

ZA: T. MOREIRA
STAFF: J. ISIP

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 3, 2016
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

APPROVED WITH
MODIFICATIONS:

- DELETE PARAGRAPH #2 OF FINDING #7
- ADD LANGUAGE TO FINDING #3 (LUP)
- ADD LANGUAGE TO FINDING #3 (VARIANCE)
- ADD (C) TO COA #3 RELATED TO TREE #32
- DELETE COA #37-41 (TEMPORARY EVENTS)
- CLARIFY LANGUAGE ON COA #45
- ADD COA RELATED TO DAY CARE/PRESCHOOL HOURS AND LIMITATION NOT TO EXCEED 50 CHILDREN AT ONE TIME

- 2a. LEER CORPORATION (Applicant) - MARINER'S DISCOVERY CHURCH (Owner), County File #LP14-2044: The applicant seeks approval of a land use permit to establish a new, 13,250-square-foot church facility with a preschool and daycare on the site in two phases. The project involves the demolition of all existing structures, except for the southernmost residence on the site. Associated outdoor play areas, landscaping, and paved parking are proposed. The proposal includes the removal of 56 trees from the site, and construction activity within the drip line of 4 trees that are to be preserved. An annual Christmas tree sales event is proposed to be included in the land use approval, and a variance to the parking landscape requirement of one planter island per ten parking spaces is requested. The subject property is located at 1619 Bixler Road, in the unincorporated area of Discovery Bay. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Heavy Agricultural, A-3) (Assessor's Parcel Number: 011-230-008) RLH [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 17, 2016.

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.

