



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, December 11, 2024**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccounty-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>.

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](mailto: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. 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 Planning Commission

---

**Wednesday, January 8, 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](mailto: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. 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 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

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](mailto: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. 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 Planning Commission

---

**Wednesday, February 26, 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

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](mailto: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. 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 Planning Commission

---

**Wednesday, March 12, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

---

#### **CONTRA COSTA COUNTY PLANNING COMMISSION - CANCELLED**

The next meeting of the Contra Costa County Planning Commission is March 26, 2025, at 6:30 p.m.

For more information, please call Hiliana Li 925-655-2860



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, March 26, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Contra Costa County Planning Commission - CANCELLED**

**The next meeting is scheduled for April 9, 2025, at 6:30 p.m.**



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, April 9, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

---

**Contra Costa County Planning Commission meeting CANCELLED**

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

The next meeting is scheduled for April 23, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, November 18, 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](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/89580629496>. 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. MAJOR SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [24-3948](#)  
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 FINDINGS and CONDITIONS OF APPROVAL](#)  
[Attachment B CEQA PUBLIC COMMENTS](#)  
[Attachment C INITIAL STUDY AND MITIGATED NEGATIVE  
DECLARATION](#)  
[Attachment D MAPS](#)  
[Attachment E AGENCY COMMENTS](#)  
[Attachment F PLANS](#)



3. LAND USE PERMIT: PUBLIC HEARING

- 3a. MICHAEL MILANI, MILANI & ASSOCIATES (Applicant) - CHERYL GREEN (Owner), County File CDLP23-02055: The applicant requests approval of a Land Use Permit for one additional single-family residence to legalize an existing 2,195 square-foot two-story second residence with an attached 411-square-foot garage. The project includes a Variance to allow a 7.07-foot front yard setback (where 25 feet is the minimum required) and a 43.18-foot side yard setback (where 50 feet is the minimum required) for a proposed Lot Line Adjustment to accommodate the existing location of the second residence. No new development is proposed. The project is subject to Small Lot Design Review as the subject parcel is substandard in size for the A-40 District. In addition, the project includes a request for an Exception from the collect and convey requirements of Division 914 of the County Ordinance Code. The project site is 10000 Morgan Territory Road in the Livermore Valley area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) GF [24-3949](#)

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

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. KENT AND TERRI LAWSON (Applicants and Owners), County File CDDP24-03031: The applicant is requesting a Development Plan Modification to allow a 7.5-foot front yard setback (where a minimum of 20 feet is required), 3.5-foot side yard setbacks (where a minimum of 5 feet is required), and an 8.5-foot aggregate side yard (where a minimum of 20 feet is required) for the construction of a retaining wall that ranges in height from 3 to 8 feet tall. The application also includes a request for a Tree Permit for the removal of four code-protected trees on the property to accommodate the development. The subject property is located at 3415 Silver Maple Drive in the Danville area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Parcel Number: 203-530-099). JL [24-3950](#)

**Attachments:** [Attachment A Findings and Conditions of Approval](#)  
[Attachment B Project Plans](#)  
[Attachment C Maps](#)  
[Attachment D Agency Comments](#)  
[Attachment E Public Comments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 2, 2024.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, December 2, 2024**

**1:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccouny-us.zoom.us/j/89580629496> |Call: (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://cccouny-us.zoom.us/j/89580629496>. 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. NOTICE OF FINE APPEAL

- 2a. This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRG20-00435. This case is for violations including, but not limited to an illegal contractor's yard being operated on the property. Shipping containers, construction trailer, and a travel trailer, in addition to vehicles being stored on the property without the necessary approvals or permits. Accordingly, this is in violation of Contra Costa County Ordinance 82 & 84 Adoption of Zoning Ordinance; 82-2.002. Land use Enforcement; 82-2.006. Uses permitted in a A-4 Zoning District; 84-42.404 Contractor Yard Defined; 82-4.221. [24-3998](#)

**Attachments:** [NOTICE OF FINE APPEAL HEARING TITLE 8 Packet](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, DECEMBER 16, 2024.



# 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](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/89580629496>. 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. 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 Zoning Administrator

---

**Monday, January 6, 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](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](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. HOWARD HIIBEL (Applicant and Owner), County File #CDLP21-02004: The applicant is requesting approval of a Land Use Permit application to permit a horse boarding facility for up to 18 horses. The horse boarding facility will utilize an existing 37,288 square foot covered agricultural stable and arena. There will be no development beyond establishing unpaved parking spaces (a total of 15 on-site parking spaces) is proposed at this time. The proposed hours of operation are 8:00 AM to 10:00 PM for the boarding facility. The business will have 1 full-time employee. The project includes a Variance request from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings and signage; and landscaping. The project also includes an exception request from the collect and convey requirements in Chapter 914-2 of the County Subdivision Ordinance. The subject property is located at 2235 Sunset Road in the unincorporated Brentwood area of the County. (Zoning: A-2) (Assessor's Parcel Number: 015-090-039) EL

