



APPEAL OF 3565 Willow Road– OVERSIZED DETACHED GARAGE County File #CDVR24-01060

COUNTY PLANNING COMMISSION

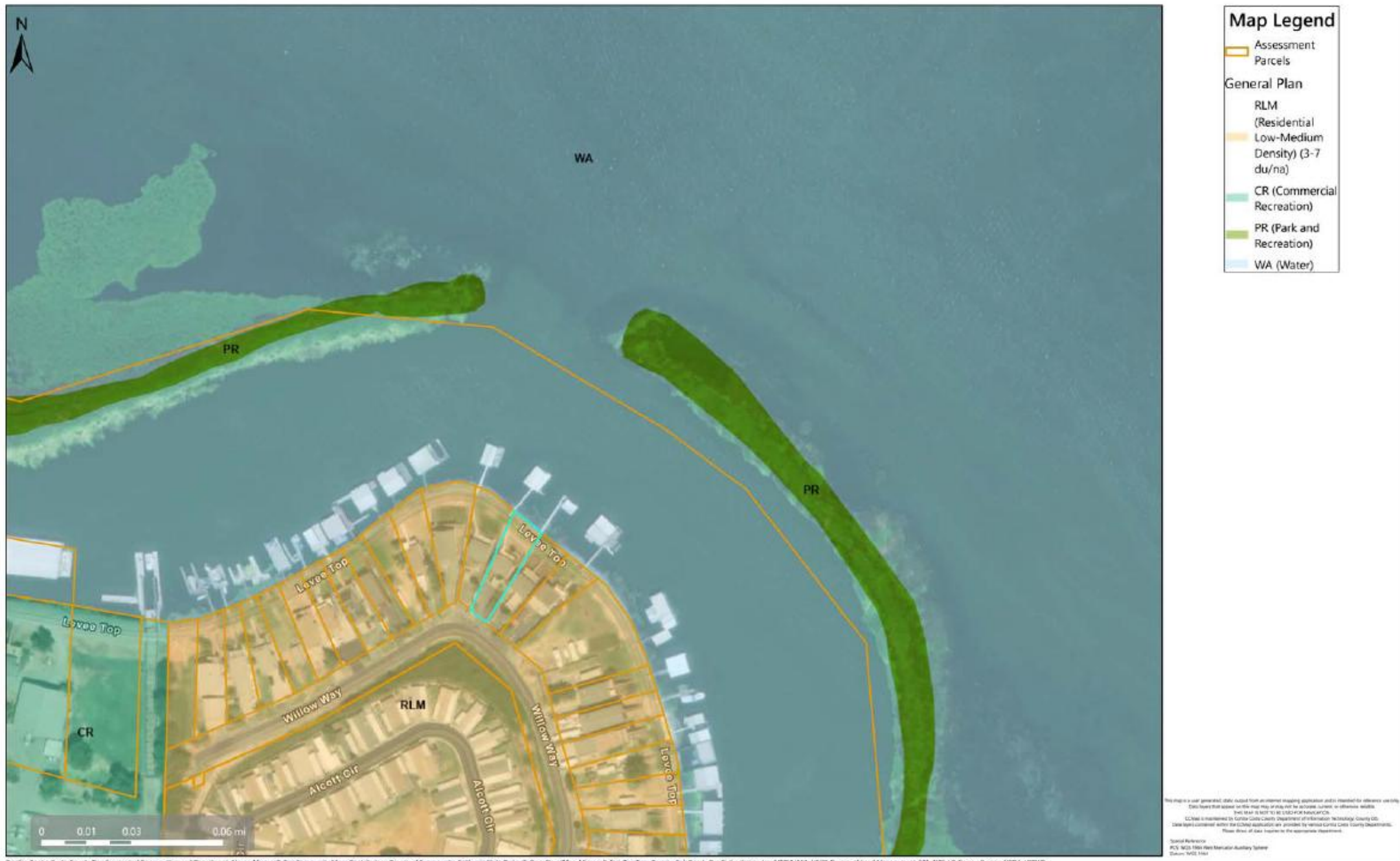
