



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 18, 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.

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.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. MAJOR SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [24-3948](#)
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 FINDINGS and CONDITIONS OF APPROVAL](#)
[Attachment B CEQA PUBLIC COMMENTS](#)
[Attachment C INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION](#)
[Attachment D MAPS](#)
[Attachment E AGENCY COMMENTS](#)
[Attachment F PLANS](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. MICHAEL MILANI, MILANI & ASSOCIATES (Applicant) - CHERYL GREEN (Owner), County File CDLP23-02055: The applicant requests approval of a Land Use Permit for one additional single-family residence to legalize an existing 2,195 square-foot two-story second residence with an attached 411-square-foot garage. The project includes a Variance to allow a 7.07-foot front yard setback (where 25 feet is the minimum required) and a 43.18-foot side yard setback (where 50 feet is the minimum required) for a proposed Lot Line Adjustment to accommodate the existing location of the second residence. No new development is proposed. The project is subject to Small Lot Design Review as the subject parcel is substandard in size for the A-40 District. In addition, the project includes a request for an Exception from the collect and convey requirements of Division 914 of the County Ordinance Code. The project site is 10000 Morgan Territory Road in the Livermore Valley area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) GF [24-3949](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Maps](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. KENT AND TERRI LAWSON (Applicants and Owners), County File CDDP24-03031: The applicant is requesting a Development Plan Modification to allow a 7.5-foot front yard setback (where a minimum of 20 feet is required), 3.5-foot side yard setbacks (where a minimum of 5 feet is required), and an 8.5-foot aggregate side yard (where a minimum of 20 feet is required) for the construction of a retaining wall that ranges in height from 3 to 8 feet tall. The application also includes a request for a Tree Permit for the removal of four code-protected trees on the property to accommodate the development. The subject property is located at 3415 Silver Maple Drive in the Danville area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Number: 203-530-099). JL [24-3950](#)

Attachments: [Attachment A Findings and Conditions of Approval](#)
[Attachment B Project Plans](#)
[Attachment C Maps](#)
[Attachment D Agency Comments](#)
[Attachment E Public Comments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 2, 2024.