



APPEAL OF 100 Discovery Bay Boulevard – REAR DECK
County File CDDP24-03056

COUNTY PLANNING COMMISSION

JUNE 11, 2025

ALLISON SEOANE, PROJECT PLANNER

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General Plan: Residential Low-Medium Density (RLM)



Map Legend

- Assessment Parcels
- General Plan**
- RLM (Residential Low-Medium Density) (3-7 du/ha)
- PS (Public and Semi-Public)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- WA (Water)

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Zoning: Planned-Unit District (P-1) and Urban Farm Animal Exclusion Combining District (-UE)



Map Legend

- Assessment Parcels
- Zoning**
- ZONE_OVER**
- A-3 (Heavy Agriculture)
- A-4 (Agricultural Preserve)
- P-1 (Planned Unit)
- P-1 -UE (Urban Farm Animal Exclusion)

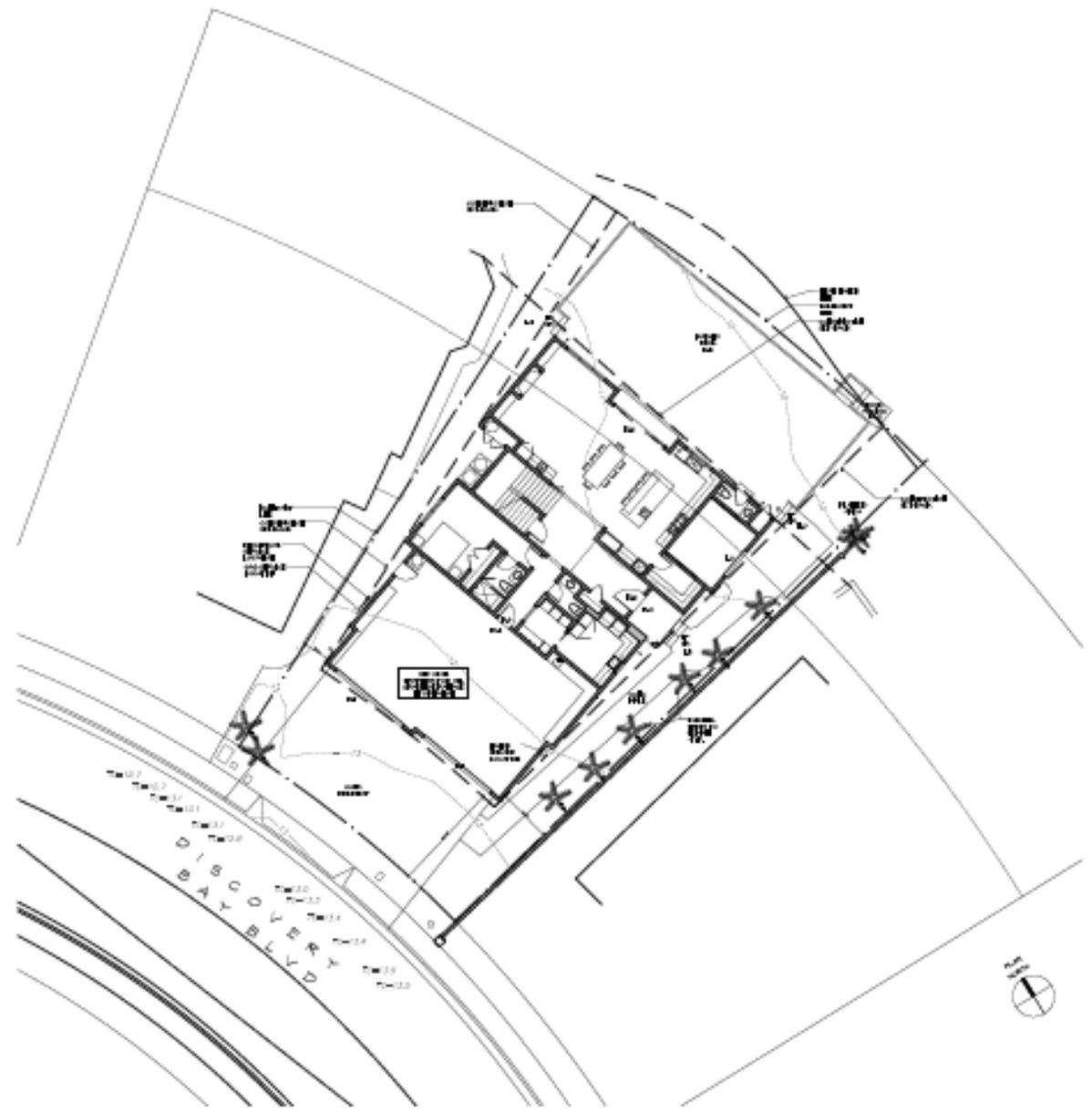
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 Useful Reference:
 FCL 1995 1996 2000 Meridian Auxiliary Sphere
 Datum: NAD 83

