



CONTRA COSTA COUNTY

AGENDA

Knightsen Town Advisory Council

Tuesday, September 16, 2025

7:00 PM

Knightsen Farm Bureau, 3020 Second
Street, Knightsen, CA 94548

1. Roll Call and Introductions
2. Approval of Agenda
3. Pledge of Allegiance
4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
5. Agency Reports
 - a. **Contra Costa Office of the Sheriff**
 - b. **California Highway Patrol**
 - c. **Contra Costa County Fire Protection District**
 - d. **Office of Supervisor Diane Burgis**
6. Consent Items - Items are subject to removal from the consent calendar by request of any TAC member. Items removed from the consent calendar will be considered with the discussion items.
 - a. APPROVE Record of Actions for April 15, 2025 [25-3875](#)
Attachments: [MeetingMinutes KTAC 4-15-25](#)
7. Discussion Items
IF ANY
 - a. *Status of KTCSD Successor Agency Funds*
 - b. *Community Clean-up Report out and discuss 2026 Community Clean-up*
 - c. *Discuss Holiday Tree Lighting Event*
8. Correspondence/Announcements

- a. RECEIVE Knightsen April-August 2025 Correspondence [25-3876](#)

Attachments: [Knightsen April-August 2025 Correspondance](#)

9. Adjourn

The next meeting is currently scheduled for October 21, 2025, unless quorum cannot be met and/or there are no agenda items.

For Additional Information Contact: Alicia Nuchols, Chief of Staff, 925-655-2330

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

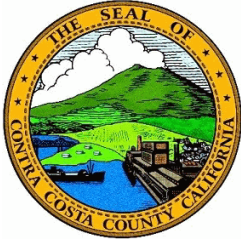
File #: 25-3875

Agenda Date: 9/16/2025

Agenda #: a.

Advisory Board: Knightsen Town Advisory Council
Subject: APPROVE Record of Action April 15, 2025

Recommendation(s)/Next Step(s):
APPROVE Record of Action April 15, 2025



Meeting Minutes

CONTRA COSTA COUNTY Knightsen Town Advisory Council

Tuesday, April 15, 2025

7:00 PM Knightsen Farm Bureau, 3020 Second Street,
Knightsen, CA 94548

1. Roll Call and Introductions

2. Approval of Agenda

The agenda was approved.

Motion: Jehs

Second: Matteri

3. Pledge of Allegiance

4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

5. Agency Reports

a. **Contra Costa Fire Protection District
Office of Supervisor Burgis**

6. Consent Items - Items are subject to removal from the consent calendar by request of any TAC member. Items removed from the consent calendar will be considered with the discussion items.

A motion was made by Jehs, seconded by Carone, to approve items on the Consent Calendar. The item was approved.

Motion: Jehs

Second: Carone

a. [25-1459](#)

Attachments: [MeetingMinutes 19-Nov-24](#)

Motion: Jehs

Second: Carone

7. Discussion Items

a. **SELECT Knightsen TAC 2025 Chair and Vice-Chair**

A motion was made by Jehs, seconded by Carone, to select Councilmember Carone as Chair, and Councilmember Matteri as Vice-Chair.

Motion: Jehs

Second: Carone

b. [25-1460](#)

Attachments: [Knightsen TAC Presentation](#)
[Map Series for Knightsen TAC](#)

c. [25-1461](#)

Attachments: [Tree Ordinance Summary Table 3-31-25](#)
[Tree Protection Ord - public draft March 2025](#)

d. **SELECT date of Knightsen's 2025 community cleanup event, in conjunction with Mount Diablo Resource Recovery**

A motion was made by Carone, seconded by Jehs, to select August 23, 2025 for the event.

Motion: Carone

Second: Jehs

e. **DISCUSS traffic issues on Knightsen Avenue and construction detours**

8. Correspondence/Announcements

a. [25-1462](#)

Attachments: [KTAC April 2025 Correspondence](#)

9. Future Agenda Items

10. Adjourn

The next meeting is currently scheduled for May 20, 2025.

