



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 22, 2026

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission Meeting - CANCELED

Next meeting scheduled for May 13, 2026 at 6:30 pm.

For more information, contact Hiliana Li at 925-655-2860.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 20, 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.

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 (855)758-1310 US Toll Free or (408) 961-3928. 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/85491390617> Webinar ID: 854 9139 0617.

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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a. SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - [26-1422](#)
GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as +12,000 square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required. The project site is located at 5980 Camino Tassajara in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) (CONTINUED FROM MARCH 16, 2026 RLH) AV
- 2b. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL [26-1423](#)
GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 3,293 square feet (where 3,000 is the maximum gross floor area permitted) on a vacant lot. The project includes a Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for a 499-square-foot detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. This project is continued from the May 5, 2025 Zoning Administrator meeting. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-161-009) (CONTINUED FROM APRIL 6, 2026 RLH) GF

Attachments: [Attachment A CDDP23-03009 Revised Findings and COAs final.pdf](#)
[Attachment B Revised Project Plans 12.4.25.pdf](#)
[Attachment C Kensington MAC Agency Comments.pdf](#)

3. VARIANCE: PUBLIC HEARING

- 3a. BARRY THOMPSON, COWAN & THOMPSON CONSTRUCTION (Applicant) - BARRY THOMPSON (Owner), County File CDSR23-00005: The applicant requests approval of a Sign Permit to install an approximately 52.5-square-foot, LED illuminated wall sign on an existing commercial building. The project site is located at 2340 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Number: 375-011-001) SS [26-1424](#)

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Sign Plans.pdf](#)
[Attachment D Sign Specifications.pdf](#)
[Attachment E Sign Photo.pdf](#)
[Attachment F Public Comments.pdf](#)

4. SIGN PERMIT: PUBLIC HEARING

- 4a. BACILIA MACIAS, BACILIA MACIAS ARCHITECTURE (Applicant) - EDUARDO LANDEROS (Owner), County File CDVR24-01044: The applicant requests approval of a Variance to allow a 9-foot front yard setback (where 20 feet is the minimum required) and a Tree Permit for the removal of two code-protected Coast Live Oak trees, for the construction of a 2,128-square-foot two-story single-family residence on a vacant lot. The application includes Small Lot Design Review of the new single-family residence on a lot that is substandard in area and average width. The project site is located at 1518 Barth Avenue in the San Pablo area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 419-192-015) DL [26-1425](#)

Attachments: [Attachment A - CDVR24-01044 Findings and Conditions final.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Project Plans.pdf](#)
[Attachment D - Agency Comments.pdf](#)
[Attachment E - Public Comments.pdf](#)
[Attachment F - Geotechnical Report & Peer Review.pdf](#)
[Attachment G - Arborist Report.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 4, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 8, 2026

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821

Call in: (855) 758-1310 or (408) 961-3928

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim

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 Planning Commission 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 (855) 758-1310 US Toll Free or (408)961-3928 US. 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/81302368821> Webinar ID: 813 0236 8821. 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.

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) 655-2753.

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.

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1. PLEDGE OF ALLIANCE

2. PUBLIC HEARING

- 2a. GRAHAM DEUTSCHER, COLA PACHECO LLC. (Applicant) - COLA PACHECO LLC, DEUTSCHER PROPERTIES CORP. (Owner), County File CDRZ25-03279: The applicant requests approval of a rezone of the subject 4.77-acre parcel from the R-7 Single-Family Residential District to the C General Commercial District for in order to be consistent with the General Plan land use designation of CO Commercial and Office. The subject property is located at 4677 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Zoning: R-7 Single-family Residential District) (Assessor's Parcel Number: 159-240-007) GF

26-1195

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)
[Attachment E PreOrdinance RZ253279.pdf](#)

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, APRIL 22, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 6, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://eccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

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

2a. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 220-100-024) (CONTINUED TO MAY 04, 2026 RLH) [26-1340](#)

2b. LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) (CONTINUED FROM MARCH 2, 2026 RLH) [26-1341](#)

Attachments: [Attachment A - Findings and COAs.pdf](#)
[Attachment B - Tower Structure Removal Bond.pdf](#)
[Attachment C - Request to Continue Hearing on CDLP25-02020 3-2-2026.pdf](#)

3. LAND USE PERMIT: PUBLIC HEARING

3a. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - GEOFFREY HODIES (Owner), County File CDLP25-02031: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP96-02009. No modifications of the wireless facility are proposed. The project site is located at 435 Valley View Road in the El Sobrante area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 425-251-002) MLL [26-1342](#)

Attachments: [Attachment A Findings & COAs.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)
[Attachment E Photos.pdf](#)
[Attachment F Special Reports.pdf](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 3,293 square feet (where 3,000 is the maximum gross floor area permitted) on a vacant lot. The project includes a Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for a 499-square-foot detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. This project is continued from the May 5, 2025 Zoning Administrator meeting. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-161-009) GF 26-1343

Attachments: [Attachment A CDDP23-03009 Revised Findings and COAs final.pdf](#)
[Attachment B Revised Project Plans 12.4.25.pdf](#)
[Attachment C Kensington MAC Agency Comments.pdf](#)

- 4b. JONATHAN JAMES – WILLIAM WOOD ARCHITECTS (Applicant) - STEPHANIE MILES - NORTOM CORPORATION (Owner), County File #CDDP24-03044: The applicant requests approval of a Development Plan, pursuant to COA #11(B) of CDDP01-03061, to construct a new 4,621-square-foot, two-story, single-family residence with associated retaining walls up to 4' on a vacant lot. The proposal involves approximately 733 cubic yards of fill and 1 cubic yard of cut and requires a Tree Permit for work within the dripline of a 54-inch diameter Coast Live Oak. Additionally, the applicant requests a minor modification to COA #12(G)(14) of County File #CDDP01-03061 to allow for retaining wall construction beneath the tree's dripline, drainage improvements, and grading. The project site is addressed as 438 Legacy Drive in the Alamo area of the County. (Zoning: P-1 Planned Unit District) (APN: 193-010-030) EL 26-1344

Attachments: [Attachment A Findings and COAs .pdf](#)
[Attachment B CDDP01-03061 Conditions of Approval.pdf](#)
[Attachment C Mandatory Design Guidelines Tract 7744.pdf](#)
[Attachment D Approved Building Envelope.pdf](#)
[Attachment E Maps.pdf](#)
[Attachment F Agency Comments.pdf](#)
[Attachment G Project Plans.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 20, 2026.