

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 16, 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/89432007719>

Meeting ID: 894 3200 7719

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. LAND USE PERMIT: PUBLIC HEARING

- 2a. JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP20-02007: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Winery on a 10.46-acre site, consisting of a winery in the existing barn located in the middle of the property, south of the onsite vineyard. Proposed accessory uses include a tasting room, retail sales of wine and related products, and storage. The tasting room would be located in the barn adjacent to the wine production and storage areas. Winery operations would be on Fridays, Saturdays, and Sundays from 10:00 AM to 10:00 PM, with tasting hours from 12:00 PM to 5:00 PM. In addition to operating the winery, the applicant proposes to hold up to 32 winery and non-winery special events a year. The applicant is applying for a Type 02 winegrower license from the California Department of Alcoholic Beverage Control. As part of the Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061) SM Staff Report

- 2b. JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP19-02046: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Horse Boarding and Riding Facility on a 10.46-acre site. The horse facility would be located at the southern end of the property in existing structures, including the covered horse arena, two horse barns, and smaller accessory agricultural buildings. The existing outdoor horse turnout and existing outdoor circular pen would also be part of the horse facility. One trainer would conduct scheduled training classes for up to 15 people per class. The horse facility would operate Monday through Sunday from 9:00 AM to 10:00 PM. In addition to operating the horse facility, the applicant proposes to hold up to seven events a year, such as rodeo queen try outs and other rodeo events, in the covered arena. These events qualify as non-winery special events under Land Use Permit CDLP20-02007. As part of the Horse Boarding and Riding Facility Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061) SM [Staff Report](#)
3. COMPLIANCE REVIEW: PUBLIC HEARING
- 3a. RPCA SOLAR 2, LLC (Applicant) - JEFFREY TAMAYO AND SARA TAMAYO LIVING TRUST(Owner), County File #CDCV21-00061: The applicant requests a modification to the Conditions of Approval for an approved land use permit (CDLP20-02028) for a Commercial Solar Energy Facility. The subject property is located at 5525 Hope Way in the Byron area. (Zoning: A-3 Heavy Agricultural (A-3) District and Solar Energy Generation (-SG) Combining District) (APN: 002-210-019) IL [Staff Report](#)

3:30 P.M.

1. PUBLIC COMMENTS
2. SCOPING SESSION: PUBLIC HEARING
- 2a. LOEWKE PLANNING ASSOCIATES, INC (Applicant) Spieker Senior Development Partners (Owners), County Files CDGP20-00001, CDRZ20-03255, CDMS20-00007, CDLP20-02038, and CDLP20-02038. This is a Scoping Session to accept public comments in determining the scope and content of an Environmental Impact Report that is to be prepared for the Spieker Senior Continuing Care Community project. The project proposes to amend the Land Use Map of the County General Plan's Land Use Element by way of changing the land use designation of the project site from Single Family-Residential, Medium Density (SM) to Congregate Care/Senior Housing (CC); rezone the project site from a General Agriculture (A-2) district to a site-specific Planned Unit (P-1) district; a tentative map to reconfigure two existing parcels from approximately 13 and 17 acres in area to 25 and 5 acres in area with refined legal descriptions; a land use permit to allow the sale of alcoholic beverages; and a Preliminary and Final Development Plan to allow construction of a continuing care retirement community (CCRC) consisting of the following primary components: 1) a total of 354 independent living units and amenities for residents not needing daily assistance, 2) a health care center for residents and the general public, 3) a maintenance building, 4) associated drainage, access, and utility improvements, and 5) approximately 375,000 cubic yards of cut and fill grading activities resulting in a net export of approximately 75,000 cubic yards of soil from the site. The 354 independent living units will include an "apartment" style building and 30 single-story buildings. The 85,000-sf health care center would house a total of approximately 100 assisted living units, including 33 skilled nursing beds and 23 memory care units. Vehicle parking would be provided via uncovered surface parking areas, an above-grade parking garage in the apartment-style building, and private one-car garages and driveway areas for the single-story buildings. The project would include a request for approval of a tree permit to remove up to 353 trees at the site. The project is located at 850 Seven Hills Ranch Road in the unincorporated Walnut Creek area. (Zoning: General Agriculture, A-2) (APNs: 172-150-012 and 172-080-007); (CEQA: This is a hearing to allow the Zoning Administrator to accept public comments/concerns in determining the scope and content of an Environmental Impact Report that is to be prepared for the Spieker Senior Continuing Care Community project) ST [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 8, 2021.