



# CONTRA COSTA COUNTY

## AGENDA - PUBLISHED

### Byron Municipal Advisory Council

---

Tuesday, February 25, 2025

6:00 PM

St. Anne Church, 2800 Camino Diablo,  
Byron, CA 94514

---

**1. Roll Call and Introductions**

**2. Approval of Agenda**

**3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).**

**4. Agency Reports**

- a. Contra Costa County Office of the Sheriff  
Contra Costa County Fire Protection District - TBD  
California Highway Patrol - TBD  
Office of Supervisor Diane Burgis

**5. Consent Items - Items are subject to removal from the consent calendar by request of any MAC member. Items removed from the consent calendar will be considered with the discussion items.**

APPROVE Record of Actions - November 2024

[25-697](#)

**Attachments:** [MeetingMinutesNovember 2024](#)

**6. Presentations**

- a. RECEIVE presentation from East Contra Costa Historical Society - Lori Favalora, Community Ambassador for Byron
- b. RECEIVE presentation from Contra Costa County Office of the Sheriff, Emergency Services Division - Richard Beeson, Emergency Planning Coordinator, Community Warning System. [25-698](#)

**Attachments:** [CWS Presentation 2024](#)

**7. Discussion Items**

- a. SELECT Byron MAC 2025 Chair and Vice-Chair

b. APPROVE a date for the 2025 Byron Community Clean-up in partnership with Mt. Diablo Resource Recovery

**8. Correspondence/Announcements**

RECEIVE Byron MAC February 2025 Correspondence

[25-699](#)

**Attachments:** [February Correspondence Byron MAC](#)

**Future Agenda Items**

**Adjourn**

The next meeting is currently scheduled for March 25, 2025.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Claire Alaura, District Representative, (925) 655-2330.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 25-697

**Agenda Date:** 2/25/2025

**Agenda #:**

---

Advisory Board: Byron MAC

Subject: APPROVE Record of Action - November 2024

Recommendation(s)/Next Step(s):

APPROVE Record of Action - November 2024

# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553



## Meeting Minutes

**Tuesday, November 26, 2024**

**6:00 PM**

**St. Anne Church, 2800 Camino Diablo, Byron, CA 94514**

**Byron Municipal Advisory Council**

**1. Roll Call and Introductions**

**Present** Dennis Lopez, Mike Nisen, Ron Schmit, Linda Thuman, and Paula Wherity

**2. Approval of Agenda**

**approved**

**Motion:** Thuman

**Second:** Nisen

**Aye:** Lopez, Nisen, Schmit, Thuman, and Wherity

**Result:** Passed

**3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).**

No public comment.

**4. Agency Reports**

- a. Contra Costa County Office of the Sheriff
- Contra Costa County Fire Protection District
- California Highway Patrol - TBD
- Office of Supervisor Diane Burgis

**Contra Costa Office of the Sheriff** - Lt. Jacquez provided an activity report for the previous month and shared information on holiday safety tips.

**Contra Costa County Fire Protection District** - Michelle Rinehart, Wildfire Mitigation and Grants Coordinator, provided an overview of ConFire accomplishments for 2024 and information on future goals to establish FireWise in Byron.

**California Highway Patrol** - No report given.

**Office of Supervisor Diane Burgis** - Claire Alaura, District Representative, provided an update on upcoming events.

**5. Consent Items - Items are subject to removal from the consent calendar by request of any MAC member. Items removed from the consent calendar will be considered with the discussion items.**

[24-4021](#)

**Attachments:** [MeetingMinutes30-Sep-2024-03-31-05](#)

**approved**

**Motion:** Thuman

**Second:** Lopez

**Aye:** Lopez, Nisen, Schmit, Thuman, and Wherity

**Result:** Passed

**6. Discussion Items**

- a. [24-4022](#)