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For Additional Information Contact: Peter Myers, Deputy Chief of Staff, 925-655-2330



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3876

Agenda Date: 9/16/2025

Agenda #: a.

Advisory Board: Knightsen Town Advisory Council

Subject: RECEIVE Knightsen April-August 2025 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Knightsen April-August 2025 Correspondence



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.

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.cccouny.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. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - MOHAMMAD & ZARIN AHMADIEH Owner), County File #CDS22-09628 and CDDP22-03036: The applicant requests approval of a Major Subdivision and a Development Plan to modify County File # CDS06-09100 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

25-1132

Attachments: [Attachment A CDS22-09628 ZA PROJECT FINDINGS and COA](#)
[Attachment B CEQA Public Comments](#)
[Attachment C CDS22-09628 IS MND](#)
[Attachment D Maps CDS22-09628 CDDP22-03036](#)
[Attachment E Agency Comments](#)
[Attachment F CDS22-09628 and CDDP22-03036 Applicant Revisions to Address neighbor and ZA](#)
[Attachment G CDS22-09628 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.



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.

NOTICE OF A PUBLIC HEARING

On MONDAY, APRIL 21, 2025, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing at 30 Muir Road, Martinez, California, to consider a LAND USE PERMIT

SAMANTHA HERRMANN, ASSURANCE DEVELOPMENT (Applicant), G3 Enterprises, Inc. (Owner), County File CDLP24-02016: County File CDLP24-02016: The applicant requests approval of a Land Use Permit for continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP00-02046. No modifications of the wireless facility are proposed. The project site is located at 1300 Camino Diablo in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (Assessor's Parcel Number: 003-020-010, 003-020-029, 003-020-030)

Members of the public may attend the Zoning Administrator meeting and participate in this public hearing in-person at the above-listed location. Members of the public can view and listen to the live meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

The public hearing will also be accessible to the public for participation via teleconference (Dial 888-278-0254 followed by access code 198675) and Zoom (the meeting agenda will include Zoom log-in information and will be posted to the following website, not later than 96 hours prior to the start of the meeting: [CONTRA COSTA COUNTY - Meeting Calendar](#)

Persons who wish to address the Zoning Administrator may also submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860.

For further details, contact the Contra Costa County Department of Conservation and Development at 925-655-2904 or [Maria Lara-Lemus@dcd.cccounty.us](mailto:Maria.Lara-Lemus@dcd.cccounty.us)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 21, 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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http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

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1. PUBLIC COMMENTS
2. CONTINUED PUBLIC HEARINGS

- 2a. 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) (Continued from 03/17/2025 RLH) GF [25-1316](#)

- 2b. 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) (Continued from 04/07/2025 WRN) GF [25-1317](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. SAMANTHA HERRMANN, ASSURANCE DEVELOPMENT (Applicant), G3 Enterprises, Inc. (Owner), County File CDLP24-02016: County File CDLP24-02016: The applicant requests approval of a Land Use Permit for continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP00-02046. No modifications of the wireless facility are proposed. The project site is located at 1300 Camino Diablo in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (Assessor's Parcel Number: 003-020-010, 003-020-029, 003-020-030) MLL [25-1318](#)

Attachments: [Attachment A Findings and COAs](#)

[Attachment B Maps](#)

[Attachment C Wireless Facility Location and Site Plan](#)

[Attachment D As Built Plans](#)

[Attachment E Antenna Plan and Elevations](#)

[Attachment F Photos](#)

[Attachment G Agency Comments](#)

[Attachment H Radio Frequency Emission Survey](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. DEAN MILLS (Applicant) - CENTURY COMMUNITIES OF CALIFORNIA, LLC (Owner), County File #CDDP24-03053: The applicant requests approval of a Substantial Modification to Final Development Plans #CDDP09-03029 (Newport Pointe Subdivision) for the construction of retaining walls exceeding three feet at 0-foot setback on parcel 008-540-037 as it crosses over 011-350-010, and a modification to #CDDP91-03025 (Discovery Bay West Subdivision) to allow grading on Parcel J for a sanitary sewer access road. The new road requires retaining walls as a way to adjust to the grade difference due to the pad elevation between APN: 011-710-074 and 011-350-010. The improvements have been required and requested by the Town of Discovery Bay. The subject properties are located at the intersection of Newport Drive and Slifer Drive in the Discovery Bay area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Numbers: 011-350-010, 011-710-074; 008-540-037) DL

[25-1319](#)

Attachments: [Attachment A Findings and Conditions](#)
[Attachment B Maps](#)
[Attachment C Agency Comments](#)
[Attachment D Plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 5, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 23, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-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>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. 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.

