



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Monday, May 4, 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

ZA: W Nelson

Staff: A. Sylva, L. Theis (PW), and D. Reckmeyer-Walton

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

There were no Public Comments.

2. VARIANCE: CONTINUED PUBLIC HEARING

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)
CONTINUED FROM APRIL 20, 2026 DL

[26-1851](#)

Open public hearing for new information only, there were two members of the public who spoke in opposition to the project: 6198 N. Arlington Boulevard and 5998 Harbor View Avenue. Concerns were brought up about soil stability being compromised by the proposed tree removal and the impact the project will have on Barth Avenue as a section in front of the subject property is slumping. Applicant mentioned that they have taken action by consulting with a different geotechnical engineer who specializes in landslide properties.

ZA discussion:

- **Acknowledged the comment letters that were emailed prior to the meeting and provided clarification on the “order of operations” for a discretionary review process.**
- **ZA and Project Planner met with the County Geologist to discuss geotechnical report, which is inadequate. Proposed foundation design raises concerns. ZA advised that per the County Geologist, the house itself will have to function as a retaining wall or additional retaining walls will be necessary. Depending on design, additional retaining walls could require another Variance.**
- **Reiterated the small lot design review findings (location, size, height and design) and indicated that the project is compatible with the eclectic character of the surrounding neighborhood. Indicated that the proposed residence is consistent with the square footage of the following homes:**

APN	ADDRESS	HOME SQUARE FOOTAGE
419-141-019	5928 Harbor View Avenue	2,442 SF
419-141-018	5940 Harbor View Avenue	2,058 SF
419-141-017	5946 Harbor View Avenue	2,338 SF
419-192-001	1500 Barth Avenue	3,100 SF
419-191-003	5931 Capitol Hill Avenue	3,288 SF
419-191-002	5943 Capitol Hill Avenue	3,330 SF
- **Reiterated that General Plan policy HS-P11.5, pertaining to development on steep slopes, does not prohibit development of the subject property.**
- **Cited entitlements for homes on Harbor View Avenue, dating back to 1956,**

where a similar front setback Variance was approved because of the slopes. The same issues that relate to the subject property were present in 1956.

- Stated that all three findings are present to support approval of the Variance.

ZA determination:

- **APPROVE** County File #CDVR24-01044 based on staff's findings and subject to staff's recommended COAs w/ the following modifications:
 - o Supplement findings to cite residential square footages and Harbor View Avenue setback Variance discussed above.
 - o COA #7 - add "within" before "60 days" and change "effective date" to "approval date"
 - o COA #26 - change "Cesar Chavez Day" to "Farm Workers Day"
- **FIND** that the project is categorically exempt from CEQA pursuant to Section 15303 (a) of the CEQA Guidelines;
- **DIRECT** staff to file a Notice of Exemption with the County Clerk.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 18, 2026.