



# CONTRA COSTA COUNTY

## AGENDA

### Bethel Island Municipal Advisory Council

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Tuesday, April 8, 2025

6:00 PM

Scout Hall, 3090 Ranch Lane, Bethel  
Island, CA 94511

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1. Roll Call and Introductions
2. Pledge of Allegiance
3. Approval of Agenda
4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers are limited to three minutes).
5. Council Member Comments
6. Agency Reports
  - a. **Contra Costa County Office of the Sheriff**  
**Contra Costa Fire Protection District**  
**Contra Costa County Supervisor Diane Burgis**
7. Consent Item(s)
  - a. APPROVE Record of Actions - February 11, 2025 [25-1254](#)  
**Attachments:** [Record of Actions - February 11, 2025](#)
  - b. APPROVE Scout Hall Rental Rate Increase for 2025, Effective February 1, 2025. [25-1255](#)  
**Attachments:** [Scout Hall Rental Increase Notice](#)
8. Discussion Item(s)
  - a. RECEIVE presentation by Contra Costa County Department of Conservation and Development staff on potential 2026 ballot measure to renew the County's Urban Limit Line (ULL) and 65/35 Plan Preservation Plan. [25-1256](#)  
**Attachments:** [Exhibit A - Map Series](#)  
[Exhibit B - Urban Limit Line Presentation](#)

- b. CONSIDER Agency Comment Request CDRZ25-03278 where the applicant requests approval of a rezone application to rezone property APN 032-330-013, from F-1 to A-2, to establish a boat and RV storage (Concurrent CDLP25-02003). [25-455](#)

**Attachments:** [CDRZ25-03278\\_CDLP25-02003 - Agency Comment Packet](#)

**Legislative History**

2/11/25 Bethel Island Municipal tabled  
Advisory Council

- c. SELECT and APPROVE date for the 2025 Bethel Island Community Clean-up Day (November 1, 8, or 22)

9. Committee Reports

- a. **Code Enforcement**  
**Bethel Island Chamber of Commerce**  
**Bethel Island Municipal Improvement District (BIMID)**  
**Bethel Island Post Office**  
**Park Committee**  
**San Joaquin Yacht Club**  
**Scout Hall**  
**Heart Safe Communities Program**  
**Emergency Preparedness Committee**

10. Correspondence

- a. RECEIVE April 2025 Correspondence [25-1258](#)

**Attachments:** [BIMAC April 2025 Correspondence](#)

11. Future Agenda Items

12. Adjourn

The next meeting is currently scheduled for May 13, 2025 at 6:00 PM.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Blvd, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Stephen Griswold, Deputy Chief of Staff, (925) 655-2330.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1254

**Agenda Date:** 4/8/2025

**Agenda #:** a.

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Choose an item.

Meeting Date: April 8, 2025

Subject: February 11, 2025 Record of Action

Submitted For: BIMAC

**Recommendation(s)/Next Step(s):**

APPROVE Record of Actions - February 11, 2025

# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553



## Meeting Minutes

**Tuesday, February 11, 2025**

**6:00 PM**

**Scout Hall, 3090 Ranch Lane, Bethel Island, CA 94511**

**Bethel Island Municipal Advisory Council**

1. Roll Call and Introductions

**Present** Pam Allen, Belinda Bittner, Bob Brunham, Phil Kammerer, and Mark Whitlock

2. Pledge of Allegiance

3. Approval of Agenda

**A motion was made by Bittner, seconded by Allen, that the agenda be approved. The motion carried by the following vote:**

**Motion:** Bittner  
**Second:** Allen  
**Aye:** Allen, Bittner, Brunham, Kammerer, and Whitlock  
**Result:** Passed

4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers are limited to three minutes).

**Lori Castillo** - Commented on drainage issues on Stone Road and her attempts to work with the county to resolve her issues.

**Laura** - Commented on drainage and flooding issues on Taylor Road.

5. Council Member Comments

**Chair Whitlock** - Commented on the Contra Costa Bethel Island Area of Benefit (AOB) list to educate the public on its purpose.

**Vice-Chair Allen** - Recognized Lt. Jacquez on her promotion to Captain and thank her for her service to Bethel Island.

6. Agency Reports

- a. **Contra Costa County Office of the Sheriff**  
**Contra Costa Fire Protection District**  
**Contra Costa County Supervisor Diane Burgis**

**Contra Costa County Office of the Sheriff** - No Report.

**Contra Costa Fire Protection District** - No Report.

**Contra Costa County Supervisor Diane Burgis** - Stephen Griswold introduced Anna Cleese as the newest District Rep. in Supervisor Burgis' Office.

7. Consent Items

[25-456](#)

**Attachments:** [MeetingMinutes\\_14-Jan-2025](#)

**A motion was made by Brunham, seconded by Kammerer, that this Discussion Item was approved.. The motion carried by the following vote:**

**Motion:** Brunham  
**Second:** Kammerer  
**Aye:** Allen, Bittner, Brunham, Kammerer, and Whitlock  
**Result:** Passed

8. Discussion Items

a. [25-454](#)

**Attachments:** [Agency Comment Request packet\\_CDLP24-02027 \(1\)](#)

A motion was made by Brunham, seconded by Allen, that this Discussion Item was recommended for approval. The motion carried by the following vote:

- Motion:** Brunham
- Second:** Allen
- Aye:** Allen, Bittner, Brunham, and Kammerer
- Recused:** Whitlock
- Result:** Passed

b. [25-455](#)

**Attachments:** [CDRZ25-03278\\_CDLP25-02003 - Agency Comment Packet](#)

A motion was made by Allen, seconded by Kammerer, that this Discussion Item was tabled. The motion carried by the following vote:

- Motion:** Allen
- Second:** Kammerer
- Aye:** Allen, Bittner, Brunham, Kammerer, and Whitlock
- Result:** Passed

c. **DISCUSS and RECOMMEND the placement on no dumping signs on Bethel Island to Contra Costa Public Works.**

A motion was made by Kammerer, seconded by Brunham, that Piper Road, Bethel Island Road (past gateway), Taylor Road, and End of Gateway and Corner of Stone Road be approved as amended. The motion carried by the following vote:

- Motion:** Kammerer
- Second:** Brunham
- Aye:** Allen, Bittner, Brunham, Kammerer, and Whitlock
- Result:** Passed

d. **DISCUSS Increasing Participation at Monthly MAC Meetings**

**Several residents commented on the need for more action from the MAC, increased presentations, and sharing information about the MAC meetings more widely.**

9. Committee Reports

- a. **Code Enforcement**
  - Bethel Island Chamber of Commerce**
  - Bethel Island Municipal Improvement District**
  - Bethel Island Post Office**
  - Park Committee**
  - San Joaquin Yacht Club**
  - Scout Hall**
  - Heart Safe Communities Program**
  - Emergency Preparedness Committee**

**Code Enforcement - No Report.**

**Bethel Island Chamber of Commerce - No Report.**

**Bethel Island Municipal Improvement District - No Report.**

**Bethel Island Post Office - No Report.**

**Park Committee- No Report.**

**San Joaquin Yacht Club - Vice-Chair Allen shared that opening day will be on April 12th.**

**Scout Hall - Chair Whitlock shared that doors were replaced and that the Contra Costa Animal Services.**

**Heart Safe Communities Program - Chair Whitlock all AEDs are good.**

**Emergency Preparedness Committee - Chair Whitlock shared update on CWS and the calls for service on Bethel Island.**

10. Correspondence/Announcements

**All Correspondence was received.**

11. Future Agenda Items

**Discussion to look at the potential expenditure of mitigation funds for the purchase of Christmas wreath.**

12. Adjourn

**Meeting was adjourned at 7:09 PM**

The next meeting is currently scheduled for March 11, 2025.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Blvd, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

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# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1255

**Agenda Date:** 4/8/2025

**Agenda #:** b.

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Choose an item.

Meeting Date: April 8, 2025

Subject: Scout Hall Rental Rate Increase

Submitted For: BIMAC

**Recommendation(s)/Next Step(s):**

APPROVE Scout Hall Rental Rate increase to \$225/Month for 2025 Effective February 1, 2025.

**Fiscal Impact (if any):**

This increase is still within the MACs budget of \$3,000/Year for meeting costs.



**Bethel Island Scout Hall, Inc.  
3090 Ranch Lane  
Bethel Island, CA 94511  
925-679-2200**

**Bethel Island Municipal Advisory Council  
PO Box 132  
Bethel Island, CA 94511**

**February 27, 2025**

**To Whom it May Concern,**

**This letter is to inform you that the new rental fee for Bethel Island Scout Hall, Inc will be increasing to \$225 per meeting starting April 1<sup>st</sup>, 2025.**

**We appreciate your time and understanding.**

**Thank you,**

*Danielle Hurst*

**Danielle Hurst  
Treasurer  
(707)536-8639  
Bethel Island Scout Hall, Inc**



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1256

**Agenda Date:** 4/8/2025

**Agenda #:** a.

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Choose an item.

Meeting Date: April 8, 2025

Subject: Urban Limit Line Presentation

Submitted For: BIMAC

### **Information:**

At the February 25 Board of Supervisors meeting, Department of Conservation and Development staff made a presentation on a potential 2026 ballot measure to renew the County's Urban Limit Line (ULL) and 65/35 Land Preservation Plan. The 65/35 Plan and ULL were originally adopted by countywide vote in 1990 and extended by the voters in 2006.

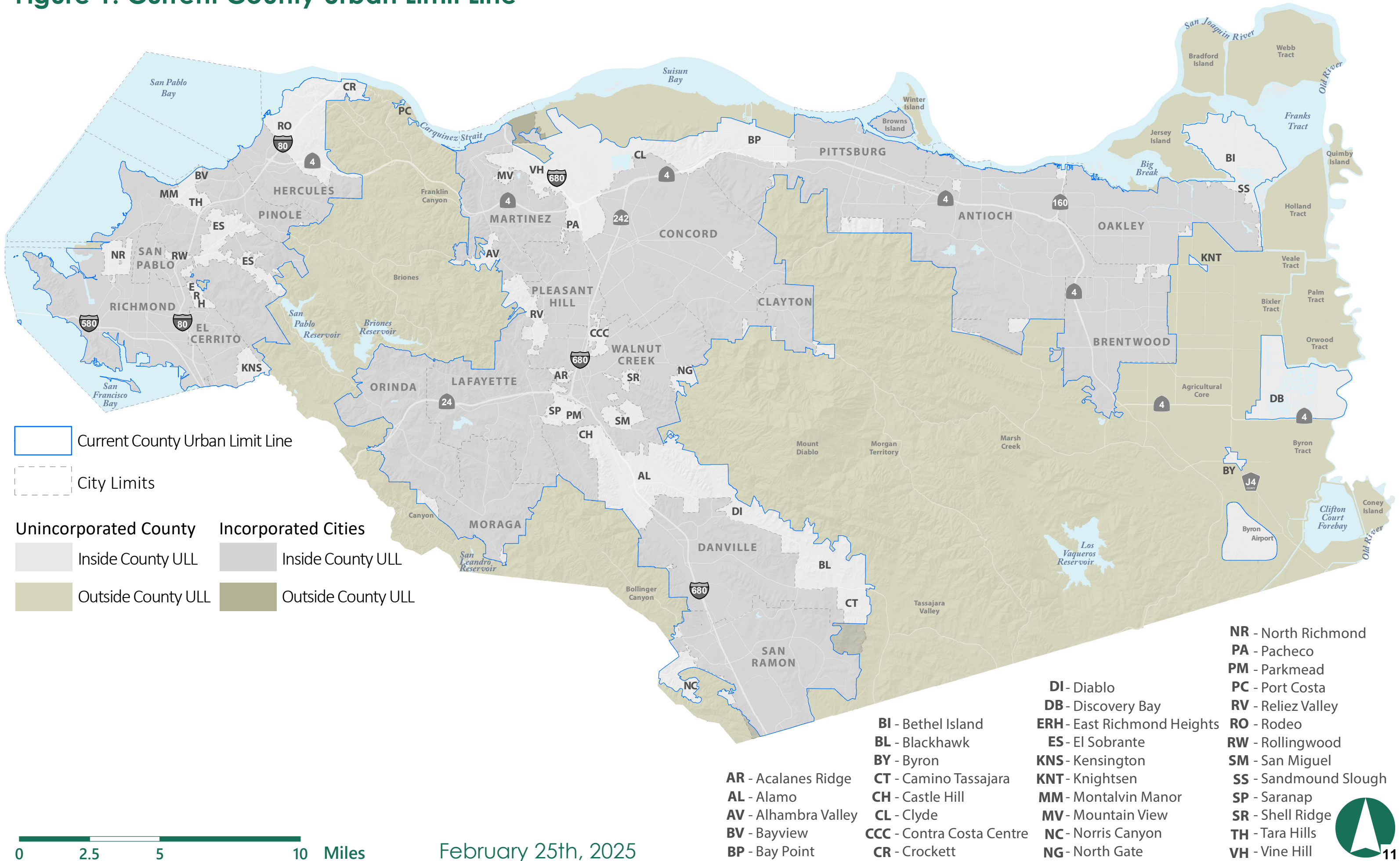
In a nutshell, the 65/35 Plan limits urban development (residential, commercial, industrial, and mixed-use land uses) to no more than 35 percent of the land in the county and preserves the remaining 65 percent for agriculture, open space, and similar low-intensity, non-urban uses. The ULL contains urban development and prevents sprawl by establishing a boundary beyond which no urban land use may be designated in the County General Plan. Needless to say, the 65/35 Plan and ULL tremendously impact development and preservation efforts across the county.

The 2006 extension expires on December 31, 2026. The Board directed DCD to take steps necessary for placing a measure on the June 2026 Primary Election ballot to extend the 65/35 Plan and ULL for at least another 25 years. Part of this effort includes public outreach. DCD presented a public outreach plan to the Board that includes forwarding to the MACs the ULL materials the Board reviewed and attending MAC meetings to discuss the issue upon request of each MAC.

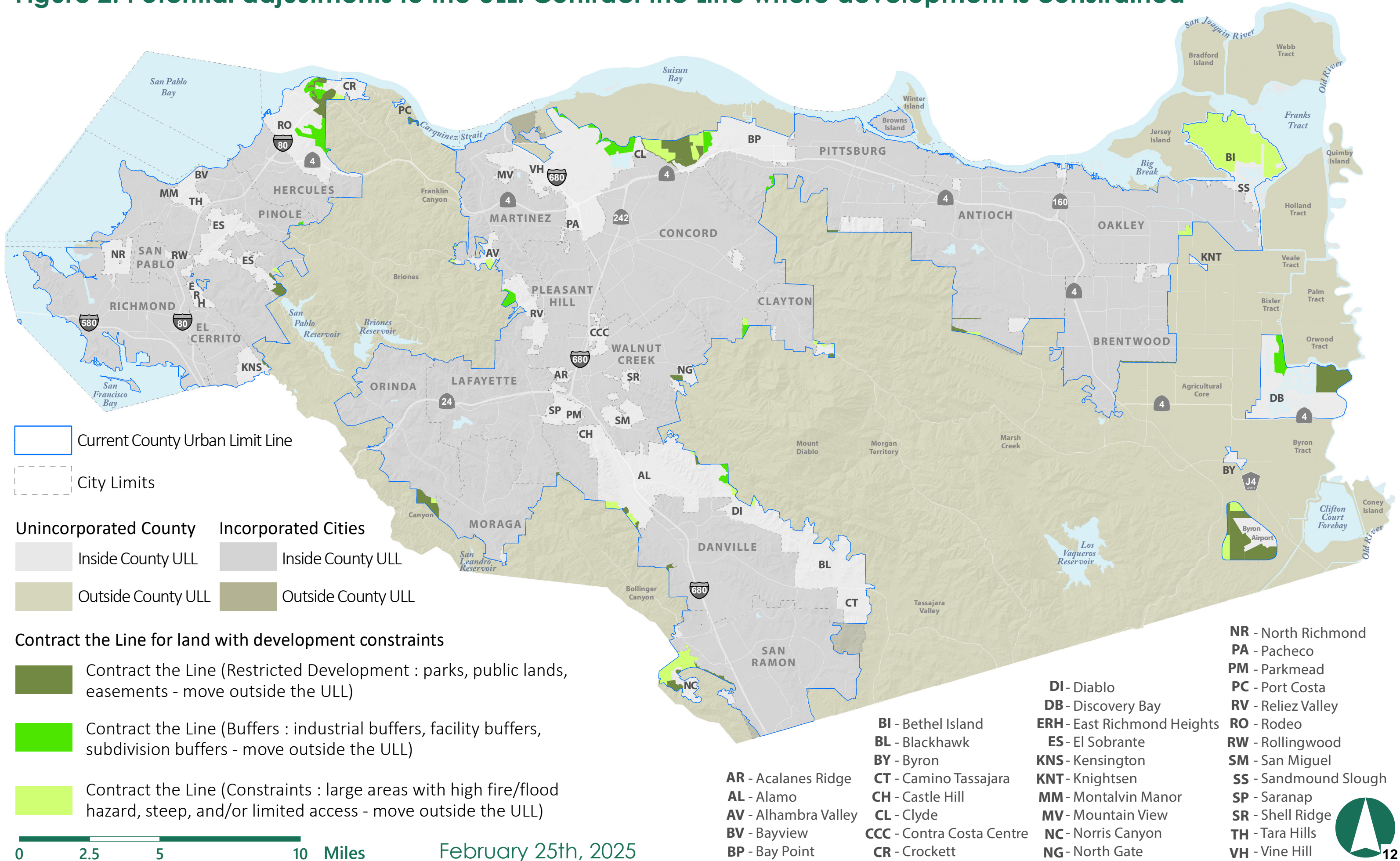
### **Recommendation(s)/Next Step(s):**

RECEIVE presentation by Contra Costa County Department of Conservation and Development staff on potential 2026 ballot measure to renew the County's Urban Limit Line (ULL) and 65/35 Plan Preservation Plan.