**Attachments:** [CDLP24-02023 Agency Comment Packet](#)

**approved**

**Motion:** Nisen

**Second:** Wherity

**Aye:** Lopez, Nisen, Schmit, Thuman, and Wherity

**Result:** Passed

**b.** [24-4023](#)

**Attachments:** [Byron MAC Advisory Body Annual Report 2024](#)

**approved**

**Motion:** Thuman

**Second:** Nisen

**Aye:** Lopez, Nisen, Schmit, Thuman, and Wherity

**Result:** Passed

c. SELECT Byron MAC 2025 Chair and Vice-Chair

Discussion regarding Councilmembers whose term was ending, confirmed they wanted to remain on the Byron MAC. However, the vote to appoint the Chair and Vice Chair has been tabled to a future meeting.  
**tabled**

**7. Correspondence/Announcements**

[24-4024](#)

**Attachments:** [Byron MAC November Correspondence](#)

**received**

**8. Future Agenda Items**

Work with Public Works on drainage issues on the east side that affect Byron Bethany Irrigation District (BBID).

**9. Adjourn**

Meeting adjourned at 6:40 pm.

The next meeting is currently scheduled for January 28, 2025.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Claire Alaura, District Representative, (925) 655-2330.





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 25-698

**Agenda Date:** 2/25/2025

**Agenda #:** b.

---

Advisory Board: Byron MAC

Subject: RECEIVE presentation from Contra Costa County Office of the Sheriff, Emergency Services Division - Richard Beeson, Emergency Planning Coordinator, Community Warning System

Recommendation(s)/Next Step(s):

RECEIVE presentation from Contra Costa County Office of the Sheriff, Emergency Services Division - Richard Beeson, Emergency Planning Coordinator, Community Warning System.





# **CONTRA COSTA COUNTY COMMUNITY WARNING SYSTEM**

---

**Contra Costa County Office of the Sheriff  
Emergency Services Division**



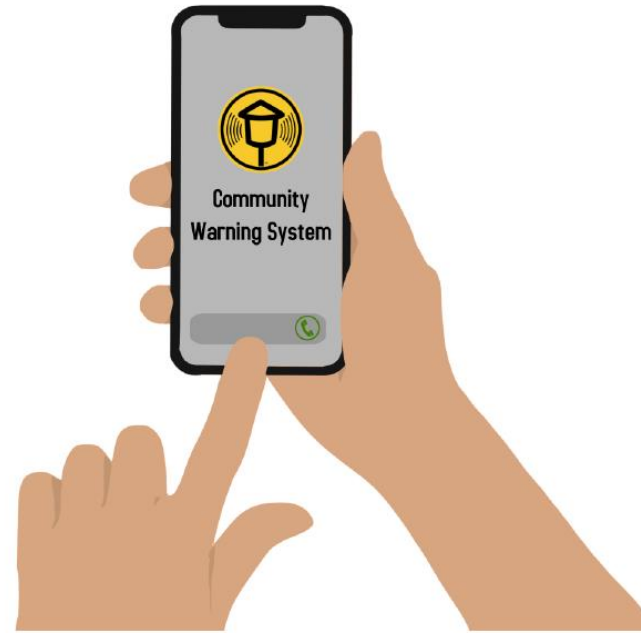
# Community Warning System



**CWS is an all-hazards mass notification system that alerts the community of action-based emergencies.**

**These include:**

- ▶ **Evacuation Orders/Evacuation Warnings**
- ▶ **Shelter in Place**
- ▶ **Law Enforcement Activity**
- ▶ **Avoid the Area**
- ▶ **Attempt to Locate Missing Person**



# CWS is used when...

**There is an imminent hazard to human health or life & immediate protective action is required**

- ▶ **Life-threatening**
- ▶ **Serious health risk**
- ▶ **Current Risk**
- ▶ **Potential future risk due to current hazard**
- ▶ **Face-to-face notification is either unsafe or unrealistic due to size**

