



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, November 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.

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

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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. RYAN BYRKIT (Appellant) – RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: This is an appeal of the Zoning Administrator's decision to deny a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) GF

25-4532

Attachments: [Attachment A CDVR23-01032 Findings CPC](#)

[Attachment B Letter of Appeal](#)

[Attachment C Maps](#)

[Attachment D Photos](#)

[Attachment E Project Plans](#)

[Attachment F CDVR23-01032 Staff Report and Findings ZA
04.07.2025](#)

[Attachment G CDVR23-01032 Staff Report ZA continued 04.21.2025](#)

[Attachment H Agency Comments](#)

[Attachment I PowerPoint Presentation](#)

[CDVR23-01032 CPC Presentation](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON DECEMBER 10, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, October 22, 2025

6:30 PM

30 Muir Road, Martinez, California

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

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

2a MICHAEL MILANI (Appellant) – CHERYL RAYMA GREEN (Applicant and Owner), County File CDVR25-01012: This is an appeal of the Zoning Administrator's decision to deny a Variance and Small Lot Design Review to allow a 6-foot front yard setback (where 25 feet is the minimum required) for two, 8-foot tall columns to support an entry gate. The project site is located at 10000 Morgan Territory Road in the Livermore area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) (Continued from 09.10.2025) AS

[25-4306](#)

2b SMOKE DEPOT (Business) & MATTHEW POURABEDIN & ROYA IRANPOUR (Owner), AHMED DUBAI (Business Owner), County File #CDSE22-00009: A hearing for an appeal of the Zoning Administrator's decision to revoke the legal non-conforming status of a tobacco retailing business, currently operating under the business name Smoke Depot, located at 3770 San Pablo Dam Road, in the El Sobrante area of Contra Costa County. (Zoning: P-1) (Assessor's Parcel number: 420-140-035). EL

[25-4307](#)

Attachments: [Attachment A Findings and Conditions of Approval](#)
[Attachment B - CDSE22-00009 Determination Letter-signed](#)
[Attachment C - Zoning Administrator Statement of Decision](#)
[Attachment D - Contra Costa Health Notice of Suspension Hearing](#)
[Attachment E - Contra Costa Health Notice of Decision](#)
[Attachment F - Sheriff's Inspection Report](#)
[Attachment G - Administrative Notice Of Fine](#)
[Attachment H - County Health Department Timeline](#)
[Attachment I- Zoning Administrator Staff Report and attachments](#)
[Attachment J- CDSE22-00009 Appeal Letter](#)
[Attachment K - CPC Staff Presentation](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, November 17, 2025

1:30 PM

30 Muir Road, Martinez

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.

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 or by voicemail at (925) 655-2860.

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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

AGENDA

Contra Costa County Zoning Administrator

Monday, November 3, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

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1. PUBLIC COMMENTS
2. MINOR SUBDIVISION: PUBLIC HEARING

2a. ZAKARIA ISMAIL (Applicant and Owner), County File CDMS23-00009: The applicant requests approval of a Vesting Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 0.37-acre residential lot with three existing single-family residences into three parcels, including a 5,207 square-foot Parcel A, a 4,815 square-foot Parcel B, and a 6,282 square-foot Parcel C. Each parcel includes an existing residence and Parcels B and C also include existing detached garages. No new development is proposed with this application. As part of the application, deviations from the required 10-foot minimum front yard, 5-foot minimum side yard and 20-foot minimum rear yard setbacks of the Bay Point P-1 Planned Unit District are requested for Parcel C to allow the existing buildings to remain in their current locations. The applicant also requests authorization of Exceptions to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey) to retain the current drainage flows, and of County Code Chapter 96-10 (Underground Utilities) to allow the existing utilities to remain. The subject property is located at 10-30 Roberts Street in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 095-075-023) (Continued from 10.20.2025 and re-noticed) JL [25-4525](#)

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

3. DEVELOPMENT PLAN: PUBLIC HEARING

3a. 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) CP [25-4526](#)

Attachments: [1 CDDP25-03019 Findings and COAs](#)
[2 CDDP25-03019 Public Comments](#)
[3 CDDP25-03019 Maps](#)
[4 CDDP25-03019 Agency Comments](#)
[5 CDDP25-03019 Project Plans](#)
[6 CDDP25-03019 Site Visit Photographs](#)

