CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, October 20, 2025 **1:30 PM** **30 Muir Road, Martinez**

Zoom: https:/cccounty-us.zoom.us/j/83831039285 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.

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1. PUBLIC COMMENTS

2. MINOR SUBDIVISION: PUBLIC HEARING

2a. ZAKARIA ISMAIL (Applicant and Owner), County File CDMS23-00009: The applicant requests approval of a Vesting Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 0.37-acre residential lot with three existing single-family residences into three parcels, including a 5,207 square-foot Parcel A, a 4,815 square-foot Parcel B, and a 6,282 square-foot Parcel C. Each parcel includes an existing residence and Parcels B and C also include existing detached garages. No new development is proposed with this application. As part of the application, deviations from the required 10-foot minimum front yard, 5-foot minimum side yard, and 20-foot minimum rear yard setbacks of the Bay Point P-1 Planned Unit District are requested to allow the existing buildings to remain in their current locations. The applicant also requests authorization of Exceptions to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey) to retain the current drainage flows, and of County Code Chapter 96-10 (Underground Utilities) to allow the existing utilities to remain. The subject property is located at 10-30 Roberts Street in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 095-075-023) TO BE CONTINUED TO NOVEMBER 3, 2025 JL **25-4321**

3. LAND USE PERMIT; PUBLIC HEARING

3a. MARK WHITLOCK (Applicant) - RAJBIR SARKAIRA (Property Owner); County File #CDLP24-02027: A request for approval of a Land Use Permit to add a commercial kitchen within the existing Gateway Market building to establish a take-out food business. The project includes a request for a Variance to allow 23 parking spaces (where 31 spaces is required) and no bicycle parking. The subject property is located at 3615 Gateway Road in the Bethel Island area of unincorporated Contra Costa County. Zoning: Retail Business (R-B); APN: 029-050-064 DV **25-4322**

Attachments: Attachment 1_Findings and Conditions of Approval
Attachment 2_Maps
Attachment 3_Project Plans
Attachment 4_Agency Comments

3:30 P.M.

1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: PUBLIC HEARING

2a. MONTECITO DEVELOPMENT CO. LLC (Applicant) and CONTRA COSTA COUNTY (Owner), County File# DP21-3022: the applicant is requesting approval of a Development Plan Permit to construct a 223,145 square foot warehouse building with associated off-site improvements (i.e., roadway improvements, sidewalks, curbs, gutters, landscaping, utility connections, and traffic calming improvements), driveway connections to both Marsh Drive and Sally Ride Drive, a new intersection at Marsh Drive/Sally Ride Drive (north), lane separation and other improvements related to a proposed separated bike facility on Marsh Drive and removal of one tree. The proposed project site is approximately 16-acres located on the western portion of Buchanan Field Airport between Marsh Drive and Sally Ride Drive, in the Pacheco area. In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, Contra Costa County, as lead agency, has prepared a Draft Environmental Impact Report (DEIR). A public review period for the DEIR began on September 5, 2025, and runs through October 21, 2025. This hearing is an opportunity for the public to provide written and verbal comments on the adequacy of the DEIR as the environmental document for the proposed project. (Zoning: U-, Unrestricted District) (Assessor's Parcel Number: 125-010-023) JS **25-4323**

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 3, 2025.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, October 21, 2024 **1:30 PM** **30 Muir Road, Martinez**

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

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1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: PUBLIC HEARING

2a. UMA MOLDENHAWER (Applicant and Owner), County File CDDP24-03023: The applicant requests approval of a Kensington Design Review Development Plan to legalize the existing 1,123.40 square-foot conditioned space on the lower floor of a single-family residence that results in a total gross floor area of 2,753.55 square feet, which exceeds the 2,700 square-foot Kensington Combining District gross floor area threshold. The project site is 262 Lake Drive in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-221-004) GF **24-3374**

Attachments: CDDP24-03023 Findings and Conditions of Approval
CDDP24-03023 Attachments

2b. EASON YUAN (Applicant) and RONG MOU (Owner), County File CDDP24-03018: The applicant requests approval of a Development Plan for the construction and operation of a new two-story duplex on a vacant parcel. The application includes a request for an exception to the requirements of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property. The project site is located at 0 Santa Rita Road (behind 4426 Appian Way) in the El Sobrante area of unincorporated Contra Costa County. (Zoning: HE-C, Housing Element Consistency District) (Assessor's Parcel Number: 425-210-044) MLL **24-3375**

Attachments: CDDP24-03018 Findings and Conditions of Approval
CDDP24-03018 Attachments

