



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Monday, June 1, 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

ZA: R. Hernandez

Staff: A. Sylva, L. Theis (PW), and D. Walton Molina

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

There were no public comments.

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a.** SABINO URRUTIA, ELEVATION DESIGN + CONSULTING (Applicant) [26-2242](#)
- GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development Plan for a proposed 32-foot-six-inch tall two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as +12,000 square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required. The project includes landscape screening around the entirety of the development intended to obstruct public views of the project. The project site is located at 5980 Camino Tassajara in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) (Continued from 04.20.2026) AV

Speakers: Deanne Garrehy, Pleasanton; Chuck Bauman, Pleasanton; Wendi Silva, Pleasanton.

OPEN public hearing - members of the public spoke in opposition to the project stating that the size of the residence is too large for the neighborhood, adding that there was no effort from the developers to come up with a mutual agreement.

DENY the project based on the proposed residence being incompatible with the surrounding neighborhood in terms of size per the small lot design review findings.

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a.** JONATHAN JAMES – WILLIAM WOOD ARCHITECTS (Applicant) - [26-2243](#)
STEPHANIE MILES, NORTOM CORPORATION (Owner), County File #CDDP24-03045: The applicant requests approval of a Development Plan, pursuant to COA #11(B) of CDDP01-03061, to construct a new 5,624-square-foot, two-story, single-family residence with an

891-square-foot garage and one retaining wall up to 5.5 feet on a vacant lot. The proposal requires a Tree Permit for work within the driplines of one 18-inch (diameter) Blue Oak (tree #54) and one 24-inch Blue Oak (tree #55) on the subject property, and to work within the driplines of one 17-inch Coast Live Oak (no tag, #1) and one 48-inch Blue Oak (tree #56) located on the adjacent property. Additionally, the applicant requests a minor modification to COA #12(G)(14) of County File #CDDP01-03061 to allow for grading, construction and trenching beneath the driplines of the oak trees located within the scenic easement, and a deviation to allow a 3-foot side yard (where 15 feet is required) for a retaining wall over 3 feet in height. Grading with approximately 37 cubic yards of fill and 505 cubic yards of cut is also proposed. The subject property is located at 430 Legacy Drive in the Alamo area of Contra Costa County. (Zoning: P-1 Planned Unit District) (APN: 193-010-029)

Speakers: None.

APPROVE the project as recommended by Staff.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 15, 2026.