



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 7, 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.

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 (888) 278-0254, followed by the access code 198675##. 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/83831039285>. 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: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - MOHAMMAD & ZARIN AHMADIEH Owner), County File #CDS22-09628 and CDDP22-03036: The applicant requests approval of a Major Subdivision and a Development Plan to modify County File # CDS06-09100 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 32 three-story townhouse units and one two-story townhouse unit, and the installation of associated improvements (e.g. pavement, utilities, bioretention area, private street, landscaping and hardscape). 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 for guest parking on the northeastern property line (where 25' is required); Building One – 18'-3" setback for Pacheco Blvd (where 25' is required) and 13'-7" setback for Windhover Way (where 25' is required); Building Three – 17'-5" side yard setback (where 20' is required); Building Four – 17'-5" side yard (where 20' is required) and 8' building separation (where 20' is required) and 81% of units with tandem parking (where the max is 15% of the units). 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 [25-1132](#)
- Attachments:** [Attachment A CDS22-09628_ZA_PROJECT_FINDINGS and COA](#)
[Attachment B CEQA Public Comments](#)
[Attachment C CDS22-09628_IS_MND](#)
[Attachment D Maps CDS22-09628_CDDDP22-03036](#)
[Attachment E Agency Comments](#)
[Attachment F CDS22-09628 and CDDP22-03036 Applicant Revisions to Address neighbor and ZA](#)
[Attachment G CDS22-09628 and CDDP22-03036 Project Plans \(1\)](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a.** BHAVANA SHAH, TALON DESIGN GROUP (Applicant) - EDWARD ALLEN (Owner), County File CDDP24-03056: The applicant requests approval of a Development Plan to modify Final Development Plan CDDP74-3014 to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck that will be attached to a new single-family residence on a vacant lot. The project site is located at 100 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District, -UE Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number: 004-490-027) AS [25-1133](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Photos](#)
[Attachment D Project Plans](#)
[Attachment E Agency Comments](#)
[Attachment F Public Hearing Request](#)
[Attachment G Final Development Plan CDDP74-03014](#)

- 3b.** KHALIF & KIMBER AUSTIN (Applicant and Owner), County File #CDDP25-03002: The applicant requests approval of a Development Plan for a Kensington Design Review to allow the construction of a new 4,239-square-foot, two-story single-family residence with an attached garage on a vacant lot. The gross floor area will be 4,239 square feet, where 3,200 square feet is the maximum gross floor area. The project includes approximately 116.68 cubic yards of cut. The project also includes an exception request from Chapter 914-2.002 – collect and convey requirements. The project is located at 18 Highgate Road, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor's Parcel Number: 572-231-010) EL [25-1134](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP25-03002](#)
[Attachment B CDDP25-03002 Maps](#)
[Attachment C CDDP25-03002 Agency Comments](#)
[Attachment D CDDP25-03002 Site Photographs](#)
[Attachment E CDDP25-03002 Architectural Plans](#)

- 4.** VARIANCE: PUBLIC HEARING

- 4a. RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) GF [25-1135](#)

Attachments: [Attachment A CDVR23-01032 Findings final](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Hearing Request](#)
[Attachment E Photos](#)
[Attachment F Maps](#)

- 4b. GARRY BAKER, GLB ARCHITECTS (Applicant) - LUCAS JONES (Owner), County File CDVR24-01035: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 12-foot secondary front yard setback (where a minimum of 20 feet is required), for the construction of a new 3,600 square-foot metal agricultural equipment storage building that will replace two existing agricultural storage buildings that are 400 square feet and 1,050 square feet in size on a lot that is substandard in size and average width. The project site is located at 7255 Piper Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District and -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-072-004) GF [25-1136](#)

Attachments: [Attachment A CDVR24-01035 Findings and COAs final](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Hearing Request](#)
[Attachment E Photos](#)
[Attachment F Maps](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 21, 2025.