



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, May 18, 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

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

2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2a. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility 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) (CONTINUED FROM APRIL 6, 2026 RLH) DL [26-2089](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE WEST LLC (Applicant) – & COUNTY CLUB AT BLACKHAWK ASSOCIATION (Owner), County File CDLP25-02042: The applicant requests approval of a Land Use Permit for the renewal of an existing T-Mobile wireless telecommunications facility that was established under County file CDDP16-03015. No modifications to the wireless facility are proposed. The project site is located at the northwest portion of 27 Eagle Ridge Lane in the unincorporated Danville area of Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 203-770-006) DRW [26-2090](#)

Attachments: [Attachment A Findings & COAs.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Agency Comments.pdf](#)
[Attachment D Landscape Photos.pdf](#)
[Attachment E Plans.pdf](#)
[Attachment F RF Report.pdf](#)

4. VARIANCE: PUBLIC HEARING

- 4a. RYAN BOSWORTH & TOMMY TRAN (Applicants & Owners), County File CDVR22-01062: The applicant requests approval of variances to allow a 3-foot side yard (where 5 feet is required) and an 8-foot side yard aggregate (where 15 feet is required) to allow the construction of a new, 2-1/2 story, 3,187 square-foot single-family residence with a 427-square-foot garage, a variance to allow one (1) 9-foot by 16-foot off-street parking space (where 9 feet by 19 feet is required) within the two-car garage, and a 0-foot side yard (where 3 feet is required) for the construction of a new patio deck. The project also includes a small lot design review to allow the construction of proposed improvements on a substandard lot. The project is located at 58 Canyon Lake Drive in the Port Costa area of Contra Costa County. (Zoning: Retail-Business, R-6); (Assessor's Parcel Number: 368-145-024) SS [26-2091](#)

Attachments: [Attachment A Findings and COAs CDVR22-01062.pdf](#)
[Attachment B Maps CDVR22-01062.pdf](#)
[Attachment C Agency Comments - Public Works CDVR22-01062.pdf](#)
[Attachment D Project Plans 3-12-26 \(redacted for public hearing\) CDVR22-01062.pdf](#)
[Attachment E ZA Staff Report 4-17-23 CDVR22-01062.pdf](#)

5. TREE PERMIT: PUBLIC HEARING

- 5a. LISA SHARPE, WALL TO WALL OF CALIFORNIA (Applicant) – SHARON LOUIE (Owner), County File CDTP25-00067: The applicant requests approval of a Tree Permit and Small Lot Design Review to remove one code-protected 9-inch diameter honey locust tree and work within the drip line of one code-protected 22-inch diameter honey locust tree for the construction of a new 3,046 square-foot two-story single-family residence on a lot of substandard size and substandard average width, following demolition of the existing single-family residence and accessory dwelling unit on the lot. The project site is located at 1365 Milton Avenue, in the Walnut Creek area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential) (Assessor's Parcel Number: 183-132-006) GF [26-2092](#)

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Project Plans.pdf](#)
[Attachment D Public Hearing Request Letters.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JUNE 1, 2026.