



CONTRA COSTA COUNTY

AGENDA

East Richmond Heights Municipal Advisory Council

Tuesday, February 24, 2026

6:00 PM

Contra Costa County Supervisor Gioia's Office (11780 San Pablo Ave, El Cerrito, CA 94530) | Zoom: <https://cccouny-us.zoom.us/j/86445427009?pwd=sQFe5gYEG7JJvxmhJX6zmd2MyHj6tb.1>

Land-Use Subcommittee

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. **Roll Call and Introductions**
2. **Discussion Items**

County File Number: CDDP26-03002, 6418 CLAREMONT AVE, RICHMOND, CA 94805

The applicant requests approval of a Small Lot Design Review Development Plan to install a 288 square-foot pre-fab detached garage (Public Hearing Requested under CDSL25-00116)

County File Number: CDDP26-03002 - 6418 CLAREMONT AVE, [26-667](tel:26-667)
RICHMOND, CA 94805

Attachments: [CDDP26-03002_ACR](#)

3. **Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).**

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at Contra Costa County Supervisor Gioia's Office (11780 San Pablo Ave, El Cerrito, CA 94530) during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time

For Additional Information Contact: For Additional Information Contact: Ronnie Mills | District Coordinator, Supervisor John Gioia | District 1, P (510) 942-2222, C (925) 839-3173



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-667

Agenda Date: 2/24/2026

Agenda #:

Advisory Board: East Richmond Heights Municipal Advisory Council

Subject: **County File Number: CDDP26-03002**

Information:

The applicant requests approval of a Small Lot Design Review Development Plan to install a 288 square-foot pre-fab detached garage (Public Hearing Requested under CDSL25-00116)



Planning Application Summary

County File Number: CDDP26-03002

File Date: 1/20/2026

Applicant:

Hassan BagherzadehAzar
6418 Claremont Ave
Richmond, CA 94805

hassanbza@gmail.com
(510) 502-1457

Property Owner:

HASSAN BAGHERZADEHAZAR
6418 Claremont avenue
RICHMOND, CA 94805

hassanbza@gmail.com
(510) 502-1457

Project Description:

The applicant requests approval of a Small Lot Design Review Development Plan to install a 288 square-foot pre-fab detached garage (Public Hearing Requested under CDSL25-00116)

Project Location: (Address: 6418 CLAREMONT AVE, RICHMOND, CA 94805 204), (APN: 521170011)

Additional APNs:

General Plan Designation(s): RM

Zoning District(s): R-6

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

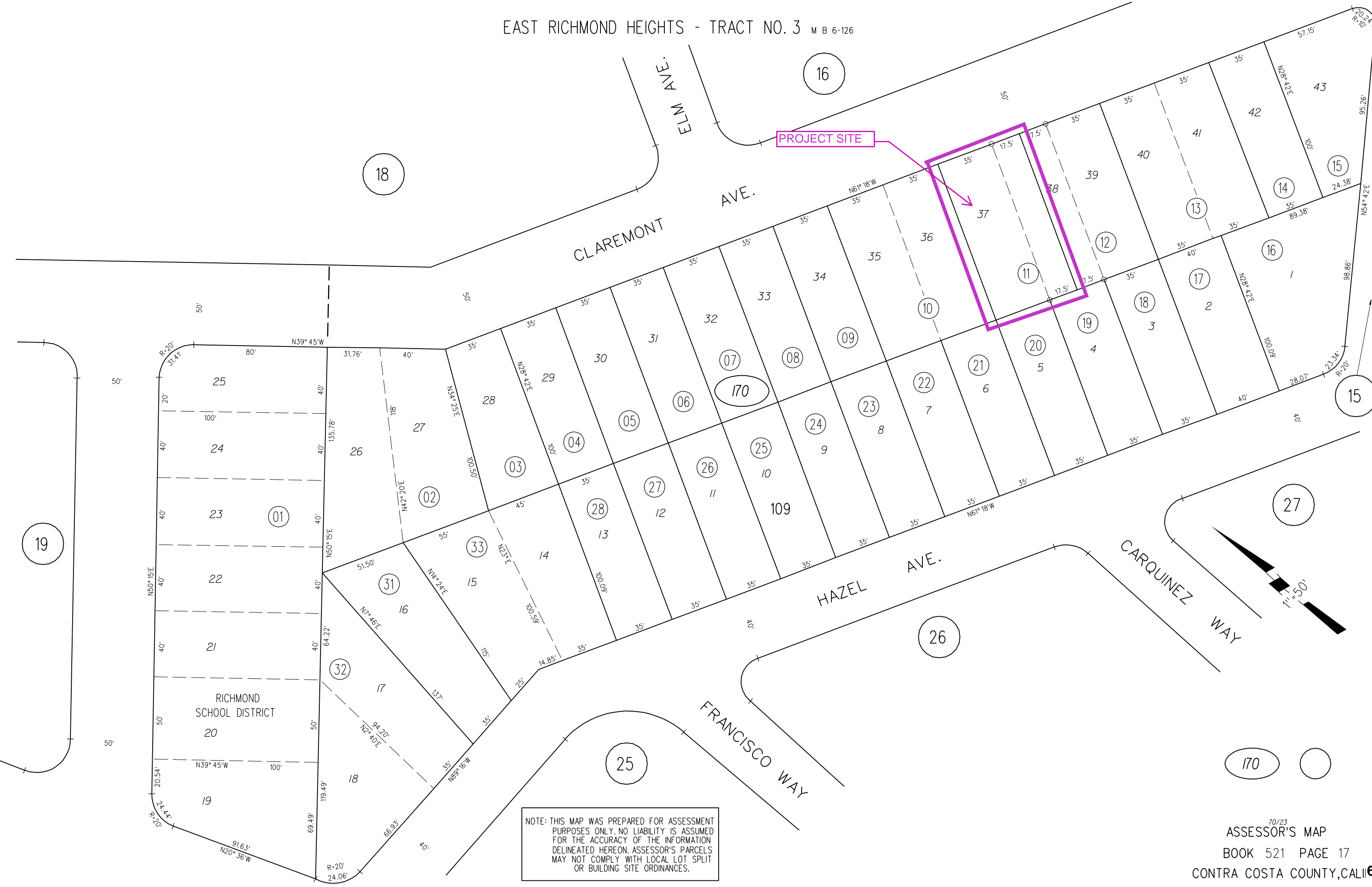
Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
SLS036B	Small Lot Design Rvw - Public Hearing	002606-9660-REV-000-5B036B	3000.00	3000.00
Total:			3162.00	3162.00

EAST RICHMOND HEIGHTS - TRACT NO. 3 M B 6-126








PROJECT SITE

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

Aerial Map



Map Legend

-  County Border
-  Assessment Parcels
- Planning Layers (DCD)**
-  Unincorporated
-  Board of Supervisors' Districts
- Base Data**
-  Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Spheroid
 Datum: WGS 1984

Zoning Map



Map Legend

- County Border
- Assessment
Parcels
- Planning Layers
(DCD)
- Zoning
- ZONE_OVER
- R-6 (Single
Family
Residential)
- Unincorporated
- Board of
Supervisors'
Districts
- Base Data
- Address Points

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Spatial Reference
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General Plan Map



Map Legend

County Border

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RM (Residential
Medium
Density) (7-17
du/na)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points