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

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. NATHAN WATKINS ON BEHALF OF CARNELIAN HOLDINGS LLC 25-1489
(Applicant & Owner) - – JOSHUA ECKHAUS AND JENNIFER OSTRANDER
(Appellants), County File #CDLP23-02046: This is an appeal of the Zoning
Administrator's decision to approve 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 a total of six 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

Attachments: [Attachment A CDLP23-02046 Findings and COA](#)
[Attachment B CDLP23-02046 Appeal Letter](#)
[Attachment C CDLP23-02046 Assisted Living Communities Around
the Carnelian](#)
[Attachment D CDLP23-02046 Zoning Administrator Staff Report
January 22 2025](#)
[Attachment E CDLP23-02046 CCCFPD Access Letter](#)
[Attachment F CDLP23-02046 Plans](#)
[Attachment G CDLP23-02046 PPT Slides](#)

- 2b. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), 25-1490
CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK
SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the
Zoning Administrator's decision to approve a Tree Permit to allow the removal of
four (4) code-protected trees on the project site, including (three (3) Valley Oak
trees and one (1) California Bay tree with trunk diameters measuring between
9-inches to 40-inches, for installation of backyard improvements (pavilion, pool
and sports court) on the west end of the property. The project site is located at 15
Morningside Place, in the Alamo area of unincorporated Contra Costa County.
(Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number:
188-270-040) MLL- TO BE CONTINUED TO MAY 14, 2025

3. PUBLIC COMMENTS

4. STAFF REPORT
5. COMMISSIONERS' COMMENTS
6. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE HELD ON WEDNESDAY MAY 14, 2025.**



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, May 5, 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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a.** 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) (Continued from 04.21.2025 RLH) GF 25-1549

Attachments: [Attachment A Revised Project Plans 042125](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a.** DAN MCEVER, TRUGREEN (Applicant) - 4040 PACHECO LLC (Owner), County File #CDLP24-02030. The applicant requests approval of a Land Use Permit to establish a contractor's yard for a lawn care business, "TruGreen," in an existing building on a developed property. No development is proposed. The subject property is located at 4036 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: Light Industrial, L-I); (Assessor's Parcel Number: 161-240-010) SS 25-1550

Attachments: [Attachment A Findings COA](#)
[Attachment B Maps](#)
[Attachment C Agency Comments](#)
[Attachment D Business Statement](#)
[Attachment E Project Plans](#)

4. VARIANCE: PUBLIC HEARING

- 4a.** GEORGE NAVARRO (Applicant and Owner), County File CDVR24-01060: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 750 square-foot detached garage (where 500 square-feet is the maximum size allowed for an accessory building) that is 15-feet, 5-inches in total height (where 15-feet is the maximum height allowed). The project site is located at 3565 Willow Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District, -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-100-014) AS

25-1551

Attachments: [Attachment A CDVR24-01060 Findings](#)
[Attachment B Maps](#)
[Attachment C Photos](#)
[Attachment D Project Plans](#)
[Attachment E Agency Comments](#)
[Attachment F Public Hearing Request](#)

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



CONTRA COSTA COUNTY

AGENDA - PUBLISHED

Contra Costa County Planning Commission

Wednesday, May 14, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-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>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. 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.

