

ZA: L. CROSS  
PW: L. GOSSETT  
STAFF; D. LECCA

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, JUNE 6, 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/81598575992>

**Meeting ID: 815 9857 5992**

**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.

NONE

1. PUBLIC COMMENTS

2. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

2a. JOHN MERRITT, EMPIRE MEDIA CORP. ON BEHALF OF AMERICAN TOWER (Applicant) - EAST BAY MUNICIPAL UTILITIES DISTRICT (Owner), County File #CDLP22-02011: The applicant requests a land use permit to allow for the continued operation of a wireless telecommunications facility previously approved under land use permit (County File #CDLP09-02075) for a previously approved American Tower wireless telecommunications facility. There are multiple entities presently leasing space on the existing tower and site and no modifications are proposed at this time. The existing American Tower is located at Rocky

Ridge Road near Bollinger Canyon Road in the unincorporated Moraga area of Contra Costa County. (Zoning A-2, General Agricultural District) (Assessor's Parcel Number: 258-310-007) [EL](#) [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
COA's #6, #7 AND #15; A  
NEW ADVISORY NOTE  
WAS ADDED

- 2b. [MICHAEL STRUCK, PURELY DRIVEN COLLECTION](#) (Applicant) - [STRUCK MEIWEN TRUST](#) (Owner), County File #CDLP21-02058: The applicant requests approval of a Land Use Permit to establish a used exotic car business with associated office use within a 2,240-square-foot tenant space within an existing warehouse on a fully developed property. The business will have a maximum of three employees and will have operational hours of 10:00 am – 7:00 pm, seven days a week by appointment only. The maximum number of exotic vehicles on site will be eight, however, there will normally be six vehicles. The project does not propose any interior modifications to the existing space and the only exterior modification to the building façade will be a window sign for the business identification. Four parking spaces will be provided for the exotic car business and each parking space will be identified with an approximate 1.5-square-foot sign. The subject property is located at 5013 Forni Drive in the unincorporated Concord area of the County. (Zoning: L-I, Light Industrial District) (Assessor's Parcel Number: 159-480-008) [EL](#) [Staff Report](#)

APPROVED WITH  
MODIFICATIONS TO  
COA #14

- 2c. [CROWN CASTLE C/O NICOLE COMACH FOR T-MOBILE](#) (Applicant) - [CS LANDS, INC.](#) (Owner), County File #CDLP22-02005: The applicant requests a land use permit to allow for the renewal of expired land use permit (County File #CDLP11-02076) for a previously approved wireless telecommunications facility. Crown Castle owns the facility and T-Mobile/Sprint is presently leasing space on the existing tower and site. No modifications are proposed at this time. The subject property is located at 2346 Franklyn Canyon Road, in the Rodeo area of Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 362-010-011) [DL](#) [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 20, 2022.