# Community Warning System Tools



PUBLIC WEBSITE



SOCIAL MEDIA



VOICE, TEXT & E-MAIL

SIRENS



NOAA RADIOS

EAS

EAS AND WEA

# CWS Alert Process



Content

Severity: High | Type: Other | English (US)

Title: EVACUATION ORDER in San Pablo Davis Park due to FIRE. Info at CWSAlerts.com


Body: This is a message from the San Pablo Police Department. An IMMEDIATE EVACUATION ORDER has been issued due to a Fire at Davis Park. This is an EVACUATION ORDER. LEAVE IMMEDIATELY and go to Contra Costa College Gymnasium. Take only essential items you have ready and can carry with you. Pets must be in a carrier or on a leash. Stay off the phone unless you must

Response Options: Custom Response Options

1 Enter Response Text | Call Bridge

Add Bilingual: Edit Español (México)

More Info Link: <https://cwsalerts.com/> | Test URL

Location: 

Locations selected here will target all user geolocation attributes, plus Last Known Location Updated within the past 4 Hour(s)

# How can you help the CWS?

- ▶ **Community Education**
- ▶ **CWS Brochures/Firewise guide distribution**

## STAY INFORMED

It has become a societal expectation to have information instantly. Following a disaster, emergency information will be pushed out to the public as soon as possible. Please don't call 911 unless you are seriously injured or in need of immediate care.

If you are seeking information following an emergency:

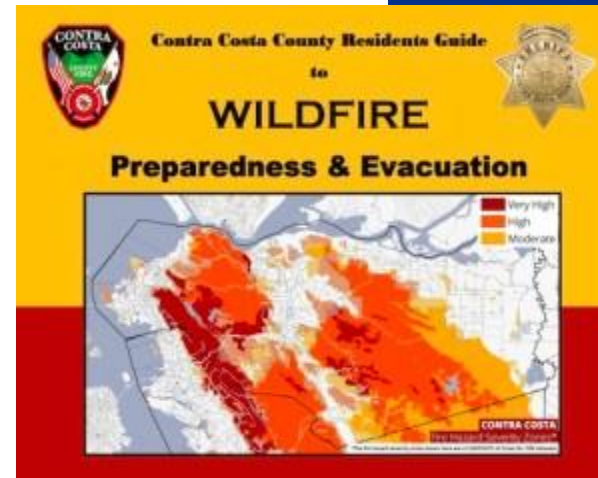
- Listen to our designated radio emergency broadcast station: KCBS 740 AM
- Tune in to the television: Local news channels 2, 4, 5, 7
- Check the City website and social media outlets
- **Contact 211 for available emergency services**

There are many way to stay informed. Registering for services in advance will help ensure you are notified.

- Like us on facebook: [SanPabloCA](#) and [SanPabloPolice](#)
- Follow us on [Twitter](#) (@CityofSanPablo)
- [City eNews](#): City of San Pablo's electronic newsletter
- Cell phone alerts by registering with [Community Warning System](#).

Below are additional resources to help you prepare for emergencies:

- Training Opportunities: [CERT](#) and [Listos](#)
- City of San Pablo's [Comprehensive Emergency Management Plan](#)
- [Dialing 9-1-1 on a Cellular Phone](#)
- [Community Preparedness](#)
- [Ready.gov](#)
  - [Preparing Makes Sense for People with Disabilities and Other Access and Functional Needs](#)



# Are You Registered?



- For More Information on the CWS, please go to: [CWSAlerts.com](https://CWSAlerts.com)
- If you would like to sign-up to receive alerts use your cellular device photo app, scan the QR code, and follow the prompts!



