

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 7, 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

Please click the link below to join the webinar:

<https://cccouny-us.zoom.us/j/89230718868>

Meeting ID: 89230718868

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) 655-2858.

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 Danielle Kelly at least 48 hours before the meeting at (925) 655-2858.

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| ADOPTED RESOLUTION | 1. | ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa Zoning Administrator under Assembly Bill 361: Resolution AB361 |
| NONE | 2. | <u>PUBLIC COMMENTS:</u> |
| | 3. | <u>SUBDIVISION: CONTINUED PUBLIC HEARING:</u> |
| CONTINUED TO MARCH 21, 2022 | 3a. | <u>KATHRYN WATT FOR DENOVA HOMES, INC</u> (Applicant) - <u>MEADOW CREEK GROUP LLC</u> (Owner), County File #CDS21-09573: 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](#)

4. MINOR SUBDIVISION: PUBLIC HEARING

AGREED WITH FINDINGS; APPROVED WITH MODIFICATIONS TO: COA #16 AND #18 AND MITIGATION MEASURE #33 AND #43; NEW COA ADDED: RIGHT-TO-FARM DISCLOSURE

4a. JEFFREY AND NANCY WIEDEMANN (Applicant) - JEFFREY AND NANCY WIEDEMANN (Owners), County File CDMS21-00015: The applicant is requesting approval of a Minor Subdivision application for the 172.61-acre Wiedemann Ranch. The minor subdivision creates a 91.40-acre Parcel A and an 81.21-acre Parcel B. The application includes a request to grant the exceptions to the requirements and regulations of County Code Title 9, including exceptions to Section 96-14.002, Section 98-6.016, Chapter 96-10, Section 96-14.004. and Section 914-14.012. The property is located 6989 Highland Road in the Tassajara Valley area in unincorporated Contra Costa County. (Zoning: A-80, Exclusive Agricultural District) (Assessor's Parcel Number: 205-020-015) SM [Staff Report](#)

AGREED WITH THE FINDINGS AND APPROVED AS RECOMMENDED BY STAFF

4b. GILBERT A. FITCH & ASSOCIATES (Applicant) and JUSTIN POSEY AND DUSTIN CRESON (OWNERS), County File #CDMS20-00001. The applicant seeks approval of a vesting tentative map to subdivide a 15.54-acre property into two equally sized parcels with access through a shared private road. The project includes requests for exception from the requirements of Title 9 of the County Ordinance Code related to road widening, private road paving, utilities, and drainage. The project also includes a tree permit for the removal of twenty code-protected trees. No residential development is proposed as a part of this project. The subject property is located on Bixler Road between Byer Road and Kellogg Creek Road in the Byron area. (Zoning: General Agriculture, A-2, & Solar Energy Generation Combining District, -SG); (Assessor Parcel Number: 002-020-010). SS [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING:

CONTINUED FOR RE-NOTICING

5a. EDGAR BALUYUT, DISCOVERY BUILDERS INC. (Applicant) - ALBERT D. SEENO III TRUST (Owner), County File CDDP21-03039: The applicant request approval of a modification to COA #2 of Final Development Plan #DP95-3043, in order to allow a building height of 24 feet (where the COA limits the height to 22-feet), for the remodel of an existing barn on Lot-38 of the Alamo Springs subdivision. The subject property is located at 37 Alamo Square Drive in Alamo. (Zoning: P-1 Planned Unit District) (APN:197-050-029). JL [Staff Report](#)

6. LAND USE PERMIT: PUBLIC HEARING:

AGREED WITH THE FINDINGS; APPROVED WITH MODIFICATION TO COA #13 – REMOVE “PRIOR TO FINAL BUILDING INSPECTION”

6a. AARON SALARS FOR VERIZON WIRELESS (Applicant) and PACIFIC GAS & ELECTRIC COMPANY (Owner); County File #CDLP21-02045: Request approval of a Land Use Permit to allow the continued operation of an existing Verizon Wireless telecommunication facility currently expired under Land Use Permit #CDLP06-02023, and allow a non-substantial modification to the facility consisting of the replacement and addition of antennas and ancillary equipment on the existing PG&E lattice tower. The subject property is located at 205 Bailey Road in the Bay Point area of unincorporated Contra Costa County. Zoning: Single-Family Residential (R-6); APN: 095-332-019. DV [Staff Report](#)

7. VARIANCE: PUBLIC HEARING:

AGREED WITH FINDINGS, APPROVED WITH MODIFICATIONS: ADDED TWO (2) NEW COA'S: -RECORDING OF THE CONSTRUCTIONS OF THE PIERS -REVIEW OF THE SOUND/NOISE AND INCORPORATION OF VISUAL SCREENING

7a. BILL HANSELL (APPLICANT) & KENSINGTON FIRE PROTECTION DISTRICT (OWNER), COUNTY FILE #CDVR21-01040: The applicant requests approval of a Variance application to allow a 15-foot ¼-inch front yard setback (where 20-feet is the minimum) and a 3-foot, 5-inch side yard setback (where 5-feet is the minimum) to enclose an existing, approximately 345-square-foot, second story deck space within the existing Kensington Public Safety Building. The subject property is located at 215 Arlington Avenue in the Kensington area of the County. (Zoning: R-6, Single Family Residential; -TOV, Tree Obstruction of Views Combining District; -K, Kensington Combining District) (APN: 570-050-021). EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 21, 2022.