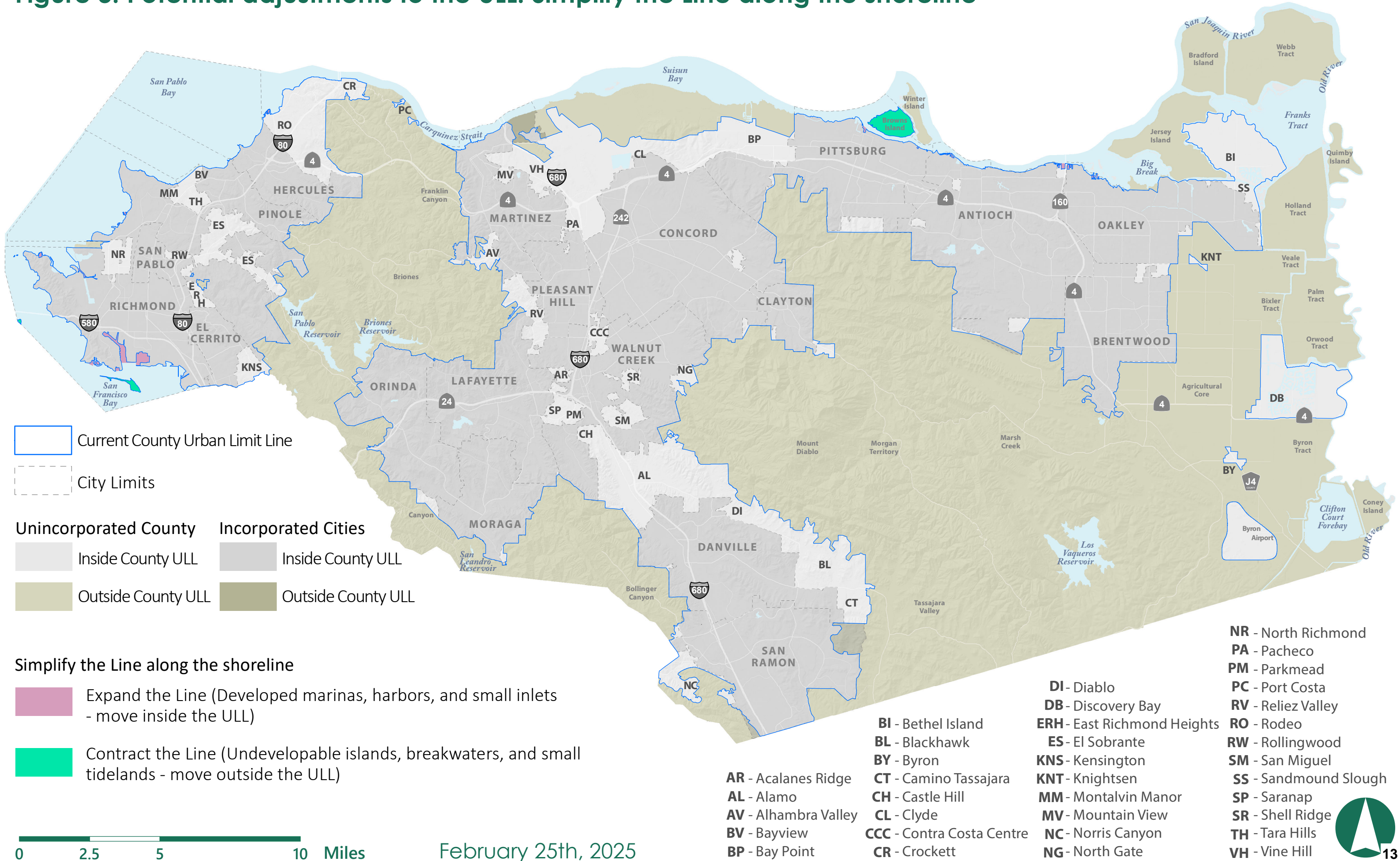
# Figure 1: Current County Urban Limit Line



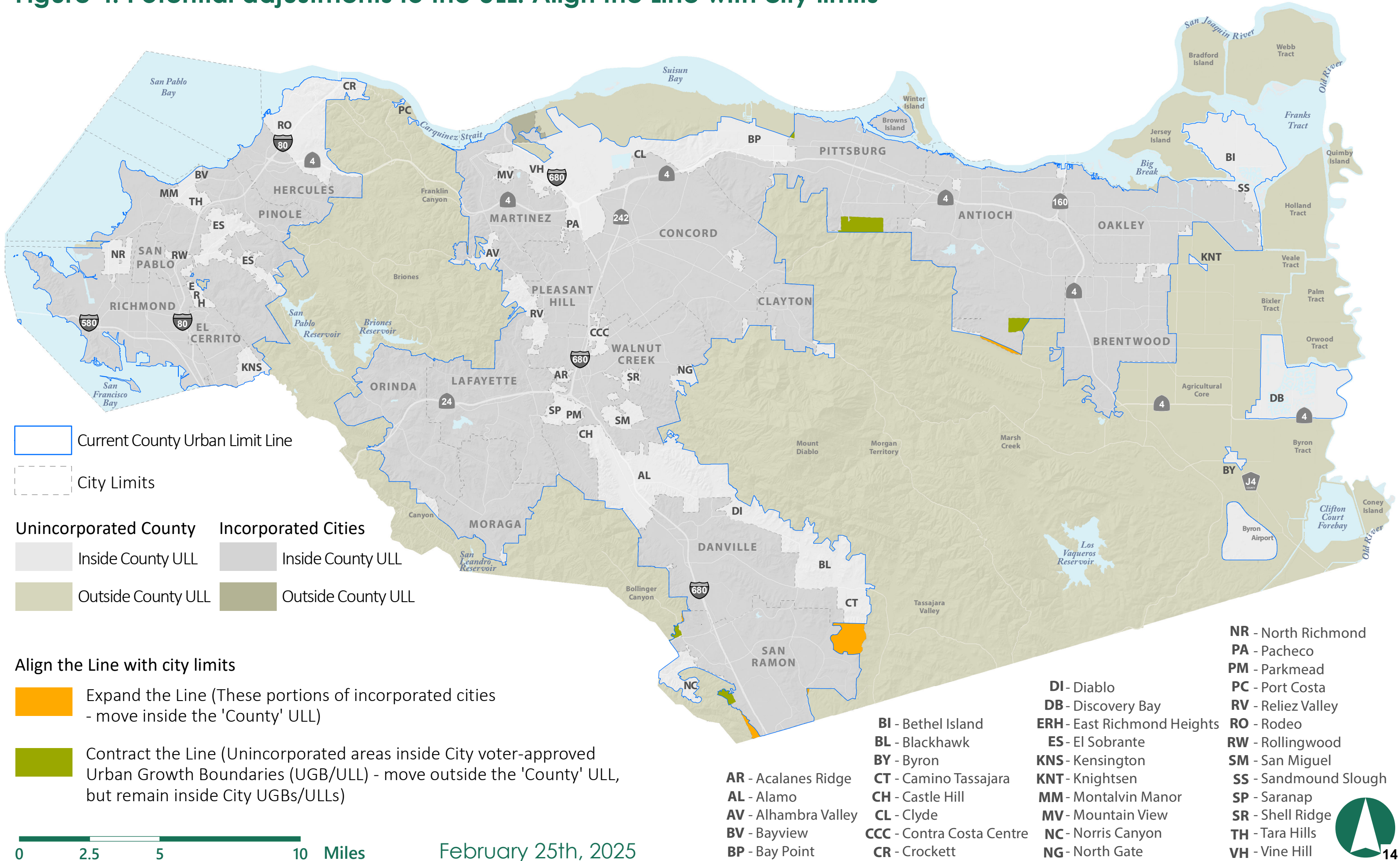
# Figure 2: Potential adjustments to the ULL: Contract the Line where development is constrained



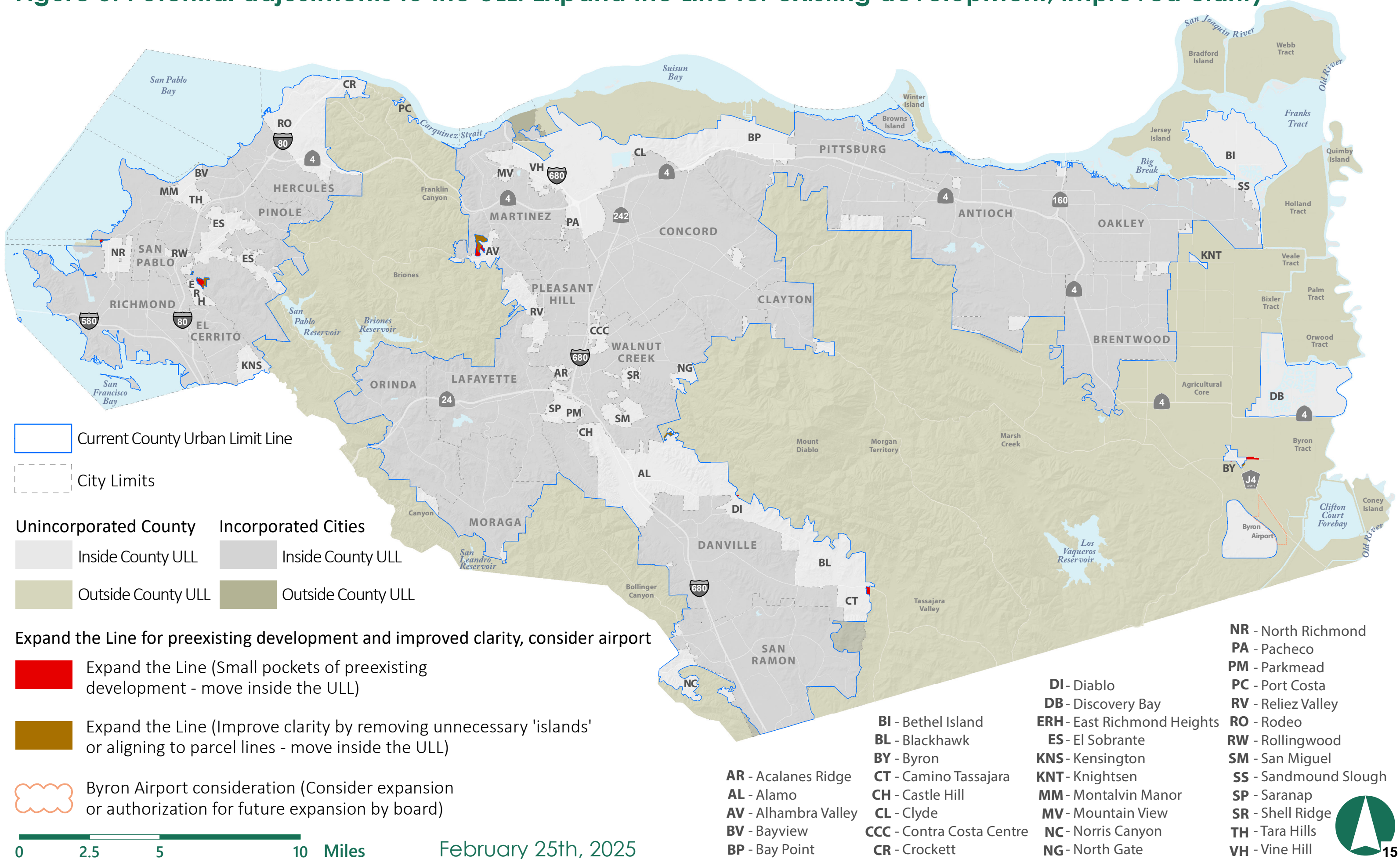
# Figure 3: Potential adjustments to the ULL: Simplify the Line along the shoreline



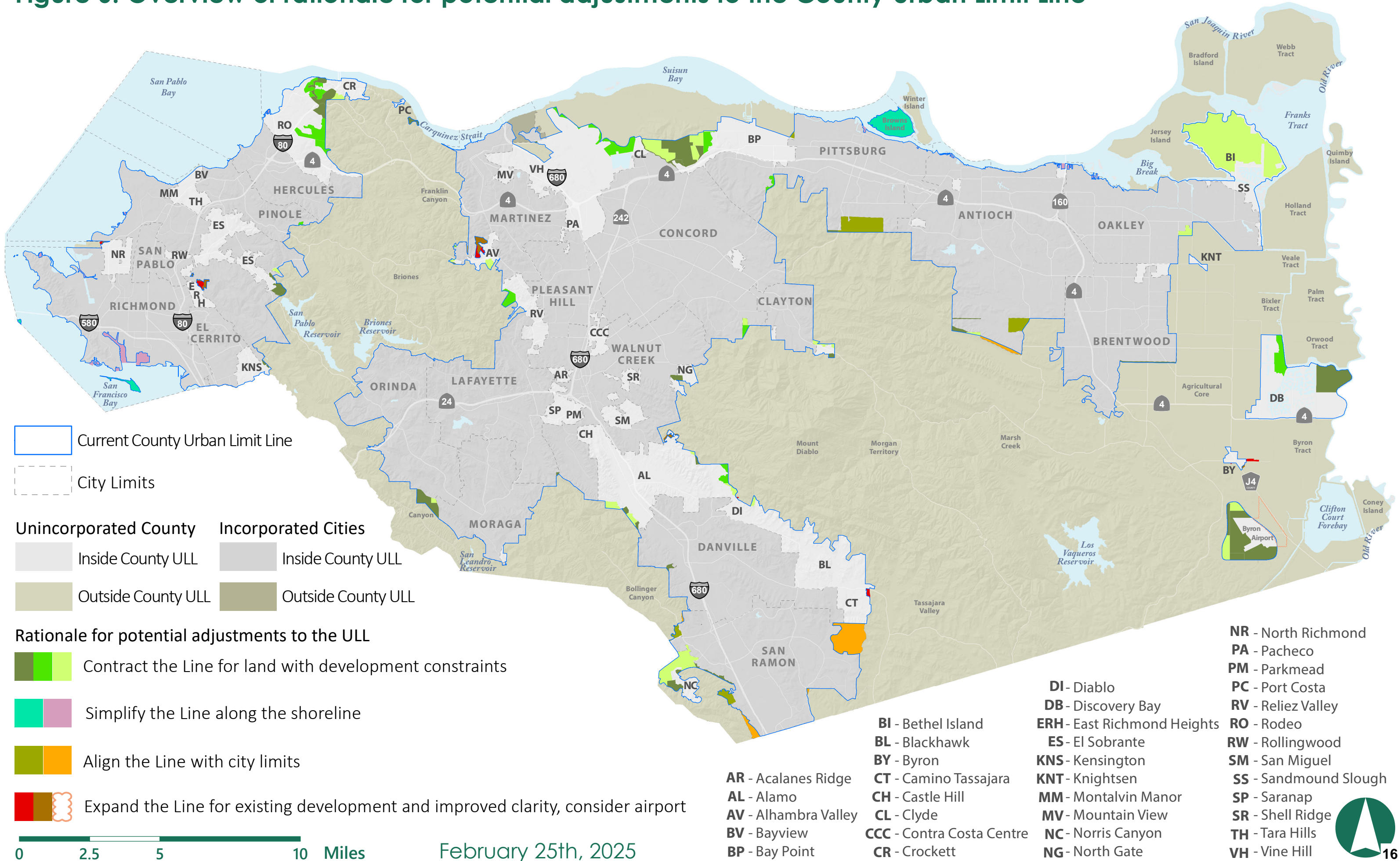
**Figure 4: Potential adjustments to the ULL: Align the Line with city limits**



