



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Wednesday, February 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: https://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

No Public Comments

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. U-HAUL (Applicant), AMERCO REAL ESTATE COMPANY AND
U-HAUL TAX DEPARTMENT (Owners), County File CDLP24-02007.

[26-606](tel:26606)

The applicant requests approval of a Land Use Permit to establish a new, 5,709-square-foot U-Haul retail business within an existing U-Haul warehouse. The project site is located at 4658 Evora Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: L-I Light Industrial District) (Assessor's Parcel Numbers: 099-160-026, 099-160-027) NS

APPROVED as recommended by Staff with an Advisory Note stating the following:

Applicant is encouraged to implement measures aimed at improving wayfinding to the U-Haul business at 4658 Evora Road. This could include, but is not limited to, working with the Willow Pass Business Park owners to install directional signage on their property.

- 2b.** LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - **26-607**
HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) NS

CONTINUED to the March 2nd ZA Meeting

- 2c.** ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ST. LUKE'S EVANGELICAL CHURCH (Owner), County File CDLP25-02024: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP04-02047. No modifications of the wireless facility are proposed. The project site is located at 2491 San Miguel Drive in the Walnut Creek area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 183-290-010) DL **26-608**

Approved as recommended by Staff, with a change to the COAs to replace "effective" date to "approval" date.

- 2d.** ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - BLACKHAWK MUSEUM / BEHRING GLOBAL EDUCATION (Owners), County File CDLP25-02029: The applicant requests approval of a Land Use Permit to allow for the renewal of an existing T-Mobile wireless telecommunications facility with no modifications proposed to the facility. The subject property is located at 3700 Blackhawk Plaza Circle in the unincorporated area of Danville in Contra Costa County. (APN: 203-780-070, Zoning: P-1 Planned Unit District, -CE Cannabis Exclusion Combining District) CP **26-609**

Approved as recommended by Staff

- 2e. ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE (Applicant) - LAUREN HARRIS (Property Owner), County File CDLP25-02030: Request for approval of a Land Use Permit renewal for the continued operation of an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project site is located at 111 Manor Drive in the unincorporated Bay Point area of Contra Costa County. (Zoning: P-1 Planned-Unit District) (Assessor's Parcel Number: 093-072-004) AS [26-610](#)

Approved as recommended by Staff, with a change to the COAs to replace “effective” date to “approval” date.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 2, 2026.