2c. EASON YUAN (Applicant) and RONG MOU (Owner), County File CDDP24-03019: The applicant requests approval of a Development Plan for the construction and operation of a new two-story duplex on a vacant parcel. The application includes a request for an exception to the requirements of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property. The project site is located at 4448 Appian Way in the El Sobrante area of unincorporated Contra Costa County (Zoning: HE-C, Housing Element Consistency District) (Assessor's Parcel Number: 425-210-045) MLL **24-3376**

Attachments: CDDP24-03019 Findings and Conditions of Approval
CDDP24-03019 Attachments

2d. RICH FRANCIS, THE OLYMPUS GROUP, INC. (Applicant) - VTR COUNTRYWOOD LP AND ALTUS GROUP US INC. (Owners), County File #CDDP20-03005: The applicant requests approval of a Development Plan to allow a non-substantial modification to County File #CDDP88-03007 for the retrofit of two existing retaining walls ranging from 2 feet to 29 feet (approximately) in height that form a bridge supporting the existing, primary driveway from Pleasant Hill Road to the Atria Park of Lafayette assisted living facility and the retrofit of the existing culvert within the bridge structure on the subject property. The applicant also requests approval to allow facility traffic to be detoured via Diablo View Road to an existing, gated driveway during construction activities on the bridge and a tree permit to allow removal of up to ten (10) code-protected trees for grading and construction activities or due to poor health or condition, and to work within the driplines of seven (7) code-protected trees for grading and construction activities. The project is located at 1545 Pleasant Hill Road in the unincorporated Lafayette area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 169-090-002) SS **24-3404**

Attachments: CDDP20-03005 Findings and Conditions of Approval
CDDP20-03005 Attachments

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 4, 2024.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 3, 2025 **1:30 PM** **30 Muir Road, Martinez**

Zoom: https:/cccounty-us.zoom.us/j/83831039285 Call in: (888) 278-0254 Access Code 198675

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1. PUBLIC COMMENTS

2. MINOR SUBDIVISION: PUBLIC HEARING

2a. ZAKARIA ISMAIL (Applicant and Owner), County File CDMS23-00009: The applicant requests approval of a Vesting Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 0.37-acre residential lot with three existing single-family residences into three parcels, including a 5,207 square-foot Parcel A, a 4,815 square-foot Parcel B, and a 6,282 square-foot Parcel C. Each parcel includes an existing residence and Parcels B and C also include existing detached garages. No new development is proposed with this application. As part of the application, deviations from the required 10-foot minimum front yard, 5-foot minimum side yard and 20-foot minimum rear yard setbacks of the Bay Point P-1 Planned Unit District are requested for Parcel C to allow the existing buildings to remain in their current locations. The applicant also requests authorization of Exceptions to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey) to retain the current drainage flows, and of County Code Chapter 96-10 (Underground Utilities) to allow the existing utilities to remain. The subject property is located at 10-30 Roberts Street in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 095-075-023) (Continued from 10.20.2025 and re-noticed) JL **25-4525**

Attachments: Attachment A Findings and COAs final
Attachment B Maps
Attachment C Plans
Attachment D Agency Comments

3. DEVELOPMENT PLAN: PUBLIC HEARING

3a. CHRISTOPHER MILLS (Applicant & Owner), County File CDDP25-03019: The applicant requests approval of a Development Plan for a Small Lot Design Review to allow for an as-built 370-square-foot pergola on a substandard lot. The subject property is located at 4010 Wellington Place in the unincorporated area of Lafayette in Contra Costa County. (APN: 169-040-036, Zoning: R-20 Single-Family Residential District) CP **25-4526**

Attachments: 1 CDDP25-03019 Findings and COAs
2 CDDP25-03019 Public Comments
3 CDDP25-03019 Maps
4 CDDP25-03019 Agency Comments
5 CDDP25-03019 Project Plans
6 CDDP25-03019 Site Visit Photographs

4. VARIANCE: PUBLIC HEARING

4a. KIMBERLY SOWERS (Applicant and Owner), County File CDVR25-01004: The applicant requests approval of a Variance to allow an approximately seven-foot three-inch secondary front yard setback (where 20 feet is the minimum required) for an existing unpermitted 300 square-foot accessory structure. The project site is located at 100 Valley Oaks Drive in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 197-301-002) WITHDRAWN MLL **25-4527**

Attachments:
Attachment A Findings
Attachment B Maps
Attachment C Photos
Attachment D Plans
Attachment E Agency Comments
Attachment F Public Comments
Attachment G Public Hearing Request

