



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 18, 2025

1:30 PM

30 Muir Road, Martinez

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.

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 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. MINOR SUBDIVISION AND DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. MICHAEL MCGHEE (Applicant & Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels (“Parcel A”, “Parcel B”, “Parcel C” and “Parcel D”). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor’s parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV

[25-3352](#)

Attachments: [01 CDMS23-00003 Findings and COAs](#)
[02 maps_plans](#)
[03 Agency Comments](#)
[04 CDMS23-00003 Draft ISMND_1.6.25](#)
[05 CDMS23-00003 IS_Final5.2025](#)
[06 MMRP](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a.** ALLIANT COMMUNITIES, LLC (Applicant), DAVID & VIRGINIA JACOBSON/ AMBROSE RECREATION & PARK DISTRICT (Owners), County File CDDP24-03051: The applicant requests approval of Development Plan modification to a 124-unit 100% affordable housing development previously approved by the County Zoning Administrator under Land Use Permit #CDLP22-02029. The revised project maintains the same unit count (124), 100% of which would be affordable to low- or moderate-income levels, however the project site has been reduced from +3.25 to +2.75 acres in area, necessitating certain project revisions to accommodate the smaller site. Substantive project revisions consist of a reduction in building square footage (116,000 s.f. proposed, 129,729 s.f. previously approved) and a reduction in off-street parking spaces provided by the project (134 total spaces provided, where 180 total spaces were previously approved). The project includes 24 density bonus units (24% above base density) pursuant to Government Resource Code section 65915(b)(1)(g), (c) (1)(B)(ii), (f)(3)(d)(i), which authorizes density bonus up to 80% for this project type. Included with the density bonus proposal is a request for the following three concessions/waivers: 1) allow increased building height up to four stories 2) waiver to the County Inclusionary Housing Ordinance (IHO) requested to modify the unit affordability levels pursuant to Government Code Section 65915(b)(1)(G), and 3) waiver to the County IHO affordable rents calculation pursuant to Government Code 65915(d)(2)(D). The subject property consists of two vacant contiguous parcels located at 2867 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (APN: 093-081-027, -028), Zoning P-1 Planned Unit District) AV [25-3353](#)

Attachments: [01 CDDP24-03051 Findings and COA](#)
[02 Maps and Plans](#)
[03 Agency Comments](#)
[04 Adopted MND](#)
[05 Adopted MMRP](#)
[06 CEQA Addendum](#)
[07 Applicants Density Bonus Narrative](#)

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