

ZA: L. CROSS  
STAFF: D. LECCA  
PW: L. GOSSETT & R. SANDERS

## CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JANUARY 24, 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/82255367459>

Meeting ID: 82255367459

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.

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| ADOPTED RESOLUTION                       | 1.  | ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa Zoning Administrator under Assembly Bill 361: <a href="#">Staff Report</a>   |
| NONE                                     | 2.  | <u>PUBLIC COMMENTS:</u>   |
|  | 3.  | <u>APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING</u>  |
| CLOSED CASE; ALL VIOLATIONS WERE REMOVED | 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 01/10/2022 TM) <u>CF</u> <u>Staff Report</u> |

CONTINUED TO APRIL 4,  
2022

- 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 01/10/2022 TM) CF [Staff Report](#)

CONTINUED TO APRIL 4,  
2022

- 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 01/10/2022 TM) CF [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

AGREED WITH  
FINDINGS; DENIED  
APPLICATION DOES  
NOT COMPLY WITH  
COUNTY CODE  
SECTION 84.38.404; THE  
APPLICANT/OWNER  
CONTINUES TO BE  
RESPONSIBLE FOR ALL  
COST ASSOCIATED  
WITH THIS  
APPLICATION

- 4a. JASON MICHAEL PAUL (Applicant) - ROBERT CORT (Owner), County File #CDLP21-02031: The applicant requests approval of a Land Use Permit and Development Plan to allow the establishment of a cannabis non-storefront, delivery only business that requires tenant improvements to the existing vacant building in which it will be located in. Improvements include modernizing the interior and exterior of the building and creating a parking lot with 7 proposed spaces on the adjacent parcel to the north. The subject property is located at 3944 Main Street in the Byron area of the County. (Zoning: R-B) (Assessor's Parcel Number: 002-102-006) EL [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF

- 4b. NICOLE COMACH ON BEHALF OF SBA 2012 TC ASSETS, LLC (Applicant) - NEIL AND MARY DE VRIES FAMILY TRUST (Owner), County File #CDLP21-02044: The applicant requests a land use permit to allow for the renewal of expired land use permit (County File #CDLP11-02040) for a previously approved wireless telecommunications facility. MetroPCS and Sprint are presently leasing space on the existing tower and site and no modifications are proposed at this time. The subject property is located at 415 Fleming Lane in the unincorporated Antioch area of Contra Costa County. (Zoning: H-I, Heavy Industrial District) (Assessor's Parcel Number: 051-040-070) DL [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING

AGREED WITH  
FINDINGS, APPROVED  
WITH MODIFICATIONS  
TO COA 13 & 14 AND  
ADVISORY NOTE J & K

- 5a. CARL CAMPOS, LCA ARCHITECTS, INC. (Applicant) - WILLOW VIEW ASSOCIATION (Owner), County File CDDP21-03037: The applicant requests approval of a Development Plan for the private museum use of a personal storage warehouse and the installation of art murals on the north, south, and west facades of the warehouse museum. The project site is located in the Willow Pass Business Park at 1100 Evora Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 099-210-033) SM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 7, 2022.