



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, April 20, 2026**

**1:30 PM**

**30 Muir Road, Martinez**

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**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](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](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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

**2a.** SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - [26-1422](#)  
GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as +12,000 square-foot of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required. The project site is located at 5980 Camino Tassajara in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) (CONTINUED FROM MARCH 16, 2026 RLH) AV

**2b.** JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL [26-1423](#)  
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 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) (CONTINUED FROM APRIL 6, 2026 RLH) GF

**Attachments:** [Attachment A CDDP23-03009 Revised Findings and COAs final.pdf](#)  
[Attachment B Revised Project Plans 12.4.25.pdf](#)  
[Attachment C Kensington MAC Agency Comments.pdf](#)

3. VARIANCE: PUBLIC HEARING

- 3a. BARRY THOMPSON, COWAN & THOMPSON CONSTRUCTION (Applicant) - BARRY THOMPSON (Owner), County File CDSR23-00005: The applicant requests approval of a Sign Permit to install an approximately 52.5-square-foot, LED illuminated wall sign on an existing commercial building. The project site is located at 2340 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Number: 375-011-001) SS [26-1424](#)

**Attachments:** [Attachment A Findings and COAs final.pdf](#)  
[Attachment B Maps.pdf](#)  
[Attachment C Sign Plans.pdf](#)  
[Attachment D Sign Specifications.pdf](#)  
[Attachment E Sign Photo.pdf](#)  
[Attachment F Public Comments.pdf](#)

4. SIGN PERMIT: PUBLIC HEARING

- 4a. BACILIA MACIAS, BACILIA MACIAS ARCHITECTURE (Applicant) - EDUARDO LANDEROS (Owner), County File CDVR24-01044: The applicant requests approval of a Variance to allow a 9-foot front yard setback (where 20 feet is the minimum required) and a Tree Permit for the removal of two code-protected Coast Live Oak trees, for the construction of a 2,128-square-foot two-story single-family residence on a vacant lot. The application includes Small Lot Design Review of the new single-family residence on a lot that is substandard in area and average width. The project site is located at 1518 Barth Avenue in the San Pablo area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 419-192-015) DL [26-1425](#)

**Attachments:** [Attachment A - CDVR24-01044 Findings and Conditions final.pdf](#)  
[Attachment B - Maps.pdf](#)  
[Attachment C - Project Plans.pdf](#)  
[Attachment D - Agency Comments.pdf](#)  
[Attachment E - Public Comments.pdf](#)  
[Attachment F - Geotechnical Report & Peer Review.pdf](#)  
[Attachment G - Arborist Report.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 4, 2026.