**Figure 5: Potential adjustments to the ULL: Expand the Line for existing development, improved clarity**

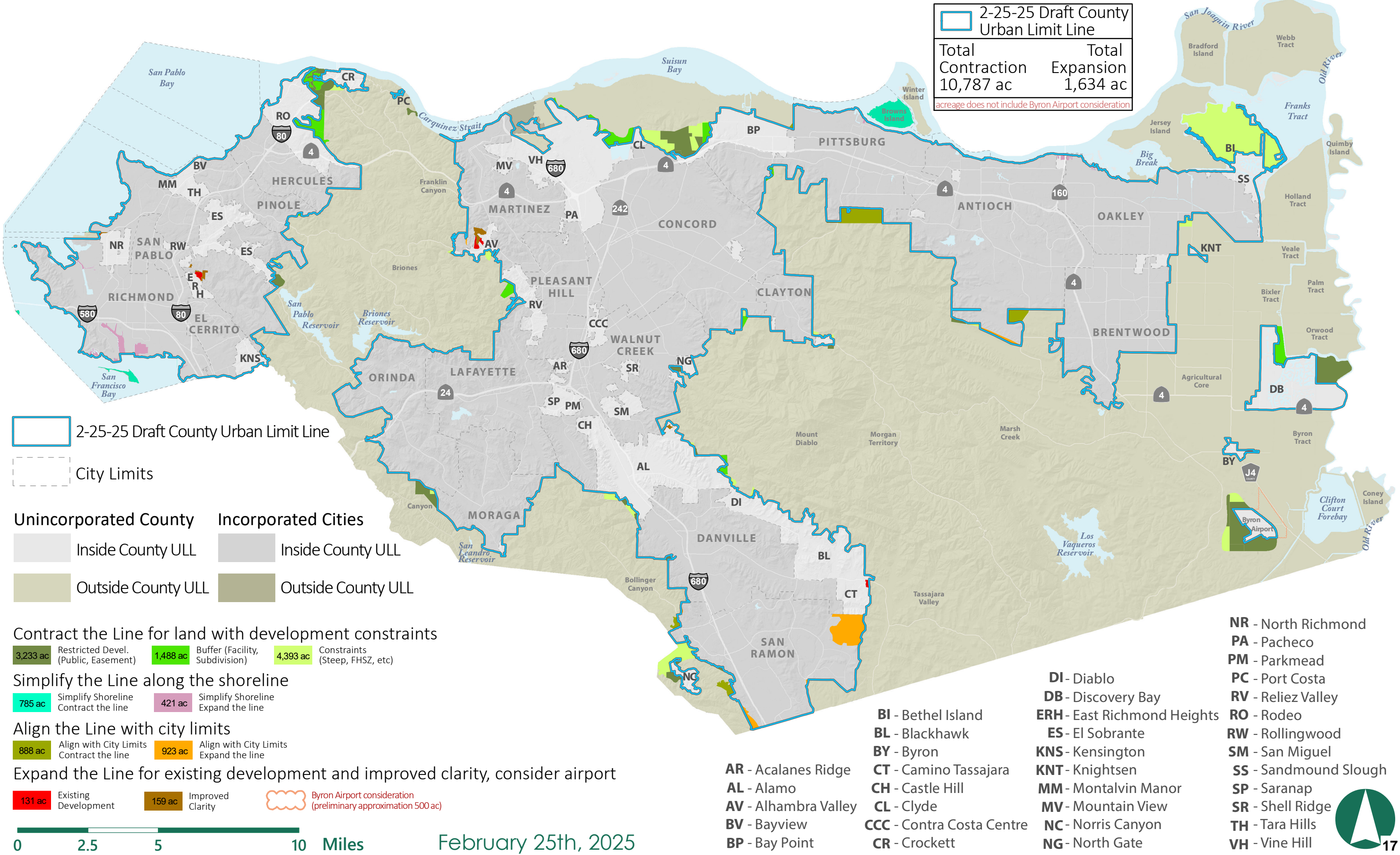


# Figure 6: Overview of rationale for potential adjustments to the County Urban Limit Line

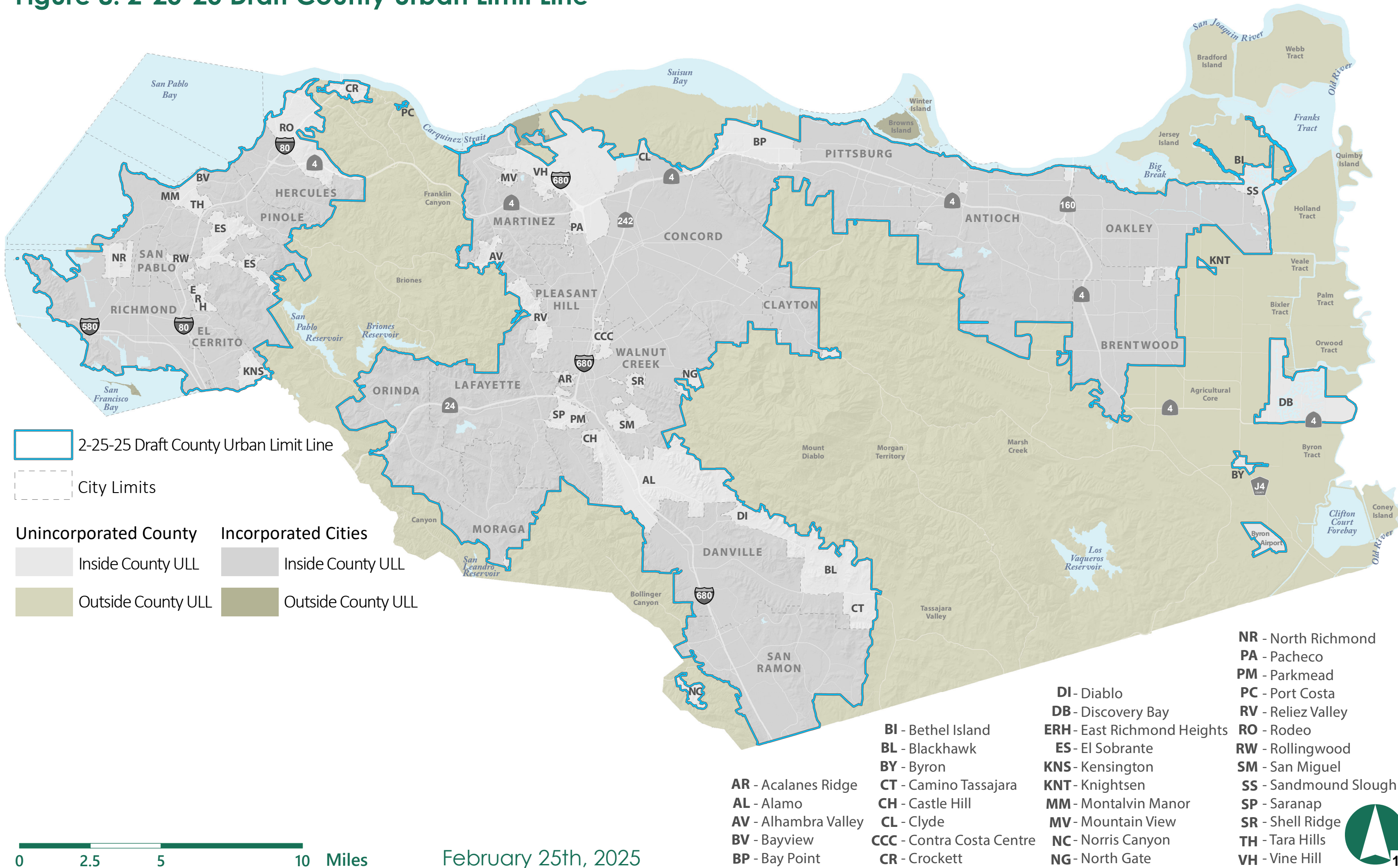


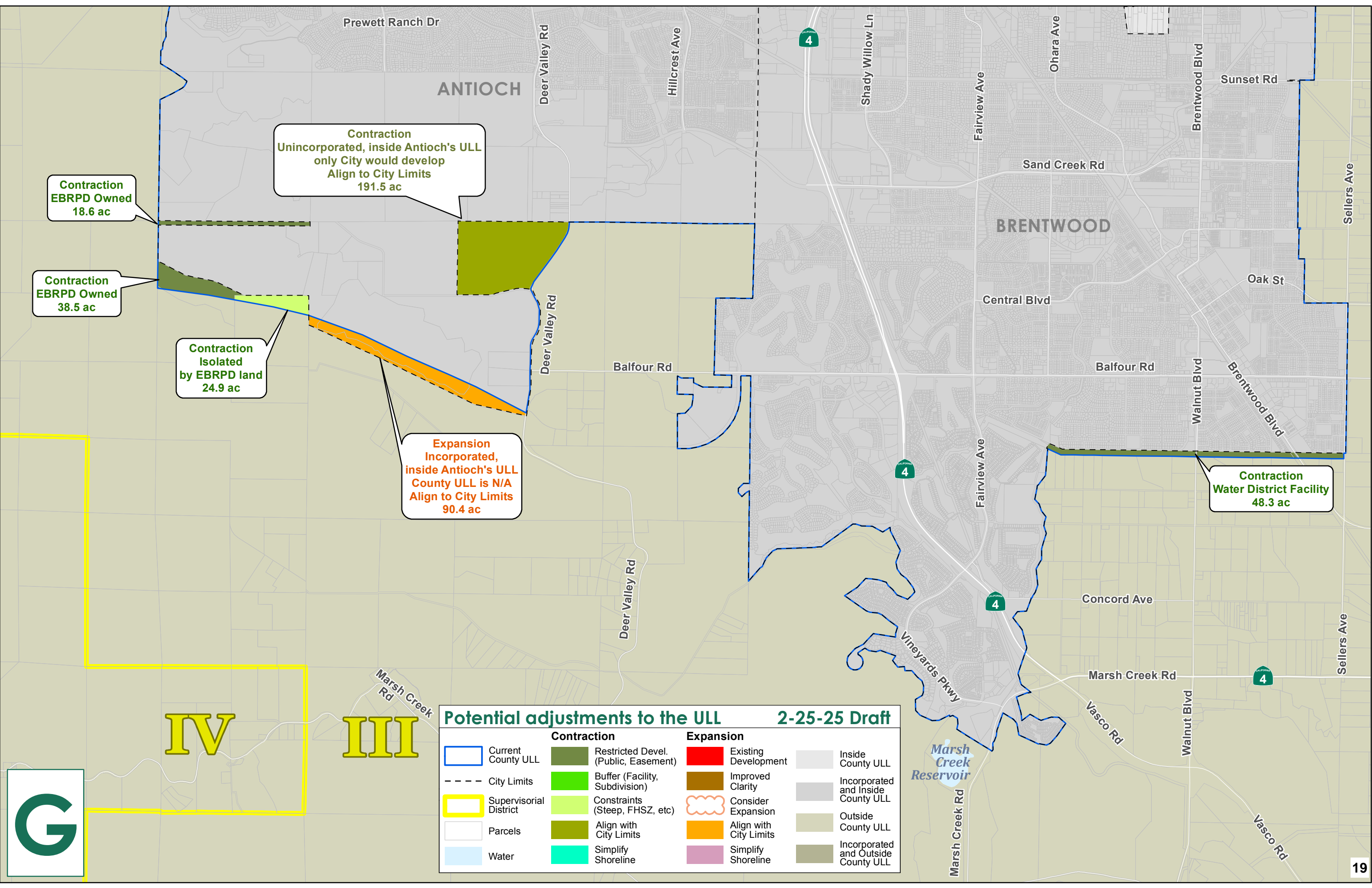


# Figure 7: Summary of potential adjustments to the County ULL: 2-25-25 Draft County Urban Limit Line



# Figure 8: 2-25-25 Draft County Urban Limit Line





**Contraction**  
 Unincorporated, inside Antioch's ULL  
 only City would develop  
 Align to City Limits  
 191.5 ac

**Contraction**  
 EBRPD Owned  
 18.6 ac

**Contraction**  
 EBRPD Owned  
 38.5 ac

**Contraction**  
 Isolated  
 by EBRPD land  
 24.9 ac

**Expansion**  
 Incorporated,  
 inside Antioch's ULL  
 County ULL is N/A  
 Align to City Limits  
 90.4 ac

**Contraction**  
 Water District Facility  
 48.3 ac

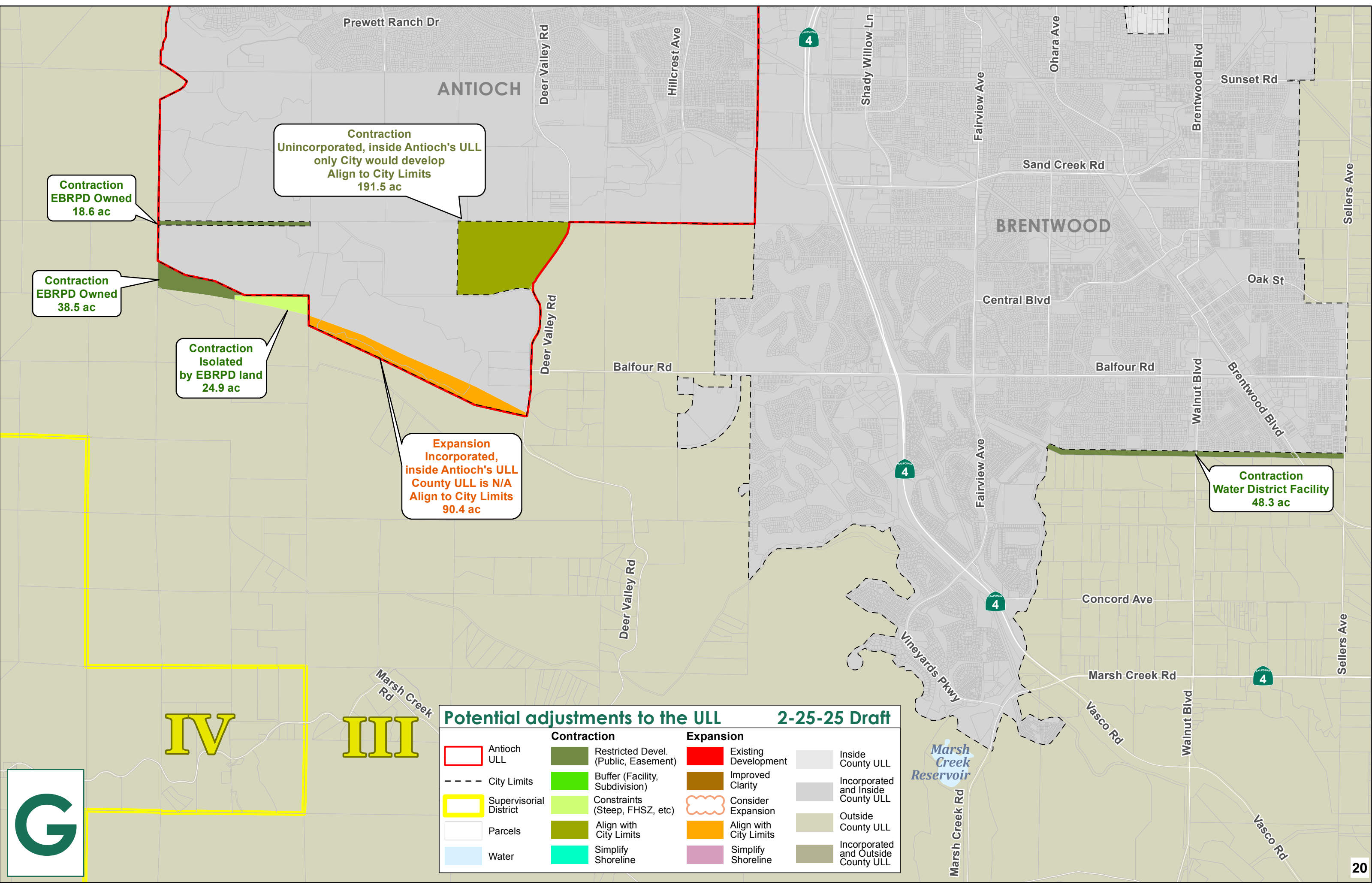
IV

III



**Potential adjustments to the ULL 2-25-25 Draft**

Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



**Contraction**  
 Unincorporated, inside Antioch's ULL  
 only City would develop  
 Align to City Limits  
 191.5 ac

**Contraction**  
 EBRPD Owned  
 18.6 ac

**Contraction**  
 EBRPD Owned  
 38.5 ac

**Contraction**  
 Isolated  
 by EBRPD land  
 24.9 ac

**Expansion**  
 Incorporated,  
 inside Antioch's ULL  
 County ULL is N/A  
 Align to City Limits  
 90.4 ac

**Contraction**  
 Water District Facility  
 48.3 ac

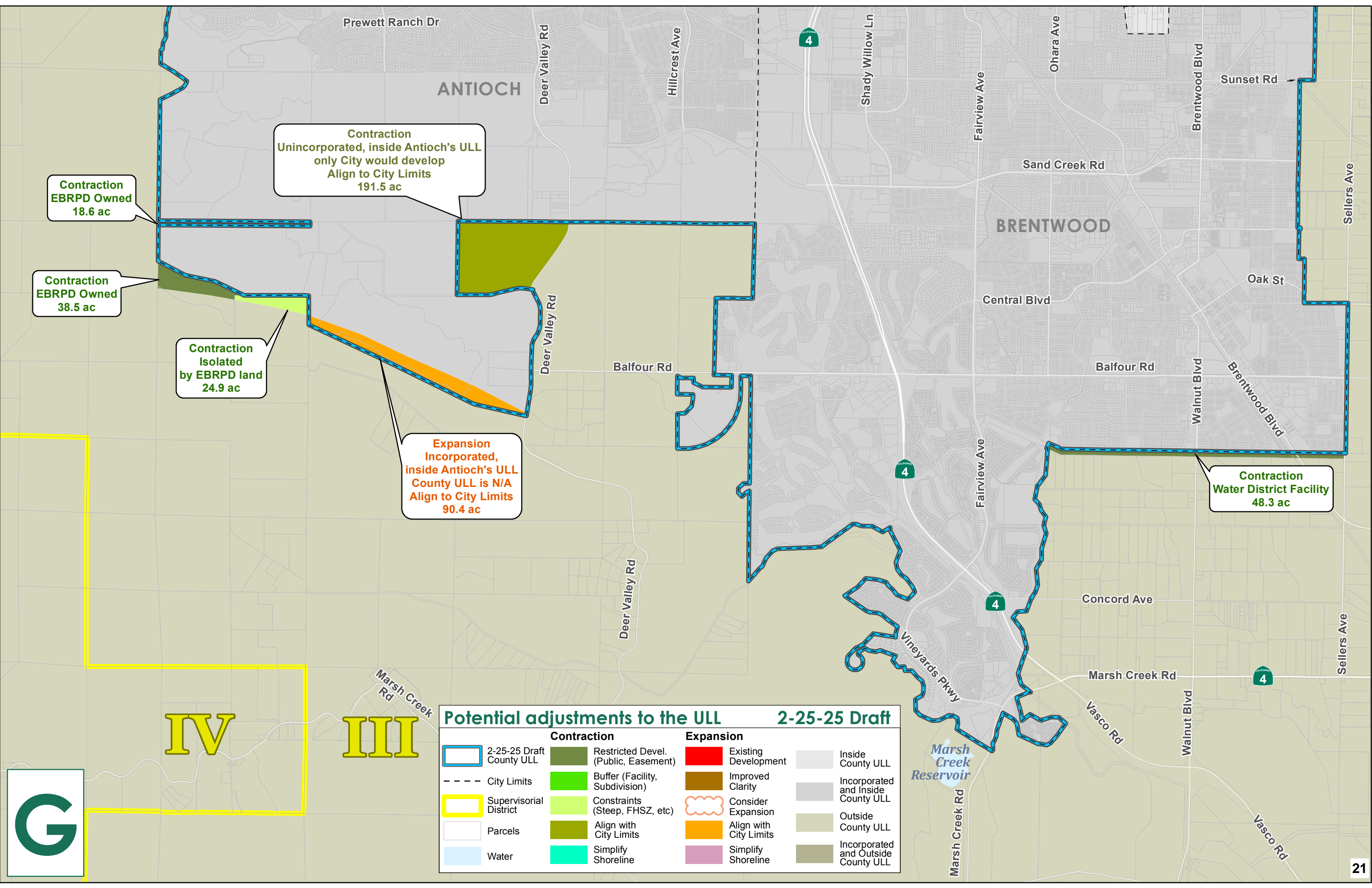
**IV**

**III**



**Potential adjustments to the ULL 2-25-25 Draft**

Antioch ULL	<b>Contraction</b> Restricted Devel. (Public, Easement)	<b>Expansion</b> Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



**Contraction**  
 Unincorporated, inside Antioch's ULL  
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**Contraction**  
 Isolated  
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**Expansion**  
 Incorporated,  
 inside Antioch's ULL  
 County ULL is N/A  
 Align to City Limits  
 90.4 ac

**Contraction**  
 Water District Facility  
 48.3 ac

**IV**

**III**



**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion			
	2-25-25 Draft County ULL		Existing Development		Inside County ULL
	City Limits		Improved Clarity		Incorporated and Inside County ULL
	Supervisory District		Consider Expansion		Outside County ULL
	Parcels		Align with City Limits		Incorporated and Outside County ULL
	Water		Simplify Shoreline		
	Restricted Devel. (Public, Easement)				
	Buffer (Facility, Subdivision)				
	Constraints (Steep, FHSZ, etc)				
	Align with City Limits				
	Simplify Shoreline				



Prewett Ranch Dr

ANTIOCH

Deer Valley Rd

Hillcrest Ave

4

Shady Willow Ln

Fairview Ave

Ohara Ave

Brentwood Blvd

Sunset Rd

BRENTWOOD

Sand Creek Rd

Central Blvd

Oak St

Sellers Ave

Deer Valley Rd

Balfour Rd

Balfour Rd

Walnut Blvd

Brentwood Blvd

4

Fairview Ave

4

Concord Ave

Walnut Blvd

Sellers Ave

Deer Valley Rd

4

Vineyards Pkwy

Vasco Rd

Marsh Creek Rd

4

IV

III

Marsh Creek Rd

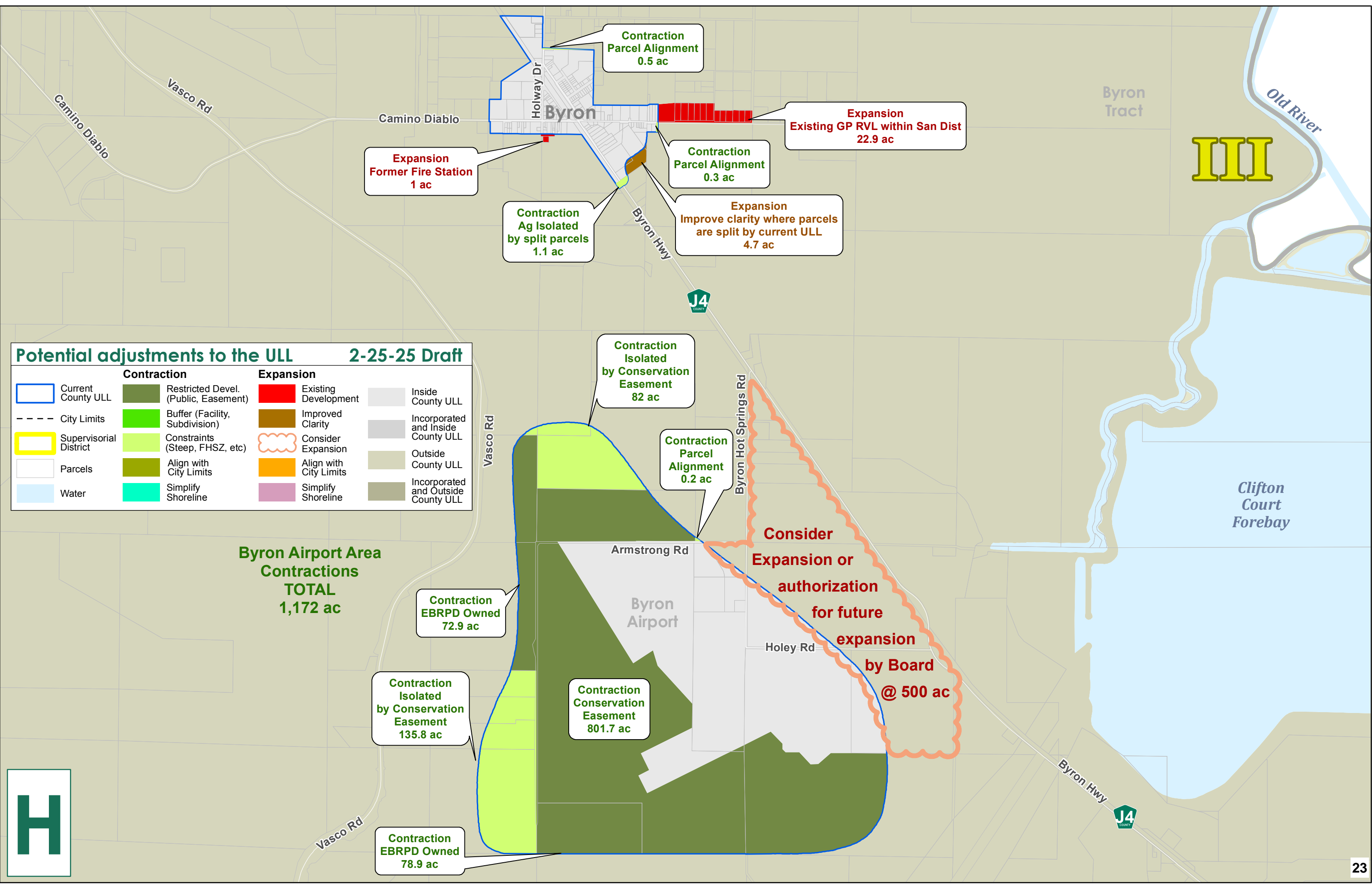
Marsh Creek Reservoir

Marsh Creek Rd

Vasco Rd



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits



**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisorial District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Align with City Limits
	Buffer (Facility, Subdivision)		Simplify Shoreline
	Constraints (Steep, FHSZ, etc)		Align with City Limits
	Align with City Limits		Simplify Shoreline
	Simplify Shoreline		Inside County ULL
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL