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

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow the removal of four (4) code-protected trees on the project site, including (three (3) Valley Oak trees and one (1) California Bay tree with trunk diameters measuring between 9-inches to 40-inches, for installation of backyard improvements (pavilion, pool and sports court) on the west end of the property. The project site is located at 15 Morningside Place, in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 188-270-040) (Continued from 04.23.2025) MLL 25-1705

Attachments: Attachment A Findings and Conditions of Approval
Attachment B Maps
Attachment C Project Plans
Attachment D Arborist Reports
Attachment E Site Visit Photos 12 04 2024
Attachment F Appeal Letter
Attachment G Public Comments

- 2b. ROBERT J. EISELE (Appellant) – CARLOS RAMIREZ, ARBORTECH TREE CARE INC. (Applicant) - BRUCE & GRACE GINN (Owners), County File #CDTP24-00064. This is a hearing on an appeal of the Zoning Administrator's decision to approve a tree permit to allow the removal of three code-protected oak trees to allow the installation of a residential ground-mounted solar/PV system. The subject property is located at 19 Jay Court in the Alamo area of Contra Costa County. (Zoning: P-1 Planned Unit District) (APN: 193-670-016) NS 25-1706

Attachments: Attachment A - Findings and COAs CDTP24-00064
Attachment B - Appeal Letter CDTP24-00064
Attachment C - Public Comments CDTP24-00064
Attachment D - Maps CDTP24-00064
Attachment E - Project Plans CDTP24-00064
Attachment F - Presentation Slides CDTP24-00064

3. STUDY SESSIONS

- 3a. 2026 COUNTY URBAN LIMIT LINE RENEWAL (County File #GP25-0001): [25-1707](#)
This is a study session related to the County's anticipated 2026 ballot measure to renew the Urban Limit Line (ULL). During this study session the Planning Commission will review maps illustrating proposed contractions and expansions of the ULL across the county and accept public comments. WN

Attachments: [Attachment A - Map Series Depicting Potential ULL Adjustments](#)

- 4. PUBLIC COMMENTS
- 5. STAFF REPORT
- 6. COMMISSIONERS' COMMENTS
- 7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, MAY 28, 2025

NOTICE OF A PUBLIC HEARING

On MONDAY, May 19, 2025, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing at 30 Muir Road, Martinez, California, to consider a REQUESTS APPROVAL OF A LAND USE PERMIT.

JASON TOSTE (Applicant) and CANDELARIO BARRAGAN (Property Owner); County File #CDLP23-02053: Request for approval of a Land Use Permit to recognize an existing landscaping business "Candy's Landscape" that has been in operation since 2007, and a Variance to allow a 26-foot setback (where 50-feet is the minimum) for the existing locations of the four buildings being used specifically for this business. This application also includes a request for approval of Variance to allow a lot merger of neighboring properties 14101 and 14121 Byron Hwy that results in an approximately 15-acre parcel (where 40 acres is the minimum lot size required). The subject property is located at 14101 Byron Highway in the Byron area of unincorporated Contra Costa County. Zoning: Exclusive Agricultural District (A-40); APN: 002-010-034.

Members of the public may attend the Zoning Administrator meeting and participate in this public hearing in-person at the above-listed location. Members of the public can view and listen to the live meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

The public hearing will also be accessible to the public for participation via teleconference (Dial 888-278-0254 followed by access code 198675) and Zoom (the meeting agenda will include Zoom log-in information and will be posted to the following website, not later than 96 hours prior to the start of the meeting: [CONTRA COSTA COUNTY - Meeting Calendar](#)

Persons who wish to address the Zoning Administrator may also submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860.

For further details, contact the Contra Costa County Department of Conservation and Development at 925-655-2880 or Dominique.vogelpohl@dcd.cccounty.us.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

NOTICE OF A PUBLIC HEARING

On MONDAY, JUNE 16, 2025, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing at 30 Muir Road, Martinez, California, to consider an application for a LAND USE PERMIT as described below:

JANICY CANALES ON BEHALF OF AMERICAN TOWER (Applicant) - CONTRA COSTA WATER DISTRICT (Owner), County File CDLP24-02023: The applicant requests approval of a Land Use Permit for the continuing operation of an existing American Tower wireless telecommunications facility that was established under Land Use Permit CDLP09-02037. No modifications to the wireless facility are proposed. The project site is located at 19430 Vasco Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 003-010-018)

Members of the public may attend the Zoning Administrator meeting and participate in this public hearing in-person at the above-listed location. Members of the public can view and listen to the live meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

The public hearing will also be accessible to the public for participation via teleconference (Dial (888) 278-0254 followed by access code 198675) and Zoom (the meeting agenda will include Zoom log-in information and will be posted to the following website, under agendas for the current year, not later than 96 hours prior to the start of the meeting: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>).

