

**ZA: A. BHAT**  
**PW: L. GOSSETT & R. SANDERS**  
**STAFF: D. LECCA**

## **CONTRA COSTA COUNTY ZONING ADMINISTRATOR**

**MONDAY, APRIL 4, 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/88078594955>**

**Meeting ID#88078594955**

**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) 655-2858

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](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.

1. PUBLIC COMMENTS:
2. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

CONTINUED TO MAY 16,  
2022

- 2a. 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 01/24/2022 TM) CF Staff Report

3.

3. MINOR SUBDIVISION: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF; APPROVAL OF  
CEQA, TENTATIVE MAP  
AND CERTIFIED MND

- 3a. ARTHUR TROUT AND MICHELLE CRAWFORD (Applicants & Owners); County File# CDMS19-00004: The project consists of the following requests: 1) approval of Vesting Tentative Parcel Map for a 4-lot Minor Subdivision of a 1.79-acre parcel with proposed lot sizes ranging from 9,961 up to 40,905 square feet; 2) approval of a Tree Permit for the removal of four (4) code-protected Redwood trees ranging in size from 6 inches to 12 inches in diameter; and 3) exceptions to Divisions 96 and 914 of the Subdivision Ordinance, relating to utilities and drainage respectively. No new development is proposed under this application. The project site is located at 560 Pacifica Avenue in the unincorporated Bay Point area. (Zoning: (P-1) Planned Unit District) (Assessor Parcel No. 098-180-010) GK Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF (ADJUST  
APPLICANT NAME TO  
INCLUDE "LLC")

- 4a. NICOLE COMACH FOR SBA MONARCH TOWERS (Applicant) - SHAWN SKYLARK TRUST (Owner), County File #CDLP21-02053: Request approval of a Land Use Permit to allow the continued operation of an existing SBA Monarch Towers telecommunications facility, with the existing carrier Sprint, currently expired under Land Use Permit #CDLP11-02035, and to allow a non-substantial modification to the facility, which is to replace the faux branches to the existing monotree. The subject property is located at 20350 Marsh Creek Road in the unincorporated Brentwood area of Contra Costa County. Zoning: Heavy Agricultural (A-3), (Assessor's Parcel Number: 007-070-017) DV Staff Report

APPROVED AS  
RECOMMENDED BY  
STAFF

- 4b. BALDEEP SANGHA (Applicant) - AVALONBAY COMMUNITIES, INC. (Owner), County File #CDLP21-02033: The applicant requests approval of a Land Use Permit/Development Plan Combination permit to construct an outdoor patio seating area adjacent to an existing vacant restaurant space. Exterior changes include new doors, ramp and associated railing, outdoor patio seating and fencing, and new signage. The project site is located at 7011 Sunne Lane, Suite 120 at the Contra Costa Centre Transit Village in the unincorporated Walnut Creek area. (Zoning: (P-1) Planned Unit District) (Assessor Parcel No. 148-221-042) GK Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

AGREED WITH STAFF  
RECOMMENDATIONS;  
APPROVED WITH  
MODIFICATIONS TO  
COA #23

- 5a. JERRY ROBERT STANLEY (Applicant and Owner), County File #CDDP20-03034: A request for approval of a Development Plan application to construct a 2,400 square-foot storage building for a contractor's yard for an asphalt paving business (G&S Paving). This request includes variances from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. In addition, the project includes an exception request per Chapter 92-6 from the collect and convey requirements specified in Chapter 914-2 of the County Subdivision Ordinance. The project site is located at 3100 Camino Diablo in the Byron area of unincorporated Contra Costa County. (Zoning: C, General Commercial District) (Assessor's Parcel Number: 002-110-013) SJ Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 18, 2022.

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