



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 17, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

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 (855)758-1310 US Toll Free or (408) 961-3928. 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/85491390617> Webinar ID: 854 9139 0617.

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. SUBDIVISION: PUBLIC HEARING

- 2a. ANDY BYDE (Applicant) - COJAM, LLC (Owner), County File #CDSD24-09696: The applicant requests approval of a vesting tentative map for a subdivision which proposes to subdivide the 9.83-acre project site into 19 lots ranging in size from approximately 3,597 to 63,670 square feet, a 41,748-square-foot private access designated as Parcel A, and a 1,662-square-foot right-of-way dedication designated as Parcel B. On each new lot, a 4- to 5-bedroom single-family residence ranging in size from approximately 1,215 to 4,595 square feet is expected to be constructed. The residences on Lots 17 through 19 would be restricted for sale to very low-income households; therefore, the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions pursuant to the California Density Bonus Law, Gov. Code Section 65915(f)(2). The project is seeking waivers of development standards pertaining to: (a) a waiver to allow four off-street parking spaces within the front setback area of the three inclusionary units; (b) a waiver for reduced minimum lot size for Lots 1-8 and Lots 10-19; (c) a waiver for reduced side yard and aggregate side yard setback for all lots; (d) a waiver for reduced front yard setbacks for Lots 17-19; (e) a waiver for a reduced rear yard setback for Lot 19; (f) a waiver for a reduced average lot width for Lots 1-8 and 10-19; (g) a waiver for reduced lot depth for Lots 17-19; (h) a waiver for reduced setbacks for retaining walls over 3 feet; and (i) a waiver for a reduction to the development standards of the North Gate Specific Plan for Building Height, Lot Size, Density, Lot Area, and Setbacks. The project is also seeking concessions to: (a) utilize gross acreage to determine the density of the project site; (b) allow the affordable units to be smaller in size by more than ten percent when compared to the market-rate units; (c) allow the affordable units to be developed on smaller lots of more than ten percent when compared to the market-rate units; and (d) allow the affordable units to have alternative interior finishes that reduce interior construction costs by more than five percent when compared to the market-rate units. To accommodate improvements, the project will demolish all existing structures and is requesting a tree permit is included for the removal of 34 code-protected trees and work within the dripline of 13 code-protected trees. The project includes grading of approximately 34,700 cubic yards of cut and 34,700 cubic yards of fill. The project is located at 1125 North Gate Road in the unincorporated Walnut Creek area. (Zoning: R-40 Single-Family Residential District) (APN: 138-180-002) EL [26-3548](#)

Attachments: [Attachment A - CDSD24-09696 Findings and Conditions of Approval.pdf](#)
[Attachment B - CEQA Guidelines Section 15183 Consistency Checklist.pdf](#)
[Attachment C - Draft CBA Agreement.pdf](#)
[Attachment D - Maps.pdf](#)
[Attachment E - Agency Comments.pdf](#)
[Attachment F - Project Description.pdf](#)
[Attachment G - Special Reports.pdf](#)
[Attachment H - Project Plans.pdf](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. MICHAEL MILANI, MILANI & ASSOCIATES (Applicant) - JEFF AND SHEILA LANGON (Property Owners), County File CDMS25-00003: Request for approval of a Tentative Parcel Map to subdivide a 1.9-acre property into 2 new residential parcels (Parcel A: 42,899.4 square-feet and Parcel B: 40,028.3 square-feet) with two variance requests to allow both parcels to have an average lot width of less than the 140-foot minimum required (Parcel A: 85-feet and Parcel B: 87-feet) and four exception requests to County's Subdivisions Ordinance (1. Section 96-10.004 – "Underground Utilities" to not be required to ground existing utilities, 2. Section 96-14.0002 – "Improvement of County Streets" to not be required to install frontage improvements, 3. Section 914-2.002 – "Collect and Convey" to be permitted to only maintain the existing drainage pattern, and Section 914-12.010 – "Detention Basins - Maintenance" to permit private maintenance of onsite detention structures instead of the required public maintenance). The project also includes: removal of 21 onsite trees and work within the dripline of 22 onsite trees to remain, reconstruction of the existing driveway into a private road, demolition of the existing detached garage and two shed buildings, and approximately 1,260 cubic yards of grading (160 cubic yards of cut and 1,100 cubic yards of fill). The property is located at 2485 Caballo Ranchero Drive in the Diablo area of unincorporated Contra Costa County. (Zoning: R-40 Single-Family Residential District) (Assessor's Parcel Number: 195-352-014) DV [26-3549](#)

Attachments: [Attachment 1 Findings and Conditions of Approval.pdf](#)
[Attachment 2 Maps.pdf](#)
[Attachment 3 Agency Comments.pdf](#)
[Attachment 4 Public Comments.pdf](#)
[Attachment 5 Tentative Parcel Map.pdf](#)
[Attachment 6 Project Plans.pdf](#)
[Attachment 7 Site Photos.pdf](#)
[Attachment 8 Arborist Report 02.19.25.pdf](#)
[Attachment 9 Final MND Initial Study.pdf](#)
[Attachment 10 Final MMRP.pdf](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. GREG VANMECHELEN | VANMECHELEN ARCHITECTS (Applicant) - KEN AND JULIE KURTZMAN (Owners), County File CDDP25-03032: The applicant is seeking approval of a Kensington Design Review Development plan to allow a 398 square-foot addition to the existing residence as well as an 88-square-foot deck addition. The project results in a gross floor area (GFA) of 3,131 square feet, where 2,500 square feet is the GFA threshold necessitating public hearing. The project scope also includes a Variance for rear setback of 5-foot 10-inches (where 15 feet is the minimum). The subject property is located at 210 Amherst Avenue in the Kensington area of unincorporated Contra Costa County (APN: 570-050-004, Zoning R-6 Single-Family Residential, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) DL [26-3550](#)

Attachments: [Attachment A - Findings and Conditions of approval.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Agency Comments.pdf](#)
[Attachment D - Project Plans.pdf](#)

5. VARIANCE: PUBLIC HEARING

- 5a. JOHN & LORI RAMIREZ (Applicants & Owners), County File #CDCV25-00054: The applicant requests a second compliance review pursuant to condition of approval #3 for Land Use Permit #CDLP18-02013 for the continued operation of an off-road motorcycle recreation park approved by the County Planning Commission on March 24, 2021. The project is located at 50 Camino Diablo Road in the unincorporated Brentwood area of Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (APN: 003-020-048) EL [26-3551](#)

Attachments: [Attachment A - CDLP18-02013 Permit.pdf](#)
[Attachment B - Diablo MX Ranch Closure.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 9, 2026.