



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 20, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-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://cccouny-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. MINOR SUBDIVISION: PUBLIC HEARING

- 2a.** PALLAV CHATTERJEE (Applicant) - JEANETTE SORENSEN TRUST (Property Owner), County File CDMS22-00011: The applicant seeks approval of a Vesting Tentative Map to subdivide a 2.56-acre site into 3 new residential parcels to be accessed by a new private road from Withers Avenue. The project also includes: a request to remove 20 trees, 1,200 cubic yards of grading (600 cubic yards of cut and 600 cubic yards of fill), and 4 exception requests (1. 96-10 – requirement to underground utilities, 2. Division 914 to construct the access road within the creek structure setback, 3. Division 914 to construct the bio retention basin within the creek structure setback, and 4. requirement to construct frontage improvements). The subject property is located at the corner of Withers Avenue and Pleasant Hill Road in the unincorporated Lafayette area of Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: (APN: 166-160-034) DV [26-3198](#)

Attachments: [Attachment 1 Findings and Conditions of Approval.pdf](#)
[Attachment 2 Maps.pdf](#)
[Attachment 3 Agency Comments.pdf](#)
[Attachment 4 Vesting Tentative Map.pdf](#)
[Attachment 5 Improvement Plans.pdf](#)
[Attachment 6 Slope Analysis.pdf](#)
[Attachment 7 Arborist Report 8.7.22.pdf](#)
[Attachment 8 Bio Report 1.21.24.pdf](#)
[Attachment 9 Rectification and Addendum Bio Report 3.19.26.pdf](#)
[Attachment 10 Cultural Resources Assessment Report.pdf](#)
[Attachment 11 MMRP.pdf](#)
[Attachment 12 Final MND.pdf](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a.** JUSTIN ROBINSON, MMI TITAN INC. ON BEHALF OF CROWN CASTLE USA (Applicant) - MT. VIEW SANITARY DISTRICT (Owner), County File CDLP25-02044: The applicant requests approval of a Land Use Permit to allow for the continuing operation of an existing Crown Castle wireless telecommunications facility previously approved under Land Use Permit CDLP15-02039 and currently in use by T-Mobile with no proposed equipment modifications. The subject property is located at 3800 Arthur Road in the unincorporated area of Martinez in Contra Costa County. (APN: 378-140-010, Zoning: H-I Heavy Industrial District) CP [26-3199](#)

Attachments: [Attachment 1 - Findings and Conditions of Approval.pdf](#)
[Attachment 2 - Maps.pdf](#)
[Attachment 3 - Agency Comments.pdf](#)
[Attachment 4 - Project Plans.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 3, 2026.