



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, December 11, 2024

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83239430053> | Call-In : 1-888-278-0254 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>.

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1. PUBLIC HEARINGS

- 1a. EXTENSION OF TIME FOR TENTATIVE PARCEL MAP FOR THE CENTERPOINT PROPERTIES PROJECT, COUNTY FILE CDMS19-00009 and CDDP18-03007: The applicant requests to extend the period for filing a parcel map three (3) additional years, to June 7, 2028, for the tentative map for the CenterPoint Properties Project in the North Richmond area of unincorporated Contra Costa County, consisting of the consolidation of 19 parcels into 3 larger parcels approved under Minor Subdivision CDMS19-00009 and the construction and operation of three warehouses buildings approved under Development Plan CDDP18-03007. The project site is 506 Brookside Drive in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District; -CE, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 409-300-037 – reference parcel) MLL 24-4191

Attachments: [Attachment A. Request for Extension](#)
[Attachment B. Tentative Parcel Map](#)
[Attachment C. CDMS19-00009_CDDP18-03007 Permit](#)

- 1b. RONALD COLLINS (Appellant) - CARL ADAMS (Applicant & Owner), County File #CDVR23-01026. This is an appeal of the Zoning Administrator's decision to approve variances to allow a 0-foot front setback (where 20 feet is required) for a driveway platform and a 15-foot front setback (where 20 feet is required) for a carport structure and to approve a tree permit to remove three (3) code-protected coast live oak trees and one (1) code-protected red willow tree for the construction of the driveway platform, carport structure, and a 5,104-square-foot two-story single-family residence with a 500-square-foot junior accessory dwelling unit on a vacant lot. The subject property is located at 2754 Limerick Road in the unincorporated San Pablo area. (Zoning: R-6 Single-Family Residential District) (APN: 403-152-020) NS 24-4192

Attachments: [Attachment A. Findings and Conditions of Approval CDVR23-01026](#)
[Attachment B. Appeal Letter 05.15.2024 CDVR23-01026](#)
[Attachment C. Maps CDVR23-01026](#)
[Attachment D. Project Plans CDVR23-01026](#)
[Attachment E. Presentation Slides CDVR23-01026](#)

- 1c. ROBERT & TIA GARDNER (Appellants) - SAGIV WEISS-ISHAI (Applicant), SBL3 LLC (Owner), County File #CDTP22-00045. County File #CDTP22-00045. This is a hearing on an appeal of the Zoning Administrator's tentative decision to approve a tree permit to remove six (6) code-protected trees and to work within the driplines of six (6) code-protected in order to construct an approximately 2,180-square-foot addition to the existing single-family residence and a new, detached approximately 1,200-square-foot accessory dwelling unit (ADU) on the subject property. The project includes a revised request for approval of a Tree Permit to remove three (3) code-protected trees, including one California laurel, one black walnut, and one California buckeye, and to work within the driplines of up to nine (9) code-protected trees, including six valley oaks, one black walnut, and two California buckeyes, for construction of the addition to the primary residence and a new, detached approximately 1,103-square-foot ADU. The project also includes a new request for an exception to Title 9 creek structure setback requirements. The project is located at 201 Castle Hill Ranch Road in unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-20); (Assessor's Parcel Number: 188-150-010) SS

[24-4193](#)

Attachments: [Attachment A. Findings and COA CDTP22-00045](#)
[Attachment B. Appeal Letter CDTP22-00045](#)
[Attachment C. Agency Comments CDTP22-00045](#)
[Attachment D. Maps CDTP22-00045](#)
[Attachment E. Photos Staff Site Visit 7-21-2022 CDTP22-00045](#)
[Attachment F. Project Plans CDTP22-00045](#)
[Attachment G. Presentation Slides CDTP22-00045](#)

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, JANUARY 8, 2025, AT 6:30 P.M.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, December 16, 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.

