

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 1, 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 Please click the link below to join the webinar:
<https://cccounty-us.zoom.us/j/84558470776>

Meeting ID: 845 5847 0776

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.

1. PUBLIC COMMENTS:
2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING
- 2a. ROD SCHLENKER C/O INSURANCE AUTO AUCTIONS, INC. (Applicant) - NGL SF BAY STORAGE & TRANSFER, LLC (Owner), County File #CDDP18-03005: A request for approval of a development plan for the expansion of an existing Insurance Auto Auctions storage facility onto an adjacent vacant 10.35-acre property. The proposed expansion would allow the storage of an additional 1,136 vehicles. The applicant is also requesting a deviation to the Bay Point P-1 Development Standards for 7.5% of the subject lot to be landscaped (where 10% of the site is required to be landscaped) and approval of a tree permit for the removal of 41 code-protected trees ranging in size from 7" to 60" in diameter. The applicant is also requesting approval of an exception to the collect and convey requirements of Division 914 of the County Code. The subject property is located at 2770 Willow Pass Road in the Bay Point area. (Zoning: Planned Unit Development (P-1) District) (APN: 098-240-031)(Continued from 07.06.2022 RLH) GF [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. YI YUAN (Applicant) - RONG MOU (Owner), County File #CDDP22-03004: The applicant requests approval of an amended Development Plan for the construction and operation of a duplex on a vacant parcel on Appian Way. The application includes a request to grant an exception to the requirements and regulations of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property and is required to plant two replacement trees. The subject property is a 0.33-acre parcel located behind 4426 Appian Way in the El Sobrante area of unincorporated Contra Costa County. (Zoning: P-1, Assessor Parcel Number: 425-210-044) SM [Staff Report](#)
- 3b. YI YUAN (Applicant) - RONG MOU (Owner), County File #CDDP22-03005: The applicant requests approval of an amended Development Plan for the construction and operation of a duplex on a vacant parcel on Appian Way. The application includes a request to grant an exception to the requirements and regulations of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property and is required to plant four replacement trees. The subject property is a 1.30-acre parcel located at 4448 Appian Way in the El Sobrante area of unincorporated Contra Costa County. (Zoning: P-1, Assessor Parcel Number: 425-210-045) SM [Staff Report](#)

4. COMPLIANCE REVIEW: PUBLIC HEARING

- 4a. NATHAN TRIVERS (Applicant) - SUNSET CENTER LLC (Owner), County File #CDCV22-00037. This is a public hearing to review performance of the Up & Under: 2nd Pitch pub in El Sobrante during its first 12 months of operation. The review will consider the facility's compliance with applicable conditions of approval of County File #CDLP14-2052, as well as any complaints about the facility received during the first year of operation. The facility is located at 5216 Sobrante Avenue in the El Sobrante area. (Zoning: Planned Unit, P-1) (Assessor's Parcel Number: 430-140-027) ST [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 15, 2022.