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY,NOVEMBER 17, 2025.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 4, 2024 **1:30 PM** **30 Muir Road, Martinez**

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

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1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

2a. PAUL BENEDYUK MASTEC NETWORK SOLUTIONS (Applicant) - TRACT 6432 COMMON AREA (Owner), County File #CDLP24-02006: The applicant requests approval of a Land Use Permit to reestablish an AT&T wireless telecommunications facility on the subject property. The project would allow the continued operation of an existing telecommunications facility that had been previously authorized under Land Use Permit #CDLP08-02065, which expired in 2019. The project includes proposed modifications to the existing facility including the removal of six (6) existing antennae with associated wiring and brackets on the existing lattice tower. Additionally, the project would authorize the installation of fifteen (15) new antennae, resulting in a net increase of nine (9) antennae, on an existing lattice tower. The project would also involve the installation of ancillary equipment, antenna mounting brackets, and wiring on the existing lattice tower. Lastly, within an existing equipment enclosure at ground level, the project would remove three (3) existing radio relay units and install new electrical equipment including one (1) DC12 surge suppressor, one (1) new 155 amp-hour battery string within an existing battery cabinet, and four (4) new infinity rectifiers. The subject property is an unaddressed +2.55-acre parcel located immediately southwest of the intersection of Eagle Ridge Drive / Eagle Nest Place, in the unincorporated Danville Area of the County. (Zoning: P-1) (APN 203-760-026) AV **24-3621**

Attachments: CDLP24-2006 Findings and Conditions of Approval
Maps
Project Plans
Photosims
Electromagnetic Emissions Report
Agency Comments

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 18, 2024.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 18, 2024 **1:30 PM** **30 Muir Road, Martinez**

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

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1. PUBLIC COMMENTS

2. MAJOR SUBDIVISION: PUBLIC HEARING

2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - MOHAMMAD & ZARIN AHMADIEH (Owner), County File #CDSD22-09628 and CDDP22-03036: The applicant requests approval of a Major Subdivision and a Development Plan to modify County File # CDSD06-09100 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 **24-3948**

Attachments:
Attachment A FINDINGS and CONDITIONS OF APPROVAL
Attachment B CEQA PUBLIC COMMENTS
Attachment C INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
Attachment D MAPS
Attachment E AGENCY COMMENTS
Attachment F PLANS

3. LAND USE PERMIT: PUBLIC HEARING

3a. MICHAEL MILANI, MILANI & ASSOCIATES (Applicant) - CHERYL GREEN (Owner), County File CDLP23-02055: The applicant requests approval of a Land Use Permit for one additional single-family residence to legalize an existing 2,195 square-foot two-story second residence with an attached 411-square-foot garage. The project includes a Variance to allow a 7.07-foot front yard setback (where 25 feet is the minimum required) and a 43.18-foot side yard setback (where 50 feet is the minimum required) for a proposed Lot Line Adjustment to accommodate the existing location of the second residence. No new development is proposed. The project is subject to Small Lot Design Review as the subject parcel is substandard in size for the A-40 District. In addition, the project includes a request for an Exception from the collect and convey requirements of Division 914 of the County Ordinance Code. The project site is 10000 Morgan Territory Road in the Livermore Valley area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) GF **24-3949**

Attachments: Attachment A Findings and COAs
Attachment B Project Plans
Attachment C Agency Comments
Attachment D Maps

4. DEVELOPMENT PLAN: PUBLIC HEARING

4a. KENT AND TERRI LAWSON (Applicants and Owners), County File CDDP24-03031: The applicant is requesting a Development Plan Modification to allow a 7.5-foot front yard setback (where a minimum of 20 feet is required), 3.5-foot side yard setbacks (were a minimum of 5 feet is required), and an 8.5-foot aggregate side yard (where a minimum of 20 feet is required) for the construction of a retaining wall that ranges in height from 3 to 8 feet tall. The application also includes a request for a Tree Permit for the removal of four code-protected trees on the property to accommodate the development. The subject property is located at 3415 Silver Maple Drive in the Danville area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Number: 203-530-099). JL **24-3950**

Attachments: Attachment A Findings and Conditions of Approval
Attachment B Project Plans
Attachment C Maps
Attachment D Agency Comments
Attachment E Public Comments

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 2, 2024.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, December 2, 2024 **1:30 PM** **30 Muir Road, Martinez**