25-10

**Attachments:** [Attachment A - CDLP21-02004 Findings and COA final](#)  
[Attachment B - Maps](#)  
[Attachment C - Initial Study - Negative Declaration](#)  
[Attachment D - Agency Comments](#)  
[Attachment E - CDLP21-02004 Project Plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 22, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

Wednesday, January 22, 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](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. 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 Zoning Administrator

---

**Monday, February 3, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://cccounty-us.zoom.us/j/83831039285> Call in: (888) 278-0254, followed by the 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: CLOSED CONTINUED PUBLIC HEARING

- 2a. NATHAN WATKINS (Applicant) – CARNELIAN HOLDINGS LLC (Owner), [25-348](#)  
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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON FEBRUARY 19, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Wednesday, February 19, 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](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. 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 Tentiative 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 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](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](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. 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.





# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

Monday, March 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**

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 Hilaria 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 Parcel Map](#)

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



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

Monday, March 17, 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](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](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. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a. LOPEZ MARTINE (Owner): 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 site address is 0 Poinsettia Ave., Bay Point. [25-910](#)

3. MINOR SUBDIVISION: CONTINUED 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) (Continued from February 19, 2025) EL [25-911](#)

**Attachments:** [Attachment A CDMS24-00009 Findings and COAs](#)  
[Attachment B - CDMS24-00009 Feb 19, 2025 ZA Packet](#)

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 2,996 square feet on a vacant lot, The project includes a Variance for a 4-foot front yard setback (where 20 feet is the minimum required) to accommodate the detached garage and a retaining wall. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. 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 25-912

**Attachments:** [Attachment A CDDP23-03009 Findings and COAs final](#)  
[Attachment B Project Plans](#)  
[Attachment C Story Poles](#)  
[Attachment D Agency Comments](#)  
[Attachment E Public Comments Received](#)  
[Attachment F Geotechnical Report](#)  
[Attachment G Arborist Report](#)  
[Attachment H Maps](#)

- 4b. TOM DUDLEY, ENGINEERED SOILS REPAIRS INC. (Applicant) - CALIFORNIA RESERVE OWNERS ASSN, WILLIS MANAGEMENT GROUP and JAMES DINNING/DEANNA ANDERSON TRUST (Owners), The applicant requests approval of a non-substantial modification to Development Plan #CDDP86-03041 with a deviation to allow a 0-foot setback, and a Tree Permit for the removal of six (6) code-protected redwood trees with a combined diameter of 122 inches, for the construction of two new retaining walls over 3 feet in height and ranging from approximately 65 to 346 linear feet on the subject property. Proposed grading consists of approximately 1,122 cubic yards (cy) cut, and 1,100 cy fill, for a net 22 cy of cut. The project is located at North Pond Court, South Pond Court, and 768 S. Pond Court in the unincorporated Lafayette area. (Zoning: Planned Unit District, P-1); (Assessor's Parcel Numbers: 365-530-024, 365-530-025, 365-530-026, and 365-530-016 (SS) 25-913

**Attachments:** [Attachment A Findings and COA CDDP24-03004](#)  
[Attachment B Maps CDDP24-03004](#)  
[Attachment C Agency Comments CDDP24-03004](#)  
[Attachment D Public Hearing Request CDDP24-03004](#)  
[Attachment E Project Plans CDDP24-03004](#)

5. TREE PERMIT: PUBLIC HEARING

- 5a.** VICKY HARRIS (Applicant & Owner), County File CDTP23-00005: The applicant is seeking approval of a Tree Permit and Small Lot Design Review for the proposed demolition of an existing residence and the construction of a new 4,704 square-foot two-story single-family residence. The proposed project includes work within the dripline of one (1) code-protected tree located in front of the existing residence on the northwestern corner of the subject property. No tree removal is proposed with this application. The subject property is located at 3139 Via Larga in the Alamo area of unincorporated Contra Costa County. (APN: 191-093-017, Zoning R-20 Single-Family Residential) AV

[25-914](#)

**Attachments:** [02 CDTP23-00005 Findings and COAs](#)

[03 Maps](#)

[04 Public Comments](#)

[05 Agency Comments](#)

[06 Project Plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 7, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, April 7, 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](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. SUBDIVISION: PUBLIC HEARING