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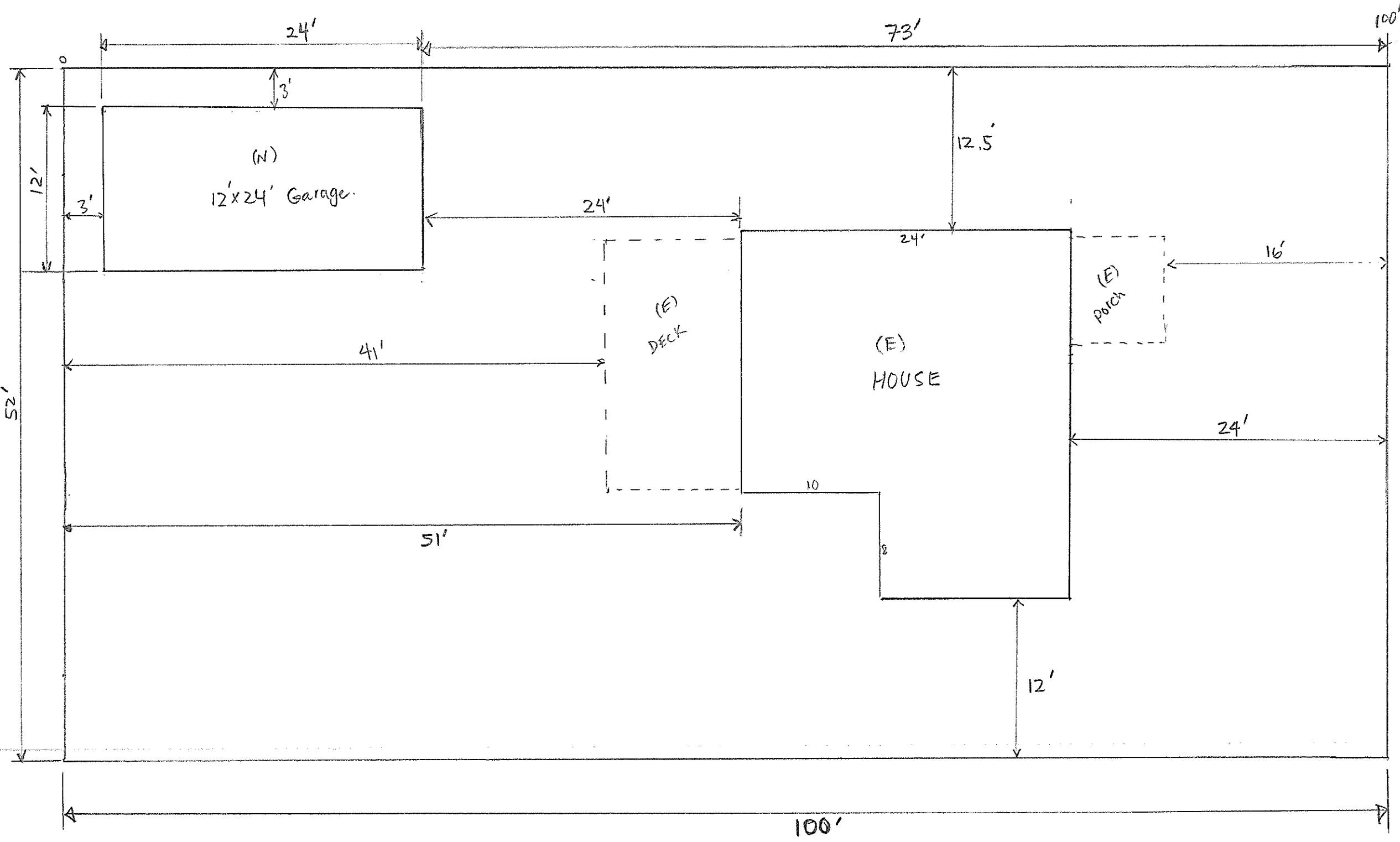
SCALE: 1/8"

SITE PLAN

PRE-FAB DETACHED GARAGE

OWNER
HASSAN BAGHERZADEH AZAR
6418 Claremont Ave
RICHMOND,

NORTH



SOUTH

EAST

CLAREMONT AVE

11

FIBERGLASS SHINGLES
SECURE SHINGLES TO ROOF
DECKING w/ (4) 1-1/4" ROOFING NAILS
*** NOT INCLUDED WITH KIT ***

16-3/4"x21-3/4" Fixed Window

19/32" x 3-1/2" Horz. Wdo. Trim

19/32" x 3-1/2" Vert. Wdo. Trim

12
7

19/32" x 5-1/2" Fascia Trim

4/4 x 3-1/2" Over Door Trim

Heavy Duty Barn Style Hinge

4/4 x 3-1/2" Vertical Door Trim

4/4 x 3-1/2" Vertical Door Rail

3/8" No Groove
Corner Trim

Heavy-Duty "L" Handle

3/8" thick No Groove
SmartSide

3/8" Gap

4/4 x 5-1/2" Horizontal Door Rail

4/4 x 7-1/4" Horizontal Door Rail

TREATED
2 x 4 Floor Framing

TREATED
4x4 Runners

GABLE ELEVATION w/ DOORS

SCALE: 1/2" = 1'-0"

