



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 24, 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

SPECIAL MEETING

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. SUBDIVISION: CONTINUED PUBLIC HEARING

- 2a. ANDY BYDE (Applicant) - COJAM, LLC (Owner), County File #CDS24-09696: The applicant requests approval of a vesting tentative map for a subdivision which proposes to subdivide the 9.83-acre project site into 19 lots ranging in size from approximately 3,597 to 63,670 square feet, a 41,748-square-foot private access designated as Parcel A, and a 1,662-square-foot right-of-way dedication designated as Parcel B. On each new lot, a 4- to 5-bedroom single-family residence ranging in size from approximately 1,215 to 4,595 square feet is expected to be constructed. The residences on Lots 17 through 19 would be restricted for sale to very low-income households; therefore, the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions pursuant to the California Density Bonus Law, Gov. Code Section 65915(f)(2). The project is seeking waivers of development standards pertaining to: (a) a waiver to allow four off-street parking spaces within the front setback area of the three inclusionary units; (b) a waiver for reduced minimum lot size for Lots 1-8 and Lots 10-19; (c) a waiver for reduced side yard and aggregate side yard setback for all lots; (d) a waiver for reduced front yard setbacks for Lots 17-19; (e) a waiver for a reduced rear yard setback for Lot 19; (f) a waiver for a reduced average lot width for Lots 1-8 and 10-19; (g) a waiver for reduced lot depth for Lots 17-19; (h) a waiver for reduced setbacks for retaining walls over 3 feet; and (i) a waiver for a reduction to the development standards of the North Gate Specific Plan for Building Height, Lot Size, Density, Lot Area, and Setbacks. The project is also seeking concessions to: (a) utilize gross acreage to determine the density of the project site; (b) allow the affordable units to be smaller in size by more than ten percent when compared to the market-rate units; (c) allow the affordable units to be developed on smaller lots of more than ten percent when compared to the market-rate units; and (d) allow the affordable units to have alternative interior finishes that reduce interior construction costs by more than five percent when compared to the market-rate units. To accommodate improvements, the project will demolish all existing structures and is requesting a tree permit is included for the removal of 34 code-protected trees and work within the dripline of 13 code-protected trees. The project includes grading of approximately 34,700 cubic yards of cut and 34,700 cubic yards of fill. The project is located at 1125 North Gate Road in the unincorporated Walnut Creek area. (Zoning: R-40 Single-Family Residential District) (APN: 138-180-002) (Continued from 08.17.2026 WRN) EL [26-3727](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 9, 2026.