



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 6, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-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://cccounty-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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a. CLIF SCHOFIELD (Applicant/Owner), County File CDDP21-03007: The applicant is seeking a Development Plan approval to allow the construction of a four-unit multi-family residential development on a vacant parcel. The proposal includes two separate two-story apartment buildings (Building A & Building B), Buildings A & B each consist of two identical 3-bedroom apartment units, combining for a total of four units. Each building includes 2,600 square feet of living space and an attached two-car garage that provides one covered parking space for each unit within the respective buildings. The project includes requests for building setback variances for both buildings. Proposed setback variances for Building A include a 15' front setback (Almond Street) where 25' is the minimum required, 4' 9 3/4" secondary front setback (Howe Road) where 25' is the minimum required, and 9' 1 7/8" southern side yard where 20 feet is the minimum required. Proposed setback variances for Building B include an 8' 11 1/2" (southern) side yard, a 9' 1 3/8" (western) rear yard and a 3' (northern) side yard, where 20 feet are the minima required. The project also includes variances to ordinance code section 84-26.608 for lot coverage (37% proposed where 35% is the maximum permissible), section 84-26.602 for minimum parcel area (9,600 s.f. existing where 10,000 s.f. is the minimum required for multi-family residential development), and section 84-26.1402 for landscaping open space areas within the development (no landscaping proposed where 25% open area is required). The project also proposes off street parking variances to forego the provision of one guest parking space and to allow each of the parking spaces provided to encroach within the side yard and setback areas applicable to the principal structure. Lastly, the project includes a tree permit for the prior removal of three code protected trees from the subject property. The subject property is addressed 0 Almond Street and is located on the southern frontage at the eastern terminus of Almond Street, immediately west of the Howe Road right-of-way in the unincorporated Martinez area of Contra Costa County. (Zoning: M-29 Multi Family Residential District) (Assessor's Parcel Number: 375-257-003) (Continued from June 15, 2026 RLH) AV

[26-2882](#)

Attachments: [01 Findings_COA.pdf](#)
[02 Plans.pdf](#)
[03 ZA Staff Report 06.05.26.pdf](#)

3. TREE PERMIT: CONTINUED PUBLIC HEARING

- 3a. LISA SHARPE, WALL TO WALL OF CALIFORNIA (Applicant) - SHARON LOUIE (Owner), County File CDTP25-00067: The applicant requests approval of a Tree Permit and Small Lot Design Review to remove one code-protected 9-inch diameter honey locust tree and work within the drip line of one code-protected 22-inch diameter honey locust tree for the construction of a new 3,046 square-foot two-story single-family residence on a lot of substandard size and substandard average width, following demolition of the existing single-family residence and accessory dwelling unit on the lot. This project is continued from the May 18, 2026 Zoning Administrator meeting. The project site is located at 1365 Milton Avenue, in the Walnut Creek area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 183-132-006) GF [26-2883](#)

Attachments: [Attachment A 1365 Milton Ave. Planning Response.pdf](#)

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. BRUCE LYON, DIAMOND ENGINEERING SERVICES (Applicant) - AHMED ALI KAID ABDULLAH (Owner), County File CDLP25-02045: The applicant requests approval of a Land Use Permit to establish a restaurant, including take-out food with a drive-thru window, within an existing 1,175-square-foot commercial building, previously used for a drive-up convenience market. The project also includes a deviation to the P-1 Bay Point Development Standards for a 5 ft. 4 in. side yard setback (where 10 ft. is required) for a new trash enclosure and update the existing parking lot. The project site is located at 3215 Willow Pass Road in the Bay Point area of Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 093-193-028) DRW [26-2884](#)

Attachments: [Attachment A Findings & COAs.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Agency Comments.pdf](#)
[Attachment D Plans.pdf](#)

- 4b. JOHN MERRITT, ATC SEQUOIA LLC ON BEHALF OF AMERICAN TOWER (Applicant) - KENNETH E & JEAN M KEELER, TRUSTEES (Owners), County File CDLP26-02004: The applicant requests approval of a Land Use Permit to allow for the continuing operation of an existing American Tower wireless telecommunications facility previously approved under Land Use Permit CDLP14-02058 and currently in use by Verizon with no proposed equipment modifications. The project is located at 5480 Sellers Avenue in the unincorporated area of Oakley in Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (APN: 020-050-006) CP [26-2885](#)

Attachments: [Attachment 1 - Findings and COAs CDLP26-02004.pdf](#)
[Attachment 2 - Maps CDLP26-02004.pdf](#)
[Attachment 3 - Agency Comments CDLP26-02004.pdf](#)
[Attachment 4 - Site Photos CDLP26-02004.pdf](#)
[Attachment 5 - Plans CDLP26-02004.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 20, 2026.