JULY 23, 2025

ALLISON SEOANE, PROJECT PLANNER

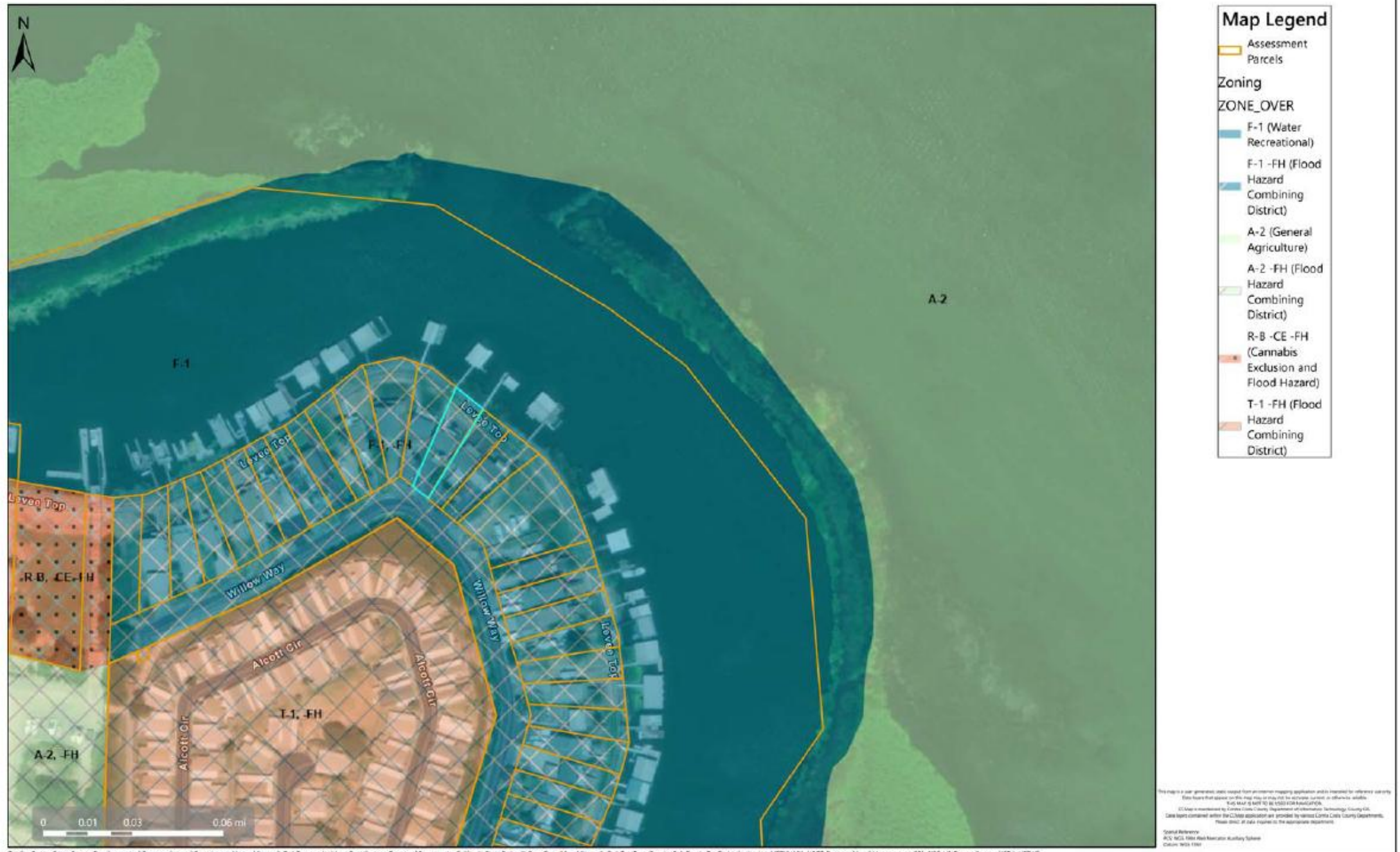
CONTACT: ALLISON.SEOANE@DCD.CCCOUNTY.US 925-655-2871