- 2a. CARL CAMPOS ON BEHALF OF LCA ARCHITECTS (Applicant) - [25-1132](#)  
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 32 three-story townhouse units and one two-story townhouse unit, and the installation of associated improvements (e.g. pavement, utilities, bioretention area, private street, landscaping and hardscape). 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 for guest parking on the northeastern property line (where 25' is required); Building One – 18'-3" setback for Pacheco Blvd (where 25' is required) and 13'-7" setback for Windhover Way (where 25' is required); Building Three – 17'-5" side yard setback (where 20' is required); Building Four – 17'-5" side yard (where 20' is required) and 8' building separation (where 20' is required) and 81% of units with tandem parking (where the max is 15% of the units). 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 CDS22-09628\\_ZA\\_PROJECT\\_FINDINGS and COA](#)  
[Attachment B CEQA Public Comments](#)  
[Attachment C CDS22-09628\\_IS\\_MND](#)  
[Attachment D Maps CDS22-09628\\_CDDP22-03036](#)  
[Attachment E Agency Comments](#)  
[Attachment F CDS22-09628 and CDDP22-03036 Applicant Revisions to Address neighbor and ZA](#)  
[Attachment G CDS22-09628 and CDDP22-03036 Project Plans \(1\)](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING



3a. BHAVANA SHAH, TALON DESIGN GROUP (Applicant) - EDWARD ALLEN (Owner), County File CDDP24-03056: The applicant requests approval of a Development Plan to modify Final Development Plan CDDP74-3014 to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck that will be attached to a new single-family residence on a vacant lot. The project site is located at 100 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District, -UE Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number: 004-490-027) AS 25-1133

- Attachments:** [Attachment A Findings and COAs](#)  
[Attachment B Maps](#)  
[Attachment C Photos](#)  
[Attachment D Project Plans](#)  
[Attachment E Agency Comments](#)  
[Attachment F Public Hearing Request](#)  
[Attachment G Final Development Plan CDDP74-03014](#)

3b. KHALIF & KIMBER AUSTIN (Applicant and Owner), County File #CDDP25-03002: The applicant requests approval of a Development Plan for a Kensington Design Review to allow the construction of a new 4,239-square-foot, two-story single-family residence with an attached garage on a vacant lot. The gross floor area will be 4,239 square feet, where 3,200 square feet is the maximum gross floor area. The project includes approximately 116.68 cubic yards of cut. The project also includes an exception request from Chapter 914-2.002 – collect and convey requirements. The project is located at 18 Highgate Road, 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: 572-231-010) EL 25-1134

- Attachments:** [Attachment A Findings and Conditions of approval CDDP25-03002](#)  
[Attachment B CDDP25-03002 Maps](#)  
[Attachment C CDDP25-03002 Agency Comments](#)  
[Attachment D CDDP25-03002 Site Photographs](#)  
[Attachment E CDDP25-03002 Architectural Plans](#)

4. VARIANCE: PUBLIC HEARING

- 4a. RYAN BYRKIT (Applicant and Owner), County File CDVR23-01032: The applicant requests approval of 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 [25-1135](#)

**Attachments:** [Attachment A CDVR23-01032 Findings final](#)  
[Attachment B Project Plans](#)  
[Attachment C Agency Comments](#)  
[Attachment D Hearing Request](#)  
[Attachment E Photos](#)  
[Attachment F Maps](#)

- 4b. GARRY BAKER, GLB ARCHITECTS (Applicant) - LUCAS JONES (Owner), County File CDVR24-01035: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 12-foot secondary front yard setback (where a minimum of 20 feet is required), for the construction of a new 3,600 square-foot metal agricultural equipment storage building that will replace two existing agricultural storage buildings that are 400 square feet and 1,050 square feet in size on a lot that is substandard in size and average width. The project site is located at 7255 Piper Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District and -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-072-004) GF [25-1136](#)

**Attachments:** [Attachment A CDVR24-01035 Findings and COAs final](#)  
[Attachment B Project Plans](#)  
[Attachment C Agency Comments](#)  
[Attachment D Hearing Request](#)  
[Attachment E Photos](#)  
[Attachment F Maps](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 21, 2025.



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Zoning Administrator

---

**Monday, April 21, 2025**

**1:30 PM**

**30 Muir Road, Martinez**

---

**Zoom: <https://ccccounty-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://ccccounty-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. CONTINUED PUBLIC HEARINGS

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. DEAN MILLS (Applicant) - CENTURY COMMUNITIES OF CALIFORNIA, LLC (Owner), County File #CDDP24-03053: The applicant requests approval of a Substantial Modification to Final Development Plans #CDDP09-03029 (Newport Pointe Subdivision) for the construction of retaining walls exceeding three feet at 0-foot setback on parcel 008-540-037 as it crosses over 011-350-010, and a modification to #CDDP91-03025 (Discovery Bay West Subdivision) to allow grading on Parcel J for a sanitary sewer access road. The new road requires retaining walls as a way to adjust to the grade difference due to the pad elevation between APN: 011-710-074 and 011-350-010. The improvements have been required and requested by the Town of Discovery Bay. The subject properties are located at the intersection of Newport Drive and Slifer Drive in the Discovery Bay area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Numbers: 011-350-010, 011-710-074; 008-540-037) DL

[25-1319](#)

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 5, 2025.