

ZA: L. CROSS & R. HERNANDEZ  
STAFF: G. FARRINGTON  
PW: L. GOSSETT & R. SANDERS

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**MONDAY, APRIL 15, 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. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

CONTINUED TO MAY 20,  
2019 (LC)

2a. JAMES TAYLOR (Owner), County File #CV18-0023: This is an enforcement hearing in response to continued violations of the County Junkyard Ordinance and failure of the property owner to diligently pursue actions that might correct the violations at the subject property located at 700 Seventh Street, Rodeo, CA 94572. (Zoning: Rodeo P-1 Planned Unit District) (Assessor's Parcel Numbers: 357-120-002, 357-120-003, and 357-111-010) JL [Staff Report](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO COA  
#11 (RLH)

3a. SCOTT SHERWOOD (Applicant & Owner), County File #MS18-0007: A request for approval of a Minor Subdivision to subdivide the 1.29-acre subject property into two parcels (Parcel A: 26,990 square-feet; Parcel B: 29,321 square-feet). The project requires an extension of the existing private road easement (East Lane) to access the new Parcel A. This subdivision includes a request for approval of a Tree Permit to remove three code-protected trees (Valley Oak trees: 6-inches, 8-inches, and 8-inches in trunk diameter) because the trees are in poor health and will become a hazardous situation for the road extension. Demolition of the existing residence was previously approved under Tree Permit TP18-0036. Future development of two new single-family residences would be the result of approval of this subdivision. Exceptions to the drainage requirements of Title 9, showing adequacy of the existing storm drain and allowing discharge of concentrated runoff to roadside ditches, is also requested. Grading for Parcel A includes approximately 600 cubic yards of earth, and Parcel B includes approximately 400 cubic yards of earth. The subject property is a vacant 1.29-acre lot located at 162 East Lane in the Alamo area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Single-Family Residential (R-20); APN: 193-111-016) DV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 6, 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.