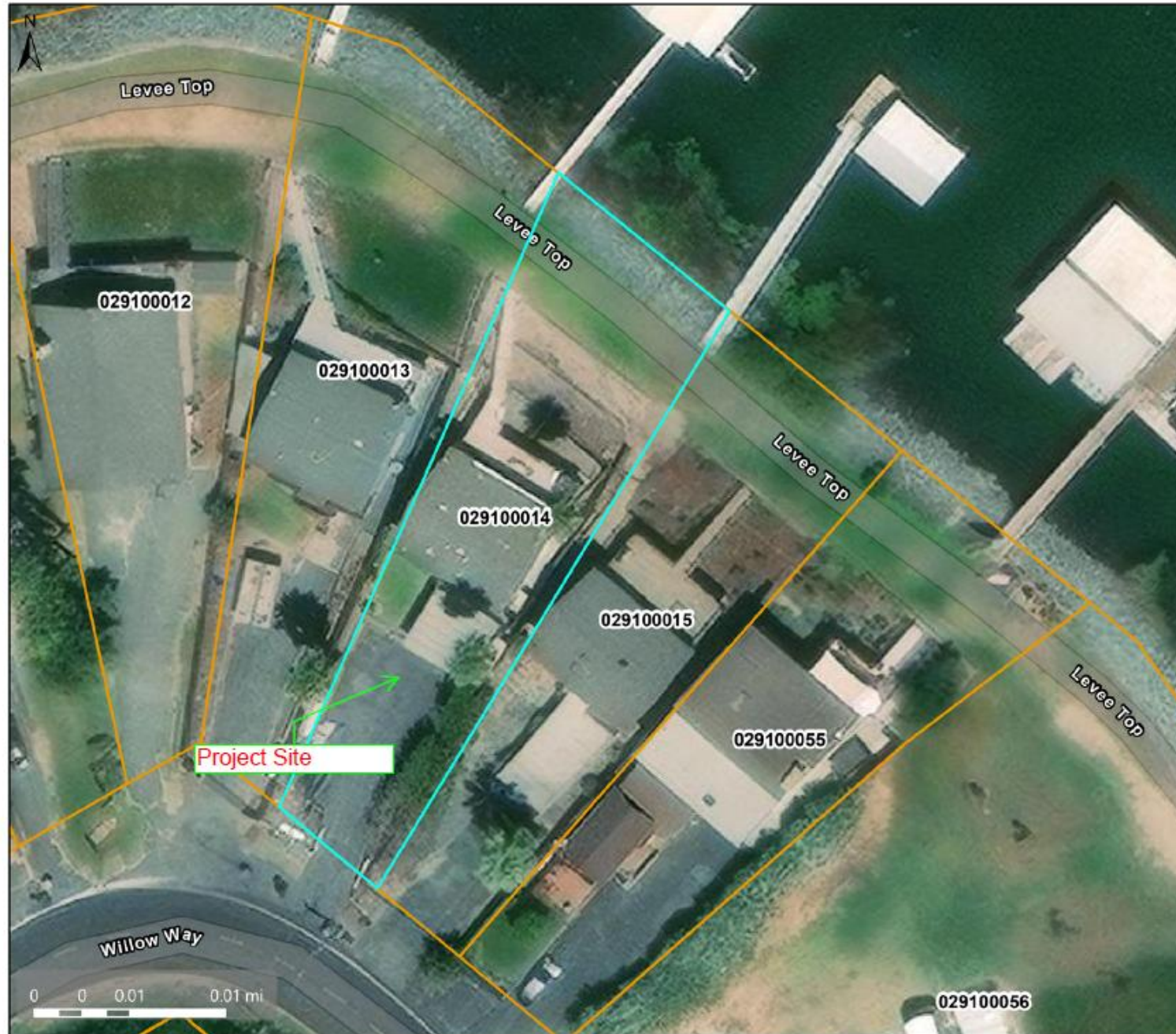
General Plan: Residential Low Medium Density (RLM)



Zoning: Water Recreational District (F-1), Flood Hazard Combining District (-FH)



Aerial



Map Legend

- Assessment
- Parcels

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. COWMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the COWMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

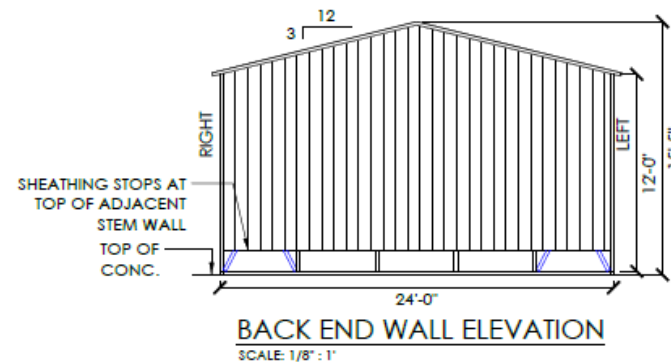
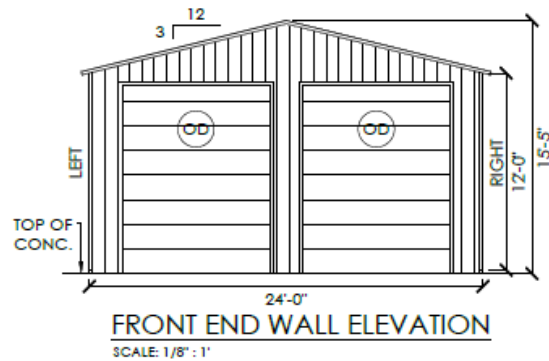
Background