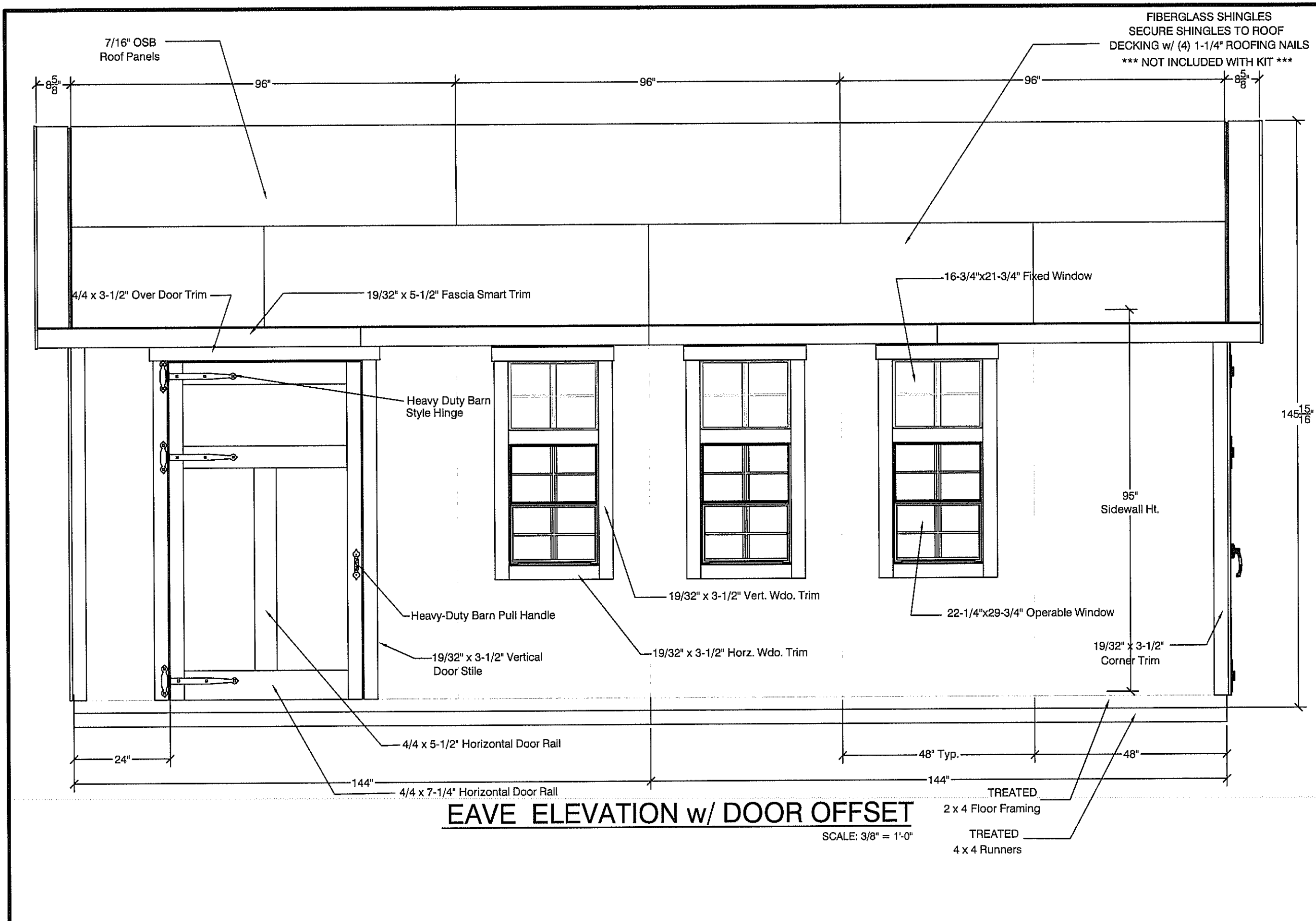
PREFAB DETACHED Garage. 6418 Claremont Ave. Richmond.

ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



12' x 24' Upton Shed
ELEVATIONS

SIZE A	ADDRESS 1000 Ternas Drive Monroe, MI 48162	DWG BY. Ken Sutter	Last Revision March 4, 2024
SCALE As Noted	(800) 221-1840	SHEET 2 of 11	

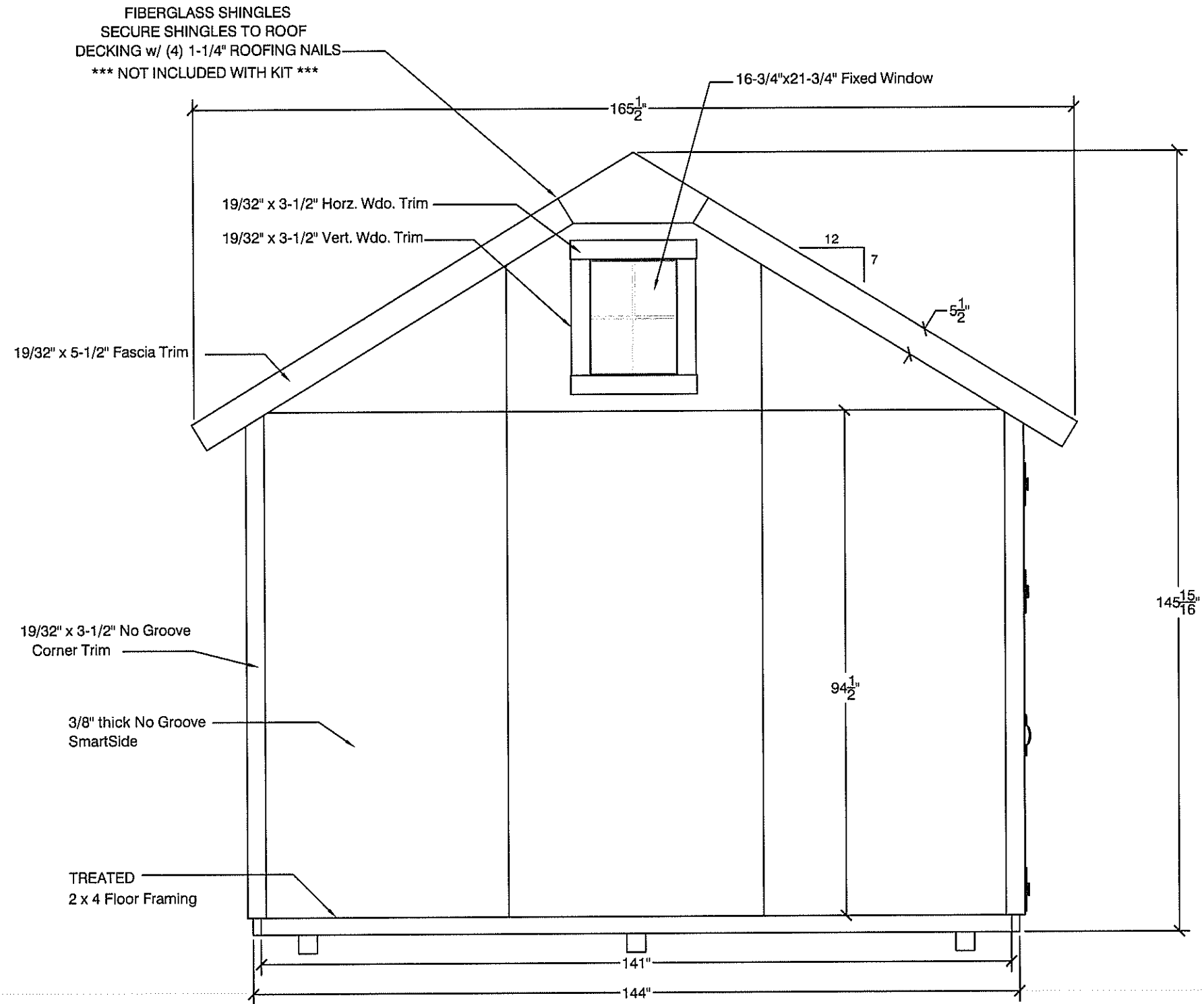


PRE FAB DETACHED Garage. 6418 Claremont. Ave. Richmond

ITEM # 33092 and 33815 owner: Hassan Bagherzadeh Azar



12' x 24' Upton Shed ELEVATIONS		DATE	ADDRESS	DWG BY	Last Revision
SIZE	A	1000 Ternos Drive	Monroe, MI 48162	Ken Sutter	March 4, 2024
SCALE	As Noted	(800) 221-1849	SHEET		1 of 11