**Byron Airport Area Contractions TOTAL 1,172 ac**

**Contraction EBRPD Owned 72.9 ac**

**Contraction Isolated by Conservation Easement 135.8 ac**

**Contraction Conservation Easement 801.7 ac**

**Contraction EBRPD Owned 78.9 ac**

**Contraction Isolated by Conservation Easement 82 ac**

**Contraction Parcel Alignment 0.2 ac**

**Expansion Former Fire Station 1 ac**

**Contraction Ag Isolated by split parcels 1.1 ac**

**Contraction Parcel Alignment 0.3 ac**

**Expansion Improve clarity where parcels are split by current ULL 4.7 ac**

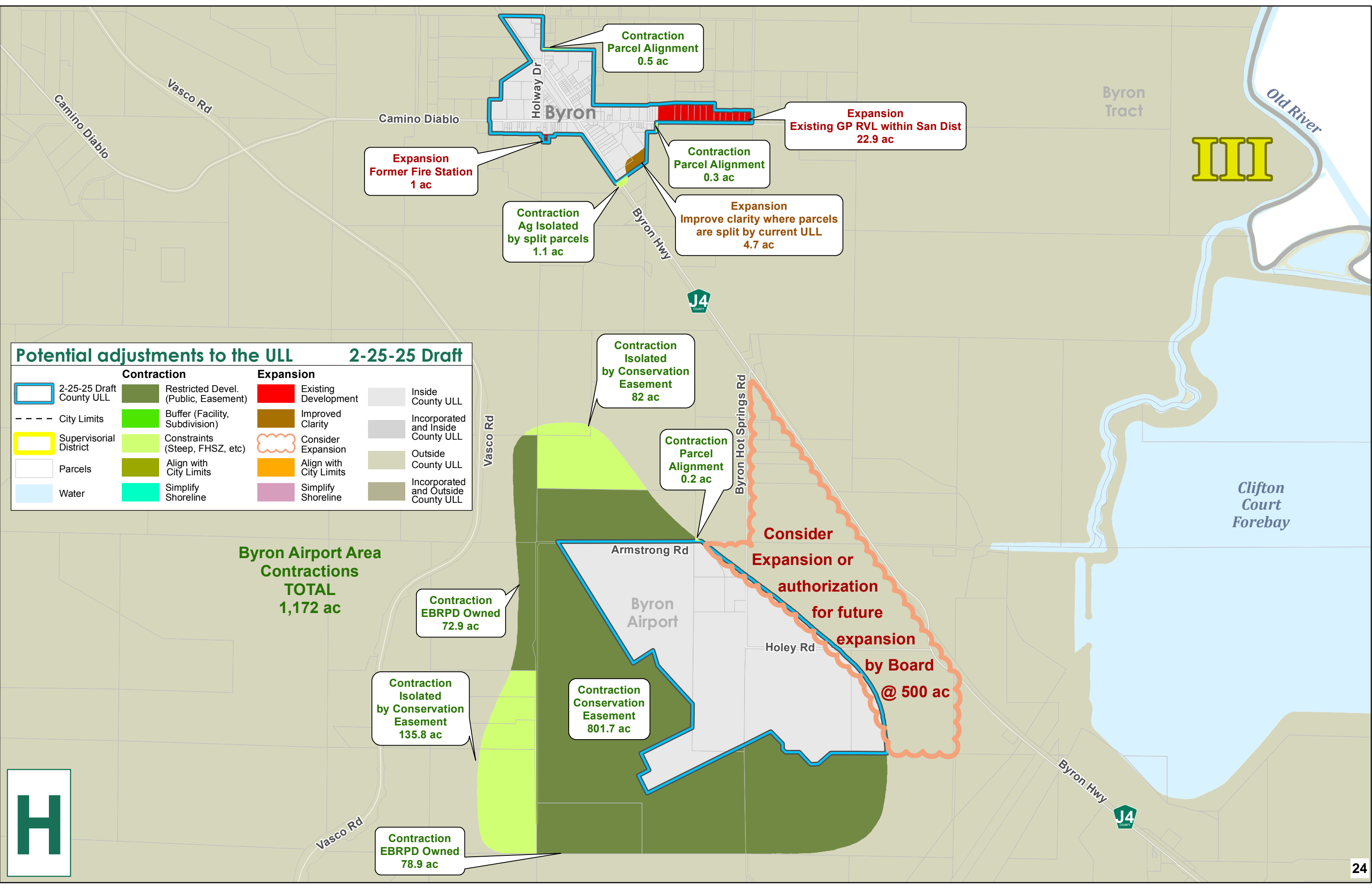
**Contraction Parcel Alignment 0.5 ac**

**Expansion Existing GP RVL within San Dist 22.9 ac**

**Consider Expansion or authorization for future expansion by Board @ 500 ac**

**III**





**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Align with City Limits
	Parcels		Simplify Shoreline
	Water		Constraints (Steep, FHSZ, etc)
	Restricted Devel. (Public, Easement)		Consider Expansion
	Buffer (Facility, Subdivision)		Inside County ULL
	Align with City Limits		Incorporated and Inside County ULL
	Simplify Shoreline		Outside County ULL
			Incorporated and Outside County ULL

**Byron Airport Area Contractions TOTAL 1,172 ac**

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




**Contraction EBRPD Owned 78.9 ac**

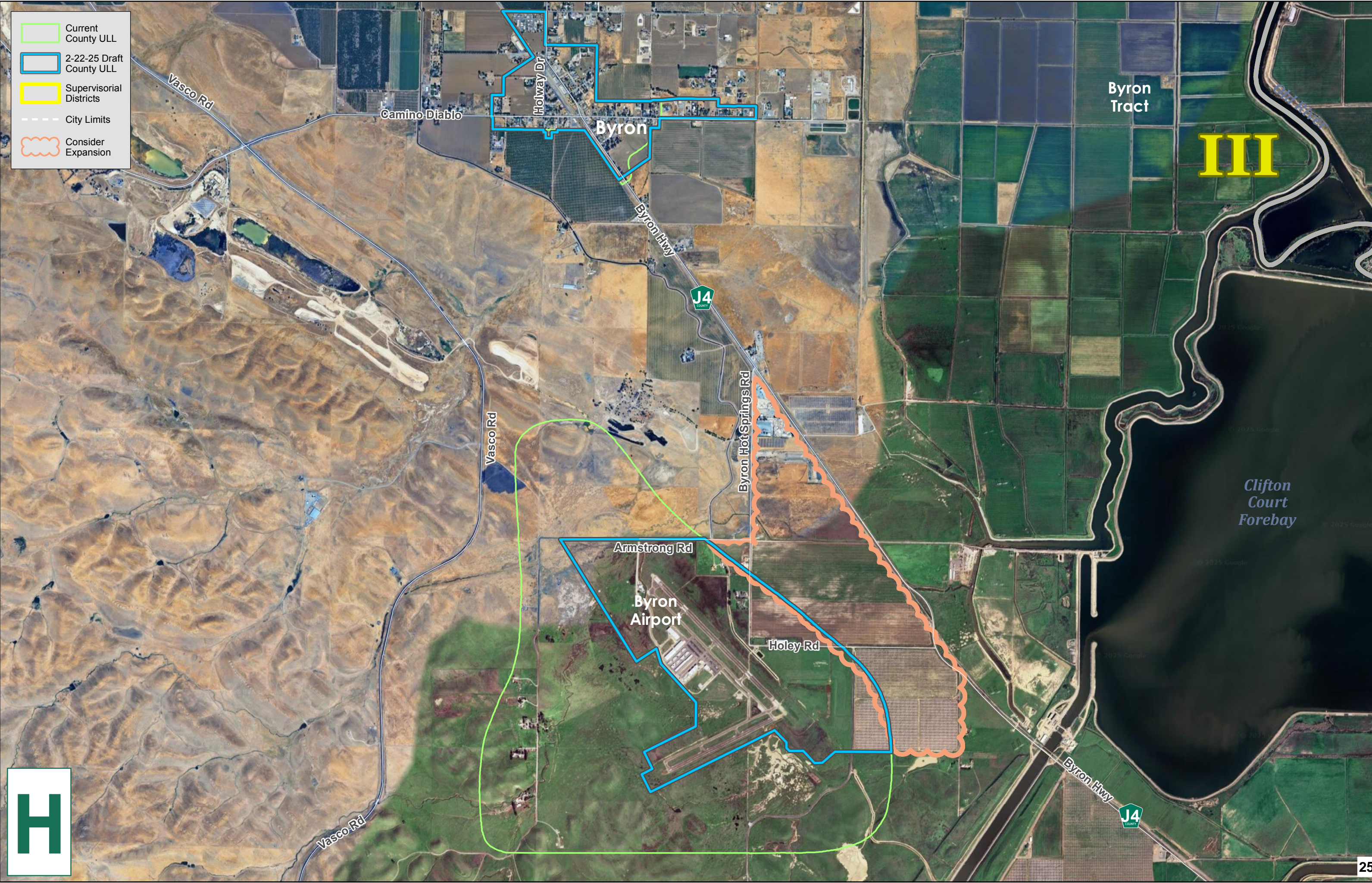
**Consider Expansion or authorization for future expansion by Board @ 500 ac**

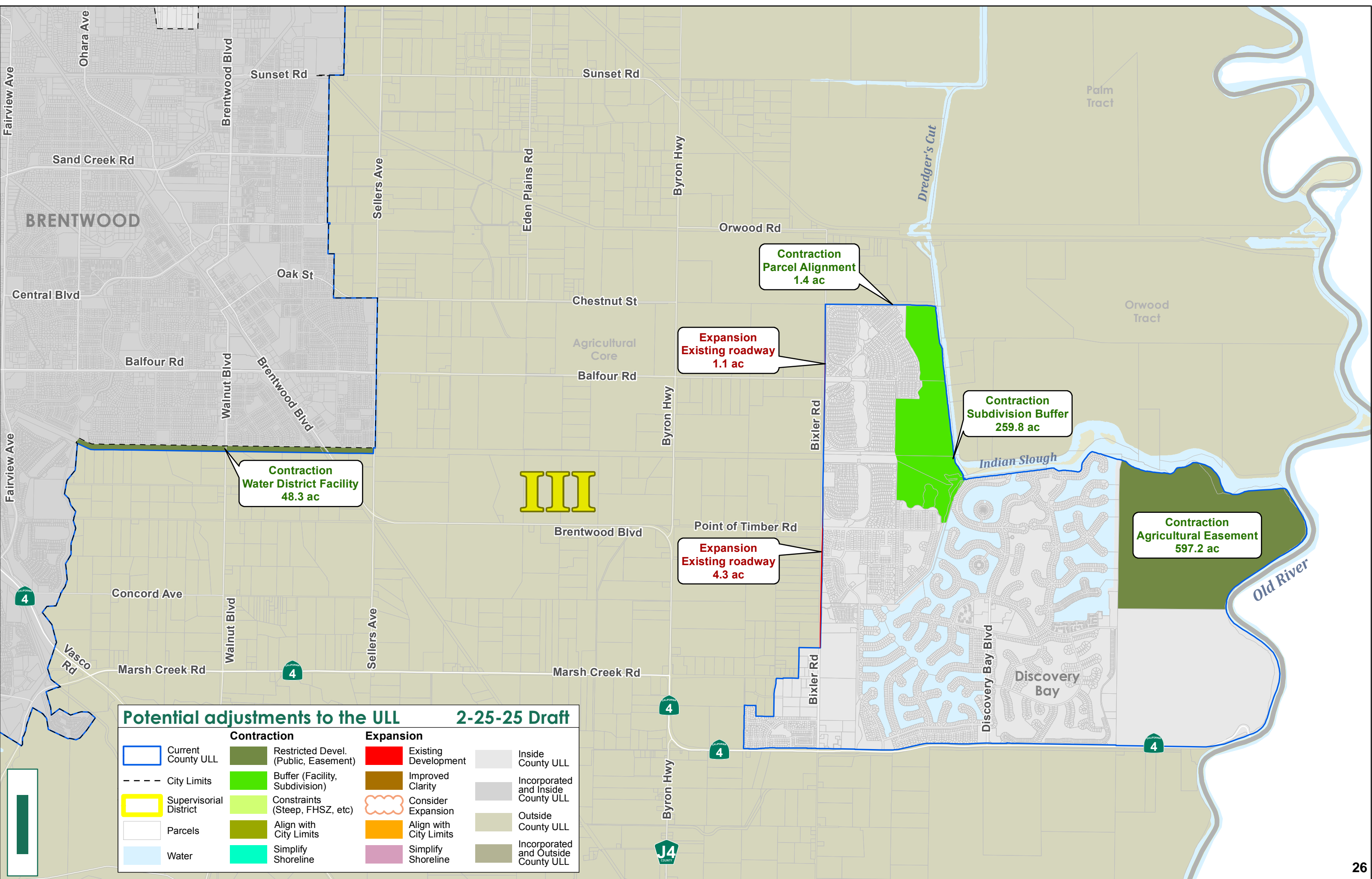
**III**





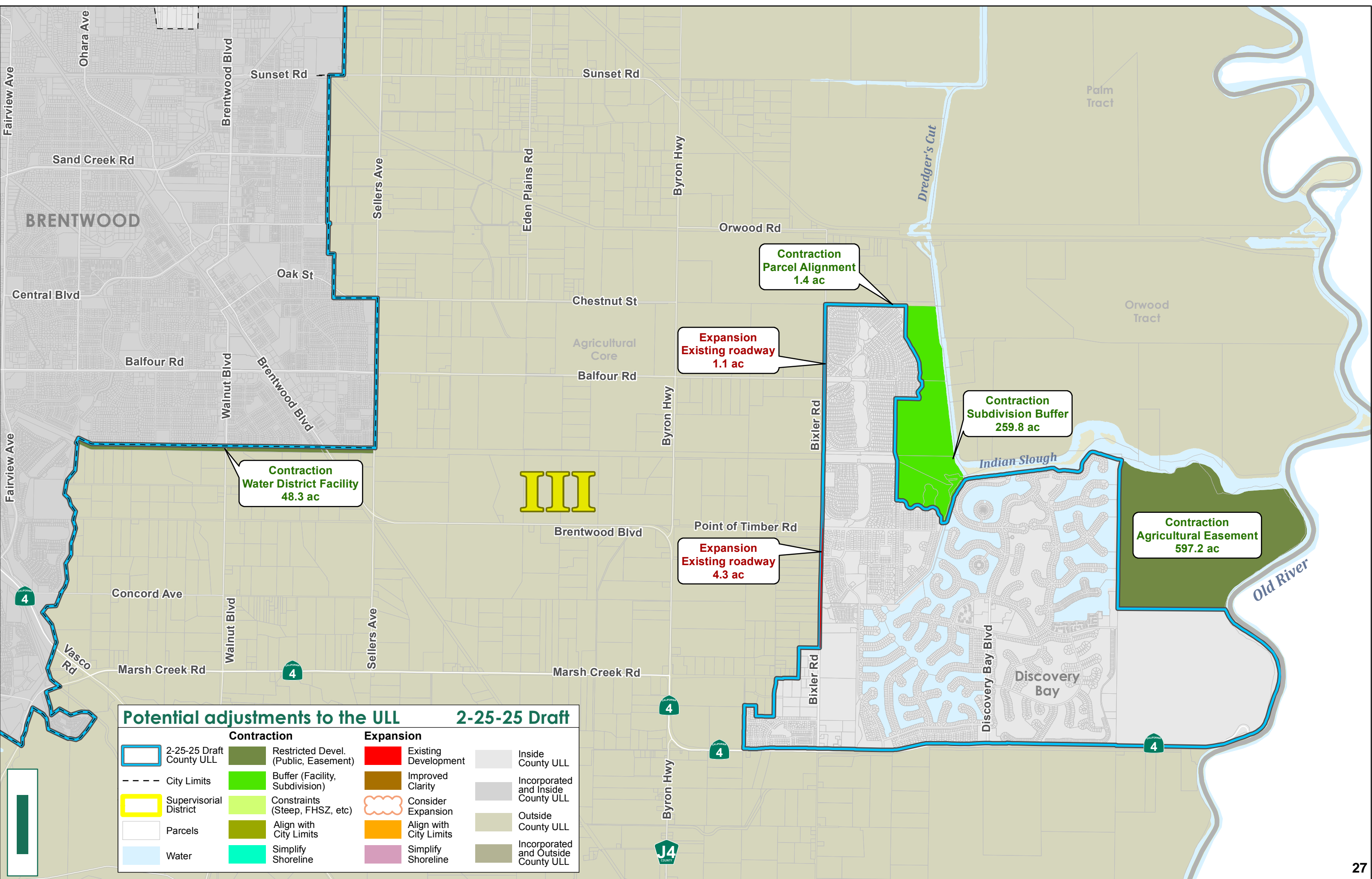
-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits
-  Consider Expansion





**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



**Contraction**  
Water District Facility  
48.3 ac

**Contraction**  
Parcel Alignment  
1.4 ac

**Expansion**  
Existing roadway  
1.1 ac

**Contraction**  
Subdivision Buffer  
259.8 ac

**Expansion**  
Existing roadway  
4.3 ac

**Contraction**  
Agricultural Easement  
597.2 ac

**III**

**Potential adjustments to the ULL 2-25-25 Draft**

	2-25-25 Draft County ULL		Restricted Devel. (Public, Easement)		Existing Development		Inside County ULL
	City Limits		Buffer (Facility, Subdivision)		Improved Clarity		Incorporated and Inside County ULL
	Supervisory District		Constraints (Steep, FHSZ, etc)		Align with City Limits		Outside County ULL
	Parcels		Align with City Limits		Simplify Shoreline		Incorporated and Outside County ULL
	Water		Simplify Shoreline				



