



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, June 16, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-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://cccouny-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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a.** MICHAEL WAXMAN (Applicant) / JAMES & ELIZABETH THOMSEN (Owners), County File CDDP24-03061: The applicant is seeking approval of a Kensington Design Review development plan to allow a 218 square-foot addition to the rear of an existing single-family residence. The project results in a gross floor area (GFA) of 3,746 square feet, where 3,600 square feet is the GFA threshold necessitating public hearing. The addition is located within the building envelope of the existing residence, beneath a recently constructed elevated deck, with no expansion to the established building footprint or increase in building height. The subject property is located at 60 Arlington Avenue in the Kensington area of unincorporated Contra Costa County (APN: 572-202-016, Zoning R-6 Single-Family Residential, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Continued from 05/19/25) AV [25-2304](#)

Attachments: [01 Findings and COAs_rev06.02.25](#)
[02 Plan Exhibit 06.02.25](#)
[03 ZA Staff Report 05.19.25](#)

- 2b.** BRENDAN CONBOY, Renewable Properties LLC (Applicant) and TRT Properties LLC (Owner), County File CDDP24-03040: The applicant requests approval of a Development Plan to modify approved Development Plan CDDP02-03053 to allow the development of a 64-stall electric vehicle charging station on the western portion of the project site. The project site is located at 2217 Goodrick Avenue in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Numbers: 408-090-035, 408-090-042) (Continued from 05/19/2025) MLL [25-2305](#)

Attachments: [Attachment A Findings and COAs_revised 061625](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a.** MICHAEL MCGHEE (Applicant - Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels (“Parcel A”, “Parcel B”, “Parcel C” and “Parcel D”). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor’s parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots, and a tree permit authorizing the prior removal of two (2) code protected trees, and dripline encroachment for an additional two (2) code protected trees. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV [25-2306](#)

Attachments: [01 CDMS23-00003 Findings and COAs](#)
[02 maps_plans](#)
[03 Agency Comments](#)
[04 CDMS23-00003 Draft ISMND_1.6.25](#)
[05 CDMS23-00003 Final MND](#)
[06 MMRP](#)

4. LAND USE PERMIT: PUBLIC HEARING

- 4a.** JANICY CANALES ON BEHALF OF AMERICAN TOWER (Applicant) - CONTRA COSTA WATER DISTRICT (Owner), County File CDLP24-02023: The applicant requests approval of a Land Use Permit for the continuing operation of an existing American Tower wireless telecommunications facility that was established under Land Use Permit CDLP09-02037. No modifications to the wireless facility are proposed. The project site is located at 19430 Vasco Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor’s Parcel Number: 003-010-018) DL [25-2307](#)

Attachments: [Attachment A Findings & COAs](#)
[Attachment B Maps](#)
[Attachment C As Built Plans](#)
[Attachment D Photos](#)
[Attachment E Agency Comments](#)
[Attachment F Radio Frequency Emission Survey](#)

- 4b.** STACY HAGERSTRAND/BUILD-TEK INC. (Applicant) - 55 HOWE ROAD INVESTORS LLC (Owner), County File CDLP20-02048: The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road. The project site is located at 0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008) GF [25-2308](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Maps](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING

- 5a.** LEILA GHAZ (Applicant) - MARJAN RUSTA (Owner), County File CDDP24-03035: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new 200 square-foot deck on the upper floor at the rear of the existing 2,992 square-foot residential building. The applicant also requests a Variance to allow a 9-foot rear yard setback (where 15 feet is the minimum required) to accommodate the new deck. The project site is located at 258 Amherst Ave in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-060-006) MLL [25-2309](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Project Plans](#)
[Attachment D Agency Comments](#)

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- 5b.** JASMINE DENNIS, RPM TEAM (Applicant) - TOWN OF DISCOVERY BAY (Owner), County File CDDP24-03052: The applicant requests approval of a Development Plan to modify approved Final Development Plan CDDP74-03014 to allow construction of a new 8,315 square-foot administrative building for the Discovery Bay Community Service Department, 28 new off-street parking spaces, a new administrative building monument sign, and 10,357 square feet of new landscaping. The applicant also requests a Tree Permit for the removal of three code-protected trees, including one 60-inch diameter Acacia and two 14-inch diameter Mediterranean Fan Palm trees. The project site is 1601 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 008-200-017) GF [25-2310](#)
- Attachments:** [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Plans](#)
[Attachment D Agency Comments](#)
- 5c.** YOCHAI KIDRON (Applicant and Owner), County File CDDP20-03031: The applicant requests approval of a Development Plan to convert an existing two-story, 1,040 square-foot commercial building into a duplex with a proposed addition of 246 square feet. The applicant also requests a Variance to allow zero off-street parking spaces (where four spaces are required). The project site is 3449 San Pablo Dam Road in the El Sobrante area of unincorporated Contra Costa County. (Zoning: R-B, Retail Business District) (Assessor's Parcel Number: 420-031-030) GF [25-2311](#)
- Attachments:** [Attachment A Findings and COAs](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Maps](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 7, 2025.