

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 21, 2019
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING

- 2a. PRAMJIT AND RESHMA SINGH (Owners), County File # BIRF18-00909); This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 0 Bethel Island Road, Oakley. (APN 032-330-013) (Zoning: F-1)The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance. (APN 032-330-013) (Zoning: F-1).
CF [Staff Report](#)

3. SUBDIVISION: PUBLIC HEARING

- 3a. HENRY ORTIZ – MAYARI DEVELOPMENT LLC (Applicant & Owner), County File #SD17-9467: A request for approval of a vesting tentative map to subdivide the subject 0.62-acre property into six new residential parcels ranging in size from 3,662 square feet to 5,177 square feet. The subject property is located at 255 N. Bella Monte Avenue in the Bay Point area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Bay Point Planned Unit District (P-1); APN: 096-020-081) DB [Staff Report](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. HENRY ORTIZ – MAYARI DEVELOPMENT LLC (Applicant & Owner), County File #DP17-3017: A request for approval of a development plan to construct seven new residential units on the new parcels, including five single-family residences and one duplex, with associated site improvements for the entire development, including driveways, yard areas and drainage improvements. The subject property is located at 255 N. Bella Monte Avenue in the Bay Point area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Bay Point Planned Unit District (P-1); APN: 096-020-081) DB [Staff Report](#)

5. LAND USE PERMIT: PUBLIC HEARING

- 5a. ALEXANDER LEW/CROWN CASTLE ON BEHALF OF T-MOBILE (Applicant) - RICHARD AND JANE CARONE (Owners), County File #LP17-2021: The applicant requests renewal of expired Land Use Permit #LP96-2039 to allow the continued operation of an existing T-Mobile wireless telecommunications facility on the subject property, and minor modifications related to camouflaging and site security. The subject property is located at an unaddressed property at the southeastern corner of Franklin Canyon Road at Cummings Skyway, in the Martinez area. (Zoning: A-4 Agricultural Preserve District) (APN 362-070-016)
AV [Staff Report](#)

- 5b. COLLEEN RODGER (Applicant) - THE GOOD TABLE LLC (Owner), County File #LP19-2018: The applicant requests approval of a Land Use Permit/Development Plan combination to allow The Good Table LLC to convert the vacant Adachi Nursery into multiple non-profit uses, including (1) a café, (2) a plant nursery, and (3) offices and meeting spaces for The Good Table partners, the Mira Vista United Church of Christ and Planting Justice, in the renovated plant nursery building. Planting Justice would restore the outdoor nursery planting beds and renovate the accessory structure that are located adjacent to the multi-use building, and (4) lease the accessory structure to a local furniture maker. In addition, The Good Table would host (5)

crop swaps and (6) farmers markets on the property. The applicant also requests approval of a deviation from the restaurant parking requirement of County Code Section 82-16.406(a)(17) (Required Number of Parking Spaces – Restaurants) for the café, to allow a total of 48 parking spaces for the project instead of a total of 69 parking spaces as required pursuant to the El Sobrante P-1 Guidelines and the County Code. SM [Staff Report](#)

- 5c. MAHALAT ENGINEERING CORPORATION (Applicant) - PAWAN GIR (Owner), County File #LP17-2002: A request for approval of a land use permit to establish a new recycling facility for soil, rock, asphalt and concrete for Golden Gate Trucking. The proposed facility is a private facility that would not be open to the public and would accept a maximum of 75 cubic yards per day of soil, rock, asphalt and concrete for processing and recycling. Site improvements include the construction of six separate concrete pad areas for equipment operation and storage, the storage of incoming and processed materials, and access and parking area improvements, totaling approximately 56,000 square feet. Additionally, there would be minor grading required for the preparation of the pad areas and the installation of drainage and stormwater control facilities, which include large bioretention areas within a proposed four-foot-wide drainage swale. The subject property is located at 4225 Franklin Canyon Road in the unincorporated Martinez area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: General Agricultural District (A-2); APN: 362-230-012 & -013) DB [Staff Report](#)

6. DEVELOPMENT PLAN: PUBLIC HEARING

- 6a. ANAHID HASSANABADI (Applicant) - SCOTT FELLER (Owner), County File #DP19-3016: The applicant requests approval of a Development Plan for The Eye School of Math, a non-office use, to be located in a tenant suite in an office building in the Blackhawk Plaza commercial center. The property is located at 4125 Blackhawk Plaza Circle, Suite 210, in the Blackhawk area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Assessor's Parcel Number: 203-780-060) SM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 4, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.