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- May 21, 2024 – Code Enforcement Case CECF24-00403 for an unpermitted oversized detached garage building was initiated.
- December 19, 2024 – Variance application CDVR24-01060 for the review of an already constructed oversized detached garage was accepted by the Department of Conservation and Development (DCD).
- January 29, 2025 – Staff informed the owner and applicant via a Notice of Intent letter that Staff would recommend denial of the Variance to the Zoning Administrator (ZA) and presented the opportunity to request a public hearing.
- February 10, 2025 – George Navarro, applicant and property owner of 3565 Willow Road, submitted a letter requesting a public hearing for Variance application CDVR24-01060 before the deadline of 5 p.m. on February 10, 2025.
- May 5, 2025 – Zoning Administrator denied the CDVR24-01060 Variance application.
- May 14, 2025 – George Navarro filed an appeal of the Zoning Administrator's decision.

Project Description

- The applicant requests approval of a Variance and Small Lot Design Review to legalize an already constructed 750 square-foot detached garage (where 500 square-feet is the maximum size allowed for an accessory building) that is 15 feet, 5 inches in total height (where 15 feet is the maximum height allowed) on a lot of substandard average lot width.



DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE:
CLASS A RATED 26GA. 1 1/4" PBR PANEL - PER UES ER 0550 OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
4. ALL EXT WALL SHEATHING SHALL BE:
CLASS A RATED 26GA. 1 1/4" STRATA RIB - PER UES ER 0550 OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
5. SHEATHING CONNECTIONS SHALL BE #12-14 X 3/4" SDS (PER UES-ER 0550 REQ.) W/ BONDED NEOPRENE WASHER PER ESR 2194.

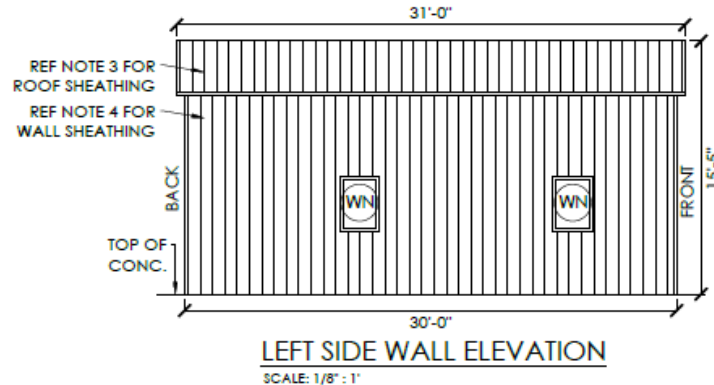
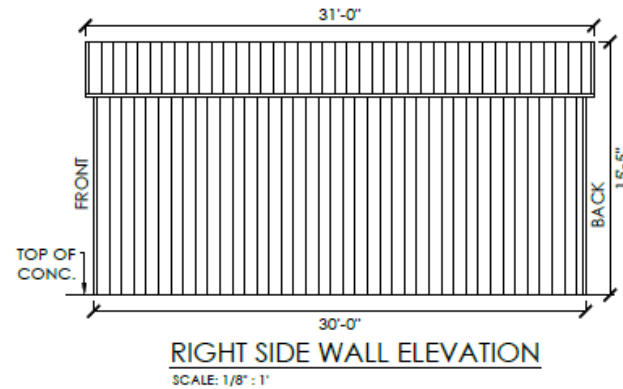
LEGEND


(WN) WINDOWS (REF WINDOW MFG)

(OD) OVER HEAD / ROLL-UP DOOR
(REF DOOR MFG)

NOTE 1: ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOC OF WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).



SHEET NO: 2 OF 7	
PROJECT NO: 232-24-3266	
DRAWN BY: A.F.	DATE: 11/15/2024
SHEET TITLE: ELEVATIONS	LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511
	PROJECT TITLE: GEORGE NAVARRO
METAL BUILDING MANUFACTURER  270 Old Highway 99 Maxwell, CA 95955 1-877-604-2777	

WARNING: Unauthorized copy or use of the seal below is considered forgery subject to legal action to the fullest extent of the law and/or fines.

