



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 17, 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.

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 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.** CHRISTOPHER MILLS (Applicant & Owner), County File CDDP25-03019: The applicant requests approval of a Development Plan for a Small Lot Design Review to allow for an as-built 370-square-foot pergola on a substandard lot. The subject property is located at 4010 Wellington Place in the unincorporated area of Lafayette in Contra Costa County. (APN: 169-040-036, Zoning: R-20 Single-Family Residential District) CONTINUED FROM NOVEMBER 3, 2025 CP [25-4738](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 1, 2025.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4738

Agenda Date: 11/17/2025

Agenda #: 2a.

CONTINUED OPEN PUBLIC HEARING ITEM

Project Title:	Development Plan for a Small Lot Design Review Pergola
County File(s):	CDDP25-03019
Applicant & Owner:	Christopher Mills
Zoning:	R-20 Single-Family Residential District (R-20)
General Plan:	Residential Low Density (RL)
Site Address/Location	4010 Wellington Place, Lafayette, CA 94549 / Afton 036
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15300
Project Planner:	Chloe Partain, Planner I - phone: (925) 655-2857 chloe.partain@dcd.cccounty.us
Staff Recommendation:	Approve (See section II for full recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Development Plan for a Small Lot Design Review to allow an as-built 370-square-foot pergola on a substandard lot.

II. RECOMMENDATION

The Department of Conservation and Development, Community Development Division (CDD) staff recommends that the Zoning Administrator:

1. CONTINUE the public hearing for the Development Plan for a Small Lot Design Review (County File #CDDP25-03019), ACCEPT public testimony, and CLOSE the public hearing;
2. DETERMINE that the project is categorically exempt from CEQA;
3. APPROVE County File #CDDP25-03019, based on the attached Findings and Conditions of Approval; and
4. DIRECT staff to file a Notice of Exemption.

III. BACKGROUND

At the November 3, 2025 meeting, the Zoning Administrator opened the public hearing and continued the item to the November 17, 2025 Zoning Administrator meeting as an open public hearing, in order to visit the site and address concerns from the adjacent northern property owner received during the hearing.

IV. CONCLUSION

The proposed development is consistent with the RL General Plan Land Use designation, and complies with the intent and purpose of the R-20 Zoning District. Therefore, as proposed, an accessory structure auxiliary to an existing single-family residence is an appropriate use for the subject site and its characteristics. Staff recommends that the Zoning Administrator approve County File #CDDP25-03019 based on the attached findings and conditions of approval.