



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Wednesday, January 21, 2026

1:30 PM

30 Muir Road, Martinez, CA

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

No public comments.

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2a. NUMAIR ALI (Applicant) - ALI SHAKIL AND ANITA A TRUST (Owner), County File #CDDP22-03021: The applicant requests approval of a Development Plan to construct eight townhome units within two separate three-story buildings and to install associated improvements (e.g. pavement, utilities, stormwater conveyance). Building 1 will be approximately 10,995 square feet and building 2 will be approximately 6,615 square feet. The project includes a Tree permit for the removal of five code-protected Trees, ranging in size from 7" to 30" DBH and consisting of a Deodar Cedar, a Douglas Fir, a Pear and two Olive Trees. The project includes grading approximately 200 cubic yards of cut and 750 cubic yards of fill. The project includes a request for a deviation to the El Sobrante P-1 development standards to allow for a 33'-6 1/2" height (where 27' is the maximum height allowed). The project also includes a request for an exception to Division 914, Collect and Convey requirements. The project site is addressed as 4301 Appian Way, in the El Sobrante area of the County. (Zoning: P-1, Planned Unit Development) (APN: 425-142-030) (Continued from 12.15.2025 WRN) EL [26-200](#)

APPROVED as recommended by Staff with the following modification:

Finding E: Deviation - change "standard requirement" to "design approach"

COA #25 Building Height - COA to read: Prior to CDD stamp approval of plans for the issuance of a building permit, the applicant shall submit revised plans for the review and approval of CDD that show the multiple-family residential buildings will have a maximum roof height of 30' and maximum parapet height of 31', and that the exterior façade shall be consistent with the Downtown El Sobrante Design Guidelines - Residential Guidelines.

COA #72 Drainage Improvement - Add the following sentence at the end of the Exception paragraph: Applicant is further encouraged to maximize opportunities for on-site detention.

3. LAND USE PERMIT: PUBLIC HEARING

3a. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ARTHUR ROAD ASSOCIATES (Owner), County File #CDLP25-02025: The applicant requests approval of a Land Use Permit to allow for the continuing operation of an existing T-Mobile wireless telecommunications facility with no modifications proposed to the facility. The subject property is located at 183 Arthur Road in the unincorporated area of Martinez in Contra Costa County. (APN: 380-041-008, Zoning: L-I Light Industrial District) CP [26-201](#)

APPROVED as recommended by Staff.

4. DEVELOPMENT PLAN: PUBLIC HEARING

4a. BETTY SANCHEZ, DUCHENEY CONSTRUCTION, INC. (Applicant) - THE LAKES AT DISCOVERY BAY (Property owner); County File #CDDP25-03020: A request for approval of a Development Plan to construct a replacement guardhouse and drive isle canopy structure for The Lakes at Discovery Bay, Single Family Home Community. The project site is located at the start of Fallman Boulevard off Bixler Road in the Discovery Bay area of unincorporated Contra Costa County. Zoning: Planned-Unit (P-1) District; APN: 011-241-012 AS [26-202](#)

APPROVED as recommended by Staff.

5. VARIANCE: PUBLIC HEARING

5a. JAMIE GROETSCH, THE ARCHITECTS OFFICE (Applicant) - STEPHEN C LOWRY TRE (Owner), County File CDVR25-01041: The applicant requests approval of a Development Plan for a Kensington Design Review to allow a gross floor area of 2,828 square feet (where the maximum gross floor area is 2,000 square feet) for the construction of a new, approximately 135-square-foot second story uncovered deck built over a lower level patio area located at the rear of an existing single-family residence and a Variance to allow a 9'-11" secondary frontage setback (where 15' is the minimum) for the construction of a new, uncovered deck. The subject property is located at 242 Yale Avenue in the Kensington area in Contra Costa County. (APN: 570-071-005, Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) CP [26-203](#)

APPROVED as recommended by Staff with the following modification:

COA #1 to add “with a new gross floor area” and correct the GFA from 2,693 sq. ft. to 2,828 sq ft.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, FEBRUARY 2, 2026.