Fairview Ave  
Fairview Ave

Ohara Ave

Brentwood Blvd

Sunset Rd

Knightsen

Sunset Rd

Palm Tract

BRENTWOOD

Sand Creek Rd

Sellers Ave

Eden Plains Rd

Byron Hwy

Orwood Rd

Central Blvd

Oak St

Chestnut St

Orwood Tract

Balfour Rd

Walnut Blvd

Brentwood Blvd

Agricultural Core

Balfour Rd

Byron Hwy

Bixler Rd

III

Brentwood Blvd

Point of Timber Rd

Indian Slough

Fairview Ave

Concord Ave

Walnut Blvd

Sellers Ave

Marsh Creek Rd

Byron Hwy

Bixler Rd

Discovery Bay Blvd

Discovery Bay

Old River

4

4

4

4

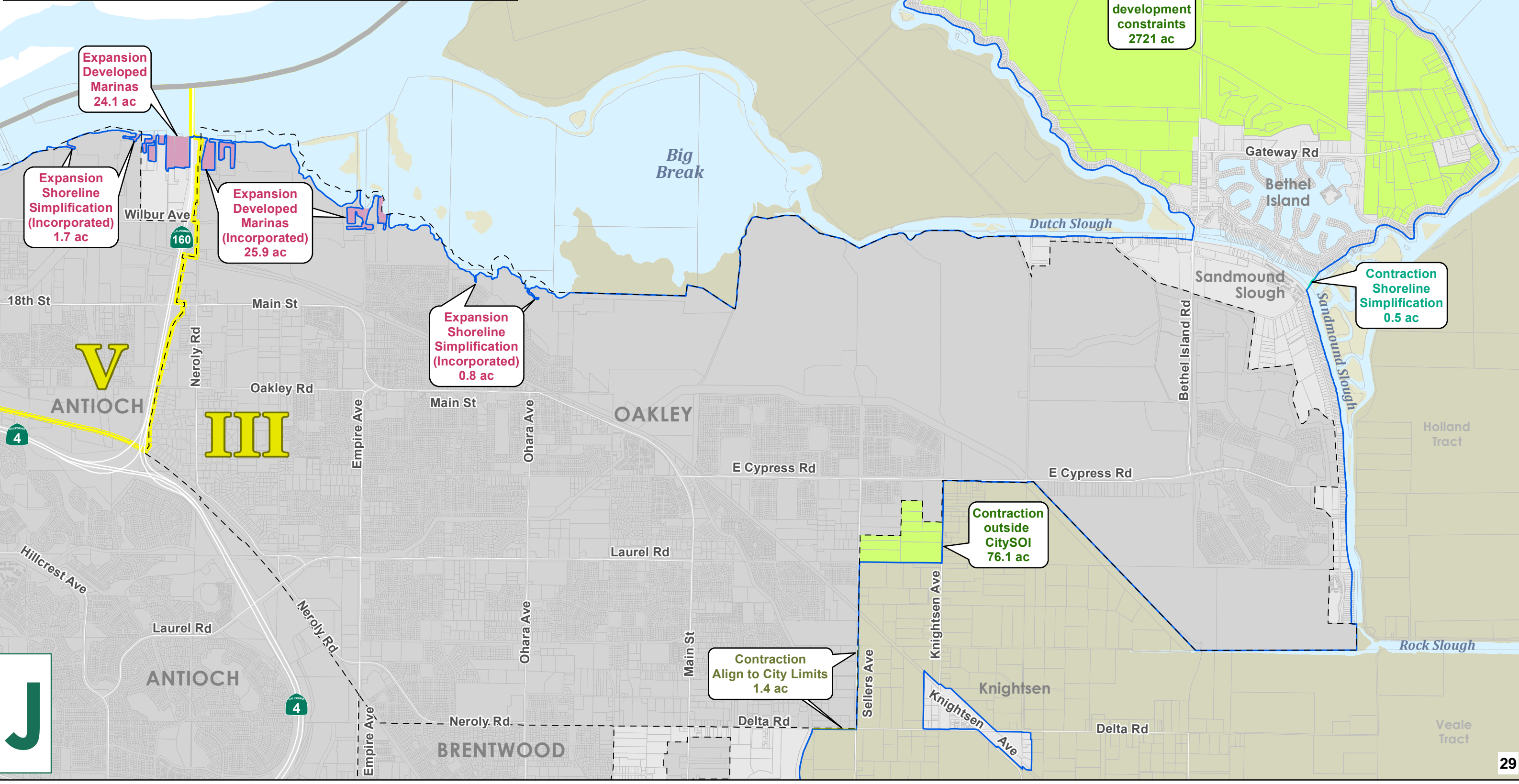
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J4

- Current County ULL
- 2-22-25 Draft County ULL
- Supervisory Districts
- City Limits

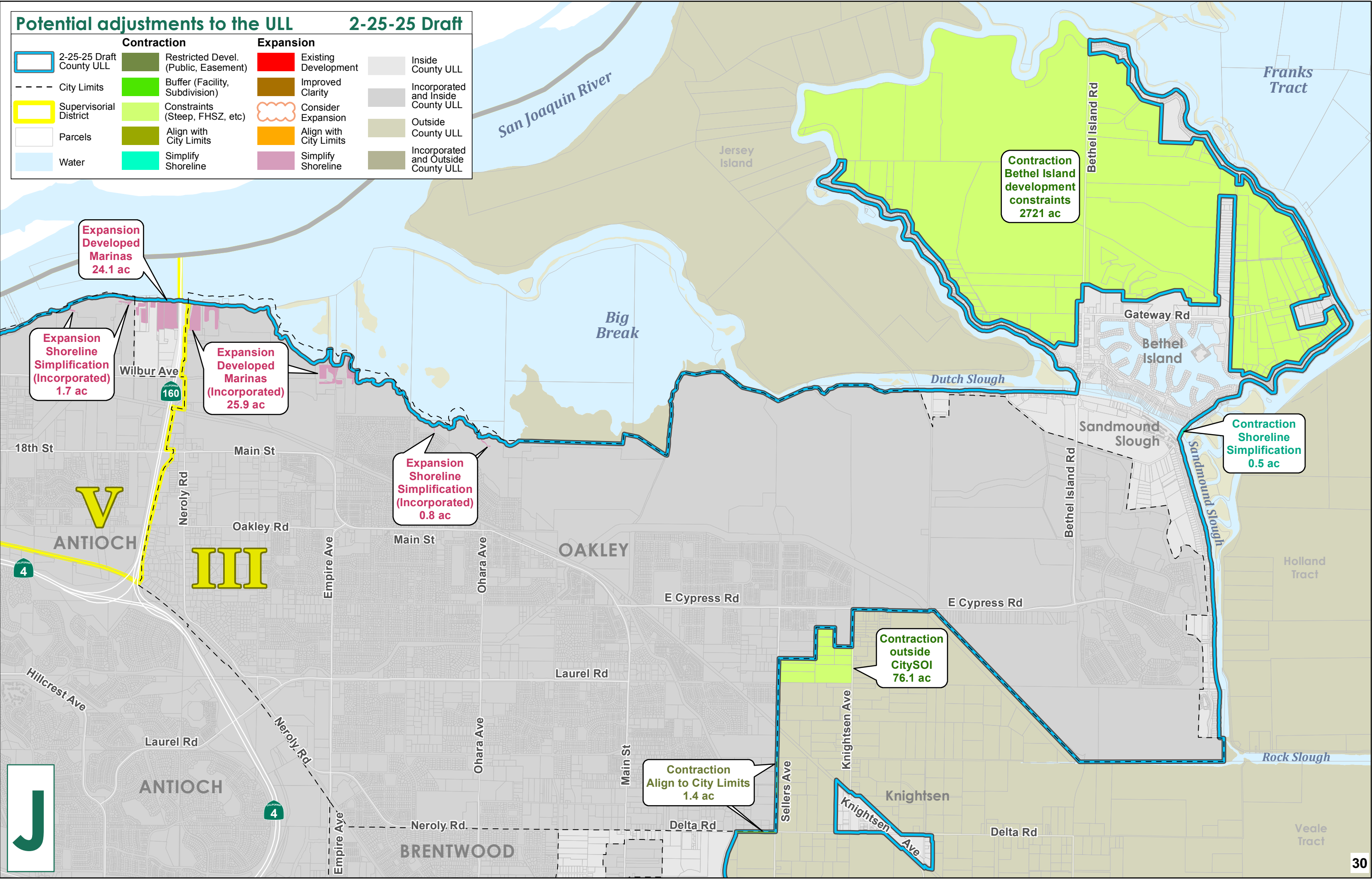
**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

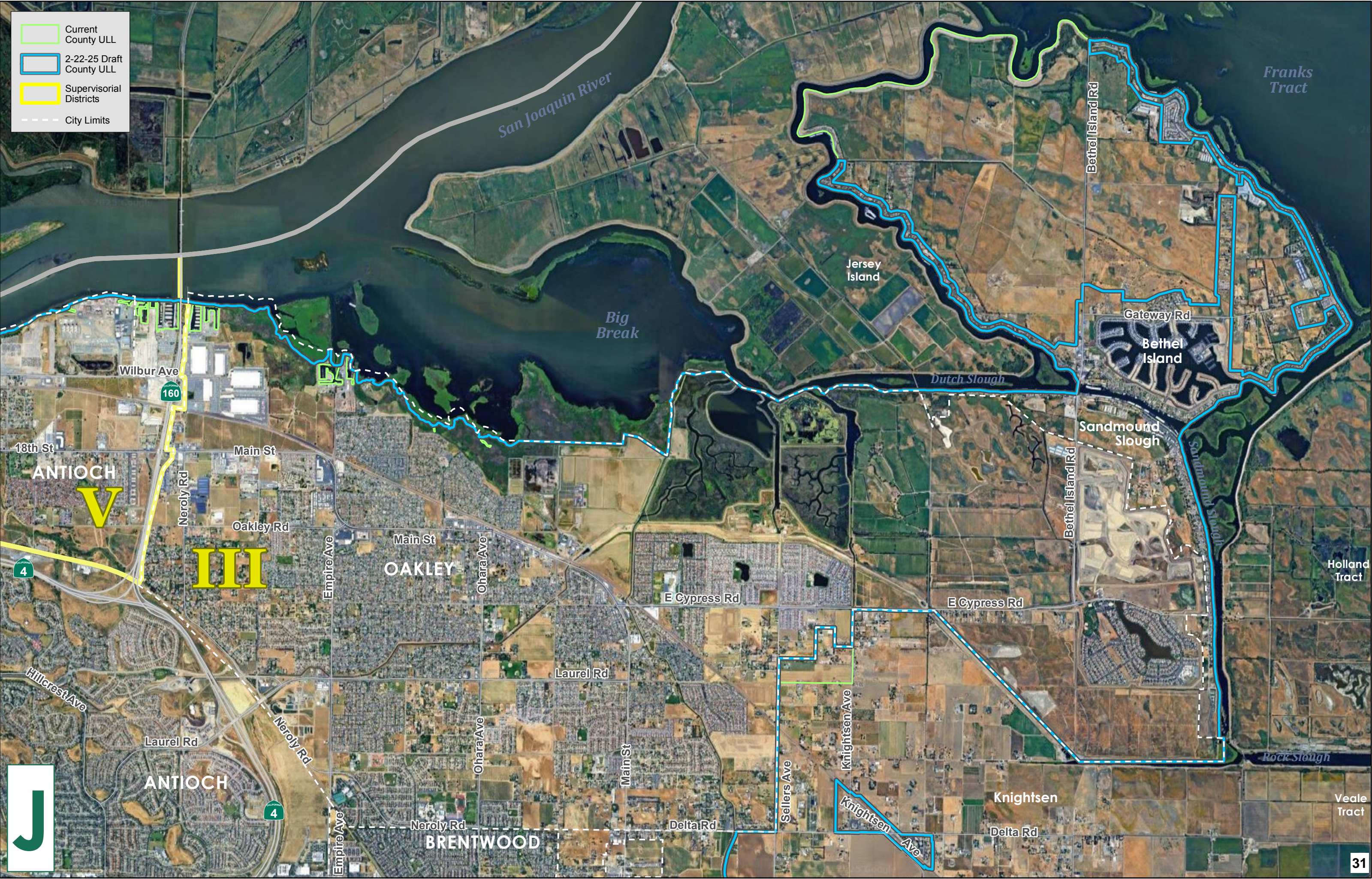


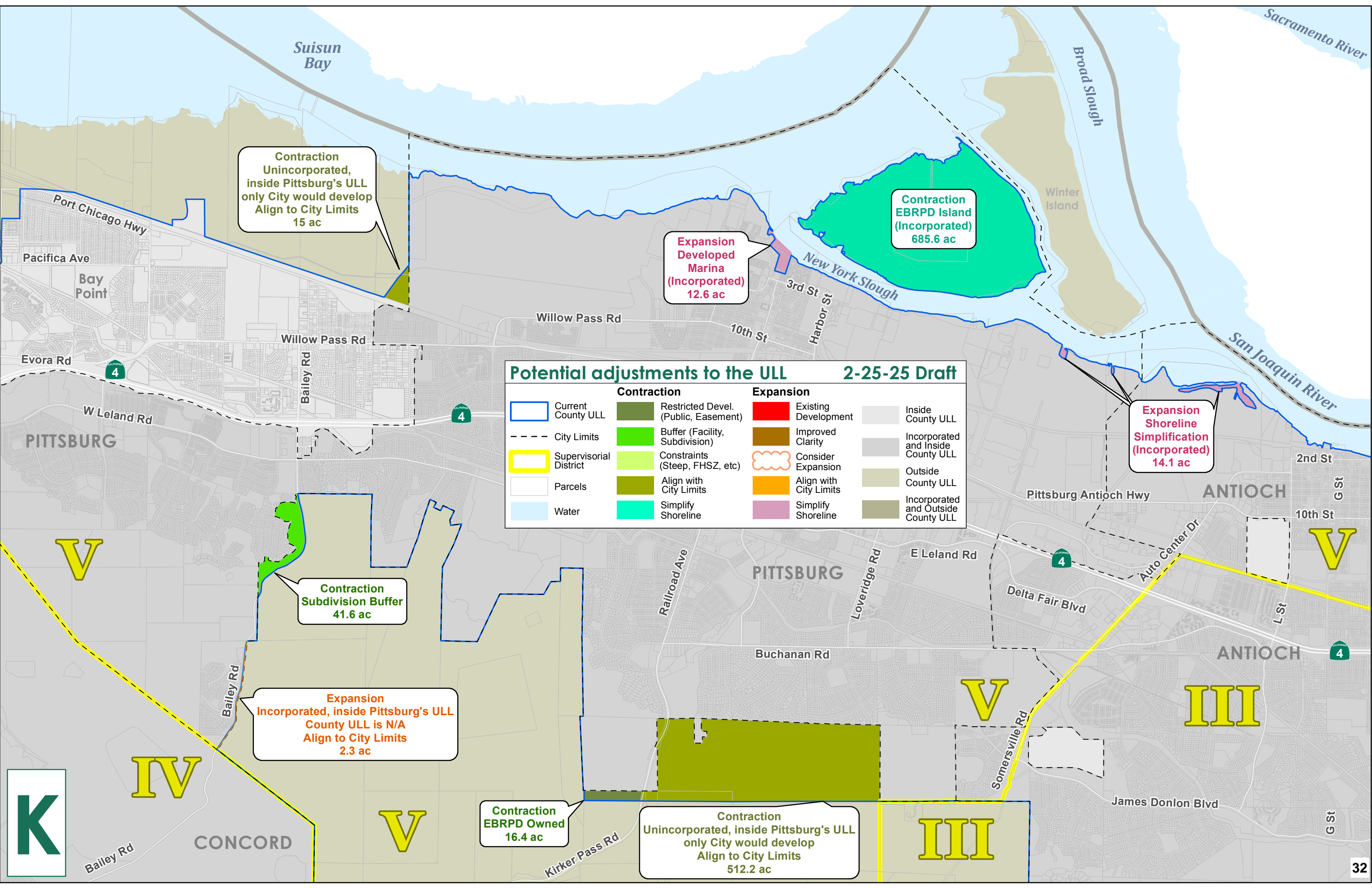
**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County ULL
	Simplify Shoreline		



