



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Monday, April 6, 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

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

2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2a.** ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an

[26-1340](#)

existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 220-100-024) (CONTINUED TO MAY 04, 2026 RLH)

CONTINUED to the May 18th ZA meeting.

- 2b.** LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - [26-1341](#)
HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) (CONTINUED FROM MARCH 2, 2026 RLH)

CONTINUED to the April 20th ZA meeting with the understanding that the applicant will contact the Project Planner to withdraw file CDLP25-02020.

3. LAND USE PERMIT: PUBLIC HEARING

- 3a.** ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - GEOFFREY HODIES (Owner), County File CDLP25-02031: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP96-02009. No modifications of the wireless facility are proposed. The project site is located at 435 Valley View Road in the El Sobrante area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 425-251-002) MLL [26-1342](#)

APPROVED as recommended by Staff with a minor modification to Condition of Approval #5, 6, 7a, and 9 to replace "effective" with "approval."

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a.** 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 3,293 square feet (where 3,000 is the maximum gross floor area permitted) on a vacant lot. The project includes a Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for a 499-square-foot detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height. The project also includes a Tree Permit for the prior removal of a [26-1343](#)

code-protected Coast Live Oak tree. This project is continued from the May 5, 2025 Zoning Administrator meeting. 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) GF

CONTINUED to the April 20th ZA meeting as an open public hearing.

- 4b.** JONATHAN JAMES – WILLIAM WOOD ARCHITECTS (Applicant) -
STEPHANIE MILES - NORTOM CORPORATION (Owner), County File
#CDDP24-03044: The applicant requests approval of a Development Plan,
pursuant to COA #11(B) of CDDP01-03061, to construct a new
4,621-square-foot, two-story, single-family residence with associated
retaining walls up to 4' on a vacant lot. The proposal involves approximately
733 cubic yards of fill and 1 cubic yard of cut and requires a Tree Permit for
work within the dripline of a 54-inch diameter Coast Live Oak.
Additionally, the applicant requests a minor modification to COA #12(G)
(14) of County File #CDDP01-03061 to allow for retaining wall
construction beneath the tree's dripline, drainage improvements, and
grading. The project site is addressed as 438 Legacy Drive in the Alamo area
of the County. (Zoning: P-1 Planned Unit District) (APN: 193-010-030) EL

26-1344

APPROVED as recommended by Staff with a minor modification to add a bullet point to COA #4

- **Geotechnical Peer Review by Darwin Myers Associates, dated March 16, 2026.**

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 20, 2026.