



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 2, 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
2. LAND USE PERMIT: PUBLIC HEARING

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- 2a. LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - [26-704](#)
HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) (CONTINUED FROM FEBRUARY 18, 2026 WRN) NS
Attachments: [Attachment A - Findings and COAs.pdf](#)
[Attachment B - Tower Structure Removal Bond.pdf](#)
- 2b. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 220-100-024) DL [26-705](#)
Attachments: [Attachment A Findings & COAs final.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Project Plans.pdf](#)
[Attachment D - Special Reports.pdf](#)
[Attachment E - Photos.pdf](#)
- 2c. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File CDLP25-02038: The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02046 for an existing T-Mobile wireless telecommunications facility. No modifications to the facility or conditions of approval are proposed. The project site is located at 4505 Happy Valley Road in the Lafayette area of unincorporated Contra Costa County. (Zoning: A-80 Exclusive Agricultural District) (Assessor's Parcel Number: 365-260-001) JL [26-706](#)
Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)

3. VARIANCE: PUBLIC HEARING

- 3a. CLAUDIA FALCONER (Applicant) – TYLER AND LISA HUBBS (Owners), [26-707](#)
County File #CDVR25-01045: The applicant requests approval of a Variance application to allow a 3-foot side yard setback, where 15-feet is the minimum required, and a 15 feet aggregate side yard setback, where 25 feet is the minimum, for the construction of a new approximately 305-square-foot carport with an attached 120-square foot shed. The subject property is located at 37 Terra Bella Drive, in the unincorporated Walnut Creek area of Contra Costa County (Zoning: R-15, Single-Family Residential District) (Assessor's Parcel Number: 180-310-014).DRW

Attachments: [Attachment A. Findings and COAs.pdf](#)
[Attachment B. Public Hearing Request Letter.pdf](#)
[Attachment C. Response from Applicant to Appellant.pdf](#)
[Attachment D. Maps.pdf](#)
[Attachment E. Agency Comments.pdf](#)
[Attachment F. Project Plans.pdf](#)
[Attachment G. Site Visit Photographs_37 Terra Bella.pdf](#)
[Attachment H. Site Visit Photographs_25 Terra Bella.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 16, 2026.