC](#) (Owner), County File #CDDP21-03013: A request for approval of a Development Plan modification for Treat Towers. This proposal will modify Development Plan CDDP88-03012 to allow new lighting improvements, ADA accessibility, fencing and gate improvements for parking garages, and renovated landscaping. The proposal will also modify Development Plan CDDP14-03035 and CDDP17-03003 to establish a new master signage program. A tree permit is being requested to remove five code protected trees within the courtyard area of the site. The subject property is located at 1255 and 1277 Treat Boulevard in the unincorporated Walnut Creek area. (Zoning: P-1 Planned Unit District (P-1)) (APN's: 148-470-001, and -002) (Continued from 12/20/2021 RLH) [DL](#) [Staff Report](#)

5. [SUBDIVISION: CONTINUED PUBLIC HEARING](#)

APPROVED WITH  
ADDED PUBLIC WORKS  
CONDITIONS OF  
APPROVAL (RLH)

- 5a. [WILLOUGHBY "WEB" T. JORDAN](#) (Applicant) - [FREEDOM PROPERTIES OF NORCAL, INC](#) (Owner), County File #CDSD18-09500: The applicant requests approval of a vesting tentative map for a major subdivision which proposes to subdivide the two-acre site into six lots, ranging in size from 7,212 to 13,944 square feet, with a 30,146-square-foot remainder. To accommodate improvements, a tree permit would be included for the removal of 18 code-protected trees ranging in size from 6.5 to 30 inches in diameter. A variance for 50-foot lot width would be required for Lot 5 (where 70 feet is required). An exception to Title 9 of the County Code would be required to allow for the private maintenance of detention facilities, where public entity management is required. The project includes approximately 4,000 cubic yards of grading (2,000 cut and 2,000 fill) to accommodate excavation for bioretention treatment facilities, building pads, and grading of the areas to be paved. The subject property is located at 4500 Blum Road in the unincorporated Martinez area. (Zoning: R-7 Single-Family Residential (R-7) District) (APN: 159-170-028) (Continued from 12/20/2021 RLH) [JL](#) [Staff Report](#)

6. [LAND USE PERMIT: CLOSED PUBLIC HEARING](#)

APPROVED WITH  
MODIFICATIONS TO  
COA'S #20, #22, #32 AND  
DELETE COA #27 AND  
ADDED 2 COA'S (TM)

- 6a. [ANDREW STEUDLE AND SARAH DEANE](#) (Applicants and Owners), County File #CDLP19-02021: A request for approval of a Land Use Permit to legalize an existing horse boarding facility and riding academy for up to 35 horses. All buildings and structures are existing. No development, beyond establishing unpaved parking spaces (a total of 15 on-site parking spaces, and an overflow parking area to be utilized when necessary), is proposed at this time. The proposed hours of operation for the horse boarding facility are Monday – Sunday between 8am – 7pm and the proposed hours of operation for the riding academy are Monday – Friday between 9am – 5pm. The riding academy will have a maximum of 7 riding lessons per day (with a maximum of 2 riders per lesson). The applicants are also proposing to hold special events, which includes Summer Camp: Monday – Friday, 9am – 2pm (during five (5) selected weeks during the local school districts summer break), Spring Break Camp: Monday – Friday, 9am – 2pm (during the week of Brentwood School District's spring break), and a Mother's Day Ride. The maximum number of people at special events is 15 participants. The applicants are requesting variances from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicants also request approval of an exception to the Collect and Convey requirements of Division 914 of the County Code. In addition, the applicants will be required to annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing. The property is located at 22 Cruz Road,

in the Knightsen/Brentwood area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 020-262-001) (Continued from 12/20/2021 TM) SJ [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF (RLH)