Background

- August 14, 2024 – County File CDCV24-00040 for the review and approval of new single-family residence on the subject property was accepted by the Department of Conservation and Development (DCD) where it was determined that the rear deck required approval of a Development Plan to allow a 0-foot rear yard.
- December 19, 2024 – County File CDDP24-03056 was accepted by DCD and deemed complete.
- February 13, 2025 – Dave and DeAnna Turcotte, property owners of 90 Discovery Bay Boulevard, submitted a letter requesting a public hearing during the notice of intent to render an administrative decision for County File CDDP24-03056.
- April 7, 2025 – Zoning Administrator approved County File CDDP24-03056.
- April 15, 2025 – Dave and DeAnna Turcotte, filed their appeal of the Zoning Administrator's decision.

Project Description

- A Development Plan to modify Final Development Plan CDDP74-03014 to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck that will be attached to a new single-family residence on a vacant lot.
- The deck will comply with side yard standards as set forth by CDDP74-03014 (5-foot minimum side yard, 15-foot aggregate side yard).
- The deck is approximately 1,475 square-feet in surface area with an approximate height of 2.5-feet from grade.
- The new 6,414 square-foot, 2-story single-family residence is currently approved under Compliance Review CDCV24-00040.



SITE PLAN
SCALE: 1" = 10'-0"

site GENERAL NOTES

1. THE SITE PLAN IS A GENERAL PLAN PROVIDED FOR RECORD. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE PLAN IS A GENERAL PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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PROJECT NO. _____
 DATE: _____
 SCALE: _____

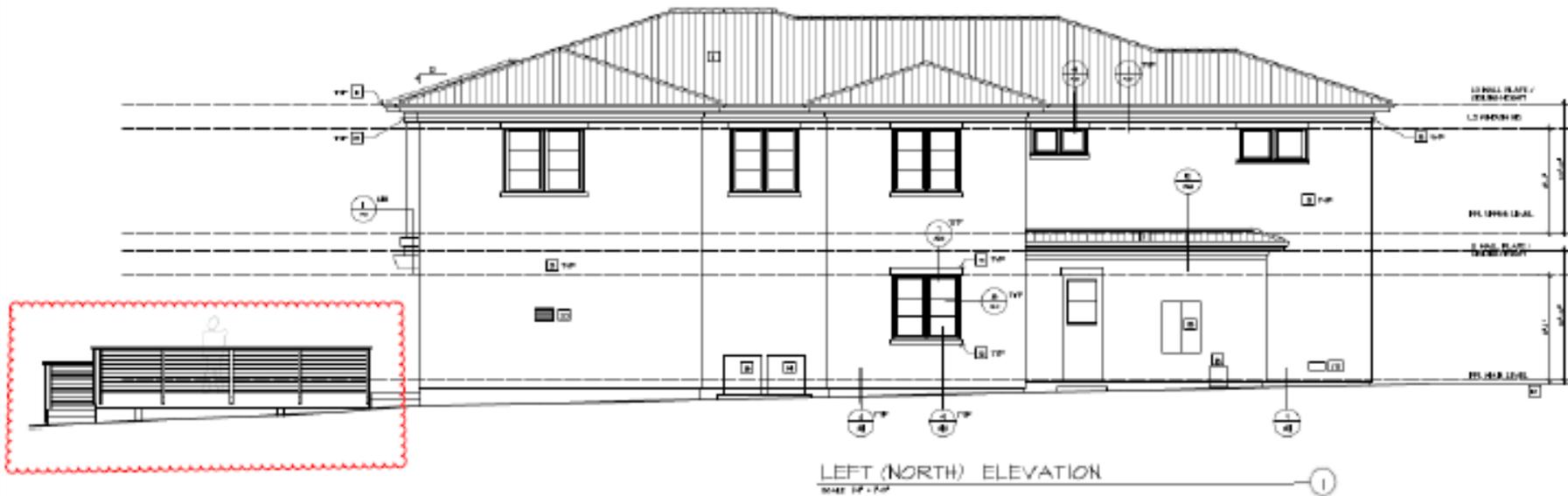
DATE: _____

NO. 1	AS SHOWN
NO. 2	AS SHOWN
NO. 3	AS SHOWN
NO. 4	AS SHOWN
NO. 5	AS SHOWN
NO. 6	AS SHOWN
NO. 7	AS SHOWN
NO. 8	AS SHOWN
NO. 9	AS SHOWN
NO. 10	AS SHOWN

SITE PLAN

DATE:	08-01
BY:	EP ALLEN
SCALE:	AS SHOWN
PROJECT:	PERMIT 200800000000000000
DATE:	08-01
SCALE:	AS SHOWN

EP ALLEN
 ENGINEER
 1000 DISCOVERY BLVD.
 REDWOOD CITY, CA 94063
 (650) 342-1000



LEFT (NORTH) ELEVATION
SCALE 1/4" = 1'-0"



