



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, February 3, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/83831039285> Call in: (888) 278-0254, followed by the 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://cccounty-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. LAND USE PERMIT: CLOSED CONTINUED PUBLIC HEARING

- 2a. NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), [25-348](#)
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

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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-348

Agenda Date: 2/3/2025

Agenda #: 2a.

CONTINUED CLOSED PUBLIC HEARING ITEM

Project Title:	Carnelian Residential Care Facility for the Elderly
County File(s):	#CDLP23-02046
Applicant: Owner:	Nathan Watkins Carnelian Holdings LLC
Zoning General Plan:	Single-Family Residential District (R-10) Single-Family Residential (SH)
Site Address/Location:	2374 Warren Road, Walnut Creek, CA APN: 184-1
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15301(e)(1) additions to existing structures that do not exceed 10,000 sq ft
Project Planner:	Everett Louie, Planner II - phone: (925) 655-2873 at everett.louie@dcd.cccounty.us
Staff Recommendation:	Approve (See section III for full recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit to allow a residential care facility for the elderly for up to 18 persons. 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 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 services provided in this facility would be for a California Licensed Residential Care Facility for the elderly.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) Staff recommends that the Zoning Administrator:

- A. APPROVE Land Use Permit CDLP23-02046 to establish a residential care facility for the elderly, based on the attached findings and Conditions of Approval.
- B. DETERMINE that the proposed project is categorically exempt from CEQA under Section 15301(e)(1) of the CEQA Guidelines.
- C. DIRECT Staff to file a Notice of Exemption with the County Clerk.

III. BACKGROUND

The project was heard on January 22, 2025 by the County Zoning Administrator. On the January 22, 2025 hearing, the Zoning Administrator opened the public hearing to receive testimony from the public. During the

hearing, the Zoning Administrator closed the public hearing and determined that a decision will be made at the February 3 2025 Zoning Administrator Hearing.

IV. CONCLUSION

Staff recommends that the Zoning Administrator APPROVE County file #CDLP23-02046 based on the attached findings and conditions of approval.