Persons who wish to address the Zoning Administrator may also submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860.

For further details, contact the Contra Costa County Department of Conservation and Development at (925) 655-2869 or [Diana Lecce@dcd.cccounty.us](mailto:Diana.Lecce@dcd.cccounty.us)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, June 16, 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.

- 3a. MICHAEL MCGHEE (Applicant - Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels ("Parcel A", "Parcel B", "Parcel C" and "Parcel D"). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor's parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots, and a tree permit authorizing the prior removal of two (2) code protected trees, and dripline encroachment for an additional two (2) code protected trees. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV

25-2306

Attachments: [01 CDMS23-00003 Findings and COAs](#)
[02 maps plans](#)
[03 Agency Comments](#)
[04 CDMS23-00003 Draft ISMND 1.6.25](#)
[05 CDMS23-00003 Final MND](#)
[06 MMRP](#)

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. JANICY CANALES ON BEHALF OF AMERICAN TOWER (Applicant) - CONTRA COSTA WATER DISTRICT (Owner), County File CDLP24-02023: The applicant requests approval of a Land Use Permit for the continuing operation of an existing American Tower wireless telecommunications facility that was established under Land Use Permit CDLP09-02037. No modifications to the wireless facility are proposed. The project site is located at 19430 Vasco Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 003-010-018) DL

25-2307

Attachments: [Attachment A Findings & COAs](#)
[Attachment B Maps](#)
[Attachment C As Built Plans](#)
[Attachment D Photos](#)
[Attachment E Agency Comments](#)
[Attachment F Radio Frequency Emission Survey](#)

- 5b. JASMINE DENNIS, RPM TEAM (Applicant) - TOWN OF DISCOVERY BAY (Owner), County File CDDP24-03052: The applicant requests approval of a Development Plan to modify approved Final Development Plan CDDP74-03014 to allow construction of a new 8,315 square-foot administrative building for the Discovery Bay Community Service Department, 28 new off-street parking spaces, a new administrative building monument sign, and 10,357 square feet of new landscaping. The applicant also requests a Tree Permit for the removal of three code-protected trees, including one 60-inch diameter Acacia and two 14-inch diameter Mediterranean Fan Palm trees. The project site is 1601 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 008-200-017) GF

25-2310

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

- 5c. YOCHAI KIDRON (Applicant and Owner), County File CDDP20-03031: The applicant requests approval of a Development Plan to convert an existing two-story, 1,040 square-foot commercial building into a duplex with a proposed addition of 246 square feet. The applicant also requests a Variance to allow zero off-street parking spaces (where four spaces are required). The project site is 3449 San Pablo Dam Road in the El Sobrante area of unincorporated Contra Costa County. (Zoning: R-B, Retail Business District) (Assessor's Parcel Number: 420-031-030) GF

25-2311

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Maps](#)

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

2 MINOR SUBDIVISION: PUBLIC HEARING

- 2a** SHELLY BUTLER, KIER & WRIGHT (Applicant) - TOM FEHR, SVI FORNI LLC (Property Owner); County File #CDMS24-00023: A request for approval of a tentative map to subdivide an existing multi-tenant industrial property into five commercial condominium units for the purposes of individual ownership. The subject property is located at 5020 Forni Drive in the unincorporated Concord area of Contra Costa County. Zoning: Light Industrial (L-I); APN: 159-362-003

25-2781

Attachments: [Attachment A - Findings and Conditions](#)
 [Attachment B - Maps](#)
 [Attachment C - Site Photos](#)
 [Attachment D - Project Plans](#)
 [Attachment E - Agency Comments](#)

