



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Monday, January 5, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

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 (855)758-1310 US Toll Free or (408) 961-3928. 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/85491390617> Webinar ID: 854 9139 0617.

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

[No public comments.](#)

2. VARIANCE: CONTINUED PUBLIC HEARING

2a. DARRIN DERITA (Applicant) - DARRIN DERITA & TINA M. STRAUB DERITA (Owners), County File #CDVR25-01036. The applicant requests

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approval of a Variance Permit to allow a 19-foot front setback (where 25 feet is required) and small lot design review for the construction of an approximately 106-square-foot addition to an existing garage and improvements to an approximately 200-square-foot living space addition constructed within the garage without permits. The applicant also requests approval of small lot design review for the construction of an approximately 1,255 square-foot living space addition on the eastern side of the home located on a substandard lot. The subject property is located at 236 Angela Avenue in the Alamo area of Contra Costa County. (Zoning: R-20, Single-Family Residential); (Assessor's Parcel Number: 192-090-007) (Continued from 12.15.2025 WRN) SS

APPROVED with the following modifications:

Modify COA #1 to state, "Small Lot Design Review and Variance approval is granted to allow a 20-foot setback, where 25 feet is required."

Strike COA #3

3. **LAND USE PERMIT: PUBLIC HEARING**

3a. ISABEL CHAVEZ FOR T MOBILE (Applicant) - TINA THOMAS TRUST (Property Owner); County File #CDLP25-02008: A request for approval of a Land Use Permit to allow the continued operation of an existing T Mobile wireless telecommunications facility that is located on a PG&E tower. The subject property is located at 4723 Suzanne Drive in the unincorporated Pittsburg area of Contra Costa County. Zoning: Agricultural Preserve (A-4) District; APN: 089-050-056 DV

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APPROVED with the following modification:

COA #25 - Replace indemnity language with indemnity language in line with the Wireless Telecommunications Facilities Ordinance.

3b. JACLYN BELLICITTI, CENTERLINE COMMUNICATIONS (Applicant) - TINA M. THOMAS TRUST (Owner), County File # CDLP23-02030. The applicant requests approval of a Land Use Permit modification of file #CDLP25-02008 to allow an expansion of the lease area and a Variance to allow an approximately 10-foot side yard (where 50 feet is the minimum) for the installation of ground-level electrical equipment for an existing T-Mobile telecommunications facility. The project is located 4723 Suzanne Drive in the unincorporated Pittsburg area of the Contra Costa County. (Zoning: Agricultural Preserve, A-4); (Assessor's Parcel Number: 089-050-056) SS

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APPROVED as recommended by staff.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 21, 2026.

