

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

## CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JUNE 20, 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/86075407094>

Meeting ID: 860 7540 7094

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. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

CONTINUED TO  
AUGUST 15, 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 05/16//2022 RH) [CF](#) [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH  
MODIFICATIONS TO  
COA #6, ADDED 12 NEW  
ALUC COA'S AND 2  
ADVISORY NOTES

- 3a. LAURA HORTON FOR TERPENE BELT FARMS, LLC (Applicant) - JAWIN SIDDIQ (Owner); County File #CDLP22-02013: The applicant seeks approval of a Land Use Permit to allow continued operation of outdoor cultivation of industrial hemp for an existing industrial hemp farm. The subject property is located at 5840 Lindemann Road in the Byron area of unincorporated Contra Costa County. Zoning: Agricultural Preserve (A-4); APN: 001-061-007 [DV](#) [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

- 4a. SARAH MCGARRAHAN (Applicant & Owner), County File #CDDP21-03040: The applicant requests approval of a Development Plan and Kensington design review for a new single-family residence totaling 3,480 in gross floor area (where the Kensington Combining District gross floor area threshold is 2,800 square-feet for the subject lot). The project includes variance requests to allow: 3 stories (where 2 ½ stories is the maximum), a 12-foot 10-inch front yard setback (where 20-feet is required) for the construction of the residence, and a 0-foot front yard setback (where 20-feet is required) for a series of retaining walls with a maximum height of 5-feet. The subject property is located at 125 Lawson Road in the Kensington area of Contra Costa County. (Zoning: R-6, -K, -TOV) (Assessor's Parcel Number: 572-029-006) [DL](#) [Staff Report](#)

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