4. VARIANCE: PUBLIC HEARING

4a. KIMBERLY SOWERS (Applicant and Owner), County File CDVR25-01004: [25-4527](#)
The applicant requests approval of a Variance to allow an approximately seven-foot three-inch secondary front yard setback (where 20 feet is the minimum required) for an existing unpermitted 300 square-foot accessory structure. The project site is located at 100 Valley Oaks Drive in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 197-301-002) WITHDRAWN MLL

Attachments: [Attachment A Findings](#)

[Attachment B Maps](#)

[Attachment C Photos](#)

[Attachment D Plans](#)

[Attachment E Agency Comments](#)

[Attachment F Public Comments](#)

[Attachment G Public Hearing Request](#)

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, January 5, 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

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.

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1. PUBLIC COMMENTS
2. VARIANCE: CONTINUED PUBLIC HEARING

2a. DARRIN DERITA (Applicant) - DARRIN DERITA & TINA M. STRAUB DERITA (Owners), County File #CDVR25-01036. The applicant requests approval of a Variance Permit to allow a 19-foot front setback (where 25 feet is required) and small lot design review for the construction of an approximately 106-square-foot addition to an existing garage and improvements to an approximately 200-square-foot living space addition constructed within the garage without permits. The applicant also requests approval of small lot design review for the construction of an approximately 1,255 square-foot living space addition on the eastern side of the home located on a substandard lot. The subject property is located at 236 Angela Avenue in the Alamo area of Contra Costa County. (Zoning: R-20, Single-Family Residential); (Assessor's Parcel Number: 192-090-007) (Continued from 12.15.2025 WRN) SS [25-5452](#)

Attachments: [Findings COA VR25-1036](#)

3. LAND USE PERMIT: PUBLIC HEARING

3a. ISABEL CHAVEZ FOR T MOBILE (Applicant) - TINA THOMAS TRUST (Property Owner); County File #CDLP25-02008: A request for approval of a Land Use Permit to allow the continued operation of an existing T Mobile wireless telecommunications facility that is located on a PG&E tower. The subject property is located at 4723 Suzanne Drive in the unincorporated Pittsburg area of Contra Costa County. Zoning: Agricultural Preserve (A-4) District; APN: 089-050-056 DV [25-5453](#)

Attachments: [Attachment 1 Findings and Conditions of Approval](#)

[Attachment 2 Maps](#)

[Attachment 3 Project Plans](#)

3b. JACLYN BELLICITTI, CENTERLINE COMMUNICATIONS (Applicant) - TINA M. THOMAS TRUST (Owner), County File # CDLP23-02030. The applicant requests approval of a Land Use Permit modification of file #CDLP25-02008 to allow an expansion of the lease area and a Variance to allow an approximately 10-foot side yard (where 50 feet is the minimum) for the installation of ground-level electrical equipment for an existing T-Mobile telecommunications facility. The project is located 4723 Suzanne Drive in the unincorporated Pittsburg area of the Contra Costa County. (Zoning: Agricultural Preserve, A-4); (Assessor's Parcel Number: 089-050-056) SS [25-5454](#)

Attachments: [Attachment 1 - Findings and COA CDLP23-02030](#)

[Attachment 2 - Maps CDLP23-02030](#)

[Attachment 3 - Agency Comments CDLP23-02030](#)

[Attachment 4 - Project Plans CDLP23-02030](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 21, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, December 15, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/83831039285> Webinar ID: 838 3103 9285 Call in: (855) 758-1310 or (408)961-3928

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1. PUBLIC COMMENTS
2. MINOR SUBDIVISION: PUBLIC HEARING

2a. SONJA BACHUS ON BEHALF OF INMAN LAW GROUP, LLP AND ERIC GIROD (Applicant) - RON ELVIDGE (Owner), County File #CDMS21-00012: The applicant requests approval of a tentative parcel map for a one lot subdivision for condominium conversion to allow for the creation of two commercial condominium units and the remainder for parking and common area (Parcel A). Condominium Unit 1 will be approximately 14,903 square feet and Condominium Unit 2 will be approximately 4,728 square feet. Parcel A will be approximately 37,870 square feet. There is an existing commercial building on the property and there are no proposed improvements or modifications to the site. There are no changes to the two businesses currently occupying the commercial building. The project site is addressed as 100 1st Ave North, in the Pacheco area of the County. (Zoning: R-B, Retail Business District) (APN: 125-032-031) EL [25-5237](#)