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits





**Contraction**  
Unincorporated,  
inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
15 ac

**Expansion**  
Developed  
Marina  
(Incorporated)  
12.6 ac

**Contraction**  
EBRPD Island  
(Incorporated)  
685.6 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
14.1 ac

**Contraction**  
Subdivision Buffer  
41.6 ac

**Expansion**  
Incorporated, inside Pittsburg's ULL  
County ULL is N/A  
Align to City Limits  
2.3 ac

**Contraction**  
EBRPD Owned  
16.4 ac

**Contraction**  
Unincorporated, inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
512.2 ac

**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County ULL
	Simplify Shoreline		

**K**

**IV**

CONCORD

**V**

PITTSBURG

**V**

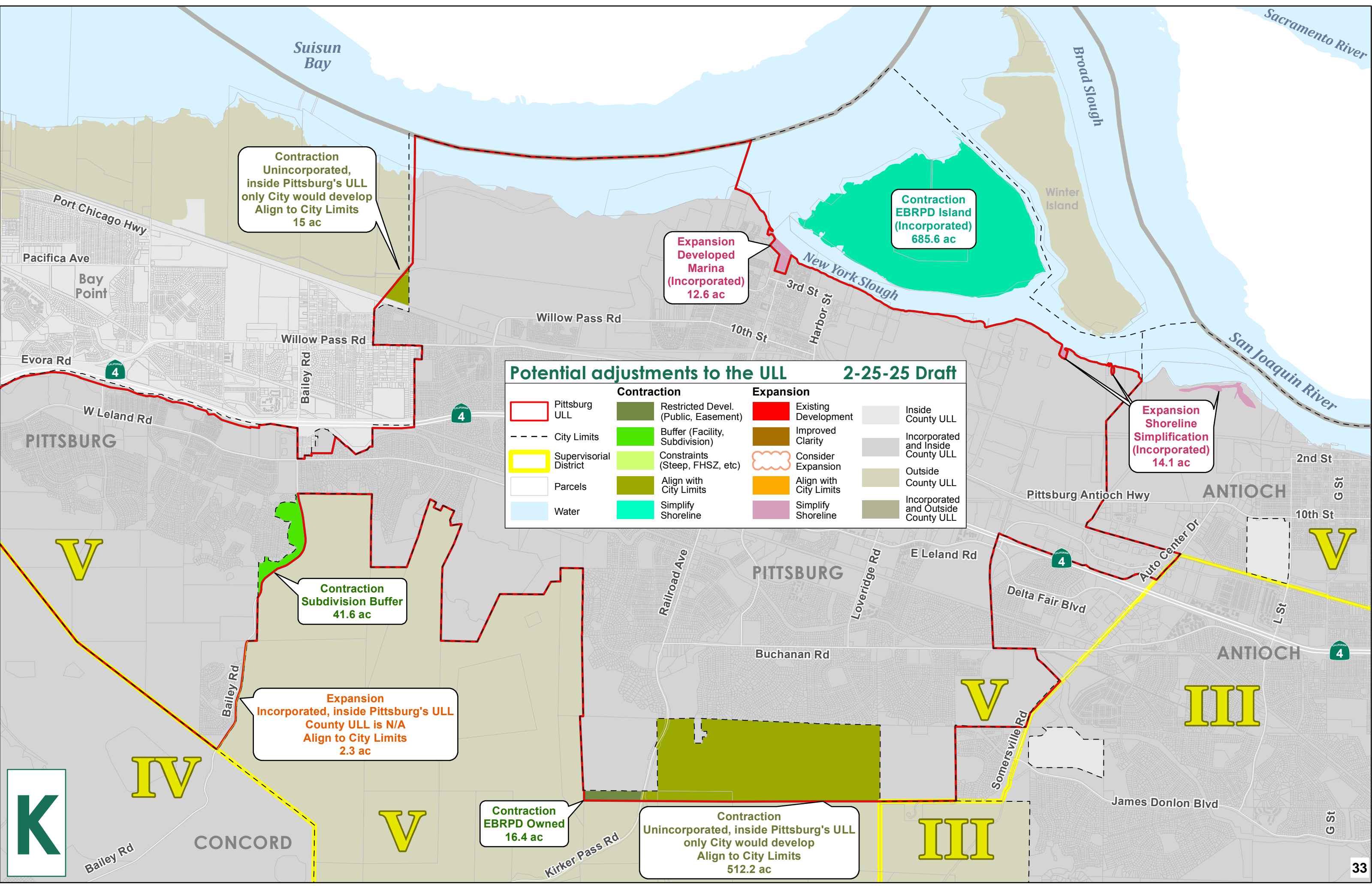
**III**

ANTIOCH

**V**

**III**





**Contraction**  
Unincorporated,  
inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
15 ac

**Expansion**  
Developed  
Marina  
(Incorporated)  
12.6 ac

**Contraction**  
EBRPD Island  
(Incorporated)  
685.6 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
14.1 ac

**Contraction**  
Subdivision Buffer  
41.6 ac

**Expansion**  
Incorporated, inside Pittsburg's ULL  
County ULL is N/A  
Align to City Limits  
2.3 ac

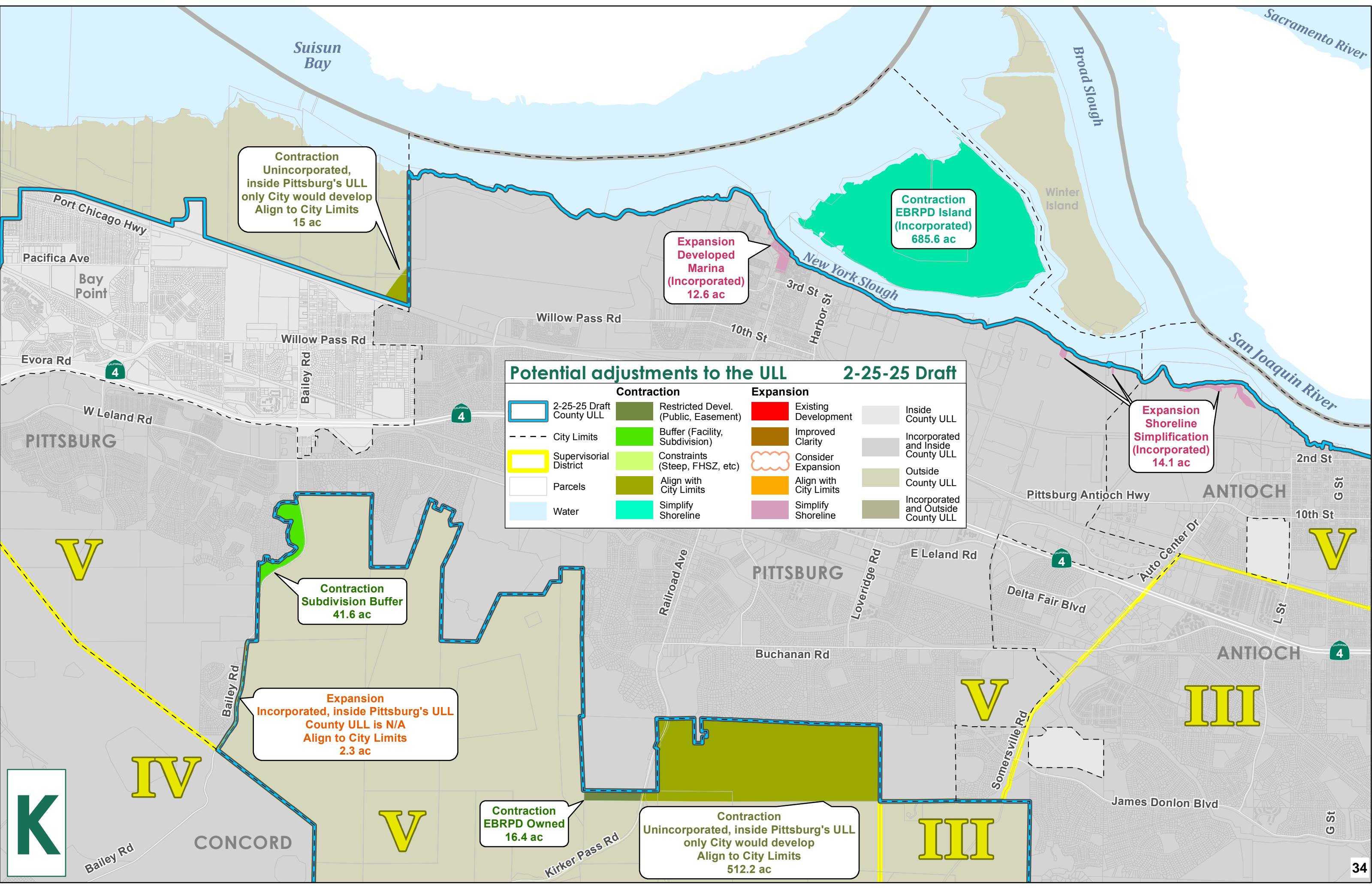
**Contraction**  
EBRPD Owned  
16.4 ac

**Contraction**  
Unincorporated, inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
512.2 ac

**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion			
	Pittsburg ULL		Existing Development		Inside County ULL
	City Limits		Improved Clarity		Incorporated and Inside County ULL
	Supervisorial District		Consider Expansion		Outside County ULL
	Parcels		Align with City Limits		Incorporated and Outside County ULL
	Water		Simplify Shoreline		
	Restricted Devel. (Public, Easement)				
	Buffer (Facility, Subdivision)				
	Constraints (Steep, FHSZ, etc)				
	Align with City Limits				
	Simplify Shoreline				

**K**



**Contraction**  
Unincorporated,  
inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
15 ac

**Expansion**  
Developed  
Marina  
(Incorporated)  
12.6 ac

**Contraction**  
EBRPD Island  
(Incorporated)  
685.6 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
14.1 ac

**Contraction**  
Subdivision Buffer  
41.6 ac

**Expansion**  
Incorporated, inside Pittsburg's ULL  
County ULL is N/A  
Align to City Limits  
2.3 ac

**Contraction**  
EBRPD Owned  
16.4 ac

**Contraction**  
Unincorporated, inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
512.2 ac

**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County ULL
	Simplify Shoreline		

**K**

**IV**

**V**

**V**

**III**

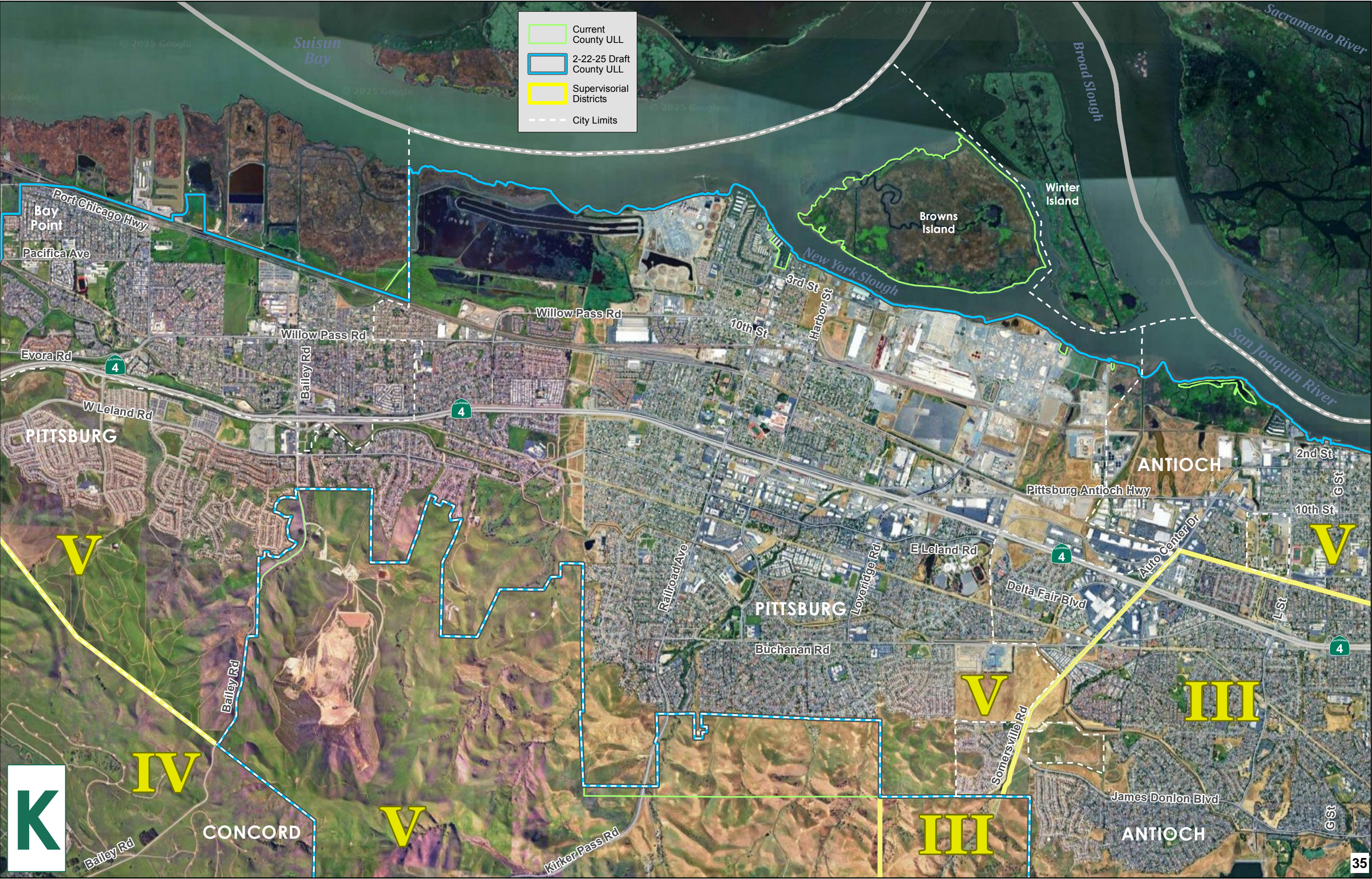
**III**

**V**

**V**

**V**

- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits





ENVISION  
**CONTRA COSTA**

**Presentation to Board of Supervisors on a 2026 Ballot  
Measure to Renew the County's Urban Limit Line**

February 25, 2025

# Purpose of the Urban Limit Line (ULL)

- » Protects open space and agricultural land
- » Prevents sprawl and inefficient use of land that creates traffic, GHG emissions, and pollution
- » Focuses development where infrastructure and services already exist or are planned
- » Integral to maintaining the 65/35 Land Preservation Standard, which limits urban land use designations to no more than 35% of the county

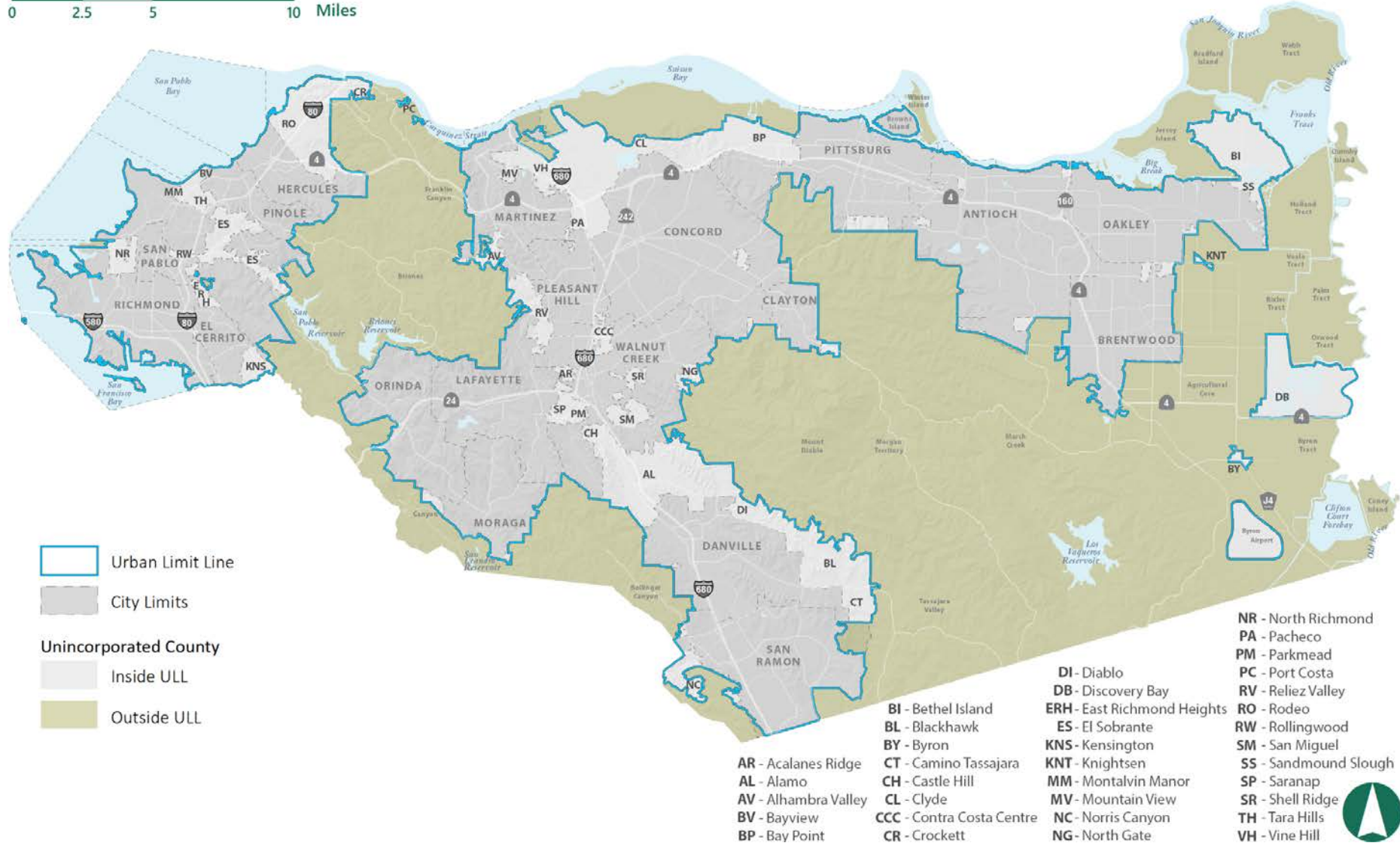
# Urban Limit Line Definition

The Urban Limit Line establishes a boundary beyond which no new urban land uses can be designated.

Urban Land Use Designations	Non-Urban Land Use Designations
Residential Very-Low Density	Public and Semi-Public
Residential Low Density	Agricultural Core
Residential Low-Medium Density	Agricultural Lands
Residential Medium Density	Parks and Recreation
Residential Medium-High Density	Commercial Recreation
Residential High Density	Resource Conservation
Residential Very-High Density	Water
Residential Maximum Density	
Commercial and Office	
Light Industry	
Heavy Industry	
Mixed-Use Low Density	
Mixed-Use Medium Density	
Mixed-Use High Density	
Mixed-Use Community-Specific Density	

# Existing Urban Limit Line

0 2.5 5 10 Miles



# History and Context for the ULL

- » Initially approved by voters with Measure C in 1990.
- » Voters passed Measure L in 2006 with 64% support, extending the ULL until Dec. 31, 2026.
- » The ULL is part of the adopted 2045 General Plan.
- » Required to receive local street maintenance, aka “return to source,” funds from CCTA (approximately \$2 million annually)
- » Adjustments to the ULL are rare; it has been moved only six times since its inception in 1990, only once due to private development application.



# Development Capacity within the ULL

- » The 2045 General Plan process confirmed that vacant and underutilized land with urban land use designations inside the ULL can accommodate:
  - 23,200 new housing units
  - 1.2 million sq. ft. of new commercial development
  - 5 million sq. ft. of new industrial space

# Policy Considerations for Renewing the ULL

- » Relationship between ULL Ballot Measure, General Plan, and Ordinance Code
- » Effect on cities
- » Term
- » Periodic ULL reviews
- » Process and findings for adjusting the ULL

# Proposed Changes to the ULL Map

- » Move restricted development areas, protected open spaces, and areas with major development constraints outside the line
- » Simplify line along shorelines, especially at ports and marinas
- » Align County line with boundaries of cities that adopted their own line
- » Align with preexisting developments and parcel lines
- » Eliminate unnecessary and confusing ULL “islands”

# Reasons to Adjust and Renew the ULL

- » Accurately reflect land that is appropriate for development
- » Clarify that development proposals inside a city's voter-approved ULL/UGB should be processed by the city
- » Extend the term of the ULL to carry its many benefits into the future and facilitate successful implementation of the County's recently adopted General Plan

# The ULL and the 2045 General Plan

The ULL is part of the adopted 2045 General Plan and supports important General Plan concepts, such as:

- » Balance development to meet resident needs with protection of natural resources.
- » Pursue a compact and efficient infill development pattern. Avoid sprawl.
- » Restrict development in fire hazard severity zones and on steep slopes.

# Proposed Schedule and Next Steps

**March-May 2025**

Staff seeks feedback from the public, cities, MACs, and CPC

**June/July 2025**

Staff presents above feedback and draft ballot measure to Board of Supervisors and receives direction

**February 2026**  
(sooner, if possible)

Board of Supervisors hearing to consider placing ULL renewal measure on ballot for June 2, 2026, Primary Election

# Staff Recommendation

- » Direct staff to take the steps necessary to place a ULL renewal measure on the June 2026 Primary Election ballot.



# ENVISION CONTRA COSTA

Board of Supervisors

2/25/2025





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 25-455

**Agenda Date:** 4/8/2025

**Agenda #:** b.

---

Choose an item.

Meeting Date: Feb 11, 2025

Subject: ACR CDRZ25-03278

Submitted For: BIMAC

**Recommendation(s)/Next Step(s):**

CONSIDER Agency Comment Request CDRZ25-03278 where the applicant requests approval of a rezone application to rezone property APN 032-330-013, from F-1 to A-2, to establish a boat and RV storage (Concurrent CDLP25-02003).



## AGENCY COMMENT REQUEST

Date 02/05/2025

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p>UHD/ULS Planner    ✓ Grading Inspection</p> <p>✓ Advance Planning    Housing Programs</p> <p>✓ Trans. Planning    Telecom Planner</p> <p>ALUC Staff    ✓ HCP/NCCP Staff</p> <p>✓ County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p>✓ Environmental Health    Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p>✓ Engineering Services    Special Districts</p> <p>✓ Traffic</p> <p>Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p>Fire District <u>Contra Costa Fire Protection District</u></p> <p>San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a></p> <p>✓ Consolidated – (email) <a href="mailto:fire@cccfd.org">fire@cccfd.org</a></p> <p>✓ Sanitary District <u>Iron House Sanitary</u></p> <p>✓ Water District <u>Contra Costa County GSA</u></p> <p>✓ City of <u>Oakley</u></p> <p>School District(s) _____</p> <p>LAFCO</p> <p>✓ Reclamation District # <u>799</u></p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p>✓ MAC/TAC <u>Bethel Island MAC</u></p> <p>Improvement/Community Association</p> <p>✓ CC Mosquito &amp; Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p>✓ CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</p> <p>✓ CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>✓ Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>Delta Protection Commission</p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Adrian Veliz</u></p> <p>Phone # <u>925-655-2879</u></p> <p>E-mail <u>adrian.veliz@dcd.cccounty.us</u></p> <p>County File # <u>CDRZ25-03278 / CDLP25-02003</u></p> <p>Prior to <u>March 5, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p>Landslide    Active Fault Zone (A-P)</p> <p>✓ Liquefaction    ✓ Flood Hazard Area</p> <p>✓ 60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p>High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p><b>AGENCIES:</b> Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments:    None    Below    Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
---	---



**Planning Application Summary**

**County File Number: CDRZ25-03278**

**File Date: 2/5/2025**

**Applicant:**

Debra Fromme  
Choice Plans and Permit Services  
1021 Vineyard Drive  
Oakley, CA 94561

choicepps@yahoo.com  
(925) 783-1858

**Property Owner:**

ISLAND ROAD PRP BETHEL  
5993 BETHEL ISLAND RD  
OAKLEY, CA 94561

anjiredi@gmail.com  
(408) 623-6284

**Project Description:**

The applicant requests approval of a rezone application to rezone property APN 032-330-013, from F-1 to A-2, to establish a boat and RV storage (Concurrent CDLP25-02003).

**Project Location: (Address: 0 BETHEL ISLAND RD, OAKLEY, CA 94561), (APN: 032-330-013)**

**General Plan Designation(s):** AL

**Zoning District(s):** F-1

**Flood Hazard Areas:** AE

**AP Fault Zone:** N/A

**60-dBA Noise Control:** X

**MAC/TAC:** Bethel Island MAC

**Sphere of Influence:** Oakley

**Fire District:** CONSOLIDATED FIRE Former ECC

**Sanitary District:** IRONHOUSE SANITARY

**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
RZS0042	Rezoning Rvw-Other	002606-9660-REV-000-5B0042	7000.00	7000.00
<b>Total:</b>			<b>7000.00</b>	<b>7000.00</b>



# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDLP25-02003**

**File Date: 2/5/2025**

**Applicant:**

Debra Fromme  
Choice Plans and Permit Services  
1021 Vineyard Drive  
Oakley, CA 94561

choicepps@yahoo.com  
(925) 783-1858

**Property Owner:**

ISLAND ROAD PRP BETHEL  
5993 BETHEL ISLAND RD  
OAKLEY, CA 945615075

anjiredi@gmail.com  
(408) 623-6284

**Project Description:**

The applicant requests approval of a Land Use Permit to establish a boat and RV storage (Concurrent CDRZ25-03278).