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

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1 PUBLIC COMMENTS

2. NOTICE OF FINE APPEAL

2a. This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRG20-00435. This case is for violations including, but not limited to an illegal contractor's yard being operated on the property. Shipping containers, construction trailer, and a travel trailer, in addition to vehicles being stored on the property without the necessary approvals or permits. Accordingly, this is in violation of Contra Costa County Ordinance 82 & 84 Adoption of Zoning Ordinance; 82-2.002. Land use Enforcement; 82-2.006. Uses permitted in a A-4 Zoning District; 84-42.404 Contractor Yard Defined; 82-4.221. **24-3998**

Attachments: NOTICE OF FINE APPEAL HEARING TITLE 8 Packet

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 16, 2024.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 17, 2025 **1:30 PM** **30 Muir Road, Martinez**

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1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2a. CHRISTOPHER MILLS (Applicant & Owner), County File CDDP25-03019: The applicant requests approval of a Development Plan for a Small Lot Design Review to allow for an as-built 370-square-foot pergola on a substandard lot. The subject property is located at 4010 Wellington Place in the unincorporated area of Lafayette in Contra Costa County. (APN: 169-040-036, Zoning: R-20 Single-Family Residential District) CONTINUED FROM NOVEMBER 3, 2025 CP **25-4738**

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 1, 2025.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, October 23, 2024 **6:30 PM** **30 Muir Road, Martinez**

Zoom: https://cccounty-us.zoom.us/j/83239430053 | Call in: 1-888-278-0254 Access Code: 198675

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: https://www.contracosta.ca.gov/4314/County-Planning-Commission.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. 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.

For assistance with remote access, please contact County staff at (925) 494-4516.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC HEARING

1a. CONTRA COSTA COUNTY (Project Sponsor), County File #GP18-0001: This is a public hearing for the County Planning Commission to review and consider recommending adoption of the Contra Costa County 2045 General Plan and Contra Costa County Climate Action and Adaptation Plan 2024 Update. The 2045 General Plan is a long-range planning document containing goals, policies, and actions that will guide County decision-making related to land use and infrastructure over the next 20 years. The 2045 General Plan plans for 23,200 new residential units, 1.2 million square feet of new commercial and office space, and 5 million square feet of new industrial space. The Climate Action and Adaptation Plan contains strategies to reduce greenhouse gas (GHG) emissions consistent with State goals, adapt to a changing climate, and mitigate the GHG emissions resulting from implementation of the General Plan. WRN **24-3560**

Attachments:
Attachment A - Public Hearing Draft Contra Costa County 2045 General Plan
Attachment B - Public Hearing Draft Contra Costa County Climate Action and Adaptation Plan 2024 Update
Attachment C - Draft Planning Commission Resolution No. 3-2024
Attachment D - Contra Costa County 2045 General Plan and Climate Action Plan Final Environmental Impact Report
Attachment E - Contra Costa County 2045 General Plan and Climate Action Plan Draft Environmental Impact Report
Attachment F - CEQA Findings of Fact and Statement of Overriding Considerations
Attachment G - Mitigation Monitoring and Reporting Program
Attachment H - Draft Board of Supervisors Resolution
Attachment I - Draft Findings to Adopt the 2045 General Plan
Attachment J - Public Comments
Attachment K - PowerPoint Presentation

2 PUBLIC COMMENTS

3. STAFF REPORT

4. COMMISSIONERS' COMMENTS

5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, NOVEMBER 13, 2024, AT 6:30 P.M.

CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, December 10, 2025 **6:30 PM** **30 Muir Road, Martinez, CA**

Zoom: https://cccounty-us.zoom.us/j/84769800896 | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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1. PLEDGE OF ALLEGIANCE

2. SUBDIVISION MAP EXTENSIONS

2a. PACIFIC WEST COMMUNITIES (Applicant) – CONTRA COSTA COUNTY (Owner), County Files CDMS21-00005 and CDLP21-02015. The applicant requests a three (3) year extension of the period of time for filing a parcel map, to December 14, 2028, for the Orbisonia Village Project, consisting of four new parcels, and a Land Use Permit – Development Plan Combination Permit for the development of a three-phase mixed-use project including up to 384 units, not to exceed 165 units in phase one, a 20,900 sq. ft. public library, and 10,900 sq. ft. of commercial space, that was approved under Minor Subdivision CDMS21-00005 and Land Use – Development Plan Combination Permit CDLP21-02015. The project site is bound by Bailey Road to the west, State Route 4 to the north, Ambrose Park to the east, and West Leland Road to the south in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point P-1 Planned Unit District) (Assessor's Parcel Number: 094-026-007 (Primary)) JL **25-5014**

