

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, SEPTEMBER 20, 2021
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/89688619216>

Meeting ID: 896 8861 9216

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.cccouny.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.

1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

- 2a. MEADOW CREEK GROUP (Applicant & Owner), County File #CDMS20-00002: An application for approval of a tentative parcel map subdividing a 40.5-acre agricultural parcel into four parcels. Parcel "A" would have a lot area of 10.04 acres, Parcel "B" would have a lot area of 10.2 acres, Parcel "C" would have a lot area of 10.04 acres and Parcel "D" would have a lot area of 9.74 acres. The application also includes requests for exceptions to the requirements of the County Subdivision Ordinance (Title 9) including exceptions to Right-of-Way width (Section 98-4.002) and Collect and Convey Requirements (Chapter 914-2). The subject property is located at 320 Balfour Road in the Brentwood area. (Zoning: General Agricultural (A-2) District) (APN: 007-010-006) (Continued from 09/08/2021 LC) GF [Staff Report](#)

3. LAND USE PERMIT: CONTINUED PUBLIC HEARING
- 3a. TONY VALADEZ (Applicant) - NICHOLAS SWENSON & NATALIE FERNANDEZ (Owners), County File #CDLP/DP21-02013: A request for approval of a Land Use Permit and Development Plan combination to establish an automotive repair business specializing in light to medium duty trucks and tractors, along with associated equipment. The project includes tenant improvements and increasing the roof height to 21 feet 6 inches to accommodate the addition of three roll-up doors. The subject property is located at 2508 Pacheco Boulevard in the unincorporated area of Martinez. (Zoning: Retail Business District) (APN: 375-014-001; -003, -007; and -008) (Continued from 09/08/2021 LC) DL [Staff Report](#)
4. LAND USE PERMIT: PUBLIC HEARING
- 4a. KANWAR SINGH (Applicant) - SAIKAP INVESTMENTS LLC (Owners), County File #CDLP21-02014: The applicant requests approval of a Land Use Permit to establish the following uses, a food preparation commissary, an overnight parking area for up to 51 food trucks, and a food truck wash facility. The project requires interior tenant improvements to an existing 2,400 square foot building including converting 1,200 square feet of vacant office space into the commissary. The project also includes constructing a 576 square foot prefabricated metal structure on a 900 square foot concrete pad for a vehicle wash area. Other improvements include re-striping the parking area and installing electric outlets for the food trucks. Proposed hours of operation for the commissary will be 24 hours, 7 days a week. The property will not be open to the public. The subject property is located at 555 Nichols Road in Bay Point. (Zoning: H-I) (Assessor's Parcel Number: 099-040-015) EL [Staff Report](#)
- 4b. DELARUM MOUSAVI AND NIMA RAFIBAKHSH (Applicants and Owners), County File #CDLP20-02042: A request for approval of a land use permit to allow a daycare for approximately 30 children within an existing residence, a variance for a 0-foot front yard setback (where 20 feet is required) and a 5-foot secondary front yard setback (where 15 feet is required) for the required off-street parking spaces, and a variance for a 10-foot-wide driveway aisle (where 20 feet is required for two-way traffic) and parking spaces that are 11 feet from the adjacent street (where 18 feet is required). The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-10)) (APN: 148-112-004) MM [Staff Report](#)
- 4c. JOHN LIMA (Applicant and Owner), County File #CDLP15-02048: A request for approval of a land use permit for the construction of a second residence with a tree permit to work within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree, for construction of the new second residence, road improvements, and the construction of a new 60-foot-long culvert to replace an existing 25-foot-long culvert. The project also includes exceptions to the Title 9 collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required. The subject property is located at 6300 Old School Road in the San Ramon area. (Zoning: Exclusive Agricultural (A-80)) (APN: 204-050-028) MM [Staff Report](#)
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) MM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 4, 2021.