



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, January 8, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888) 278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

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For assistance with remote access, please contact County staff at (925) 494-4516

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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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC HEARINGS

- 1a.** CHIEH AND KAYNE BARCLAY (Applicant and Owners) - HEMAN PATEL AND ADITI SHASTRI (Appellants), County File #CDDP24-03011: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review for a new rooftop deck with railing, and a new Juliet balcony. The subject property is located at 2 Highland Blvd., in the Kensington area of Contra Costa County (Zoning: R-6 Single-Family Residential District, -TOV, Tree Obstruction of Views Combining District, and -K, Kensington Combining District) (Assessor's Parcel Number: 572-013-006). DRW 25-15

Attachments: [A. CDDP24-03011 Findings and COAs](#)
[B. CDDP24-03011 Appeal Letter on Zoning Administrator's Decision](#)
[C. CDDP24-03011 Maps](#)
[D. CDDP24-03011 ZA Staff Report](#)
[E. CDDP24-03011 Project Plans](#)
[F. CDDP24-03011 Site Visit Photos 7 Arlington 11.1.24](#)
[G. CDDP24-03011 PowerPoint Presentation](#)

2. PUBLIC COMMENTS

3. STAFF REPORT

4. COMMISSIONERS' COMMENTS

5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE WEDNESDAY, JANUARY 22, 2025, AT 6:30 P.M.**



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, January 22, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELLED

NEXT MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 12, 2025 AT 6:30 P.M.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, February 12, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://ccccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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1. PUBLIC HEARINGS

- 1a.** PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM **25-466**

This item has been continued until the next meeting of the Contra Costa County Planning Commission, which will be held on February 26, 2025.

- 1b.** DARYL CHRZAN (Applicant and Owner, County File #CDHT23-00001. This is a request to nominate two Canary Island date palm trees measuring approximately 124 inches and 125 inches in circumference, pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4). The subject property is located at 11 Attri Court in the unincorporated Lafayette area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (APN: 166-230-028) NS **25-467**

Attachments: [Attachment A - COA Findings-CPC CDHT23-00001](#)
[Attachment B - Maps CDHT23-00001](#)
[Attachment C - Anotated Aerial Map CDHT23-00001](#)
[Attachment D - Heritage Tree Nomination Package CDHT23-00001](#)
[Attachment E - Draft Board Resolution CDHT23-00001](#)
[Attachment F - Presentation Slides CDHT23-00001](#)

- 1c. KEVIN WEISS (Applicant) - DUONG ESTUARY COVE LLC (Owner), County File #CDS23-09669, CDDP23-03040: This is a hearing on an appeal of County staff's determination that the subdivision and development plan application filed under CDS23-09669 and CDDP23-03040 is incomplete. The subject property is an approximately 77-acre vacant lot located north of Sandmound Blvd. in the unincorporated Oakley area of Contra Costa County (Zoning: P-1, -CE, Planned Unit District, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 032-112-007). JC

25-468

Attachments: [Attachment A - FINDINGS for Appeal Denial](#)
[Attachment B - Preliminary Application Submittal](#)
[Attachment C - Preliminary App IncompleteLtr_102423-signed](#)
[Attachment D - Response to Preliminary Application Incomplete Notice](#)
[Attachment E - Preliminary CompleteLtr_110223-signed](#)
[Attachment F- Formal Application Submittal](#)
[Attachment G - 1st IncompleteLtr_051724-signed](#)
[Attachment H - Resubmittal to 1st Incomplete Ltr](#)
[Attachment I - Response Letter to 1st Incomplete Ltr](#)
[Attachment J- 2ndIncompleteLtr_092024-signed](#)
[Attachment K - Response to 2nd Incomplete Notice](#)
[Attachment L -3rdIncompleteLtr_121124-signed](#)
[Attachment M - CDS23-09669 APPEAL LTR_122324](#)
[Attachment N - Screenshot of County planning application checklists](#)
[Attachment O - County General Planning Application Checklist](#)
[Attachment P - County Inclusionary Housing Plan Checklist](#)
[Attachment Q - Maps](#)

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE WEDNESDAY, FEBRUARY 26, 2025, AT 6:30 P.M.**



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, February 26, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

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VICE-CHAIR: Bhupen Amin

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM [25-542](#)

Attachments: [Ordinance No. 2025-XX Accessory Dwelling Units CPC DRAFT](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, MARCH 12, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, March 12, 2025

6:30 PM

30 Muir Road, Martinez

CONTRA COSTA COUNTY PLANNING COMMISSION - CANCELLED

The next meeting of the Contra Costa County Planning Commission is March 26, 2025, at 6:30 p.m.