3 LAND USE PERMITS: PUBLIC HEARING

- 3a** LOUIS MIRAMONTES (Applicant), LOUIS AND KRISTI MIRAMONTES (Owners), County File CDLP23-02056: The applicant requests approval of a Land Use Permit and Small Lot Design Review to construct a 2,840 square-foot second single-family residence with an attached 536 square-foot garage and a new driveway on a substandard size lot. The applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey). The project site is located at 6621 Johnston Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-20 Exclusive Agricultural District) (Assessor's Parcel Number: 204-120-015) DL

25-2782

Attachments: [Attachment A - Findings and COAs](#)
 [Attachment B - Maps](#)
 [Attachment C - Agency Comments](#)
 [Attachment D - CHIRIS Summary Letter](#)
 [Attachment E - Project Plans](#)
 [Attachment F - MND](#)
 [Attachment G - MMRP](#)

4 WIRELESS ACCESS PERMIT: PUBLIC HEARING

- 4a** VERIZON WIRELESS (Applicant) - Contra COSTA COUNTY PUBLIC WORKS DEPARTMENT / NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File CDWA25-00009: The applicant requests approval of a Wireless Access permit to allow for the continued operation of an existing Verizon wireless telecommunications facility located on an existing utility pole within the Marsh Creek Road public right-of-way, which was originally established under Land Use Permit #CDLP13-02055. The project includes the removal of an existing 30' utility pole and the installation of a new 37'6"-tall replacement pole at the same location. Additionally, the project includes the removal and replacement of two (2) existing antennas and associated radio equipment presently mounted to the existing utility pole. The two (2) proposed new antennas would be affixed at the end of wooden cross arms, extending horizontally 2'6" from the eastern and western sides of new utility pole. The subject property is located within the Marsh Creek Road public right-of-way, along the northern side of the roadway adjacent to the property addressed 14101 Marsh Creek Road in the Clayton area of unincorporated Contra Costa County. (APN: ROW 078-140-010, Zoning: A-2 General Agricultural District) CP

25-2784

Attachments: [Attachment A - Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Agency Comments](#)
[Attachment D - CHIRIS Summary Letter](#)
[Attachment E - Project Plans](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 21, 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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1. PUBLIC COMMENTS:
2. LAND USE PERMIT: CONTINUED PUBLIC HEARING



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, July 23, 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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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.

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, AUGUST 13, 2025.

- 2a. STACY HAGERSTRAND/BUILD-TEK INC. (Applicant) - 55 HOWE ROAD INVESTORS LLC (Owner), County File CDLP20-02048: The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road. The project site is located at 0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008) (Continued from 07.21.2025) GF

25-3051

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ADVANCE TELECOM, INC. (Applicant & Owner), County File CDLP23-02008: The applicant requests Land Use Permit approval to establish a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22-acre corner lot fronting Bethel Island Road at Stone Road. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking for 11 to 13 light/medium duty field vehicles, and for the storage of materials and equipment (e.g. trailers, cable spools, conduit, vault enclosures, etc.). The project site consists of a +13,760 square-foot paved area near the property's Bethel Island Road frontage for parking, as well as a +22,275-square-foot compacted gravel area east of the paved area providing additional parking and equipment/material storage areas. The proposed contractor's yard would serve as a morning meeting place for the contractor and their employees. Employees would visit the site every morning, parking their personal vehicles on site within the designated employee off-street parking area before leaving the site in a company truck to travel to the day's jobsite. An existing 260-square-foot office building would be used for the contractor or employees to perform administrative office duties, or to hold morning meetings with construction employees. The project does not propose any new buildings or structures and would not require any employees to be on site full-time. The subject property is located at 6130 Bethel Island Road, in the Bethel Island area of unincorporated Contra Costa County. (APN: 031-093-033, Zoning: R-B Retail Business District, -CE Cannabis Exclusion and -FH Flood Hazard Combining Districts) AV

25-3052

Attachments: 01 CDLP23-02008 Findings and COAs ZA
02 Maps and Plans
03 Agency Comments
04 LP23-2008 ISMND draft 09.05.24
05 CDLP23-02008 MMRP



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, August 13, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELLED

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, AUGUST 27, 2025 AT 6:30 P.M.