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1. PUBLIC COMMENTS
2. MAJOR SUBDIVISION; PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [24-4194](#)
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 11.18.2024 ZA Packet](#)
[Attachment B CDS22-09628_ZA_PROJECT_FINDINGS and COA](#)
[Plans showing changes](#)

THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL
BE HELD ON MONDAY, JANUARY 6, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, January 8, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-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. PUBLIC HEARINGS

- 1a. CHIEH AND KAYNE BARCLAY (Applicant and Owners) - HEMAN PATEL AND ADITI SHASTRI (Appellants), County File #CDDP24-03011: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review for a new rooftop deck with railing, and a new Juliet balcony. The subject property is located at 2 Highland Blvd., in the Kensington area of Contra Costa County (Zoning: R-6 Single-Family Residential District, -TOV, Tree Obstruction of Views Combining District, and -K, Kensington Combining District) (Assessor's Parcel Number: 572-013-006). DRW 25-15

Attachments: [A. CDDP24-03011 Findings and COAs](#)
[B. CDDP24-03011 Appeal Letter on Zoning Administrator's Decision](#)
[C. CDDP24-03011 Maps](#)
[D. CDDP24-03011 ZA Staff Report](#)
[E. CDDP24-03011 Project Plans](#)
[F. CDDP24-03011 Site Visit Photos 7 Arlington 11.1.24](#)
[G. CDDP24-03011 PowerPoint Presentation](#)

2. PUBLIC COMMENTS

3. STAFF REPORT

4. COMMISSIONERS' COMMENTS

5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE WEDNESDAY, JANUARY 22, 2025, AT 6:30 P.M.**



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Wednesday, January 22, 2025

1:30 PM

30 Muir Road, Martinez

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

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1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

- 2a. NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), County File #CDLP23-02046: The applicant requests approval of a Land Use Permit to allow a residential care facility for the elderly for up to 18 people. The project also includes the construction of a two-story, approximately 2,665-square-foot addition to the existing residential care facility and is proposing six total parking spaces. The project includes a variance to the off-street parking driveway aisle width of 16'-5" (where 25' is the required for two-way travel). The project includes approximately 67.6 cubic yards of cut and approximately 33.8 cubic yards of fill for site improvements. The project is located at 2374 Warren Road, in the Unincorporated Walnut Creek area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-120-071) EL 25-179

Attachments: [A. CDLP23-02046 Findings and COA](#)
[B. CDLP23-02046 Maps](#)
[C. CDLP23-02046 Agency Comments](#)
[D. CDLP23-02046 Plans](#)
[E. CDLP23-02046 Applicant response to comments](#)
[F. CDLP23-02046 Community Meeting Notes](#)

3. ANNUAL COMPLIANCE REVIEW: PUBLIC HEARING

- 3a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA24-0006: This is a public hearing on the Thirtieth Annual Compliance Report for project year 2024, dated November 21, 2024, prepared and submitted by Shapell Industries to summarize its compliance with the (Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. AV 25-180

- 3b. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR24-0117: This is a public hearing on the Project Year 2024. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). AV 25-181

Attachments: [Attachment 1 - RESOLUTION 2-2025 - DA-2024](#)
[Attachment 2 - 2024 Annual Compliance Report](#)

The next meeting of the Contra Costa County Zoning Administrator will be held on Monday, February 3, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, January 22, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELLED

NEXT MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 12, 2025 AT 6:30 P.M.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, February 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

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1. PUBLIC HEARINGS

- 1a.** PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM 25-466

This item has been continued until the next meeting of the Contra Costa County Planning Commission, which will be held on February 26, 2025.

- 1b.** DARYL CHRZAN (Applicant and Owner, County File #CDHT23-00001. This is a request to nominate two Canary Island date palm trees measuring approximately 124 inches and 125 inches in circumference, pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4). The subject property is located at 11 Attri Court in the unincorporated Lafayette area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (APN: 166-230-028) NS 25-467

Attachments: [Attachment A - COA Findings-CPC CDHT23-00001](#)
[Attachment B - Maps CDHT23-00001](#)
[Attachment C - Anotated Aerial Map CDHT23-00001](#)
[Attachment D - Heritage Tree Nomination Package CDHT23-00001](#)
[Attachment E - Draft Board Resolution CDHT23-00001](#)
[Attachment F - Presentation Slides CDHT23-00001](#)