For more information, please call Hiliana Li 925-655-2860



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, March 26, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELLED

The next meeting is scheduled for April 9, 2025, at 6:30 p.m.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 9, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission meeting CANCELLED

For more information please contact Hiliana Li at 925-655-2860.

The next meeting is scheduled for April 23, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, January 6, 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.

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1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

- 2a. HOWARD HIIBEL (Applicant and Owner), County File #CDLP21-02004: The applicant is requesting approval of a Land Use Permit application to permit a horse boarding facility for up to 18 horses. The horse boarding facility will utilize an existing 37,288 square foot covered agricultural stable and arena. There will be no development beyond establishing unpaved parking spaces (a total of 15 on-site parking spaces) is proposed at this time. The proposed hours of operation are 8:00 AM to 10:00 PM for the boarding facility. The business will have 1 full-time employee. The project includes a Variance request from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings and signage; and landscaping. The project also includes an exception request from the collect and convey requirements in Chapter 914-2 of the County Subdivision Ordinance. The subject property is located at 2235 Sunset Road in the unincorporated Brentwood area of the County. (Zoning: A-2) (Assessor's Parcel Number: 015-090-039) EL

[25-10](#)

Attachments: [Attachment A - CDLP21-02004 Findings and COA final](#)
[Attachment B - Maps](#)
[Attachment C - Initial Study - Negative Declaration](#)
[Attachment D - Agency Comments](#)
[Attachment E - CDLP21-02004 Project Plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 22, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Wednesday, January 22, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285>. | Call in: (888) 278-0254 Access code: 198675

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1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

- 2a. NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), 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 [25-179](#)

Attachments: [A. CDLP23-02046 Findings and COA](#)
[B. CDLP23-02046 Maps](#)
[C. CDLP23-02046 Agency Comments](#)
[D. CDLP23-02046 Plans](#)
[E. CDLP23-02046 Applicant response to comments](#)
[F. CDLP23-02046 Community Meeting Notes](#)

3. ANNUAL COMPLIANCE REVIEW: PUBLIC HEARING

- 3a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA24-0006: This is a public hearing on the Thirtieth Annual Compliance Report for project year 2024, dated November 21, 2024, prepared and submitted by Shapell Industries to summarize its compliance with the (Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. AV [25-180](#)

- 3b. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR24-0117: This is a public hearing on the Project Year 2024. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). AV [25-181](#)

Attachments: [Attachment 1 - RESOLUTION 2-2025 - DA-2024](#)
[Attachment 2 - 2024 Annual Compliance Report](#)

The next meeting of the Contra Costa County Zoning Administrator will be held on Monday, February 3, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, February 3, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254, followed by the access code 198675

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1. PUBLIC COMMENTS:
2. LAND USE PERMIT: CLOSED CONTINUED PUBLIC HEARING

- 2a.** NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), 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

[25-348](#)

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Wednesday, February 19, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> | Call in: (888) 278-0254 Access code: 198675

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1. PUBLIC COMMENTS
2. NOTICE OF FINE APPEAL: PUBLIC HEARING

- 2a.** This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00253. This case is for violation(s) of operating a landscaping business on the vacant property in a P-1 zoning district. The property address is 0 Poinsettia Avenue, Bay Point, California [25-424](#)

Attachments: [CECF23-000253](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a.** GLORIA KNOLL LLC, GRANT CARONE (Applicant & Owner), County File #CDMS24-00009: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 45,502-square-foot vacant lot into two lots. Parcel A will be approximately 21,054 square feet and Parcel B will be 24,449 square feet. No residential development is proposed with the project. The project proposes future improvements such as grading of approximately 4,633 cubic yards of cut and 683 cubic yards of fill, proposing a new private access, utility and landscape easement on Parcel A, a bio-retention area on Parcel A and Parcel B, and sanitary and water lines. Access to the parcels would be provided by a private road that connects to Gloria Terrace. The project site is located directly north of 3274 Gloria Terrace in the unincorporated Lafayette area of the County. (Zoning: R-20, Single-Family Residential District) (APN: 166-240-039) EL [25-425](#)

Attachments: [Attachment A CDMS24-00009 Findings and COAs](#)
[Attachment B CDMS24-00009 Maps](#)
[Attachment C CDMS24-00009 Agency Comments](#)
[Attachment D CDMS24-00009 Tentative Map 10.9.2024](#)

