

ZA: A. BHAT & T. MOREIRA
PW: L. GOSSETT
STAFF: S. SOTOODEH

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 18, 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. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

CONTINUED TO
DECEMBER 16, 2019
(AB)

- 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) (Continued from 10/21/19 AB) CF [Staff Report](#)

3. SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA'S #1, #10, #14 ,
DELETED COA'S #13 &
#17; ADOPTED
MITIGATED NEGATIVE
DECLARATION AND
RELATED FINDINGS
(TM)

- 3a. GONSALVES & SANTUCCI (Applicants and Owners) - CENTRAL CONTRA COSTA SANITARY DISTRICT (Owners), County File #SD17-9459: The applicant requests approval of a tentative map to subdivide a 66.57-acre portion (comprised of two parcels) of the 95-acre project site into six individual industrial lots. The project site is a 95-acre area comprised of five parcels located along the western boundary of the Walnut Creek Channel, approximately 0.74 miles south of the Waterfront Road bridge/crossing, 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: Heavy Industrial, H-I) (Assessor's Parcel Number: 159-250-018, -019, -020, -021, -022) ST [Staff Report](#)

4. LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA'S #1, #10, #14 ,
DELETED COA'S #13 &
#17; ADOPTED
MITIGATED NEGATIVE
DECLARATION AND
RELATED FINDINGS
(TM)

- 4a. GONSALVES & SANTUCCI (Applicants and Owners) - CENTRAL CONTRA COSTA SANITARY DISTRICT (Owners), County File #LP14-2046: The applicant requests approval of a land use permit to allow: 1) the establishment of up to five contractor's yard uses (1 immediate, 4 future); 2) roadway and utility improvements; 3) and importation of up to 155,576+/- cubic yards of fill material (some of which is composed of lightweight confoam material). The project also includes a request for an exception from County collect and convey drainage requirements. The project site is a 95-acre area comprised of five parcels located along the western boundary of the Walnut Creek Channel, approximately 0.74 miles south of the Waterfront Road bridge/crossing, 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: Heavy Industrial, H-I) (Assessor's Parcel Number: 159-250-018, -019, -020, -021, -022) ST [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 2, 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.