

To: grant.farrington@dcd.cccounty.us

Subject: Formal Objection & Request for Public Hearing – County File CDTP25-00067

Date: Feb 16, 2026

Dear Mr. Farrington,

We are writing as the direct neighbor of 1365 Milton Avenue to formally object to the proposed development under County File CDTP25-00067. A two-story modular 'Veev' structure is entirely non-conforming to our neighborhood and would feel looming and imposing on the single story ranch style homes on either side and on the majority of the street.

I request that the Zoning Administrator deny the application for these reasons:

1. Inconsistency with neighborhood architectural character

- The "Veev" modular system utilizes industrial-style panels and a square, "block" style modern structure that is discordant with the custom architectural character of Milton Avenue. This "drop-in" design does not respect the textures, materials, and height of established R-20 residential pockets like Milton Ave.

2. Looming structure imposes on privacy and blocks daylight of neighbors

- The two-story structure with large windows looks directly into our home and backyard. The structure also blocks daylight from our property, disrupting our view of sunset.

3. Failure to Exhaust Alternatives for Protected Trees (*Chapter 816-6*)

- The applicant requests to remove two code-protected Honey Locusts (9" and 22" diameter). Under Chapter 816-6, the applicant must demonstrate that the project cannot be reasonably designed to avoid this removal. A custom-designed home or a more flexible footprint (as opposed to a rigid, pre-fabricated modular system) would allow for the preservation of these mature trees, which serve as a vital natural privacy buffer.

If the application moves forward, we request the Zoning Administrator impose the following conditions of approval to protect the character and privacy of the our existing neighborhood:

1. Mitigation of "Looming" via Second-Story step-backs

- The sheer vertical massing of a continuous two-story wall on a lot of substandard width creates an unreasonable "looming" effect. To preserve the relative privacy and daylight plane of the adjacent property, I request a second-story step-back of at least 5–10 feet from the first-story wall. This change is necessary to break up the monolithic modular footprint and is consistent with the intent of the Small Lot Design Review to prevent "over-bulked structures on narrow lots".

2. Preservation of privacy through window placement and glazing

- The second-story elevation, combined with the “Veev” home developer’s typical use of oversized glazing, creates direct, elevated lines of sight into my private backyard. I request that all second-story windows on the elevation facing my property be restricted to clerestory windows (sill heights 5' or higher) or utilize frosted/opaque glass. This is a standard mitigation to ensure the "relative privacy" guaranteed to neighbors under Section 82-10.002(c).

I formally request these impacts are fully vetted before a final administrative decision is rendered. If this letter is insufficient context and justification, then we request a public hearing.

Sincerely,

Conor Coady & Zanique Albert
Owners and residents, 1361 Milton Ave
Walnut Creek, CA

A handwritten signature in black ink, appearing to be 'CC' or similar initials, written in a cursive style.

Mr. & Mrs. Fraser Marshall
1360 Milton Avenue
Walnut Creek, CA 94596

February 16, 2026

Contra Costa County
Department of Conservation and Development
Attn: Grant Farmington
30 Muir Road
Martinez, CA 94553

***Re: Notice of Intent to Render and Administrative Decision – Dated February 10, 2026
Property: 1365 Milton Avenue, Walnut Creek, CA***

Dear Mr. Farmington,

We are writing in direct response to the “Notice of Intent to Render and Administrative Decision” dated February 10, 2026, regarding the application for a tree permit and the proposed redevelopment of the existing single-story residence at 1365 Milton Avenue into a 3,000+ square foot two-story home.

As immediate neighboring residents at 1360 Milton Avenue, we formally submit our strongest objection to the approval of this proposal as currently presented and respectfully demand that this matter proceed to a full public hearing.

1. Architectural Incompatibility and Neighborhood Character

Milton Avenue reflects the charm and cohesion of a traditional Walnut Creek foothill neighborhood. The existing streetscape is predominantly composed of modestly scaled, single-story residences consistent in form, height, and architectural tone. The proposed 3,000+ square foot, two-story structure represents a dramatic and disproportionate departure from the character and scale of the surrounding homes.

This is not a matter of minor variance or routine modernization. The proposal fundamentally alters the established architectural rhythm of the street. A two-story mass of this scale, inserted among primarily single-story homes, would be visually dominant and incongruent — effectively a blot on the landscape.

Such an over-scaled structure risks setting a precedent that undermines the integrity of the neighborhood fabric and the very qualities that make this area of Walnut Creek desirable and distinct.

2. Loss of Foothill Woodland Character and Tree Canopy

Equally concerning is the proposed removal of trees as part of this development. The wooded nature of this portion of Walnut Creek contributes significantly to its lower foothill Diablo regional charm. The mature tree canopy defines the area's aesthetic, provides environmental benefits, and softens the built environment.

The removal of valuable, established trees in order to accommodate an oversized structure compounds the architectural incompatibility by stripping away natural screening, increasing visual massing, and diminishing the ecological and scenic character of the street.

Once removed, these mature trees cannot simply be replaced in any meaningful timeframe. The resulting loss would be permanent in impact, affecting not only immediate neighbors but the broader community fabric.

3. Scale, Massing, and Community Impact

Beyond aesthetics, the scale of this proposal raises concerns regarding visual bulk, privacy implications, shadowing, and overall neighborhood harmony. The cumulative effect of increased height, mass, and tree removal transforms what has historically been a modest, wooded residential street into something fundamentally different.

We believe this application warrants far greater scrutiny than administrative approval. The magnitude of change to neighborhood character alone justifies a full, formal public review.

4. Request for Full Public Hearing

Given the substantial architectural incompatibility, the significant environmental and visual impacts associated with the proposed tree removals, and the long-term precedent this project may establish, we formally object to any administrative approval.

We respectfully and firmly request that:

1. The application not be approved administratively; and
2. The matter be scheduled for a full public hearing to allow impacted residents the opportunity to present their concerns in detail.

The future character of Milton Avenue and the preservation of its wooded foothill environment deserve careful deliberation rather than expedited approval.

We appreciate your attention to this matter and respectfully request confirmation that our objections have been received and entered into the public record.

Sincerely,

Mr. & Mrs. Fraser Marshall
1360 Milton Avenue
Walnut Creek, CA 94596

