

ZA: L. CROSS
STAFF: J. LAWLOR & S. SOTOODEH
PW: F. SANDERS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, SEPTEMBER 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. LAND USE PERMIT: PUBLIC HEARING:

ADOPTED THE
MITIGATED NEGATIVE
DECLARATION AND
RELATED FINDINGS;
APPROVED AS
RECOMMENDED BY
STAFF

2a. VERIZON WIRELESS BY RIDGE COMMUNICATIONS (Applicant), EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP19-2002. The applicant requests approval of a land use permit to allow the establishment of a new Verizon Wireless telecommunications facility disguised as three separate 13-foot tall oak bushes. The wireless facility will be located within 1,456 of lease area on a property north of the intersection of Stone Valley Road and Cole Court in the Alamo area. The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential District, R-20) (Assessor's Parcel Number 193-620-007. MH [Staff Report](#))

DENIED WITHOUT
PREJUDICE DUE TO
LACK OF INTEREST

2b. ED BOERSMA OF CUBIX CONSTRUCTION (Applicant) & HERTZ REALITY INC. (Owner); County File #LP16-2014: The applicant requests approval of a Land Use Permit and Development Plan to establish a self-storage facility, a separate manager's building with living quarters, and a parking lot on a vacant lot in the Bay Point Redevelopment Area. The project includes a request for approval of a Lot Line Adjustment to combine the subject parcels, deviations to the Bay Point Development Standards to allow 0-foot side yards and street side yard where 10-feet is required, and a Tree Permit to remove several code-protected trees. The subject property is located at 3515 Willow Pass Road in the Bay Point area. (Zoning: Bay Point Planned Unit District (P-1); APNs: 093-036-014, 015, and 010). DV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 16, 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.