- 1c. KEVIN WEISS (Applicant) - DUONG ESTUARY COVE LLC (Owner), County File #CDS23-09669, CDDP23-03040: This is a hearing on an appeal of County staff's determination that the subdivision and development plan application filed under CDS23-09669 and CDDP23-03040 is incomplete. The subject property is an approximately 77-acre vacant lot located north of Sandmound Blvd. in the unincorporated Oakley area of Contra Costa County (Zoning: P-1, -CE, Planned Unit District, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 032-112-007). JC 25-468

Attachments: [Attachment A - FINDINGS for Appeal Denial](#)
[Attachment B - Preliminary Application Submittal](#)
[Attachment C - Preliminary App IncompleteLtr_102423-signed](#)
[Attachment D - Response to Preliminary Application Incomplete Notice](#)
[Attachment E - Preliminary CompleteLtr_110223-signed](#)
[Attachment F- Formal Application Submittal](#)
[Attachment G - 1st IncompleteLtr_051724-signed](#)
[Attachment H - Resubmittal to 1st Incomplete Ltr](#)
[Attachment I - Response Letter to 1st Incomplete Ltr](#)
[Attachment J- 2ndIncompleteLtr_092024-signed](#)
[Attachment K - Response to 2nd Incomplete Notice](#)
[Attachment L -3rdIncompleteLtr_121124-signed](#)
[Attachment M - CDS23-09669 APPEAL LTR_122324](#)
[Attachment N - Screenshot of County planning application checklists](#)
[Attachment O - County General Planning Application Checklist](#)
[Attachment P - County Inclusionary Housing Plan Checklist](#)
[Attachment Q - Maps](#)

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE WEDNESDAY, FEBRUARY 26, 2025, AT 6:30 P.M.**



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Wednesday, February 19, 2025

30 Muir Road, Martinez

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1. PUBLIC COMMENTS
2. NOTICE OF FINE APPEAL: PUBLIC HEARING

- 2a. This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00253. This case is for violation(s) of operating a landscaping business on the vacant property in a P-1 zoning district. The property address is 0 Poinsettia Avenue, Bay Point, California 25-424

Attachments: [CECF23-000253](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. GLORIA KNOLL LLC, GRANT CARONE (Applicant & Owner), County File #CDMS24-00009: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 45,502-square-foot vacant lot into two lots. Parcel A will be approximately 21,054 square feet and Parcel B will be 24,449 square feet. No residential development is proposed with the project. The project proposes future improvements such as grading of approximately 4,633 cubic yards of cut and 683 cubic yards of fill, proposing a new private access, utility and landscape easement on Parcel A, a bio-retention area on Parcel A and Parcel B, and sanitary and water lines. Access to the parcels would be provided by a private road that connects to Gloria Terrace. The project site is located directly north of 3274 Gloria Terrace in the unincorporated Lafayette area of the County. (Zoning: R-20, Single-Family Residential District) (APN: 166-240-039) EL 25-425

Attachments: [Attachment A CDMS24-00009 Findings and COAs](#)
[Attachment B CDMS24-00009 Maps](#)
[Attachment C CDMS24-00009 Agency Comments](#)
[Attachment D CDMS24-00009 Tentative Map 10.9.2024](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 3, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, February 26, 2025

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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.** PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County's Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM

[25-542](#)

Attachments: [Ordinance No. 2025-XX Accessory Dwelling Units CPC DRAFT](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 3, 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. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. OWEN POOLE SDC DELTA COVES LLC (Applicant) - ANDREW COON (Owner), County File #CDMS24-00015: The applicant requests approval of a tentative map for a minor subdivision application to subdivide an approximately 22,529-square-foot vacant lot into three lots. Parcel A will be approximately 8,016 square feet, Parcel B will be approximately 6,798 square feet and Parcel C will be approximately 7,715 square feet. The minor subdivision will re-establish Lots 263, 264 and 265 of Tract 6013, as the three lots were merged under CDLL20-00015. No residential development is proposed at this time with this project. The project site is addressed 485 Halcyon Place, in the Bethel Island area of the County. (Zoning: P-1, Planned Unit District) (APN: 031-210-060) EL [25-529](#)

Attachments: [Attachment A CDMS24-00015 Findings and COA](#)
[Attachment B CDMS24-00015 Maps](#)
[Attachment C CDMS24-00015 Agency Comment](#)
[Attachment D CDMS24-00015 Tentative Prancel Map](#)

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