



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

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**Monday, May 19, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccounty-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://cccounty-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. JASON TOSTE (Applicant) and CANDELARIO BARRAGAN (Property Owner); County File #CDLP23-02053: Request for approval of a Land Use Permit to recognize an existing landscaping business "Candy's Landscape" that has been in operation since 2007, and a Variance to allow a 26-foot setback (where 50-feet is the minimum) for the existing locations of the four buildings being used specifically for this business. This application also includes a request for approval of Variance to allow a lot merger of neighboring properties 14101 and 14121 Byron Hwy that results in an approximately 15-acre parcel (where 40 acres is the minimum lot size required). The subject property is located at 14101 Byron Highway in the Byron area of unincorporated Contra Costa County. Zoning: Exclusive Agricultural District (A-40); APN: 002-010-034, 002-010-004. JASON TOSTE (Applicant) and CANDELARIO BARRAGAN (Property Owner); County File #CDLP23-02053: Request for approval of a Land Use Permit to recognize an existing landscaping business "Candy's Landscape" that has been in operation since 2007, and a Variance to allow a 26-foot setback (where 50-feet is the minimum) for the existing locations of the four buildings being used specifically for this business. This application also includes a request for approval of Variance to allow a lot merger of neighboring properties 14101 and 14121 Byron Hwy that results in an approximately 15-acre parcel (where 40 acres is the minimum lot size required). The subject property is located at 14101 Byron Highway in the Byron area of unincorporated Contra Costa County. Zoning: Exclusive Agricultural District (A-40); APN: 002-010-034, 002-010-004. DV

[25-1885](#)

**Attachments:** [Attachment 1 Findings and Conditions of Approval](#)  
[Attachment 2 Maps](#)  
[Attachment 3 Project Plans](#)  
[Attachment 4 Site Photos](#)  
[Attachment 5 Agency Comments](#)

3 DEVELOPMENT PLAN:PUBLIC HEARINGS

- 3a.** MICHAEL WAXMAN (Applicant) / JAMES & ELIZABETH THOMSEN (Owners), County File CDDP24-03061: The applicant is seeking approval of a Kensington Design Review development plan to allow a 218 square-foot addition to the rear of an existing single-family residence. The project results in a gross floor area (GFA) of 3,746 square feet, where 3,600 square feet is the GFA threshold necessitating public hearing. The addition is located within the building envelope of the existing residence, beneath a recently constructed elevated deck, with no expansion to the established building footprint or increase in building height. The subject property is located at 60 Arlington Avenue in the Kensington area of unincorporated Contra Costa County (APN: 572-202-016, Zoning R-6 Single-Family Residential, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) AV [25-1886](#)

**Attachments:** [01 Findings and COAs](#)  
[02 Maps](#)  
[03 Project Plans](#)  
[04 Agency Comments](#)

- 3b.** BRENDAN CONBOY, Renewable Properties LLC (Applicant) and TRT Properties LLC (Owner), County File CDDP24-03040: The applicant requests approval of a Development Plan to modify approved Development Plan CDDP02-03053 to allow the development of a 64-stall electric vehicle charging station on the western portion of the project site. The project site is located at 2217 Goodrick Avenue in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Numbers: 408-090-035, 408-090-042).MLL [25-1887](#)

**Attachments:** [Attachment A Findings and COAs](#)  
[Attachment B Addendum to DP02-03053 ND](#)  
[Attachment C CDDP02-03053 Negative Declaration](#)  
[Attachment D Maps](#)  
[Attachment E Project Plans](#)  
[Attachment F Site Photographs](#)  
[Attachment G Agency Comments](#)

- 3c. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner), County File #CDDP24-03060: The applicant requests approval of a Development Plan for a Kensington Design Review to allow for the construction of a new 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The total gross floor area of the parcel will be 3,235 square feet, where 2,600 square feet is the maximum gross floor area. The project is located at 279 Colusa Ave, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor's Parcel Number: 571-350-018) el [25-1888](#)

**Attachments:** [Attachment A Findings and Conditions of approval CDDP24-03060](#)  
[Attachment B CDDP24-03060 Maps](#)  
[Attachment C CDDP24-03060 ACR](#)  
[Attachment D CDDP24-03060 Site Photographs](#)  
[Attachment E CDDP24-03060 3.31.2025 plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 2, 2025.