Attachments: [Attachment A CDMS21-00012 Findings and COA](#)
[Attachment B CDMS21-00012 Condominium Documents](#)
[Attachment C CDMS21-00012 Building Inspection Report](#)
[Attachment D CDMS21-00012 Maps](#)
[Attachment E CDMS21-00012 Agency Comments](#)
[Attachment F CDMS21-00012 Plans final](#)

3. LAND USE PERMIT: PUBLIC HEARING

3a. SGI PACHECO LLC – DBA STIIZY (Applicant) - RON ELVIDGE (Owner), County File #CDLP25-02034: The applicant requests approval of a Land Use Permit to allow for a five-year renewal of a licensed cannabis retail and delivery operations “STIIZY” within an existing building that was previously approved under CDLP20-02003. There are no modifications or changes to the existing business proposed at this time. The project site is addressed as 5753 Pacheco Blvd in the Pacheco area of the County. (Zoning: R-B, Retail Business District) (APN: 125-032-031) EL [25-5238](#)

Attachments: [Attachment A CDLP25-02034 Findings and COA](#)
[Attachment B CDLP25-02034 maps](#)
[Attachment C CDLP25-02034 Current License](#)
[Attachment D CDLP25-02034 Agency Comments](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

4a. NUMAIR ALI (Applicant) - ALI SHAKIL AND ANITA A TRUST (Owner), County File #CDDP22-03021: The applicant requests approval of a Development Plan to construct eight townhome units within two separate three-story buildings and to install associated improvements (e.g. pavement, utilities, stormwater conveyance). Building 1 will be approximately 10,995 square feet and building 2 will be approximately 6,615 square feet. The project includes a Tree permit for the removal of five code-protected Trees, ranging in size from 7" to 30" DBH and consisting of a Deodar Cedar, a Douglas Fir, a Pear and two Olive Trees. The project includes grading approximately 200 cubic yards of cut and 750 cubic yards of fill. The project includes a request for a deviation to the El Sobrante P-1 development standards to allow for a 33'-6 1/2" height (where 27' is the maximum height allowed). The project also includes a request for an exception to Division 914, Collect and Convey requirements. The project site is addressed as 4301 Appian Way, in the El Sobrante area of the County. (Zoning: P-1, Planned Unit Development) (APN: 425-142-030) EL [25-5239](#)

Attachments: [Attachment A CDDP22-03031 Findings & Conditions](#)
[Attachment B CEQA Public Comments](#)
[Attachment C Initial Study,MND,MMRP](#)
[Attachment D Maps](#)
[Attachment E Agency Comment Packet](#)
[Attachment F Special Reports](#)
[Attachment G 4.22.2025 plans](#)

5. VARIANCE: PUBLIC HEARING

5a. DARRIN DERITA (Applicant) - DARRIN DERITA & TINA M. STRAUB DERITA (Owners), County File #CDVR25-01036. The applicant requests approval of a Variance Permit to allow a 19-foot front setback (where 25 feet is required) and small lot design review for the construction of an approximately 106-square-foot addition to an existing garage and improvements to an approximately 200-square-foot living space addition constructed within the garage without permits. The applicant also requests approval of small lot design review for the construction of an approximately 1,255 square-foot living space addition on the eastern side of the home located on a substandard lot. The subject property is located at 236 Angela Avenue in the Alamo area of Contra Costa County. (Zoning: R-20, Single-Family Residential); (Assessor's Parcel Number: 192-090-007) SS [25-5240](#)

Attachments: [Attachment 1 - Findings and COA CDVR25-01036](#)
[Attachment 2 - Maps CDVR25-01036](#)
[Attachment 3 - Agency Comments CDVR25-01036](#)
[Attachment 4 - Applicant Written Statement CDVR25-01036](#)
[Attachment 5 - Project Plans CDVR25-01036](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 5, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, December 10, 2025