Attachments: Attachment A MS21-00005 CDLP21-02015 Plans 08.17.2022
Attachment B CDMS21-00005 CDLP21-02015 APPROVED PERMIT

3. PUBLIC HEARINGS

3a. BENOIT MCVEIGH, DK ENGINEERING (Applicant) - GEORGE M. MOORE (Owner), County File CDRZ23-03271, CDMS23-00005. The applicant requests approval of a rezone from an A-2, General Agricultural (A-2) District to R-40 Single-Family Residential (R-40) District, and a vesting tentative map to subdivide the subject 2-acre property into two lots, an approximately 0.95-acre Parcel A and an approximately 1.05-acre Parcel B. The applicant has requested variances to the requirements of the R-40 zoning district standards to allow a 0-foot front setback and an 8-foot side yard for the construction of retaining Wall #1 and to allow a 5-foot front setback for the construction of retaining Wall #3. The applicant also requests an exception to County Title 9 standards requiring the undergrounding of existing utilities along the Green Valley Road frontage. Site improvements include expanding the existing driveway where it connects to Green Valley Road, installing new utilities and infrastructure, and constructing stormwater and drainage infrastructure. The applicant also requests approval of a tree permit for the removal of eight code-protected trees and to allow work within the driplines of four code-protected trees for the demolition of an existing barn, grading including ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS, construction of retaining walls and site improvements, and construction of a new two-story residence on proposed Parcel B. An existing residence on proposed Parcel A would remain unchanged. The project is located at 1921 Green Valley Road in the Alamo area of Contra Costa County. (Zoning: A-2 General Agricultural District); (Assessor's Parcel Numbers: 194-070-015, 194-070-018) SS **25-5013**

Attachments:
Attachment 1 - Findings and COA CDRZ23-03271_CDMS23-00005
Attachment 2 - Proposed Zoning Map_PreOrdinance RZ233271
Attachment 3 - Maps CDRZ23-03271_CDMS23-00005
Attachment 4 - Agency Comments CDRZ23-03271_CDMS23-00005
Attachment 5 - CEQA Public Comments CDRZ23-03271_CDMS23-00005
Attachment 6 - Initial Study-MND 11-17-25 CDRZ23-03271_CDMS23-00005
Attachment 7 - Applicant Acceptance of Mitigations CDRZ23-03271_CDMS23-00005
Attachment 8 - MMRP_11-17-2025 CDRZ23-03271_CDMS23-00005
Attachment 9 - Project Plans CDRZ23-03271_CDMS23-00005
Attachment 10 - Presentation Slides CDRZ23-03271_CDMS23-00005

3b. ELLEN BULLA, SYCAMORE COURT HOME ASSOCIATION (Appellant), ROD SCHLENKER, INSURANCE AUTO AUCTIONS, INC. (Applicant), NGL SF BAY STORAGE & TRANSFER, LLC (Owner), County File CDDP18-03005. This is an appeal of the Zoning Administrator's decision to approve a development plan for the expansion of an existing Insurance Auto Auctions storage facility onto an adjacent vacant 10.35-acre property. The proposed expansion would allow the storage of an additional 1,136 vehicles bringing the total number of vehicles permitted to be stored at the facility to approximately 4,436 vehicles. The development plan approval includes approval of a deviation to the Bay Point P-1 Development Standards for 7.5% of the subject lot to be landscaped (where 10% of the site is required to be landscaped), approval of a tree permit for the removal of 41 code-protected trees ranging in size from 7" to 60" in diameter, and the granting of an exception to the collect and convey requirements of Division 914 of the County Code. The Commission will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The project site is located at 2770 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point P-1 Planned Unit District) (Assessor's Parcel Number: 098-240-031) (CONTINUED TO JANUARY 14, 2026) GF **25-5015**

Attachments:
Attachment A Findings and COAs
Attachment B Letter of Appeal
Attachment C Maps
Attachment D Project Plans
Attachment E Updated Landscaping Plan
Attachment F CDDP18-03005 Staff Report ZA 7_6_22
Attachment G CDDP18-03005 Staff Report ZA Continuation 11_17_22
Attachment H Agency Comments
Attachment I CDDP18-03005 MND
Attachment J CDDP18-03005 MMRP
Attachment K CDDP18-03005 CEQA Comments

4. PUBLIC COMMENTS

5. STAFF REPORT

6. COMMISSIONERS' COMMENTS

7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, JANUARY 14, 2026.