RIGHT (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

SECTION

1	WOOD SHAKES
2	WOOD SHAKES
3	WOOD SHAKES
4	WOOD SHAKES
5	WOOD SHAKES
6	WOOD SHAKES

EXTERIOR ELEVATIONS

DATE	08-10
BY	UNASSIGNED
FILE	REPORT 08/10/10
SCALE	AS SHOWN
DESIGN	AP

PROJECT: **EP ALLEN**
1000 W. 10TH ST. S.W.
TALLAHASSEE, FL 32310

SHEET NO.
A4



EXISTING SITE PHOTO



AERIAL SITE PHOTO

Summary of Appeal Points

As the basis for their appeal, the appellants mentioned the following concerns:

- *The location of the single-family residence being within the slope control area.*
- *The impacts on views, privacy, sunlight, and property values as a result of the single-family residence.*
- *The zero-foot rear setback for the attached deck not complying with the original conditions of Final Development Plan CDDP74-03014.*

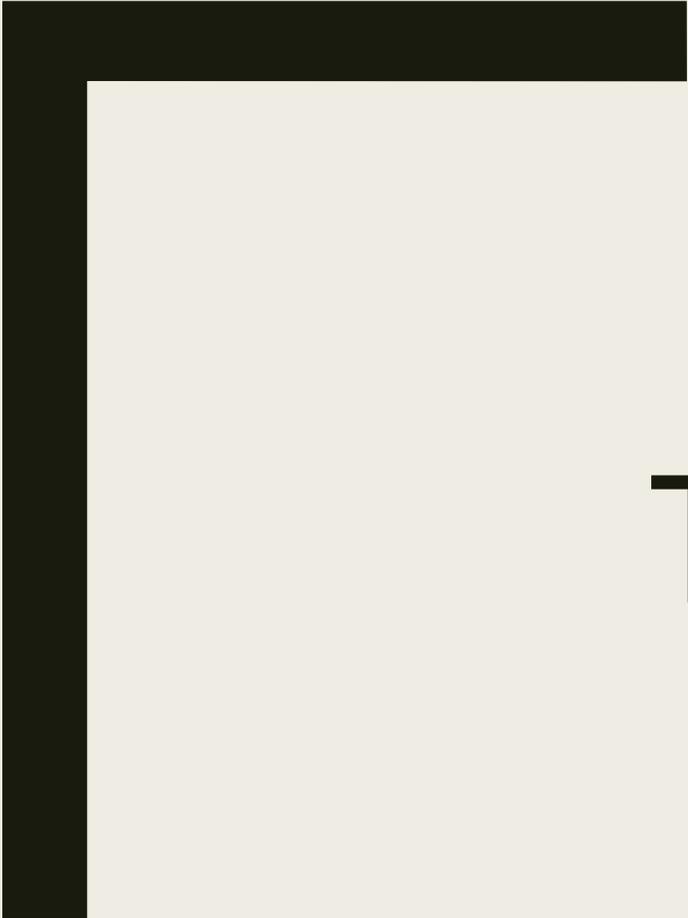
Staff Responses

- The single-family residence was approved under Compliance Review CDCV24-00040 and is currently being reviewed by the Building Inspection Division under County File BIR25-004601.
- As required by Final Development Plan CDDP74-03014, the residence will comply with R-6 Single-Family Residential District development standards, which sets a 20-foot minimum front yard setback, 5-foot minimum side yard, 15-foot minimum aggregate side yard, 15-foot minimum rear yard, and 35-foot maximum height or 2.5 story maximum height. The approved residence is 31-feet, 9-inches tall where the maximum height allowed is 35-feet, and otherwise meets all minimum yard and setback requirements.
- The attached deck being located in the rear setback is consistent with several neighboring properties, including the adjacent properties, is relatively low to the ground as it is only 2.5-feet above grade, conforms to side yard setback requirements, and is only deviating from R-6 standards in the direction of the water at the rear of the property, where there are no neighbors immediately located. Therefore, the rear yard deck should not have a significant effect on views, privacy, sunlight, or property.
- The slope control area is under the jurisdiction of the Reclamation District. The Reclamation District #800 is a separate entity from Contra Costa County that has separate review requirements that the project proponent is responsible to satisfy. Plans with the Reclamation District's approval stamps were provided showing that the project received District approval on November 7, 2024.

Staff Recommendation

Staff recommends that the County Planning Commission:

- DENY the appeal by Dave and DeAnna Turcotte.
- FIND that the project is categorically exempt from CEQA under Section 15303(e) of the CEQA Guidelines.
- UPHOLD the Zoning Administrator's approval of County File CDDP24-03056 to modify Final Development Plan CDDP74-03014 to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck that will be attached to a new single-family residence on a vacant lot.
- DIRECT staff to file a Notice of Exemption.



THANK YOU

Questions ?