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511
REGISTERED PROFESSIONAL ENGINEER
CIVIL
RAFAEL D. SALGADO
C85781
STATE OF CALIFORNIA

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511
EXPIRES: 03/31/2026
SIGNED: NOV 18 2024



EXISTING SITE PHOTO



AERIAL SITE PHOTO – NOT CURRENT

Summary of Appeal Points

As the basis for their appeal, the appellant mentioned the following concerns:

- *The existence of buildings that appear oversized on Willow Road at several listed addresses as argument against special privilege.*
- *The exposure of the rear of the property to Frank's Tract and Piper Slough as argument for special circumstances.*
- *The size of the accessory building as smaller than the residence as argument that the detached garage is subordinate to the single-family residence.*
- *The Small Lot Design Review should be approved as part of the appeal.*
- *Support from listed agencies and neighbors.*

Staff Responses

Staff response to appeal point #1:

- 3593, 3611, and 4139 Willow Road: three properties with garages attached to the residence, not oversized detached accessory buildings, and not subject to accessory building size and height restrictions.
- 3607, 3753, 4061, and 4067 Willow Road: four properties with no records to confirm that the County approved the detached accessory buildings.
- 4115 Willow Road: one property with two legally permitted accessory buildings that do not exceed 500 square feet in size or 15 feet in height.
- 3507 and 4235 Willow Road: two properties with permitted oversized detached accessory buildings, including a 780 square-foot, 17-foot, 5-inch-tall accessory building at 4235 Willow Road approved in 1990, and a 624 square-foot, 15-foot-tall detached garage at 3507 Willow Road approved in 1986. These two permits were issued before accessory buildings were restricted in size and height by the 1996 accessory building zoning ordinance. With the change in the County Ordinance Code, these accessory buildings would not be approved in present times.

Staff Responses

Staff response to appeal point #2:

- The physical circumstances described by the appellant do not require the accessory building to be larger than 500 square feet or taller than 15 feet or prevent the building from being attached to the residence and thereby, not subject to the size and height restrictions for accessory buildings.

Staff response to appeal point #3:

- Although the accessory detached garage is smaller than the house, it is not sufficiently considered subordinate because the size of the currently built detached garage is more akin to a dwelling unit than an accessory building.

Staff response to appeal point #4:

- The following findings must be made to approve the Small Lot Design Review. The location of the subject accessory building in the front yard beyond the required setback is compatible with the surrounding neighborhood. However, the 750 square foot size and the 15-foot 5-inch height exceed the size and height limitations for accessory building. Thus, neither the size nor height of the accessory building are compatible with the surrounding neighborhood. The design of the subject accessory building is dissimilar from other accessory buildings in the neighborhood in its size and height, and therefore, the design is not compatible with the surrounding neighborhood.

Staff Responses

Staff response to appeal point #4:

- The BIMAC voted in support of the Variance. In addition, a letter of support was received by the property owner at 3569 Willow Road. No correspondence was received from the property owner at 3563 Willow Road. Even with the recommendation of approval from the BIMAC, and 3569 Willow Road neighbor stating they have no issue with the building, staff is unable to make the necessary findings to support the variance as these positive comments do not substantiate that the property exhibits a physical restraint that requires the accessory building to be oversized. The comments do not present any verifiable evidence to support the Variance and Small Lot Design Review findings necessary to recommend approval. With respect to the other agencies listed by the appellant, their comments only pertain to requirements of their divisions, and the lack of impact to these agencies is not an inherent proof of support.

Staff Recommendation

Staff recommends that the County Planning Commission:

- OPEN the public hearing, RECEIVE testimony, and CLOSE the public hearing.
- DENY the appeal by George Navarro.
- FIND that the project is exempt from CEQA under Section 15061(b)(4) of the CEQA Guidelines.
- UPHOLD the Zoning Administrator's denial of County File CDVR24-01060 for a Variance and Small Lot Design Review to allow an already constructed 750 square-foot detached garage (where 500 square feet is the maximum size allowed for an accessory building) that is 15 feet, 5 inches in total height (where 15 feet is the maximum height allowed).
- DIRECT staff to file a Notice of Exemption.



THANK YOU

Questions ?

