



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, September 15, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**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](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](mailto: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. LAND USE PERMIT: PUBLIC HEARING

- 2a. DANIEL HOY (applicant) - JOHN LINEWEAVER (Property Owner), County File #CDLP25-02021: A request for approval of a Land Use Permit and Development Plan for a new outdoor dining area for an existing restaurant tenant space in the Stone Valley shopping center to be located in the parking lot, and a request for approval of a Variance to the amount of parking spaces required to allow the removal of four spaces. The subject property is located at 3160 Danville Boulevard in the Alamo area of unincorporated Contra Costa County. Zoning: Retail Business (R-B); APN: 192-071-064 DV [25-3750](#)

**Attachments:** [Attachment A - Findings and Conditions of Approval](#)  
[Attachment B - Maps](#)  
[Attachment C - Project Plans](#)  
[Attachment D - Parking Study](#)  
[Attachment E - Agency Comments](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. DEBBIE CHERNOFF, JACK BACKUS ARCHITECTS (Applicant) - TIMOTHY AND CATHERINE LO (Owners), County File CDDP24-03059: The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524-square-feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter. The project site is located at 18 Eagle Hill Road 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: 571-070-010) DL [25-3751](#)

**Attachments:** [Attachment A CDDP24-03059 Findings and COAs](#)  
[Attachment B - Maps](#)  
[Attachment C - Project Plans](#)  
[Attachment D - Agency Comments](#)

3:30 p.m.

4. GPEIR PUBLIC COMMENTS

- 4a.** 2026 URBAN LIMIT LINE RENEWAL PROJECT (County File #GP25-0001): [25-3752](#)
- Pursuant to Section 15153 of the California Environmental Quality Act (CEQA) Guidelines, the County has prepared an Initial Study to evaluate whether the environmental impact report certified in November 2024 for the Contra Costa County 2045 General Plan and Contra Costa County Climate Action Plan 2024 Update (the “GPEIR”) adequately describes and mitigates potential environmental impacts associated with a proposed 2026 ballot measure which, if approved by the voters of Contra Costa County, would modify and extend the County’s 65/35 Land Preservation Plan Ordinance and Urban Limit Line through December 2051. The Initial Study determined that the GPEIR meets the criteria under Section 15153 and is adequate to serve as the CEQA environmental document for the 2026 ballot measure. A public review period for the Initial Study and GPEIR began on August 25, 2025, and runs through October 9, 2025. This hearing is an opportunity for the public to provide written and verbal comments on the adequacy of the GPEIR as the environmental document for the 2026 ballot measure WN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 6, 2025.