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 3, 2025

1:30 PM

30 Muir Road, Martinez

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1. PUBLIC COMMENTS
2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. OWEN POOLE SDC DELTA COVES LLC (Applicant) - ANDREW COON (Owner), County File #CDMS24-00015: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 22,529-square-foot vacant lot into three lots. Parcel A will be approximately 8,016 square feet, Parcel B will be approximately 6,798 square feet and Parcel C will be approximately 7,715 square feet. The minor subdivision will re-establish Lots 263, 264 and 265 of Tract 6013, as the three lots were merged under CDLL20-00015. No residential development is proposed at this time with this project. The project site is addressed 485 Halcyon Place, in the Bethel Island area of the County. (Zoning: P-1, Planned Unit District) (APN: 031-210-060) EL

[25-529](#)

Attachments: [Attachment A CDMS24-00015 Findings and COA](#)
[Attachment B CDMS24-00015 Maps](#)
[Attachment C CDMS24-00015 Agency Comment](#)
[Attachment D CDMS24-00015 Tentative Parcel Map](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 17, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 17, 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. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a. LOPEZ MARTINE (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00253. This case is for violation(s) of operating a landscaping business on the vacant property in a P-1 zoning district. The site address is 0 Poinsettia Ave., Bay Point. [25-910](#)

3. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

- 3a. GLORIA KNOLL LLC, GRANT CARONE (Applicant & Owner), County File #CDMS24-00009: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 45,502-square-foot vacant lot into two lots. Parcel A will be approximately 21,054 square feet and Parcel B will be 24,449 square feet. No residential development is proposed with the project. The project proposes future improvements such as grading of approximately 4,633 cubic yards of cut and 683 cubic yards of fill, proposing a new private access, utility and landscape easement on Parcel A, a bio-retention area on Parcel A and Parcel B, and sanitary and water lines. Access to the parcels would be provided by a private road that connects to Gloria Terrace. The project site is located directly north of 3274 Gloria Terrace in the unincorporated Lafayette area of the County. (Zoning: R-20, Single-Family Residential District) (APN: 166-240-039) (Continued from February 19, 2025) EL [25-911](#)

Attachments: [Attachment A CDMS24-00009 Findings and COAs](#)
[Attachment B - CDMS24-00009 Feb 19, 2025 ZA Packet](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 2,996 square feet on a vacant lot, The project includes a Variance for a 4-foot front yard setback (where 20 feet is the minimum required) to accommodate the detached garage and a retaining wall. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue 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: 570-161-009) GF 25-912

Attachments: [Attachment A CDDP23-03009 Findings and COAs final](#)
[Attachment B Project Plans](#)
[Attachment C Story Poles](#)
[Attachment D Agency Comments](#)
[Attachment E Public Comments Received](#)
[Attachment F Geotechnical Report](#)
[Attachment G Arborist Report](#)
[Attachment H Maps](#)

- 4b. TOM DUDLEY, ENGINEERED SOILS REPAIRS INC. (Applicant) - CALIFORNIA RESERVE OWNERS ASSN, WILLIS MANAGEMENT GROUP and JAMES DINNING/DEANNA ANDERSON TRUST (Owners), The applicant requests approval of a non-substantial modification to Development Plan #CDDP86-03041 with a deviation to allow a 0-foot setback, and a Tree Permit for the removal of six (6) code-protected redwood trees with a combined diameter of 122 inches, for the construction of two new retaining walls over 3 feet in height and ranging from approximately 65 to 346 linear feet on the subject property. Proposed grading consists of approximately 1,122 cubic yards (cy) cut, and 1,100 cy fill, for a net 22 cy of cut. The project is located at North Pond Court, South Pond Court, and 768 S. Pond Court in the unincorporated Lafayette area. (Zoning: Planned Unit District, P-1); (Assessor's Parcel Numbers: 365-530-024, 365-530-025, 365-530-026, and 365-530-016 (SS) 25-913

Attachments: [Attachment A Findings and COA CDDP24-03004](#)
[Attachment B Maps CDDP24-03004](#)
[Attachment C Agency Comments CDDP24-03004](#)
[Attachment D Public Hearing Request CDDP24-03004](#)
[Attachment E Project Plans CDDP24-03004](#)

5. TREE PERMIT: PUBLIC HEARING

- 5a. VICKY HARRIS (Applicant & Owner), County File CDTP23-00005: The applicant is seeking approval of a Tree Permit and Small Lot Design Review for the proposed demolition of an existing residence and the construction of a new 4,704 square-foot two-story single-family residence. The proposed project includes work within the dripline of one (1) code-protected tree located in front of the existing residence on the northwestern corner of the subject property. No tree removal is proposed with this application. The subject property is located at 3139 Via Larga in the Alamo area of unincorporated Contra Costa County. (APN: 191-093-017, Zoning R-20 Single-Family Residential) AV

[25-914](#)

Attachments: [02 CDTP23-00005 Findings and COAs](#)
[03 Maps](#)
[04 Public Comments](#)
[05 Agency Comments](#)
[06 Project Plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 7, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 7, 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.