# **COMMUNITY WARNING SYSTEM**

**Contact us:  
(925) 655-0111**

**Leslie Monroy  
lmonr001@so.cccounty.us**





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 25-699

**Agenda Date:** 2/25/2025

**Agenda #:**

---

Advisory Board: Byron MAC

Subject: RECEIVE Byron MAC February 2025 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Byron MAC February 2025 Correspondence



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, December 11, 2024**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccouny-us.zoom.us/j/83239430053> | Call-In : 1-888-278-0254 Access Code: 198675**

**CHAIR: Kevin Van Buskirk**

**VICE-CHAIR: Bhupen Amin**

**COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari**

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. 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. 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.

For assistance with remote access, please contact County staff at (925) 494-4516.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC HEARINGS

- 1a. EXTENSION OF TIME FOR TENTATIVE PARCEL MAP FOR THE CENTERPOINT PROPERTIES PROJECT, COUNTY FILE CDMS19-00009 and CDDP18-03007: The applicant requests to extend the period for filing a parcel map three (3) additional years, to June 7, 2028, for the tentative map for the CenterPoint Properties Project in the North Richmond area of unincorporated Contra Costa County, consisting of the consolidation of 19 parcels into 3 larger parcels approved under Minor Subdivision CDMS19-00009 and the construction and operation of three warehouses buildings approved under Development Plan CDDP18-03007. The project site is 506 Brookside Drive in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District; -CE, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 409-300-037 – reference parcel) MLL 24-4191

**Attachments:** [Attachment A. Request for Extension](#)  
[Attachment B. Tentative Parcel Map](#)  
[Attachment C. CDMS19-00009\\_CDDP18-03007 Permit](#)

- 1b. RONALD COLLINS (Appellant) - CARL ADAMS (Applicant & Owner), County File #CDVR23-01026. This is an appeal of the Zoning Administrator's decision to approve variances to allow a 0-foot front setback (where 20 feet is required) for a driveway platform and a 15-foot front setback (where 20 feet is required) for a carport structure and to approve a tree permit to remove three (3) code-protected coast live oak trees and one (1) code-protected red willow tree for the construction of the driveway platform, carport structure, and a 5,104-square-foot two-story single-family residence with a 500-square-foot junior accessory dwelling unit on a vacant lot. The subject property is located at 2754 Limerick Road in the unincorporated San Pablo area. (Zoning: R-6 Single-Family Residential District) (APN: 403-152-020) NS 24-4192

**Attachments:** [Attachment A. Findings and Conditions of Approval CDVR23-01026](#)  
[Attachment B. Appeal Letter 05.15.2024 CDVR23-01026](#)  
[Attachment C. Maps CDVR23-01026](#)  
[Attachment D. Project Plans CDVR23-01026](#)  
[Attachment E. Presentation Slides CDVR23-01026](#)

- 1c. ROBERT & TIA GARDNER (Appellants) - SAGIV WEISS-ISHAI (Applicant), SBL3 LLC (Owner), County File #CDTP22-00045. County File #CDTP22-00045. This is a hearing on an appeal of the Zoning Administrator's tentative decision to approve a tree permit to remove six (6) code-protected trees and to work within the driplines of six (6) code-protected in order to construct an approximately 2,180-square-foot addition to the existing single-family residence and a new, detached approximately 1,200-square-foot accessory dwelling unit (ADU) on the subject property. The project includes a revised request for approval of a Tree Permit to remove three (3) code-protected trees, including one California laurel, one black walnut, and one California buckeye, and to work within the driplines of up to nine (9) code-protected trees, including six valley oaks, one black walnut, and two California buckeyes, for construction of the addition to the primary residence and a new, detached approximately 1,103-square-foot ADU. The project also includes a new request for an exception to Title 9 creek structure setback requirements. The project is located at 201 Castle Hill Ranch Road in unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-20); (Assessor's Parcel Number: 188-150-010) SS

[24-4193](#)

**Attachments:** [Attachment A. Findings and COA CDTP22-00045](#)  
[Attachment B. Appeal Letter CDTP22-00045](#)  
[Attachment C. Agency Comments CDTP22-00045](#)  
[Attachment D. Maps CDTP22-00045](#)  
[Attachment E. Photos Staff Site Visit 7-21-2022 CDTP22-00045](#)  
[Attachment F. Project Plans CDTP22-00045](#)  
[Attachment G. Presentation Slides CDTP22-00045](#)

