



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, December 16, 2024

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/89580629496> | Call in: (888) 278-0254 Access Code 198675#

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://cccounty-us.zoom.us/j/89580629496>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally 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. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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) 655-2860.

1. PUBLIC COMMENTS
2. MAJOR SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [24-4194](#)
MOHAMMAD & ZARIN AHMADIEH (Owner), County File #CDS22-09628
and CDDP22-03036: The applicant requests approval of a Major Subdivision and
a Development Plan to modify County File # CDS06-09100 and
CDDP06-03014 (approved in 2007) to allow for a Vesting Tentative Map for 33
parcels with lots ranging in area from 840 to 1,601 square feet. The project also
includes the demolition of multiple buildings and structures for the construction
of four new multi-family buildings which will house 33 three-story townhouse
units and the installation of associated improvements (e.g. pavement, utilities,
bioretention area, private street). The project includes a Tree Permit for the
removal of approximately 13 code protected trees and a Variance request for the
following: 24' driveway aisle width (where 25' is required); 54.8% lot coverage
(where 35% is the maximum); 35' height for all four buildings (where 30' is the
maximum); Building One - 20'10" setback for Pacheco Blvd (where 25' is
required) and 15'5" setback for Windhover Way (where 25' is required); Building
Three – 17'5" side yard setback (where 20' is required), 35' height (where 20'
max is allowed when within 50' of a residential district); Building Four – 17'5"
side yard (where 20' is required) and 10'11" building separation (where 20' is
required). The project includes approximately 100 cubic yards of fill and 10,200
cubic yards of cut. The project requests an exception to Division 914, Detention
Basin requirements. The subject property is a 1.57-acre parcel located at 3835,
3845 and 3855 Pacheco Blvd. in the unincorporated Martinez area. (Zoning:
Multiple-Family Residential, M-29) (APN: 380-220-044 and 380-220-067). EL
- Attachments:** [Attachment A 11.18.2024 ZA Packet](#)
[Attachment B CDS22-09628_ZA_PROJECT_FINDINGS and COA](#)
[Plans showing changes](#)

THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL
BE HELD ON MONDAY, JANUARY 6, 2025.