**Project Location: (Address: 0 BETHEL ISLAND RD, OAKLEY, CA 94561), (APN: 032-330-013)**

**General Plan Designation(s):** AL

**Zoning District(s):** F-1

**Flood Hazard Areas:** AE

**AP Fault Zone:** N/A

**60-dBA Noise Control:** X

**MAC/TAC:** Bethel Island MAC

**Sphere of Influence:** Oakley

**Fire District:** CONSOLIDATED FIRE Former ECC

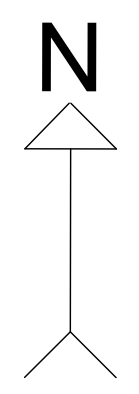
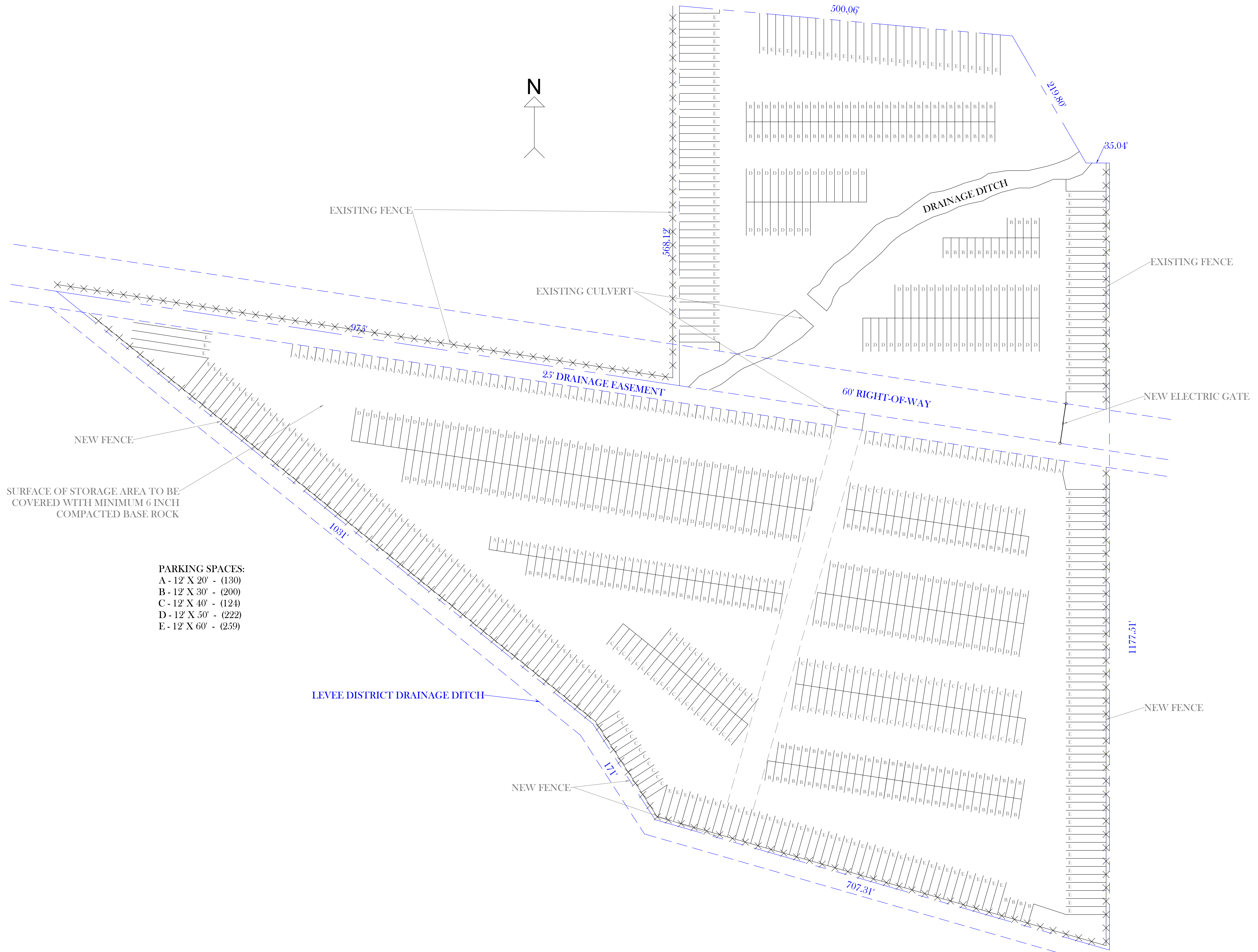
**Sanitary District:** IRONHOUSE SANITARY

**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
LPS0029P	Land Use Permit-Other PW	000651-9660-REV-000-6L0029	2000.00	2000.00
<b>Total:</b>			<b>7500.00</b>	<b>7500.00</b>



- PARKING SPACES:**  
 A - 12' X 20' - (130)  
 B - 12' X 30' - (200)  
 C - 12' X 40' - (124)  
 D - 12' X 50' - (222)  
 E - 12' X 60' - (259)

SURFACE OF STORAGE AREA TO BE COVERED WITH MINIMUM 6 INCH COMPACTED BASE ROCK

*Bethel Island Rd Properties*  
*Anji Redi*  
 (408) 623-6284

**Project:**  
 Boat & RV Storage LUP

**Project Address:**  
 0 Bethel Island Rd, Oakley

**Sheet Title:**  
 Proposed Site Plan

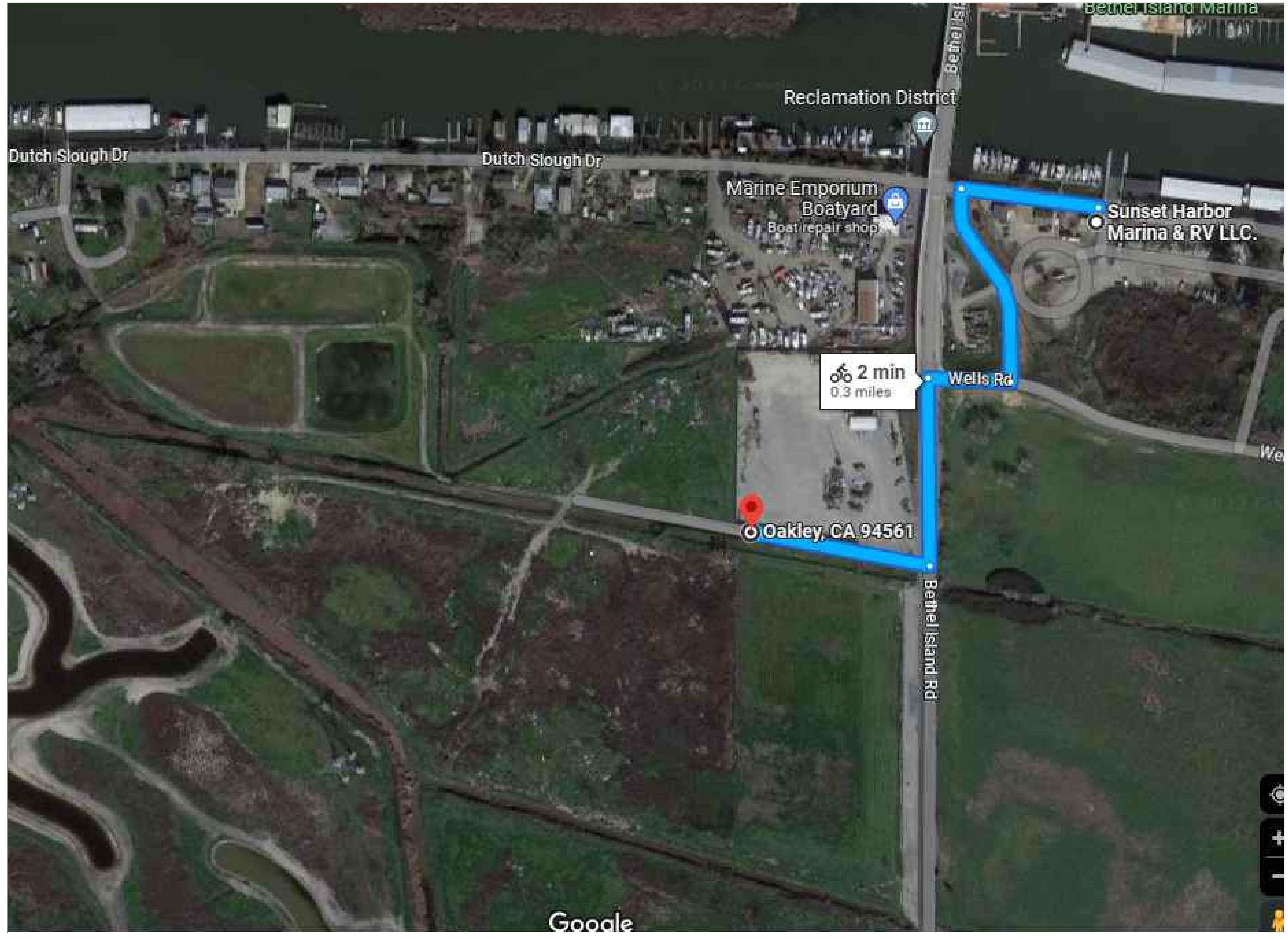
Revisions		
No.	Descrptn	Date

**APN:**  
 032-330-013

**Date:**  
 25Jan25

**Scale:**  
 1/64" = 1' 0"

**Page**  
**A1**



BOAT STORAGE FACILITY  
 WITHIN 1 MILE OF BOAT  
 LAUNCH. NEAREST BOAT  
 LAUNCH IS .3 MILES FROM THE  
 PROPERTY AT SUNSET HARBOR  
 MARINA

*Bethel Island Rd Properties*  
*Anji Redi*  
 (408) 623-6284

Project:  
 Boat & RV  
 Storage  
 LUP

Project Address:  
 0 Bethel  
 Island Rd,  
 Oakley

Sheet Title:  
 Distance to  
 Boat Launch

Revisions		
No.	Descrptn	Date

APN:  
 032-330-013

Date:  
 25Jan25

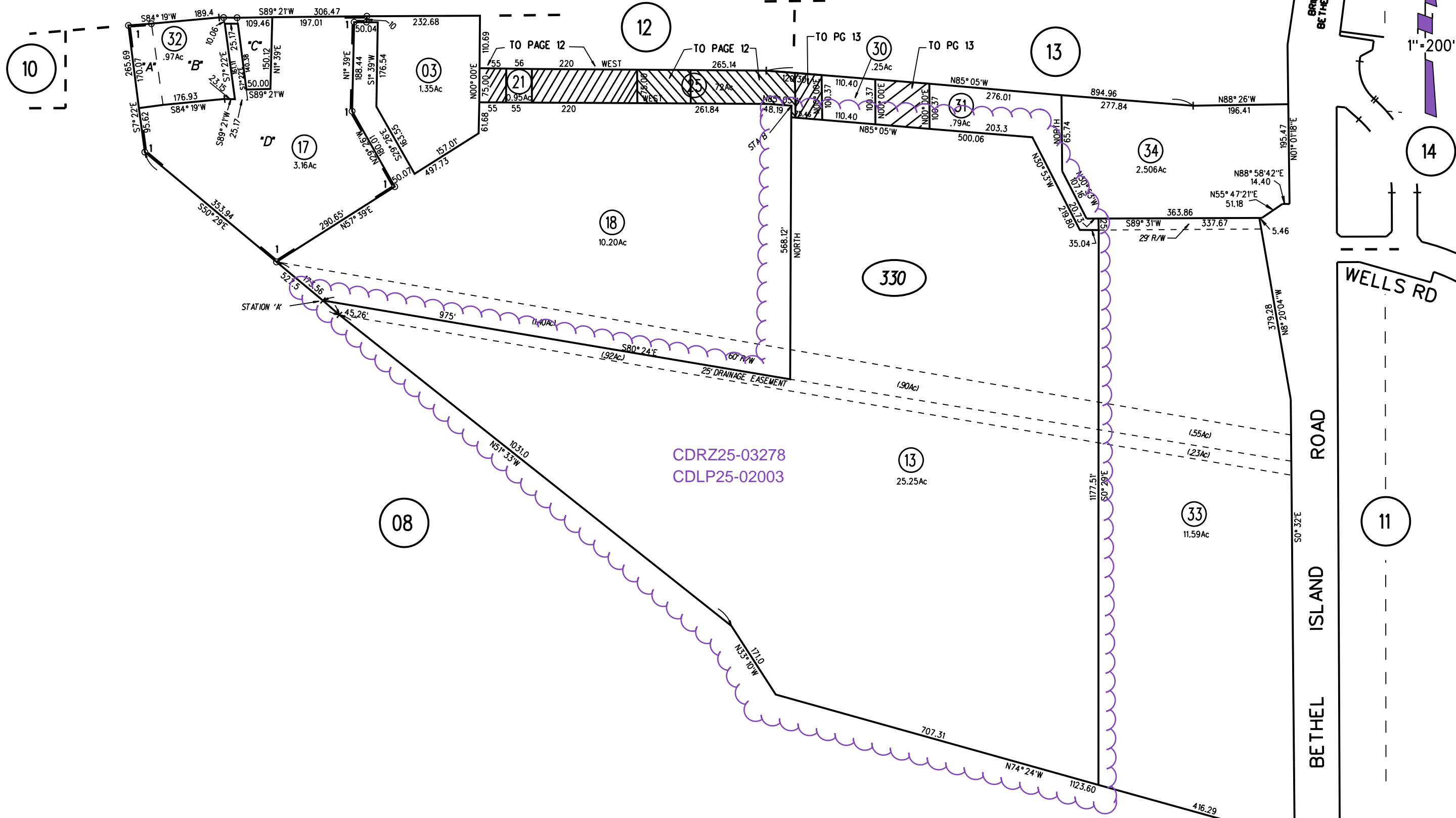
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 1/64" = 1' 0"

Page  
**A2**

## Marine Emporium RV & Boat Storage Operation Plan

- The storage yard hours will be from 7 am to 5 pm, 7 days a week
- The storage yard will be unmanned with an electric gate for access. The gate will have a keypad for entry
- The storage yard access is an easement road across parcel 032-330-033. The easement road is existing and has a base rock surface. The access to the storage yard will consist of a 40 feet deep parkway in front of the gate. The access road is off of Bethel Island Road and is existing
- The storage yard will consist of a total of 935 spaces with:
  - 40% for boat and boat trailers
  - 40% for Recreational Vehicles (RVs) and travel trailers and campers
  - 20% for miscellaneous vehicles and equipment
- There is existing fencing on some of the property lines as shown on the plan. The new fences per plan will be max 7 feet in height and will be chain link type with slats for privacy/screening.
- The north side of the property is adjacent to the Marine Emporium boat yard and will be in operation along with the boat yard. The property is owned by the same owner
- Signage
  - There will be a large banner type sign with the business name on the fence on the east side parallel with Bethel Island Road
  - A 4' by 4' sign with the business name and contact information will be located at the entrance to the easement road accessing the property from Bethel Island Road
  - A 4' by 4' sign with operation hours and contact information will be located on the access gate to the storage yard
- Solar lighting will be located along the outer fence lines
- The gate will be solar powered with battery back up

POR N 1/2 SEC 21 T2N R3E MDB&M  
1-11 PM 21 1/5/69



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

330  
9/29/17

FM PG 11 1/75  
ASSESSOR'S MAP  
BOOK 32 PAGE 33  
CONTRA COSTA COUNTY, CALIF.



# Aerial Map (APN 032-330-013)



### Map Legend

- Assessment
- Parcels



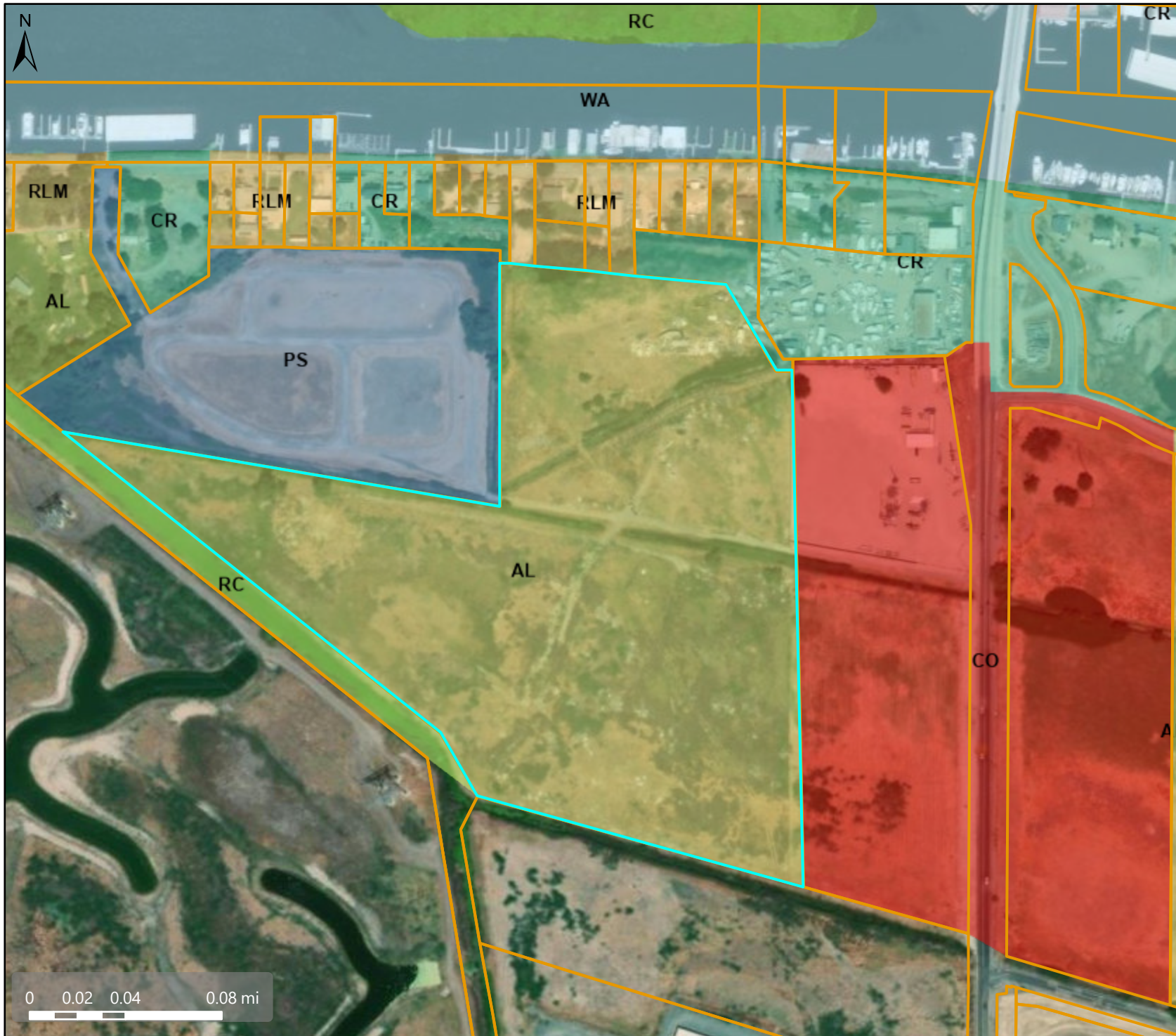
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

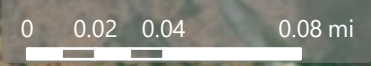
Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984

# General Plan: AL - Agricultural Lands



## Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- RLM (Residential Low-Medium Density) (3-7 du/na)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- WA (Water)



