

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MAY 16, 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://cccouny-us.zoom.us/j/81651514180>

Meeting ID: 816 5151 4180

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.

NONE

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

CONTINUED TO JUNE
20, 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 04/04/2022 AB) CF [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS:
SQUARE FOOTAGE FOR
COMMUNITY ROOM
“1,500 SF” TO “1,250”
ADDED COA: PROVIDE
A MINIMUM OF 3EV
PARKING SPACES (AND
UP TO 6 SPACES)

- 3a. WARREN RITTER (Applicant) - EAH HOUSING (Owner), County File #CDDP21-3019: The applicant requests approval of a Development Plan to authorize the establishment of a three story, 67-unit, senior housing facility, with a +1,500 square-foot community room along with complete site improvements on the subject 0.98 acre site. The project includes a request for a deviation to allow a 5-foot minimum side-yard (where 10 feet is the minimum required). Additionally, the project proposes a joint off-street parking agreement with the northern adjacent parcel (APN: 357-120-073) to combine the proposed new 28 off street parking spaces, with 37 existing spaces serving 50 existing senior housing units, for a combined 65 total parking spaces serving a combined 117 senior housing units. The subject 0.98-acre vacant property is located on Willow Avenue, adjacent to 710 Willow Avenue, in the Rodeo Area. (Zoning: P-1 Rodeo Planned Unit District) (APN 357-120-074, -073) AV [Staff Report](#)

4. VARIANCE: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

- 4a. SERGEY ANAKIN (Applicant and Owner), County File #CDVR21-01042: The applicant requests approval of a Variance and a Small Lot Design Review application to allow a 10-foot aggregate side yard (where 15 feet aggregate is the minimum) for the construction of a new two-story, 1,800-square-foot, two-story residence with a 900-square-foot attached garage on a substandard vacant parcel. Other work not related to the variance will include a new deck in the front and rear and a new driveway. The subject property is located approximately 110 feet southeast of the Shell Avenue, Bella Vista Avenue and Monterey Avenue intersection, in the unincorporated Martinez area of Contra Costa County. (Zoning: R-6, Single-Family Residential) (APN: 375-141-025) EL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 6, 2022.