6:30 PM

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

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1. PLEDGE OF ALLEGIANCE

2. SUBDIVISION MAP EXTENSIONS

2a. PACIFIC WEST COMMUNITIES (Applicant) – CONTRA COSTA COUNTY (Owner), County Files CDMS21-00005 and CDLP21-02015. The applicant requests a three (3) year extension of the period of time for filing a parcel map, to December 14, 2028, for the Orbisonia Village Project, consisting of four new parcels, and a Land Use Permit – Development Plan Combination Permit for the development of a three-phase mixed-use project including up to 384 units, not to exceed 165 units in phase one, a 20,900 sq. ft. public library, and 10,900 sq. ft. of commercial space, that was approved under Minor Subdivision CDMS21-00005 and Land Use – Development Plan Combination Permit CDLP21-02015. The project site is bound by Bailey Road to the west, State Route 4 to the north, Ambrose Park to the east, and West Leland Road to the south in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point P-1 Planned Unit District) (Assessor's Parcel Number: 094-026-007 (Primary)) JL

[25-5014](#)

Attachments: [Attachment A MS21-00005 CDLP21-02015 Plans 08.17.2022](#)

[Attachment B CDMS21-00005 CDLP21-02015 APPROVED PERMIT](#)

3. PUBLIC HEARINGS

3a. BENOIT MCVEIGH, DK ENGINEERING (Applicant) - GEORGE M. MOORE (Owner), County File CDRZ23-03271, CDMS23-00005. The applicant requests approval of a rezone from an A-2, General Agricultural (A-2) District to R-40 Single-Family Residential (R-40) District, and a vesting tentative map to subdivide the subject 2-acre property into two lots, an approximately 0.95-acre Parcel A and an approximately 1.05-acre Parcel B. The applicant has requested variances to the requirements of the R-40 zoning district standards to allow a 0-foot front setback and an 8-foot side yard for the construction of retaining Wall #1 and to allow a 5-foot front setback for the construction of retaining Wall #3. The applicant also requests an exception to County Title 9 standards requiring the undergrounding of existing utilities along the Green Valley Road frontage. Site improvements include expanding the existing driveway where it connects to Green Valley Road, installing new utilities and infrastructure, and constructing stormwater and drainage infrastructure. The applicant also requests approval of a tree permit for the removal of eight code-protected trees and to allow work within the driplines of four code-protected trees for the demolition of an existing barn, grading including ± 330 cubic yards (CYS) of cut and ± 540 CYS of fill for a net 210 CYS, construction of retaining walls and site improvements, and construction of a new two-story residence on proposed Parcel B. An existing residence on proposed Parcel A would remain unchanged. The project is located at 1921 Green Valley Road in the Alamo area of Contra Costa County. (Zoning: A-2 General Agricultural District); (Assessor's Parcel Numbers: 194-070-015, 194-070-018) SS

Attachments: [Attachment 1 - Findings and COA CDRZ23-03271_CDMS23-00005](#)
[Attachment 2 - Proposed Zoning Map_PreOrdinance RZ233271](#)
[Attachment 3 - Maps CDRZ23-03271_CDMS23-00005](#)
[Attachment 4 - Agency Comments CDRZ23-03271_CDMS23-00005](#)
[Attachment 5 - CEQA Public Comments](#)
[CDRZ23-03271_CDMS23-00005](#)
[Attachment 6 - Initial Study-MND 11-17-25](#)
[CDRZ23-03271_CDMS23-00005](#)
[Attachment 7 - Applicant Acceptance of Mitigations](#)
[CDRZ23-03271_CDMS23-00005](#)
[Attachment 8 - MMRP_11-17-2025 CDRZ23-03271_CDMS23-00005](#)
[Attachment 9 - Project Plans CDRZ23-03271_CDMS23-00005](#)
[Attachment 10 - Presentation Slides CDRZ23-03271_CDMS23-00005](#)

3b. ELLEN BULLA, Sycamore Court Home Association (Appellant), ROD SCHLENKER, Insurance Auto Auctions, Inc. (Applicant), NGL SF Bay Storage & Transfer, LLC (Owner), County File CDDP18-03005. This is an appeal of the Zoning Administrator's decision to approve a development plan for the expansion of an existing Insurance Auto Auctions storage facility onto an adjacent vacant 10.35-acre property. The proposed expansion would allow the storage of an additional 1,136 vehicles bringing the total number of vehicles permitted to be stored at the facility to approximately 4,436 vehicles. The development plan approval includes approval of a deviation to the Bay Point P-1 Development Standards for 7.5% of the subject lot to be landscaped (where 10% of the site is required to be landscaped), approval of a tree permit for the removal of 41 code-protected trees ranging in size from 7" to 60" in diameter, and the granting of an exception to the collect and convey requirements of Division 914 of the County Code. The Commission will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The project site is located at 2770 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point P-1 Planned Unit District) (Assessor's Parcel Number: 098-240-031) (CONTINUED TO JANUARY 14, 2026) GF