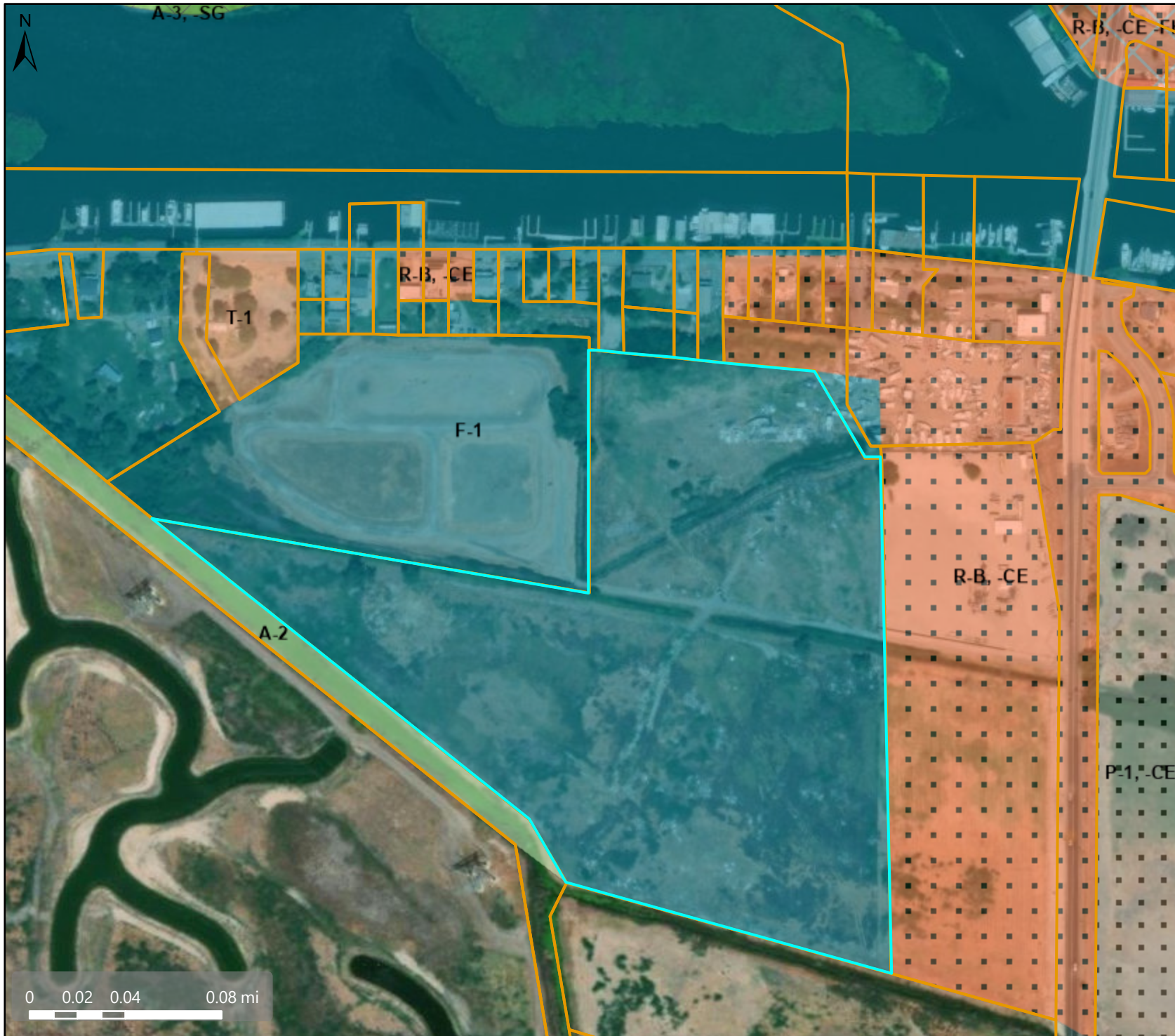
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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary S  
 Datum: WGS 1984

# Zoning: F-1 Water Recreational District



## Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE\_OVER
- F-1 (Water Recreational)
- A-2 (General Agriculture)
- A-3, -SG (Solar Energy Generation Combining District)
- R-B -CE (Cannabis Exclusion Combining District)
- R-B -CE -FH (Cannabis Exclusion and Flood Hazard)
- P-1, -CE (Cannabis Exclusion Combining District)
- T-1 (Mobile Home/ Manufactured Home Park)

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



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1258

**Agenda Date:** 4/8/2025

**Agenda #:** a.

---

Choose an item.

Meeting Date: April 8, 2025

Subject: April BIMAC Correspondence

Submitted For: BIMAC

**Recommendation(s)/Next Step(s):**

RECEIVE April 2025 Correspondence



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, January 8, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888) 278-0254 Access code: 198675**

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

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1. PUBLIC HEARINGS

- 1a. CHIEH AND KAYNE BARCLAY (Applicant and Owners) - HEMAN PATEL AND ADITI SHASTRI (Appellants), County File #CDDP24-03011: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review for a new rooftop deck with railing, and a new Juliet balcony. The subject property is located at 2 Highland Blvd., in the Kensington area of Contra Costa County (Zoning: R-6 Single-Family Residential District, -TOV, Tree Obstruction of Views Combining District, and -K, Kensington Combining District) (Assessor's Parcel Number: 572-013-006). DRW 25-15

**Attachments:** [A. CDDP24-03011 Findings and COAs](#)  
[B. CDDP24-03011 Appeal Letter on Zoning Administrator's Decision](#)  
[C. CDDP24-03011 Maps](#)  
[D. CDDP24-03011 ZA Staff Report](#)  
[E. CDDP24-03011 Project Plans](#)  
[F. CDDP24-03011 Site Visit Photos 7 Arlington 11.1.24](#)  
[G. CDDP24-03011 PowerPoint Presentation](#)

2. PUBLIC COMMENTS

3. STAFF REPORT

4. COMMISSIONERS' COMMENTS

5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, JANUARY 22, 2025, AT 6:30 P.M.**



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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Wednesday, January 22, 2025

6:30 PM

30 Muir Road, Martinez

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**Contra Costa County Planning Commission - CANCELLED**

NEXT MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 12, 2025 AT 6:30 P.M.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, February 12, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccouny-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675**

**CHAIR:** Kevin Van Buskirk

**VICE-CHAIR:** Bhupen Amin

**COMMISSIONERS:** Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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**1. PUBLIC HEARINGS**

- 1a.** PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM [25-466](#)

This item has been continued until the next meeting of the Contra Costa County Planning Commission, which will be held on February 26, 2025.

- 1b.** DARYL CHRZAN (Applicant and Owner, County File #CDHT23-00001. This is a request to nominate two Canary Island date palm trees measuring approximately 124 inches and 125 inches in circumference, pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4). The subject property is located at 11 Attri Court in the unincorporated Lafayette area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (APN: 166-230-028) NS [25-467](#)

**Attachments:** [Attachment A - COA Findings-CPC CDHT23-00001](#)  
[Attachment B - Maps CDHT23-00001](#)  
[Attachment C - Anotated Aerial Map CDHT23-00001](#)  
[Attachment D - Heritage Tree Nomination Package CDHT23-00001](#)  
[Attachment E - Draft Board Resolution CDHT23-00001](#)  
[Attachment F - Presentation Slides CDHT23-00001](#)

1c. KEVIN WEISS (Applicant) - DUONG ESTUARY COVE LLC (Owner), County File #CDS23-09669, CDDP23-03040: This is a hearing on an appeal of County staff's determination that the subdivision and development plan application filed under CDS23-09669 and CDDP23-03040 is incomplete. The subject property is an approximately 77-acre vacant lot located north of Sandmound Blvd. in the unincorporated Oakley area of Contra Costa County (Zoning: P-1, -CE, Planned Unit District, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 032-112-007). JC

25-468

**Attachments:** [Attachment A - FINDINGS for Appeal Denial](#)  
[Attachment B - Preliminary Application Submittal](#)  
[Attachment C - Preliminary App IncompleteLtr\\_102423-signed](#)  
[Attachment D - Response to Preliminary Application Incomplete Notice](#)  
[Attachment E - Preliminary CompleteLtr\\_110223-signed](#)  
[Attachment F- Formal Application Submittal](#)  
[Attachment G - 1st IncompleteLtr\\_051724-signed](#)  
[Attachment H - Resubmittal to 1st Incomplete Ltr](#)  
[Attachment I - Response Letter to 1st Incomplete Ltr](#)  
[Attachment J- 2ndIncompleteLtr\\_092024-signed](#)  
[Attachment K - Response to 2nd Incomplete Notice](#)  
[Attachment L -3rdIncompleteLtr\\_121124-signed](#)  
[Attachment M - CDS23-09669 APPEAL LTR\\_122324](#)  
[Attachment N - Screenshot of County planning application checklists](#)  
[Attachment O - County General Planning Application Checklist](#)  
[Attachment P - County Inclusionary Housing Plan Checklist](#)  
[Attachment Q - Maps](#)

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, FEBRUARY 26, 2025, AT 6:30 P.M.**



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, February 26, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675**

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

2a. PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM

[25-542](#)

**Attachments:** [Ordinance No. 2025-XX Accessory Dwelling Units CPC DRAFT](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, MARCH 12, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, March 12, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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#### **CONTRA COSTA COUNTY PLANNING COMMISSION - CANCELLED**

The next meeting of the Contra Costa County Planning Commission is March 26, 2025, at 6:30 p.m.

For more information, please call Hiliana Li 925-655-2860



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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Wednesday, March 26, 2025

6:30 PM

30 Muir Road, Martinez

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**Contra Costa County Planning Commission - CANCELLED**

**The next meeting is scheduled for April 9, 2025, at 6:30 p.m.**



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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**Wednesday, April 9, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**Contra Costa County Planning Commission meeting CANCELLED**

For more information please contact Hiliana Li at 925-655-2860.

The next meeting is scheduled for April 23, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, January 6, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**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](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](mailto:planninghearing@dcd.cccounty.us) or by voicemail at (925) 655-2860.

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1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING



- 2a. HOWARD HIIBEL (Applicant and Owner), County File #CDLP21-02004: The applicant is requesting approval of a Land Use Permit application to permit a horse boarding facility for up to 18 horses. The horse boarding facility will utilize an existing 37,288 square foot covered agricultural stable and arena. There will be no development beyond establishing unpaved parking spaces (a total of 15 on-site parking spaces) is proposed at this time. The proposed hours of operation are 8:00 AM to 10:00 PM for the boarding facility. The business will have 1 full-time employee. The project includes a Variance request from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings and signage; and landscaping. The project also includes an exception request from the collect and convey requirements in Chapter 914-2 of the County Subdivision Ordinance. The subject property is located at 2235 Sunset Road in the unincorporated Brentwood area of the County. (Zoning: A-2) (Assessor's Parcel Number: 015-090-039) EL

25-10

**Attachments:** [Attachment A - CDLP21-02004 Findings and COA final](#)  
[Attachment B - Maps](#)  
[Attachment C - Initial Study - Negative Declaration](#)  
[Attachment D - Agency Comments](#)  
[Attachment E - CDLP21-02004 Project Plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 22, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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Wednesday, January 22, 2025

1:30 PM

30 Muir Road, Martinez

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**Zoom: <https://cccounty-us.zoom.us/j/83831039285>. | Call in: (888) 278-0254 Access code: 198675**

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1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

- 2a. NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), County File #CDLP23-02046: The applicant requests approval of a Land Use Permit to allow a residential care facility for the elderly for up to 18 people. The project also includes the construction of a two-story, approximately 2,665-square-foot addition to the existing residential care facility and is proposing six total parking spaces. The project includes a variance to the off-street parking driveway aisle width of 16’-5” (where 25’ is the required for two-way travel). The project includes approximately 67.6 cubic yards of cut and approximately 33.8 cubic yards of fill for site improvements. The project is located at 2374 Warren Road, in the Unincorporated Walnut Creek area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (Assessor’s Parcel Number: 184-120-071) EL [25-179](#)

- Attachments:** [A. CDLP23-02046 Findings and COA](#)  
[B. CDLP23-02046 Maps](#)  
[C. CDLP23-02046 Agency Comments](#)  
[D. CDLP23-02046 Plans](#)  
[E. CDLP23-02046 Applicant response to comments](#)  
[F. CDLP23-02046 Community Meeting Notes](#)

3. ANNUAL COMPLIANCE REVIEW: PUBLIC HEARING

- 3a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA24-0006: This is a public hearing on the Thirtieth Annual Compliance Report for project year 2024, dated November 21, 2024, prepared and submitted by Shapell Industries to summarize its compliance with the (Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. AV [25-180](#)

- 3b. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR24-0117: This is a public hearing on the Project Year 2024. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). AV [25-181](#)

- Attachments:** [Attachment 1 - RESOLUTION 2-2025 - DA-2024](#)  
[Attachment 2 - 2024 Annual Compliance Report](#)

The next meeting of the Contra Costa County Zoning Administrator will be held on Monday, February 3, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, February 3, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254, followed by the access code 198675**

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1. PUBLIC COMMENTS:
2. LAND USE PERMIT: CLOSED CONTINUED PUBLIC HEARING

- 2a. NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), County File #CDLP23-02046: The applicant requests approval of a Land Use Permit to allow a residential care facility for the elderly for up to 18 people. The project also includes the construction of a two-story, approximately 2,665-square-foot addition to the existing residential care facility and is proposing six total parking spaces. The project includes a variance to the off-street parking driveway aisle width of 16'-5" (where 25' is the required for two-way travel). The project includes approximately 67.6 cubic yards of cut and approximately 33.8 cubic yards of fill for site improvements. The project is located at 2374 Warren Road, in the Unincorporated Walnut Creek area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-120-071) EL

[25-348](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON FEBRUARY 19, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Wednesday, February 19, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccouny-us.zoom.us/j/83831039285> | Call in: (888) 278-0254 Access code: 198675**

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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. NOTICE OF FINE APPEAL: PUBLIC HEARING

- 2a. This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00253. This case is for violation(s) of operating a landscaping business on the vacant property in a P-1 zoning district. The property address is 0 Poinsettia Avenue, Bay Point, California [25-424](#)

**Attachments:** [CECF23-000253](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. GLORIA KNOLL LLC, GRANT CARONE (Applicant & Owner), County File #CDMS24-00009: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 45,502-square-foot vacant lot into two lots. Parcel A will be approximately 21,054 square feet and Parcel B will be 24,449 square feet. No residential development is proposed with the project. The project proposes future improvements such as grading of approximately 4,633 cubic yards of cut and 683 cubic yards of fill, proposing a new private access, utility and landscape easement on Parcel A, a bio-retention area on Parcel A and Parcel B, and sanitary and water lines. Access to the parcels would be provided by a private road that connects to Gloria Terrace. The project site is located directly north of 3274 Gloria Terrace in the unincorporated Lafayette area of the County. (Zoning: R-20, Single-Family Residential District) (APN: 166-240-039) EL [25-425](#)

**Attachments:** [Attachment A CDMS24-00009 Findings and COAs](#)  
[Attachment B CDMS24-00009 Maps](#)  
[Attachment C CDMS24-00009 Agency Comments](#)  
[Attachment D CDMS24-00009 Tentative Map 10.9.2024](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 3, 2025.**





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, March 3, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675**

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1. PUBLIC COMMENTS
2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. OWEN POOLE SDC DELTA COVES LLC (Applicant) - ANDREW COON (Owner), County File #CDMS24-00015: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 22,529-square-foot vacant lot into three lots. Parcel A will be approximately 8,016 square feet, Parcel B will be approximately 6,798 square feet and Parcel C will be approximately 7,715 square feet. The minor subdivision will re-establish Lots 263, 264 and 265 of Tract 6013, as the three lots were merged under CDLL20-00015. No residential development is proposed at this time with this project. The project site is addressed 485 Halcyon Place, in the Bethel Island area of the County. (Zoning: P-1, Planned Unit District) (APN: 031-210-060) EL [25-529](#)

**Attachments:** [Attachment A CDMS24-00015 Findings and COA](#)  
[Attachment B CDMS24-00015 Maps](#)  
[Attachment C CDMS24-00015 Agency Comment](#)  
[Attachment D CDMS24-00015 Tentative Prancel Map](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 17, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, March 17, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccounty-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675**

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#### 1. PUBLIC COMMENTS

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a. LOPEZ MARTINE (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00253. This case is for violation(s) of operating a landscaping business on the vacant property in a P-1 zoning district. The site address is 0 Poinsettia Ave., Bay Point. [25-910](#)

3. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

- 3a. GLORIA KNOLL LLC, GRANT CARONE (Applicant & Owner), County File #CDMS24-00009: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 45,502-square-foot vacant lot into two lots. Parcel A will be approximately 21,054 square feet and Parcel B will be 24,449 square feet. No residential development is proposed with the project. The project proposes future improvements such as grading of approximately 4,633 cubic yards of cut and 683 cubic yards of fill, proposing a new private access, utility and landscape easement on Parcel A, a bio-retention area on Parcel A and Parcel B, and sanitary and water lines. Access to the parcels would be provided by a private road that connects to Gloria Terrace. The project site is located directly north of 3274 Gloria Terrace in the unincorporated Lafayette area of the County. (Zoning: R-20, Single-Family Residential District) (APN: 166-240-039) (Continued from February 19, 2025) EL [25-911](#)

**Attachments:** [Attachment A CDMS24-00009 Findings and COAs](#)  
[Attachment B - CDMS24-00009 Feb 19, 2025 ZA Packet](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 2,996 square feet on a vacant lot, The project includes a Variance for a 4-foot front yard setback (where 20 feet is the minimum required) to accommodate the detached garage and a retaining wall. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue 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: 570-161-009) GF 25-912

**Attachments:** [Attachment A CDDP23-03009 Findings and COAs final](#)  
[Attachment B Project Plans](#)  
[Attachment C Story Poles](#)  
[Attachment D Agency Comments](#)  
[Attachment E Public Comments Received](#)  
[Attachment F Geotechnical Report](#)  
[Attachment G Arborist Report](#)  
[Attachment H Maps](#)

- 4b. TOM DUDLEY, ENGINEERED SOILS REPAIRS INC. (Applicant) - CALIFORNIA RESERVE OWNERS ASSN, WILLIS MANAGEMENT GROUP and JAMES DINNING/DEANNA ANDERSON TRUST (Owners), The applicant requests approval of a non-substantial modification to Development Plan #CDDP86-03041 with a deviation to allow a 0-foot setback, and a Tree Permit for the removal of six (6) code-protected redwood trees with a combined diameter of 122 inches, for the construction of two new retaining walls over 3 feet in height and ranging from approximately 65 to 346 linear feet on the subject property. Proposed grading consists of approximately 1,122 cubic yards (cy) cut, and 1,100 cy fill, for a net 22 cy of cut. The project is located at North Pond Court, South Pond Court, and 768 S. Pond Court in the unincorporated Lafayette area. (Zoning: Planned Unit District, P-1); (Assessor's Parcel Numbers: 365-530-024, 365-530-025, 365-530-026, and 365-530-016 (SS) 25-913

**Attachments:** [Attachment A Findings and COA CDDP24-03004](#)  
[Attachment B Maps CDDP24-03004](#)  
[Attachment C Agency Comments CDDP24-03004](#)  
[Attachment D Public Hearing Request CDDP24-03004](#)  
[Attachment E Project Plans CDDP24-03004](#)

5. TREE PERMIT: PUBLIC HEARING

- 5a. VICKY HARRIS (Applicant & Owner), County File CDTP23-00005: The applicant is seeking approval of a Tree Permit and Small Lot Design Review for the proposed demolition of an existing residence and the construction of a new 4,704 square-foot two-story single-family residence. The proposed project includes work within the dripline of one (1) code-protected tree located in front of the existing residence on the northwestern corner of the subject property. No tree removal is proposed with this application. The subject property is located at 3139 Via Larga in the Alamo area of unincorporated Contra Costa County. (APN: 191-093-017, Zoning R-20 Single-Family Residential) AV

[25-914](#)

**Attachments:** [02 CDTP23-00005 Findings and COAs](#)  
[03 Maps](#)  
[04 Public Comments](#)  
[05 Agency Comments](#)  
[06 Project Plans](#)

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



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, April 7, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675**

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1. PUBLIC COMMENTS
2. SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [25-1132](#)  
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

**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\\_CDDP22-03036](#)  
[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](#)

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