



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, October 21, 2024**

**1:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccounty-us.zoom.us/j/89580629496> | Call: (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://cccounty-us.zoom.us/j/89580629496>. 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.

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. DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. UMA MOLDENHAWER (Applicant and Owner), County File CDDP24-03023: [24-3374](#)  
The applicant requests approval of a Kensington Design Review Development Plan to legalize the existing 1,123.40 square-foot conditioned space on the lower floor of a single-family residence that results in a total gross floor area of 2,753.55 square feet, which exceeds the 2,700 square-foot Kensington Combining District gross floor area threshold. The project site is 262 Lake Drive 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: 570-221-004) GF  
**Attachments:** [CDDP24-03023 Findings and Conditions of Approval](#)  
[CDDP24-03023 Attachments](#)
- 2b. EASON YUAN (Applicant) and RONG MOU (Owner), County File CDDP24-03018: [24-3375](#)  
The applicant requests approval of a Development Plan for the construction and operation of a new two-story duplex on a vacant parcel. The application includes a request for an exception to the requirements of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property. The project site is located at 0 Santa Rita Road (behind 4426 Appian Way) in the El Sobrante area of unincorporated Contra Costa County. (Zoning: HE-C, Housing Element Consistency District) (Assessor's Parcel Number: 425-210-044) MLL  
**Attachments:** [CDDP24-03018 Findings and Conditions of Approval](#)  
[CDDP24-03018 Attachments](#)
- 2c. EASON YUAN (Applicant) and RONG MOU (Owner), County File CDDP24-03019: [24-3376](#)  
The applicant requests approval of a Development Plan for the construction and operation of a new two-story duplex on a vacant parcel. The application includes a request for an exception to the requirements of County Code Title 9, Section 914-2.004 (Offsite Collect and Convey). The application is subject to approved Tree Permit TP17-0050 for prior removal of trees on the property. The project site is located at 4448 Appian Way in the El Sobrante area of unincorporated Contra Costa County (Zoning: HE-C, Housing Element Consistency District) (Assessor's Parcel Number: 425-210-045) MLL  
**Attachments:** [CDDP24-03019 Findings and Conditions of Approval](#)  
[CDDP24-03019 Attachments](#)

- 2d. RICH FRANCIS, THE OLYMPUS GROUP, INC. (Applicant) - VTR COUNTRYWOOD LP AND ALTUS GROUP US INC. (Owners), County File #CDDP20-03005: The applicant requests approval of a Development Plan to allow a non-substantial modification to County File #CDDP88-03007 for the retrofit of two existing retaining walls ranging from 2 feet to 29 feet (approximately) in height that form a bridge supporting the existing, primary driveway from Pleasant Hill Road to the Atria Park of Lafayette assisted living facility and the retrofit of the existing culvert within the bridge structure on the subject property. The applicant also requests approval to allow facility traffic to be detoured via Diablo View Road to an existing, gated driveway during construction activities on the bridge and a tree permit to allow removal of up to ten (10) code-protected trees for grading and construction activities or due to poor health or condition, and to work within the driplines of seven (7) code-protected trees for grading and construction activities. The project is located at 1545 Pleasant Hill Road in the unincorporated Lafayette area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 169-090-002) SS

[24-3404](#)

**Attachments:** [CDDP20-03005 Findings and Conditions of Approval](#)  
[CDDP20-03005 Attachments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 4, 2024.