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Letter of Appeal](#)
[Attachment C Maps](#)
[Attachment D Project Plans](#)
[Attachment E Updated Landscaping Plan](#)
[Attachment F CDDP18-03005 Staff Report ZA 7_6_22](#)
[Attachment G CDDP18-03005 Staff Report ZA Continuation 11_17_22](#)
[Attachment H Agency Comments](#)
[Attachment I CDDP18-03005 MND](#)
[Attachment J CDDP18-03005 MMRP](#)
[Attachment K CDDP18-03005 CEQA Comments](#)

4. PUBLIC COMMENTS

5. STAFF REPORT

6. COMMISSIONERS' COMMENTS

7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, JANUARY 14, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, December 1, 2025

1:30 PM

30 Muir Road, Martinez

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.

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 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. TOM LINN (Applicant) - VARMA, LLC (Owner), County File #CDLP25-02006: [25-4955](#)
The applicant is requesting a Land Use Permit modification amending Land Use Permit #CDLP94-02009 for the purpose of adding a 960-square-foot modular building to an existing childcare facility on the subject property. The existing facility provides care for children aged 2-6 years old within two existing buildings totaling 4,060 square feet in area. The proposed 960-square-foot modular building would be utilized to provide care for up to 12 additional infant-aged children. The project also includes a request for tree permit approval authorizing dripline encroachment for one (1) eucalyptus tree for the construction of retaining wall and stairway improvements shown on the site plan. Lastly, the project includes a request to legalize an existing 1,080-square-foot shade structure located adjacent to the existing childcare facility, as well as landscaping improvements along the property's Appian Way frontage. The subject property is located at 716 Appian Way in the El Sobrante Area of Unincorporated Contra Costa County. (Zoning: R-7 Single-Family Residential District) (APN: 430-181-006) AV

Attachments: [01 CDLP25-02006 Findings and COAs](#)
[02 Maps Plans](#)
[03 Agency Comments](#)

2b. T-MOBILE (Applicant) - US Sprint (Property Owner), County File CDLP25-02026: The applicant requests approval of a Land Use Permit application for the continued operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP83-02003. No modifications of the wireless facility are proposed. The project site is located at 8851 Manning Road in the Livermore area of unincorporated Contra Costa County. (Zoning: A-80 Exclusive Agricultural District) (Assessor's Parcel Number: 006-200-004) AS [25-4956](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Project Plans](#)
[Attachment D Photos](#)
[Attachment E RF-EME Report](#)
[Attachment F Agency Comments](#)

2c. U-HAUL (Applicant and Owner), County File #CDLP24-02007. The applicant requests approval of a Land Use Permit to establish a new, 5,709-square-foot U-Haul retail business within an existing U-Haul warehouse and six exterior wall signs totaling 416 square feet to be installed on the front of the warehouse located in the unincorporated Bay Point area of Contra Costa County. (Zoning: L-I) (Assessor's Parcel Numbers: 099-160-026 and 099-160-027) (CANCELLED) NS [25-4957](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 15, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, November 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, 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. RYAN BYRKIT (Appellant) – RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: This is an appeal of the Zoning Administrator's decision to deny a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed). The project site is located at 4486 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District) (Assessor's Parcel Number: 032-240-045) GF

25-4532

Attachments: [Attachment A CDVR23-01032 Findings CPC](#)

[Attachment B Letter of Appeal](#)

[Attachment C Maps](#)

[Attachment D Photos](#)

[Attachment E Project Plans](#)

[Attachment F CDVR23-01032 Staff Report and Findings ZA
04.07.2025](#)

[Attachment G CDVR23-01032 Staff Report ZA continued 04.21.2025](#)

[Attachment H Agency Comments](#)

[Attachment I PowerPoint Presentation](#)

[CDVR23-01032 CPC Presentation](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON DECEMBER 10, 2025.