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

*THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, JANUARY 8, 2025, AT 6:30 P.M.*



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, December 16, 2024**

**1:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccouny-us.zoom.us/j/89580629496> | 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/89580629496>. 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.cccouny.us](mailto:planninghearing@dcd.cccouny.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. MAJOR SUBDIVISION; PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [24-4194](#)  
MOHAMMAD & ZARIN AHMADIEH (Owner), County File #CDS22-09628  
and CDDP22-03036: The applicant requests approval of a Major Subdivision and  
a Development Plan to modify County File # CDS06-09100 and  
CDDP06-03014 (approved in 2007) to allow for a Vesting Tentative Map for 33  
parcels with lots ranging in area from 840 to 1,601 square feet. The project also  
includes the demolition of multiple buildings and structures for the construction  
of four new multi-family buildings which will house 33 three-story townhouse  
units and the installation of associated improvements (e.g. pavement, utilities,  
bioretention area, private street). The project includes a Tree Permit for the  
removal of approximately 13 code protected trees and a Variance request for the  
following: 24' driveway aisle width (where 25' is required); 54.8% lot coverage  
(where 35% is the maximum); 35' height for all four buildings (where 30' is the  
maximum); Building One - 20'10" setback for Pacheco Blvd (where 25' is  
required) and 15'5" setback for Windhover Way (where 25' is required); Building  
Three - 17'5" side yard setback (where 20' is required), 35' height (where 20'  
max is allowed when within 50' of a residential district); Building Four - 17'5"  
side yard (where 20' is required) and 10'11" building separation (where 20' is  
required). The project includes approximately 100 cubic yards of fill and 10,200  
cubic yards of cut. The project requests an exception to Division 914, Detention  
Basin requirements. The subject property is a 1.57-acre parcel located at 3835,  
3845 and 3855 Pacheco Blvd. in the unincorporated Martinez area. (Zoning:  
Multiple-Family Residential, M-29) (APN: 380-220-044 and 380-220-067). EL
- Attachments:** [Attachment A 11.18.2024 ZA Packet](#)  
[Attachment B CDS22-09628\\_ZA\\_PROJECT\\_FINDINGS and COA](#)  
[Plans showing changes](#)

THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL  
BE HELD ON MONDAY, JANUARY 6, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, January 8, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccouny-us.zoom.us/j/84769800896> | Call in: (888) 278-0254 Access code: 198675**

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. 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. 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.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC HEARINGS

- 1a. CHIEH AND KAYNE BARCLAY (Applicant and Owners) - HEMAN PATEL AND ADITI SHASTRI (Appellants), County File #CDDP24-03011: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review for a new rooftop deck with railing, and a new Juliet balcony. The subject property is located at 2 Highland Blvd., in the Kensington area of Contra Costa County (Zoning: R-6 Single-Family Residential District, -TOV, Tree Obstruction of Views Combining District, and -K, Kensington Combining District) (Assessor's Parcel Number: 572-013-006). DRW 25-15

**Attachments:** [A. CDDP24-03011 Findings and COAs](#)  
[B. CDDP24-03011 Appeal Letter on Zoning Administrator's Decision](#)  
[C. CDDP24-03011 Maps](#)  
[D. CDDP24-03011 ZA Staff Report](#)  
[E. CDDP24-03011 Project Plans](#)  
[F. CDDP24-03011 Site Visit Photos 7 Arlington 11.1.24](#)  
[G. CDDP24-03011 PowerPoint Presentation](#)

2. PUBLIC COMMENTS

3. STAFF REPORT

4. COMMISSIONERS' COMMENTS

5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, JANUARY 22, 2025, AT 6:30 P.M.**