GABLE ELEVATION

SCALE: 3/8" = 1'-0"

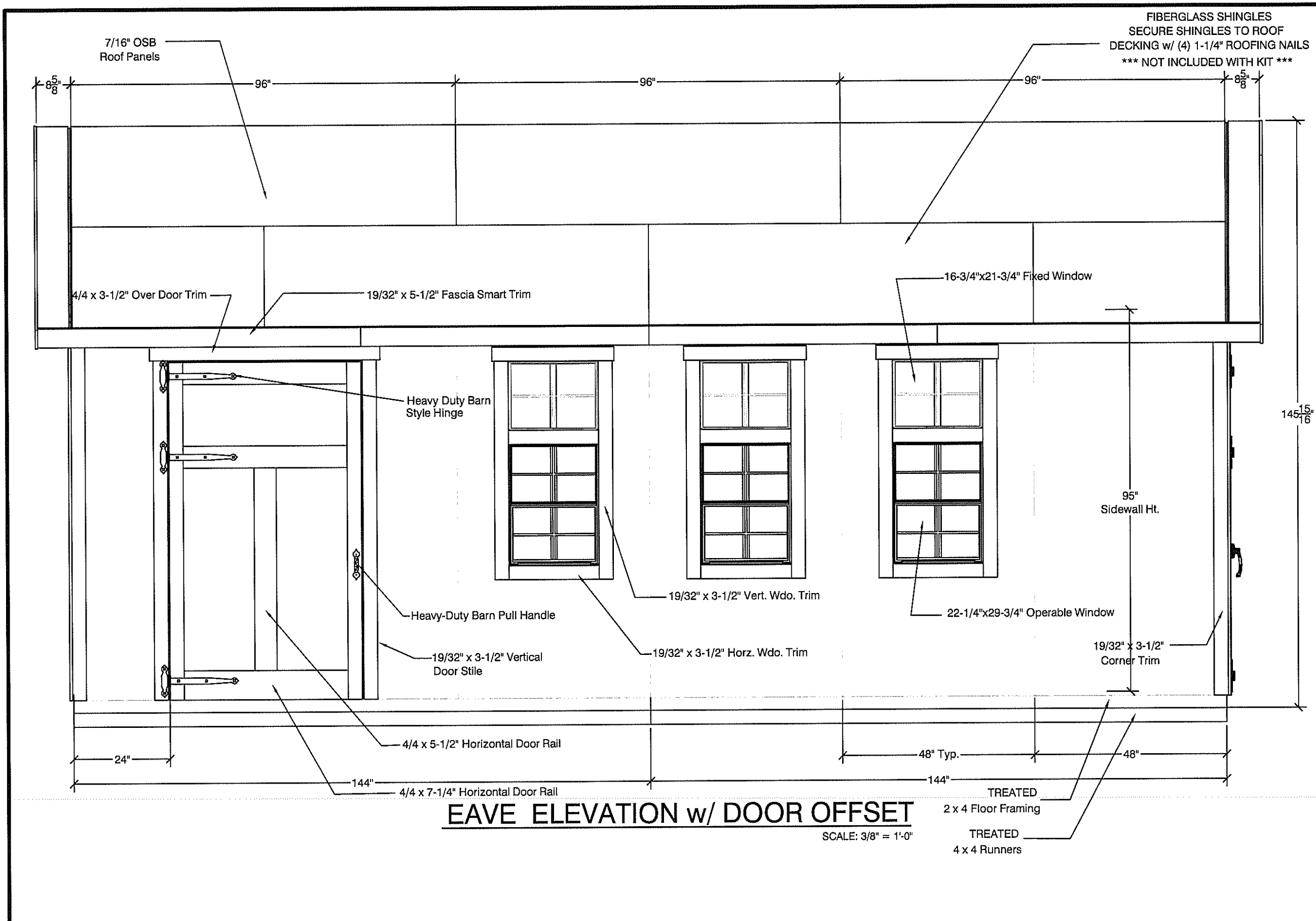
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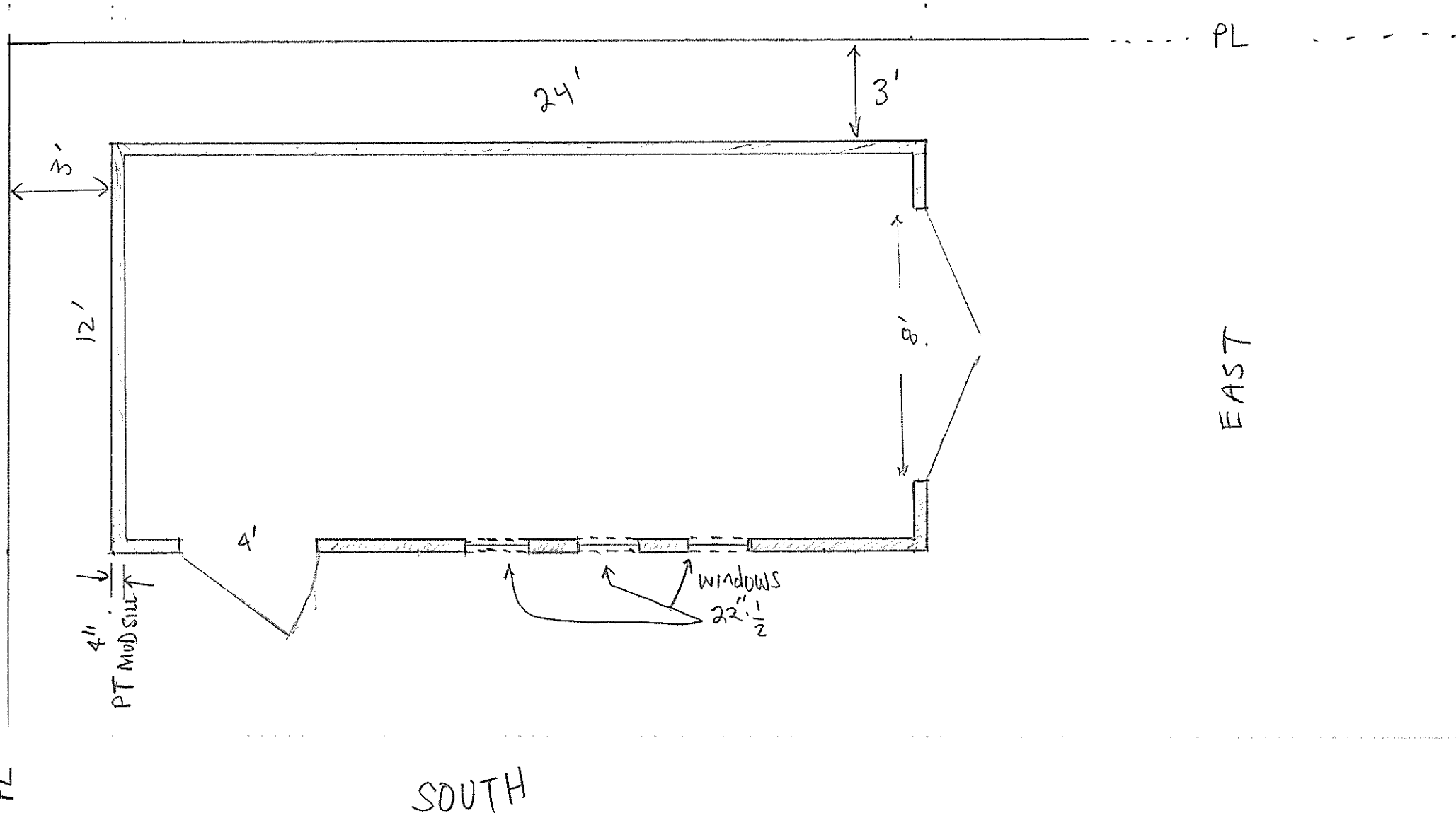
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OWNER
HASSAN
BAGHERZADEH AZAR
6418 Claremont Ave
Richmond.

Scale $\frac{1}{4}'' = 1.0'$
Proposed Garage floor plan

WEST

PL



PL

EAST

SOUTH