

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, FEBRUARY 23, 2022

30 MUIR ROAD
MARTINEZ, CA 94553

ZA: R. HERNANDEZ
STAFF: D. LECCA
PW: R. SANDERS AND L.
GOSSETT

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/85963721107>

Meeting ID: 85963721107

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) 655-2860

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.

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.

3 SPEAKERS DISCUSSING AN UPDATE TO THE COUNTY'S WIRELESS ORDINANCE: 1) Jodi Nelson, 2) Alexis (no last name), 3) Alice Lee

1. PUBLIC COMMENTS:

2. SUBDIVISION: CONTINUED PUBLIC HEARING

2a. KATHRYN WATT FOR DENOVA HOMES, INC (Applicant) - MEADOW CREEK GROUP LLC (Owner), County File #CDSD21-09573: 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](#)

**2a. ITEM
CONTINUED TO
MARCH 7, 2022**

3. LAND USE PERMIT: PUBLIC HEARING

**3a. APPROVED AS
RECOMMENDED BY STAFF**

- 3a. KATHRYN LEAL, EPIC WIRELESS GROUP, LLC (Applicant) - RICHMOND LAND GROUP LLC (Owner), County File CDLP21-02054: The applicant requests approval of a Land Use Permit for continuing operation of an existing AT&T wireless telecommunications facility that was established under Land Use Permit CDLP11-02014. No modifications of the wireless facility are proposed. The project site is located at 601 Parr Boulevard in the Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 408-082-001) SM [Staff Report](#)

**3b. APPROVED AS
RECOMMENDED BY STAFF**

- 3b. DAVID HO, MARINA LANDSCAPE (Applicant) - KORNHAUSER REAL ESTATE LLC (Owner), County File #CDLP21-02035: The applicant requests approval of a Land Use Permit to establish a contractor's yard on a developed property. The subject property is located at 5036 Blum Road in the unincorporated Martinez area. (Zoning: Retail Business (R-B) District) (APN: 159-210-041) JL [Staff Report](#)

**3c. APPLICANT TO
PROVIDE ADDITIONAL
INFORMATION TO STAFF**

CONTINUED INDEFINITELY

- 3c. MARK HINES, DELTA RV & BOAT STORAGE (Applicant) - KAREN S. KOSTER TRUST (Owner), County File #CDLP21-02043: The applicant requests approval of a Land Use Permit modification to Land Use Permit #CDLP16-02048, to increase the number of boat and RV storage spaces from 555 to 1,427 spaces at the boat storage facility. The subject property is located at 3510 Bixler Road in the Byron area. (Zoning: A-3 Heavy Agricultural (A-3) District and Boat Storage (-BS) Combining District) (APN: 011-200-050) JL [Staff Report](#)

**3d. APPROVED AS
RECOMMENDED BY STAFF**

- 3d. KAREN TAN (Applicant) - CLARK POMONA LLC (Owner), County File #CDLP21-02028: A request for approval of a land use permit to authorize take-out food from an existing café under new ownership. The proposal also includes a new sign replacing the existing café signage. The proposed project does not include any interior improvements or modifications to the existing establishment. The subject property is located at 1300 Pomona Street in the Crockett area. (Zoning: R-B Retail Business District) (APN: 354-136-007) DL [Staff Report](#)

**3e. APPROVED WITH
MODIFICATIONS:**

- COA#1: Delete modification language and bullets.
- Omit "modification" portion in project description

- 3e. KATHRYN LEAL C/O EPIC WIRELESS GROUP (Applicant) - SIGNODE INDUSTRIAL GROUP (Owner), County File #CDLP21-02024: A request for approval of a land use permit for the renewal of an existing AT&T wireless telecommunications facility approved through County File #CDLP09-02074, which includes a minor modification for the removal and replacement of 9 antennas, as well as the installation of 15 new RRUs, 4 new surge suppressors and associated equipment within the existing facility cabinets. The subject property is located at 761 Port Chicago Hwy in the Bay Point area. (Zoning: Planned Unit District (P-1) District) (APN: 098-250-017) GF [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

**4a. APPROVED AS
RECOMMENDED BY STAFF**

- 4a. GORDON WONG GKW ARCHITECTS, INC (Applicant) - ALAMO SQUARE USA INVESTMENTS (Owner), County File #CDDP21-03038: The applicant requests approval of a Development Plan to allow the conversion of one existing office unit on the second floor of an existing building into an approximately 610.67 square-foot, two-bedroom residential unit. Other interior changes include the construction of a living room, dining room and bathroom. Exterior changes to the existing building include window and door replacements. There will be no expansion of the existing building footprint or the height of the building. The subject property is located at 37 Alamo Square Drive in the Alamo portion of Contra Costa County. (Zoning: R-B, -CE, -S-2) (Assessor's Parcel Number: 192-082-003) EL [Staff Report](#)

5. COMPLIANCE REVIEW: PUBLIC HEARING

**5a. APPROVED AND
ACCEPT THE 5-YEAR
COMPLIANCE REVIEW**

- 5a. LEEWARD ENERGY c/o GREG FAIR (Applicant) - BUENA VISTA ENERGY, LLC (Owner), County File #CDCV20-00042: The applicant requests confirmation of compliance with Conditions of Approval and the Mitigation Monitoring and Reporting Plan (MMRP) for approved Land Use Permit #CDLP02-02005, for the Buena Vista Windfarm Commercial Wind Power Facility, as required by COA #13. The subject property is located east of Vasco Road near Armstrong Road in the Byron area. (Zoning: A-2 General Agricultural (A-2) District) (APNs: 001-021-011, 001-021-012, 005-180-006, 005-180-007, 005-180-009, 005-180-010) JL [Staff Report](#)

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