



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, October 20, 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. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. ZAKARIA ISMAIL (Applicant and Owner), County File CDMS23-00009: The applicant requests approval of a Vesting Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 0.37-acre residential lot with three existing single-family residences into three parcels, including a 5,207 square-foot Parcel A, a 4,815 square-foot Parcel B, and a 6,282 square-foot Parcel C. Each parcel includes an existing residence and Parcels B and C also include existing detached garages. No new development is proposed with this application. As part of the application, deviations from the required 10-foot minimum front yard, 5-foot minimum side yard, and 20-foot minimum rear yard setbacks of the Bay Point P-1 Planned Unit District are requested to allow the existing buildings to remain in their current locations. The applicant also requests authorization of Exceptions to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey) to retain the current drainage flows, and of County Code Chapter 96-10 (Underground Utilities) to allow the existing utilities to remain. The subject property is located at 10-30 Roberts Street in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 095-075-023) TO BE CONTINUED TO NOVEMBER 3, 2025 JL [25-4321](#)

3. LAND USE PERMIT; PUBLIC HEARING

- 3a. MARK WHITLOCK (Applicant) - RAJBIR SARKAIRA (Property Owner); County File #CDLP24-02027: A request for approval of a Land Use Permit to add a commercial kitchen within the existing Gateway Market building to establish a take-out food business. The project includes a request for a Variance to allow 23 parking spaces (where 31 spaces is required) and no bicycle parking. The subject property is located at 3615 Gateway Road in the Bethel Island area of unincorporated Contra Costa County. Zoning: Retail Business (R-B); APN: 029-050-064 DV [25-4322](#)

Attachments: [Attachment 1 Findings and Conditions of Approval](#)
[Attachment 2 Maps](#)
[Attachment 3 Project Plans](#)
[Attachment 4 Agency Comments](#)

3:30 P.M.

1. PUBLIC COMMENTS
2. DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. MONTECITO DEVELOPMENT CO. LLC (Applicant) and CONTRA COSTA COUNTY (Owner), County File# DP21-3022: the applicant is requesting approval of a Development Plan Permit to construct a 223,145 square foot warehouse building with associated off-site improvements (i.e., roadway improvements, sidewalks, curbs, gutters, landscaping, utility connections, and traffic calming improvements), driveway connections to both Marsh Drive and Sally Ride Drive, a new intersection at Marsh Drive/Sally Ride Drive (north), lane separation and other improvements related to a proposed separated bike facility on Marsh Drive and removal of one tree. The proposed project site is approximately 16-acres located on the western portion of Buchanan Field Airport between Marsh Drive and Sally Ride Drive, in the Pacheco area. In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, Contra Costa County, as lead agency, has prepared a Draft Environmental Impact Report (DEIR). A public review period for the DEIR began on September 5, 2025, and runs through October 21, 2025. This hearing is an opportunity for the public to provide written and verbal comments on the adequacy of the DEIR as the environmental document for the proposed project. (Zoning: U-, Unrestricted District) (Assessor's Parcel Number: 125-010-023) JS [25-4323](#)

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