- 6b. DANIEL MISKIE (Applicant) - DONALD GRANT (Owner); County File #CDLP21-02037: A request for approval of a Land Use Permit and Development Plan combination to allow the conversion of two retail spaces on the ground floor of the building to two apartment units, renovations to the two existing apartment units on the upper level, and conversion of the rear of building to a parking area for tenants. The subject property is located at 1224 Ceres Street in the Crockett area of unincorporated Contra Costa County. Zoning: Planned Unit District (P-1); APN: 354-133-009 (Continued from 11/20/2021 RHL) DV [Staff Report](#)

7. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (RLH)

- 7a. BALDEV S. RAHI (Applicant) - BALDEV S. RAHI and SURINDER K. RAHI (Owners), County File #CDDP15-03004: The applicant requests approval of a Development Plan to construct a two-story 5,536-square-foot mixed-use development, with 3,000 square feet of commercial space on the ground floor and 2,536 square feet of residential space on the second floor, on an undeveloped property. The subject property is located along Appian Way 200 feet north of Rincon Road in the El Sobrante area. (Zoning: El Sobrante Planned Unit (P-1) District) (APN: 426-261-050) JL [Staff Report](#)

8. DEVELOPMENT AGREEMENT: PUBLIC HEARING

ADOPTED THE  
FINDINGS AND FOUND  
THE REPORT TO BE IN  
COMPLIANCE WITH  
THE DEVELOPMENT  
AGREEMENT (LC)

- 8a. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR21-0117: This is a public hearing on the Project Year 2021. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010) TM [Staff Report](#)

9. SETTLEMENT AGREEMENT: PUBLIC HEARING

ACCEPTED THE  
REPORT AND FOUND  
TO BE IN COMPLIANCE  
WITH THE  
SETTLEMENT  
AGREEMENT (LC)

- 9a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA21-0006: This is a public hearing on the Twenty-Seven Annual Compliance Report for project year 2021, dated November 10, 2021, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010) TM [Staff Report](#)

10. LAND USE PERMIT: PUBLIC HEARING

DENIED, AGREED WITH  
THE FINDINGS, DOES  
NOT COMPLY WITH  
COUNTY CODE,  
REMAND TO CODE  
ENFORCEMENT,  
OWNER RESPONSIBLE  
FOR ASSOCIATED  
COSTS (LC)

- 10a. TONY LAGOMARSINO (Applicant) - DORTHY LAGOMARSINO TRUST (Owner), County File #CDLP21-02039: The applicant requests approval of a Land Use Permit to establish a boat and recreational vehicle storage facility on an agricultural zoned parcel. The project will have one employee and will have up to 30 storage spaces for the vehicles. Proposed hours of operation are 9:00 AM to 5:00 PM daily. The subject property is located at 5700 Sellers Avenue in the Oakley area of the County. (Zoning: A-3) (Assessor's Parcel Number: 020-040-015) EL [Staff Report](#)

11. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (LC)

- 11a. CHRIS FELLOWS (Applicant) - GEOFFREY TITUS (Owner), County File #CDDP21-03032: The applicant requests approval for a Development Plan Small Lot Design Review to allow the construction of a new, 595-square-foot detached two-car garage located behind an existing single-family residence on a substandard parcel. The subject property is located at 23 Setting Sun Place in El Sobrante. (Zoning: Single-Family Residential, R-40) (APN: 430-060-013) EL [Staff Report](#)

CONTINUED  
INDEFINITELY (LC)

12. VARIANCE: PUBLIC HEARING

- 12a. MABEL YEUNG (Applicant) - ANDY YU (Owner), COUNTY FILE #CDVR21-01018: The applicant requests approval of a Variance application to allow a 1-inch secondary front yard setback from the 20-foot-wide roadway easement located on the eastern portion of the parcel (where 20 feet is the required minimum) to allow the construction of a 3,022-square-foot, 2-story addition. The subject property is located at 100 Angela Avenue, in the Alamo area of the County. (Zoning: R-20, Single Family Residential) (APN: 192-133-004) EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 24, 2022.