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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.

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1. PUBLIC COMMENTS
2. SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [25-1132](#)
MOHAMMAD & ZARIN AHMADIEH Owner), County File #CDSD22-09628
and CDDP22-03036: The applicant requests approval of a Major Subdivision and
a Development Plan to modify County File # CDSD06-09100 and
CDDP06-03014 (approved in 2007) to allow for a Vesting Tentative Map for 33
parcels with lots ranging in area from 840 to 1,601 square feet. The project also
includes the demolition of multiple buildings and structures for the construction
of four new multi-family buildings which will house 32 three-story townhouse
units and one two-story townhouse unit, and the installation of associated
improvements (e.g. pavement, utilities, bioretention area, private street,
landscaping and hardscape). The project includes a Tree Permit for the removal of
approximately 13 code protected trees and a Variance request for the following:
24' driveway aisle width for guest parking on the northeastern property line
(where 25' is required); Building One – 18'-3" setback for Pacheco Blvd (where
25' is required) and 13'-7" setback for Windhover Way (where 25' is required);
Building Three – 17'-5" side yard setback (where 20' is required); Building Four
– 17'-5" side yard (where 20' is required) and 8' building separation (where 20' is
required) and 81% of units with tandem parking (where the max is 15% of the
units). The project includes approximately 100 cubic yards of fill and 10,200
cubic yards of cut. The project requests an exception to Division 914, Detention
Basin requirements. The subject property is a 1.57-acre parcel located at 3835,
3845 and 3855 Pacheco Blvd. in the unincorporated Martinez area. (Zoning:
Multiple-Family Residential, M-29) (APN: 380-220-044 and 380-220-067). EL

Attachments: [Attachment A CDSD22-09628 ZA PROJECT FINDINGS and COA](#)
[Attachment B CEQA Public Comments](#)
[Attachment C CDSD22-09628 IS MND](#)
[Attachment D Maps CDSD22-09628 CDDDP22-03036](#)
[Attachment E Agency Comments](#)
[Attachment F CDSD22-09628 and CDDP22-03036 Applicant](#)
[Revisions to Address neighbor and ZA](#)
[Attachment G CDSD22-09628 and CDDP22-03036 Project Plans \(1\)](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. BHAVANA SHAH, TALON DESIGN GROUP (Applicant) - EDWARD ALLEN (Owner), County File CDDP24-03056: The applicant requests approval of a Development Plan to modify Final Development Plan CDDP74-3014 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 project site is located at 100 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District, -UE Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number: 004-490-027) AS 25-1133

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Photos](#)
[Attachment D Project Plans](#)
[Attachment E Agency Comments](#)
[Attachment F Public Hearing Request](#)
[Attachment G Final Development Plan CDDP74-03014](#)

- 3b. KHALIF & KIMBER AUSTIN (Applicant and Owner), County File #CDDP25-03002: The applicant requests approval of a Development Plan for a Kensington Design Review to allow the construction of a new 4,239-square-foot, two-story single-family residence with an attached garage on a vacant lot. The gross floor area will be 4,239 square feet, where 3,200 square feet is the maximum gross floor area. The project includes approximately 116.68 cubic yards of cut. The project also includes an exception request from Chapter 914-2.002 – collect and convey requirements. The project is located at 18 Highgate Road, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor's Parcel Number: 572-231-010) EL 25-1134

Attachments: [Attachment A Findings and Conditions of approval CDDP25-03002](#)
[Attachment B CDDP25-03002 Maps](#)
[Attachment C CDDP25-03002 Agency Comments](#)
[Attachment D CDDP25-03002 Site Photographs](#)
[Attachment E CDDP25-03002 Architectural Plans](#)

4. VARIANCE: PUBLIC HEARING

- 4a. RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) GF [25-1135](#)

Attachments: [Attachment A CDVR23-01032 Findings final](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Hearing Request](#)
[Attachment E Photos](#)
[Attachment F Maps](#)

- 4b. GARRY BAKER, GLB ARCHITECTS (Applicant) - LUCAS JONES (Owner), County File CDVR24-01035: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 12-foot secondary front yard setback (where a minimum of 20 feet is required), for the construction of a new 3,600 square-foot metal agricultural equipment storage building that will replace two existing agricultural storage buildings that are 400 square feet and 1,050 square feet in size on a lot that is substandard in size and average width. The project site is located at 7255 Piper Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District and -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-072-004) GF [25-1136](#)

Attachments: [Attachment A CDVR24-01035 Findings and COAs final](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Hearing Request](#)
[Attachment E Photos](#)
[Attachment F Maps](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 21, 2025.