- 2a. MICHAEL MCGHEE (Applicant & Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels ("Parcel A", "Parcel B", "Parcel C" and "Parcel D"). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor's parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV

25-3352

Attachments: 01 CDMS23-00003 Findings and COAs
02 maps plans
03 Agency Comments
04 CDMS23-00003 Draft ISMND 1.6.25
05 CDMS23-00003 IS Final 5.2025
06 MMRP

3. DEVELOPMENT PLAN: PUBLIC HEARING

)



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, August 27, 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

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>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. 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.

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

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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. PLEDGE OF ALLEGIANCE
2. PUBLIC HEARINGS

- 2a. BENIOT MCVEIGHT, DK ENGINEERING (Applicant), DOBBINS PROPERTIES, LLC (Owner), County File CDSD23-09646, CDRZ23-03270, GDGP21-00004, CDDP23-03012: The applicant requests approval of the Camino Pablo Single-Family Residential Subdivision Project, which includes approval of the following applications: General Plan Amendment (CDGP21-00004), Rezone CDRZ23-03270, , Subdivision (CDSD23-09646) and Development Plan (CDDP23-03012), to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining 16 acres would remain as undeveloped land within a deed-restricted scenic easement. The project requires the following entitlements: 1) An 18-lot major subdivision including 13 residential lots (Lots 1- 13) and five open space lots (Lots A-E), 2) A general plan amendment to redesignate 7.9-acres from Agricultural Lands (AL) to Residential Low Density (RL) and to redesignate the remaining northerly 16.0 acres of the site from Agricultural Lands (AL) to Resource Conservation (RC), 3) A Rezone of the 7.9-acre residential development area from General Agricultural (A-2) district to a P-1 Planned Unit District, and 4) A development plan application for the proposed P-1 district authorizing development of 13 one- and two-story detached single-family residences on the individual lots. The project includes site improvements providing vehicular access onto Camino Pablo via a new access road terminating in a cul-de-sac which would have a sidewalk on the north/east side. Stormwater runoff from the site would be treated by bioretention basins and discharged into a proposed onsite storm drain system which directs stormwater flow offsite into an existing storm drain system that ultimately discharges to Moraga Creek. Additionally, portions of the Camino Pablo right-of-way fronting the project would be widened to 68 feet in width (present width varies from 46' to 59') and the existing 28' wide roadway would be expanded to 36 feet and include a curb and gutter on both sides. The existing curb and gutter on the west side of Camino Pablo would remain, while the existing 8-foot-wide sidewalk extending along the project frontage would be replaced with a new, slightly relocated 8-foot-wide sidewalk. The subject property consists of a vacant 23.9-acre parcel located at 0 Camino Pablo (immediately east of Camino Pablo/Tharp Drive intersection) in the unincorporated Moraga area of Contra Costa County. (APN: 258-290-029), Zoning A-2 General Agricultural District) AV

[25-3434](#)

Attachments: [01 CDSD23-09646 Findings and COA](#)
[02 PreOrdinance RZ233270](#)
[03 Maps and Plans](#)
[04 Agency comments](#)
[05 CDSD23-09646 IS Draft 121324](#)
[06 CDSD23-09646 MMRP 12.13.24](#)
[07 CDSD23-09646 Final MND](#)
[08 CDSD23-09646 Final MMRP 08.14.25](#)
[09 CDSD23-09646 CPC Presentation](#)

- 2b. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner) – DAVID AND SANDRA GERSTEL (Appellants), County File #CDDP24-03060: This is an appeal of the Zoning Administrator's decision to approve a Development Plan and Design Review to allow for the construction of a new approximately 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The project is located at 279 Colusa Ave, 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: 571-350-018) EL [25-3435](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP24-03060](#)
[Attachment B CDDP24-03060 Appeal Letter - Copy](#)
[Attachment C CDDP24-03060 ZA Staff Report - Copy](#)
[Attachment D CDDP24-03060 3.31.2025 plans - Copy](#)
[Attachment E CDDP24-03060 Site Photographs - Copy](#)
[Attachment F CDDP24-03060 PPT](#)

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

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, SEPTEMBER 10, 2025.

