

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, OCTOBER 19, 2020**  
30 MUIR ROAD  
MARTINEZ, CA 94553

\*\*\*1:30 P.M.\*\*\*

To slow the spread of COVID-19, the Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. 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:

Please click the link below to join the webinar:  
<https://cccounty-us.zoom.us/j/94216953769>

Meeting ID: 942 1695 3769

**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)

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) 674-7792.

1. PUBLIC COMMENTS:
2. LAND USE PERMIT: PUBLIC HEARING
- 2a. RICHARD LARSON (Applicant) - THE DOUBLE AA CORPORATION (Owner), County File #LP20-2036: The applicant requests approval of a Land Use Permit/Development Plan combination to convert an existing Valero service station building to a convenience store and a take-out food restaurant, and construct a 1,321-square-foot addition to include a Reach-In cooler box, an utility room, and a self-serve drive thru car wash. The project also includes an exception request to the Title 9 requirements to Collect and Convey. The subject property is located at 16400 San Pablo Avenue in the unincorporated San Pablo area of the County. (Zoning: Planned Unit District (P-1)) (APN: 403-211-001) DV [Staff Report](#)

- 2b. OSCAR BURROLA JR (Applicant) – ISRAEL MARTINEZ (Owner), County File #LP20-2005: The applicant requests approval of a land use permit to establish a vertically integrated cannabis business, including cultivation, manufacturing, and distribution within a 22,000 sq. ft. expanded agricultural processing facility. The subject property is located at 5930 Balfour Road in the Brentwood area. (Zoning: A-40, Exclusive Agricultural District (A-40)) (APN: 011-010-012) JL [Staff Report](#)
- 2c. HORIZON TOWER (Applicant) - DAVID & MARTHA CASTELLANOS (Owners), County File #LP20-2035: The applicant requests approval for a renewal of Land Use Permit #LP09-2033, to authorize the continued operation of an existing communications tower on the subject property. AT&T and T-Mobile are presently leasing space on the existing tower and could continue to operate at this location if this application is approved. No modifications to the existing facility are proposed with this application. The subject property is located at 17601 Marsh Creek Road in the unincorporated Brentwood Area. (Zoning: A-2 General Agricultural) (APN 007-030-047) AV [Staff Report](#)
- 2d. LISA BORBA (Applicant) - ROBERT NUNN (Owner), County File #LP20-2020: The applicant requests approval of a land use permit to establish a 10,000 sq. ft. commercial cannabis cultivation facility within an existing agricultural packing and warehousing operation. The subject property is located at 4425 Sellers Avenue in the Brentwood area. (Zoning: A-2 General Agricultural District (A-2)) (APN: 018-220-009) JL [Staff Report](#)
3. DEVELOPMENT PLAN: PUBLIC HEARING
  - 3a. TIERNEY CONNER (Applicant) - HELEN LIU AND HILLEL ADESNIK (Owners), County File #DP20-3009: This is an application for a Kensington Design Review Development Plan for an approximately 604-square-foot master bedroom addition over the garage of the existing single-family residence that creates a gross floor area of 2,962 square feet, which exceeds the threshold of 2,700 square feet. The subject property is located at 300 Grizzly Peak Blvd. in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 570-223-001) MM [Staff Report](#)
  - 3b. STAN NIELSEN (Applicant) - DOUGLAS R. EMERY & CYNTHIA L. CORDES (Owners), County File #DP20-3015: The applicant requests approval of a Development Plan/Kensington Design Review to allow the construction of interior and exterior improvements and a 104 square-foot addition to an existing residence that will result in a gross floor area that exceeds the 2,700-square-foot gross floor area threshold for the lot. The project also includes a variance request to legalize and allow expansion of an existing 3rd story configuration (where 2-1/2 stories is allowed). The project is located at 216 Trinity Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6; -K, Kensington Combining District; and -TOV, Tree Obstruction of Views Combining District) (Assessor's Parcel Number: 570-152-006) SS [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 2, 2020.

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