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

Wednesday, January 22, 2025

1:30 PM

30 Muir Road, Martinez

---

**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. NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), County File #CDLP23-02046: The applicant requests approval of a Land Use Permit to allow a residential care facility for the elderly for up to 18 people. The project also includes the construction of a two-story, approximately 2,665-square-foot addition to the existing residential care facility and is proposing six total parking spaces. The project includes a variance to the off-street parking driveway aisle width of 16'-5" (where 25' is the required for two-way travel). The project includes approximately 67.6 cubic yards of cut and approximately 33.8 cubic yards of fill for site improvements. The project is located at 2374 Warren Road, in the Unincorporated Walnut Creek area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-120-071) EL 25-179

**Attachments:** [A. CDLP23-02046 Findings and COA](#)  
[B. CDLP23-02046 Maps](#)  
[C. CDLP23-02046 Agency Comments](#)  
[D. CDLP23-02046 Plans](#)  
[E. CDLP23-02046 Applicant response to comments](#)  
[F. CDLP23-02046 Community Meeting Notes](#)

3. ANNUAL COMPLIANCE REVIEW: PUBLIC HEARING

- 3a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA24-0006: This is a public hearing on the Thirtieth Annual Compliance Report for project year 2024, dated November 21, 2024, prepared and submitted by Shapell Industries to summarize its compliance with the (Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. AV 25-180

- 3b. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR24-0117: This is a public hearing on the Project Year 2024. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). AV 25-181

**Attachments:** [Attachment 1 - RESOLUTION 2-2025 - DA-2024](#)  
[Attachment 2 - 2024 Annual Compliance Report](#)

The next meeting of the Contra Costa County Zoning Administrator will be held on Monday, February 3, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

Wednesday, January 22, 2025

6:30 PM

30 Muir Road, Martinez

---

**Contra Costa County Planning Commission - CANCELLED**

NEXT MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 12, 2025 AT 6:30 P.M.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, February 12, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675**

**CHAIR:** Kevin Van Buskirk

**VICE-CHAIR:** Bhupen Amin

**COMMISSIONERS:** Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. 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. 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.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

**1. PUBLIC HEARINGS**

- 1a.** PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM 25-466

This item has been continued until the next meeting of the Contra Costa County Planning Commission, which will be held on February 26, 2025.

- 1b.** DARYL CHRZAN (Applicant and Owner, County File #CDHT23-00001. This is a request to nominate two Canary Island date palm trees measuring approximately 124 inches and 125 inches in circumference, pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4). The subject property is located at 11 Attri Court in the unincorporated Lafayette area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (APN: 166-230-028) NS 25-467

**Attachments:** [Attachment A - COA Findings-CPC CDHT23-00001](#)  
[Attachment B - Maps CDHT23-00001](#)  
[Attachment C - Anotated Aerial Map CDHT23-00001](#)  
[Attachment D - Heritage Tree Nomination Package CDHT23-00001](#)  
[Attachment E - Draft Board Resolution CDHT23-00001](#)  
[Attachment F - Presentation Slides CDHT23-00001](#)

- 1c. KEVIN WEISS (Applicant) - DUONG ESTUARY COVE LLC (Owner), County File #CDS23-09669, CDDP23-03040: This is a hearing on an appeal of County staff's determination that the subdivision and development plan application filed under CDS23-09669 and CDDP23-03040 is incomplete. The subject property is an approximately 77-acre vacant lot located north of Sandmound Blvd. in the unincorporated Oakley area of Contra Costa County (Zoning: P-1, -CE, Planned Unit District, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 032-112-007). JC [25-468](#)

