

**ZA: A. BHAT**  
**STAFF: S. SOTOODEH**  
**PW: R. SANDERS**

**CONTRA COSTA COUNTY ZONING ADMINISTRATOR**  
**WEDNESDAY, SEPTEMBER 9, 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 June 16, 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 <https://cccounty-us.zoom.us/j/91287702950>**

**Meeting ID: 912 8770 2950**

**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 OR DURING THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 674-7792.

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.

NONE

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

2a. IFGF GISIEAST BAY CHURCH (Applicant) - LEER CORPORATION (Owner), County File #LP18-2035:  
The applicant requests approval of a Land Use Permit to allow the establishment of a church within an existing two-story commercial building. The proposed church consists of a 200-seat first floor assembly area, and a combined 4,360 square feet of office, classroom, kitchen, and restroom areas located in easterly portions of the first and second levels of the existing building. The project proposes 29 off-street parking spaces on the subject property, with 70 overflow parking spaces available on a separate parcel (APN 425-252-049) located across Appian Way from the project site. The subject property is located at 425 Appian Way in the El Sobrante area. (Zoning: P-1 Planned Unit District) (APN: 426-261-060, 425-252-049) AV [Staff Report](#)

APPROVED WITH  
ADDITIONAL COA'S  
FOR OUT-OF-SERVICE  
AGREEMENT AND  
LANDSCAPE  
SCREENING

- 2b. ROBERT FREITAS (Applicant) - ANTHONY AND TINA AKINS (Owners), County File #LP19-2012: An application for a land use permit to allow for the construction of a new approximately 4,850-square-foot second residence on a 1.42-acre parcel. Development of the proposed second residence will involve construction of a new driveway located along the southern property line, establishment of two new 5,000 gallon water tanks, two bio-retention basins, retaining walls, a rain tank and approximately 3,500 cubic cut yards of grading. The project also includes a request for a tree permit for the removal of 7 code-protected trees which were previously removed without a permit. The subject property is located at 1974 Ayers Road in the Concord area of the County. (Zoning: R-20) (General Plan: SL) (APN: 116-092-007) GF [Staff Report](#)

APPROVED AS  
RECOMMENDED BY  
STAFF

- 2c. BRUCE AND SUZETTE BARTELL (Applicants and Owners), County File #LP19-2034: This is an application for a land use permit to allow a caretaker unit, and to modify land use permit LP84-2200 for a commercial boat harbor to allow the construction of a new 1,350 square foot storage building, two new eight-foot tall privacy fences, and a 14-foot high electronic gate. The subject property is located at 2550 Dutch Slough Road in the unincorporated Oakley area. (Zoning: Water Recreational Zoning District (F-1)) (APN: 032-330-017) MM [Staff Report](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED AS  
RECOMMENDED BY  
STAFF

- 3a. OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3003: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to allow the construction of individual residential decks beyond the rear property lines into the lagoon parcel. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010) MM [Staff Report](#)

CONTINUED  
INDEFINITELY; MUST  
BE SCHEDULED FOR  
BOS BEFORE ZA

- 3b. OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3007: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to convert the roads within the development from public roads to private roads, convert the storm drain facilities to private storm drain facilities, and add gated entry points. The applicant also requests approval of a dock design plan and mooring plan for the lagoon. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010) MM [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 21, 2020.