



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Monday, June 15, 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

ZA: R. Hernandez

Staff: A. Sylva, L. Theis (PW), and D. Walton Molina

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

There were no public comments.

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a.** MICHAEL G. WITTRIEN (Owner) This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF25-00179. This case is for violation(s) of occupied travel trailers and storage of shipping containers on a vacant property. The address is 0 Sandmound Blvd., Oakley. Zoning (A-2) Parcel Number (032-340-004)(Continued from March 16, 2026) RK [26-2555](#)

Speakers: Marissa Wittrien, Oakley.

DENIED the appeal and upheld the fine.

3. LAND USE PERMIT: PUBLIC HEARING

- 3a.** JOHN MERRITT, ATC SEQUOIA LLC (Applicant) – ROGER AND JANET WAGNER (Owners), County File CDLP26-02005: The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02021 for an existing American Tower wireless telecommunications facility. The request includes a modification to COAs #18 and #19 of CDLP16-02021 to modify the screening requirements at the site. No other modification to the facility or conditions of approval are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor’s Parcel Number: 220-100-024).JL [26-2556](#)

Speakers: None.

CLOSED the public hearing

APPROVED the project as recommended by Staff with the following modifications:

- **COA # 18 - Revised COA #18 to read: “The facility, including fencing, shall be screened or camouflaged to minimize visual impacts to neighboring properties and visual impacts as viewed from Camino Tassajara.”**
- **COA #19 - removed “fencing shall be limited” and start with “The 6-foot-tall chain-link fence...” and after the word “generator” added “shall be maintained and kept in good condition for the life of the site. Any changes to the fencing, walls or screening shall be submitted to the DCD for review and approval.”**
- **Added COA #21 - Weed Abatement - “Weed abatement shall occur, at a minimum, semi-annually to keep an approximately 30-foot buffer from the edge of the facility to avoid the risk of wildfire.”**

4. DEVELOPMENT PLAN: PUBLIC HEARING

4a. CLIF SCHOFIELD (Applicant/Owner), County File CDDP21-03007: The applicant is seeking a Development Plan approval to allow the construction of a four-unit multi-family residential development on a vacant parcel. The proposal includes two separate two-story apartment buildings (Building A & Building B), Buildings A & B each consist of two identical 3-bedroom apartment units, combining for a total of four units. Each building includes 2,600 square feet of living space and an attached two-car garage that provides one covered parking space for each unit within the respective buildings. The project includes requests for building setback variances for both buildings. Proposed setback variances for Building A include a 15' front setback (Almond Street) where 25' is the minimum required, 4' 9 3/4" secondary front setback (Howe Road) where 25' is the minimum required, and 9' 1 7/8" southern side yard where 20 feet is the minimum required. Proposed setback variances for Building B include an 8' 11 1/2" (southern) side yard, a 9' 1 3/8" (western) rear yard and a 3' (northern) side yard, where 20 feet are the minima required. The project also includes variances to ordinance code section 84-26.608 for lot coverage (37% proposed where 35% is the maximum permissible), section 84-26.602 for minimum parcel area (9,600 s.f. existing where 10,000 s.f. is the minimum required for multi-family residential development), and section 84-26.1402 for landscaping open space areas within the development (no landscaping proposed where 25% open area is required). The project also proposes off street parking variances to forego the provision of one guest parking space and to allow each of the parking spaces provided to encroach within the side yard and setback areas applicable to the principal structure. Lastly, the project includes a tree permit for the prior removal of three code protected trees from the subject property. The subject property is addressed 0 Almond Street and is located on the southern frontage at the eastern terminus of Almond Street, immediately west of the Howe Road right-of-way in the unincorporated Martinez area of Contra Costa County. (Zoning: M-29 Multi Family Residential District) (Assessor's Parcel Number: 375-257-003).AV

[26-2557](#)

Speakers: Kelly Tatum, El Dorado Hills; Cliff Martin, Martinez.

- **Opened public hearing - members of the audience spoke in opposition of the project due to access and maintenance concerns as well as parking requirements.**
- **Discussion on the recorded map for Public Works representative - Based on the recorded map, the streets that were shown on paper maps were not accepted by the County, which results in discrepancies on how property line and access easements are interpreted.**

**CONTINUED to the July 6, 2026 ZA Meeting as an open public hearing.
DIRECTED applicant to work with Project Planner and Public Works on preparing
a potential roadway maintenance agreement.**

- 4b.** HASSAN BAGHERZADEHAZAR (Applicant & Owner), County File **26-2558**
CDDP26-03002: The applicant requests approval of a Development Plan
permit to allow for a new 288-square-foot detached garage on a substandard
lot. The subject property is 6418 Claremont Avenue in the unincorporated
Richmond area of Contra Costa County. (APN: 521-170-011, Zoning: R-6
Single Family Residential District).CP

Speakers: Parviz Bagherzadeh-Azar, Albany.

**Members of the audience included property owner and representative as well as
neighbors spoke in support of the project. The requestor was not in attendance.**

CLOSED public hearing.

APPROVED as recommended by Staff.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING
ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 6, 2026.