**Attachments:** [Attachment A - FINDINGS for Appeal Denial](#)  
[Attachment B - Preliminary Application Submittal](#)  
[Attachment C - Preliminary App IncompleteLtr\\_102423-signed](#)  
[Attachment D - Response to Preliminary Application Incomplete Notice](#)  
[Attachment E - Preliminary CompleteLtr\\_110223-signed](#)  
[Attachment F- Formal Application Submittal](#)  
[Attachment G - 1st IncompleteLtr\\_051724-signed](#)  
[Attachment H - Resubmittal to 1st Incomplete Ltr](#)  
[Attachment I - Response Letter to 1st Incomplete Ltr](#)  
[Attachment J- 2ndIncompleteLtr\\_092024-signed](#)  
[Attachment K - Response to 2nd Incomplete Notice](#)  
[Attachment L -3rdIncompleteLtr\\_121124-signed](#)  
[Attachment M - CDS23-09669 APPEAL LTR\\_122324](#)  
[Attachment N - Screenshot of County planning application checklists](#)  
[Attachment O - County General Planning Application Checklist](#)  
[Attachment P - County Inclusionary Housing Plan Checklist](#)  
[Attachment Q - Maps](#)

2. [PUBLIC COMMENTS](#)
3. [STAFF REPORT](#)
4. [COMMISSIONERS' COMMENTS](#)
5. [COMMUNICATIONS](#)

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, FEBRUARY 26, 2025, AT 6:30 P.M.**



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

Wednesday, February 19, 2025

30 Muir Road, Martinez

---

**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. NOTICE OF FINE APPEAL: PUBLIC HEARING



- 2a. This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00253. This case is for violation(s) of operating a landscaping business on the vacant property in a P-1 zoning district. The property address is 0 Poinsettia Avenue, Bay Point, California 25-424

**Attachments:** [CECF23-000253](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. GLORIA KNOLL LLC, GRANT CARONE (Applicant & Owner), County File #CDMS24-00009: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 45,502-square-foot vacant lot into two lots. Parcel A will be approximately 21,054 square feet and Parcel B will be 24,449 square feet. No residential development is proposed with the project. The project proposes future improvements such as grading of approximately 4,633 cubic yards of cut and 683 cubic yards of fill, proposing a new private access, utility and landscape easement on Parcel A, a bio-retention area on Parcel A and Parcel B, and sanitary and water lines. Access to the parcels would be provided by a private road that connects to Gloria Terrace. The project site is located directly north of 3274 Gloria Terrace in the unincorporated Lafayette area of the County. (Zoning: R-20, Single-Family Residential District) (APN: 166-240-039) EL 25-425

**Attachments:** [Attachment A CDMS24-00009 Findings and COAs](#)  
[Attachment B CDMS24-00009 Maps](#)  
[Attachment C CDMS24-00009 Agency Comments](#)  
[Attachment D CDMS24-00009 Tentiative Map 10.9.2024](#)

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 3, 2025.**



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, February 26, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675**

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. 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. 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.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours

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 County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a.** PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM [25-542](#)

**Attachments:** [Ordinance No. 2025-XX Accessory Dwelling Units CPC DRAFT](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, MARCH 12, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, March 3, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

---

**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. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. OWEN POOLE SDC DELTA COVES LLC (Applicant) - ANDREW COON (Owner), County File #CDMS24-00015: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 22,529-square-foot vacant lot into three lots. Parcel A will be approximately 8,016 square feet, Parcel B will be approximately 6,798 square feet and Parcel C will be approximately 7,715 square feet. The minor subdivision will re-establish Lots 263, 264 and 265 of Tract 6013, as the three lots were merged under CDLL20-00015. No residential development is proposed at this time with this project. The project site is addressed 485 Halcyon Place, in the Bethel Island area of the County. (Zoning: P-1, Planned Unit District) (APN: 031-210-060) EL [25-529](#)

**Attachments:** [Attachment A CDMS24-00015 Findings and COA](#)  
[Attachment B CDMS24-00015 Maps](#)  
[Attachment C CDMS24-00015 Agency Comment](#)  
[Attachment D CDMS24-00015 Tentative Prancel Map](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 17, 2025.