



CONTRA COSTA COUNTY
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APPLICATION & PERMIT
CENTER

June 26, 2025

Job No. 1186

Mr. Stanley Muraoka
Deputy Zoning Administrator
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Variance Denial - Application CDVR25-01012 – 10000 Morgan Territory Road, Livermore, CA
APN 006-110-016, Pcl A MS 64-71 (18 PM 19.) Entrance Gate Height - Variance request for Pillar Height exceeding seven (7') feet.

Dear Stanley,

On behalf of the applicant, Cheryl Green, this office is officially submitting a formal appeal to the variance denial determination with was issued by the County Zoning Administrator, Ruben Hernandez, on June 18, 2025. Accompanying this formal appeal request is the required appeal fee in the amount of \$250.

This appeal is being filed on several grounds that will be presented at the hearing, including the following:

1. **The variance request would not constitute a grant of special privilege.** This is a rural area, and many of the immediate neighbors have similar, large, elegant entrance gates. The columns and gate complex do not pose any significant health and safety concerns.
2. **There are special circumstances regarding this property.** The property is in a rural area. The strict application of the zoning/setback rules would do little/nothing to protect the general public or visitors. The gate structures have been in place for decades, without any health and safety issues.
3. **The variance meets the intent and purpose of the land use district.** The property in the A-40 District allows for a detached single-family dwelling and accessory structures normally auxiliary to it. Given the rural setting, and the large site area, the columns that slightly exceed the height requirements are still subordinate to the residence(s) and the entire site.

Respectfully, reducing the long-standing rock/stone columns a few inches in height would require extensive work and cost, would be extraordinary and punitive, and would not give any benefit to the public or community. The proposed variance would have absolutely no impact on neighbors and would not create any precedent.

We will be submitting supplemental documentation mid-week next week in support of this appeal request. This appeal request is submitted within the ten-day (10) appeal period from the approved date of June 18, 2025.

I trust this provides you with the documentation that you require.

Sincerely Yours,

Michael Milani

Michael Milani
Principal Civil Engineer at Milani & Associates
RCE 35121 exp 09-30-2025
PLS 5311 exp 12-31-2025

Enclosures: Appeal Fee – Check in the amount of \$250.

Cc: Cheryl Green

Christian Green

Allan Moore, Law Office of Allan Moore, A.P.C.