

ZA: T. MOREIRA
STAFF: G. FARRINGTON
PW: L. GOSSETT

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 4, 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.

NONE

1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF WITH ADDED
PUBLIC WORKS COA
#33

- 2a. MICHAEL MCGHEE (Applicant and Owner), County File #MS16-0009: The applicant requests approval of a Tentative Parcel Map for the proposed 507 Parker Avenue Four-Lot Minor Subdivision, a minor subdivision application to subdivide a 0.69-acre legal lot into four parcels, including a 10,051 square foot Parcel A, a 4,750 square foot Parcel B, a 5,300 square foot Parcel C, and a 9,968 square foot Parcel D. The minor subdivision would include a private street to provide access to the four parcels. The minor subdivision also includes a Tree Permit for trees that have been removed from the property. The applicant is currently rebuilding the single-family residence on Parcel A. Subsequent to the subdivision, the applicant proposes to construct single-family residences on the remaining three parcels. The property is located at 507 Parker Avenue in the Rodeo area in unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: P-1, Rodeo Planned Unit District) (Assessor's Parcel Number: 357-140-037) SM [Staff Report](#)

CONTINUED TO APRIL 1,
2019

- 2b. RONALD NUNN (Applicant and Owner), County File # MS18-0011: The applicant requests approval of a Tentative Parcel Map for the proposed Orchard & Vine Four-Lot Minor Subdivision, a minor subdivision application to subdivide a 586.43-acre legal lot in agricultural production into four parcels, including a 40.6-acre Parcel A, a 357.98-acre Parcel B, a 74.15-acre Parcel C, and a 113.7-acre Parcel D. Parcel A, includes the nine-acre site of the Orchard & Vine winery and farm market facility that was approved under Land Use Permit LP16-2047. The applicant is also requesting authorization of exceptions to the requirements of County Code Sections, 96-12.406 (Private Road Turnaround), 98-4.002 (Minimum Width of Pavement and Right of Way), and 914-2.002 (Onsite Collect and Convey). Except for future development of the Orchard & Vine facility, no other development is proposed and the subdivision parcels will remain in agricultural production. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. The property is located at 550 Walnut Boulevard in the Byron area in unincorporated Contra Costa County. (Zoning: A-4, Agricultural Preserve District) (Assessor's Parcel Numbers: 003-010-017, 003-010-020, 007-140-006, 007-150-017, 007-150-018) SM [Staff Report](#)

3. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF AND ADOPT THE
MITIGATED NEGATIVE
DECLARATION

- 3a. TOWN OF DISCOVERY BAY CSD (Applicant/Owner), County File #LP18-2012: The applicant is requesting approval of a Land Use and Development Plan combination permit to modify the Final Development Plan approved under County File #DP87-3019, for the construction of a 40-square-foot-face, 8.5-foot-tall freestanding digital sign. The subject property is located on Discovery Bay Boulevard approximately 60 feet north of the Firwood Court intersection in the Discovery Bay area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: P-1 Planned Unit District) (Parcel Number: 008-230-037) JL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 18, 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.