



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, April 23, 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>.

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All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

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

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. NATHAN WATKINS ON BEHALF OF CARNELIAN HOLDINGS LLC 25-1489
(Applicant & Owner) - – JOSHUA ECKHAUS AND JENNIFER OSTRANDER
(Appellants), County File #CDLP23-02046: This is an appeal of the Zoning
Administrator's decision to approve 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 a total of six 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

Attachments: [Attachment A CDLP23-02046 Findings and COA](#)
[Attachment B CDLP23-02046 Appeal Letter](#)
[Attachment C CDLP23-02046 Assisted Living Communities Around
the Carnelian](#)
[Attachment D CDLP23-02046 Zoning Administrator Staff Report
January 22 2025](#)
[Attachment E CDLP23-02046 CCCFPD Access Letter](#)
[Attachment F CDLP23-02046 Plans](#)
[Attachment G CDLP23-02046 PPT Slides](#)

- 2b. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant),
CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK
SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the
Zoning Administrator's decision to approve a Tree Permit to allow the removal of
four (4) code-protected trees on the project site, including (three (3) Valley Oak
trees and one (1) California Bay tree with trunk diameters measuring between
9-inches to 40-inches, for installation of backyard improvements (pavilion, pool
and sports court) on the west end of the property. The project site is located at 15
Morningside Place, in the Alamo area of unincorporated Contra Costa County.
(Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number:
188-270-040) MLL- TO BE CONTINUED TO MAY 14, 2025 25-1490

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 MAY 14, 2025.**



CONTRA COSTA COUNTY

AGENDA - PUBLISHED

Contra Costa County Planning Commission

Wednesday, May 14, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

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

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), [25-1705](#)
CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK
SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the
Zoning Administrator's decision to approve a Tree Permit to allow the removal of
four (4) code-protected trees on the project site, including (three (3) Valley Oak
trees and one (1) California Bay tree with trunk diameters measuring between
9-inches to 40-inches, for installation of backyard improvements (pavilion, pool
and sports court) on the west end of the property. The project site is located at 15
Morningside Place, in the Alamo area of unincorporated Contra Costa County.
(Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number:
188-270-040) (Continued from 04.23.2025) MLL

Attachments: [Attachment A Findings and Conditions of Approval](#)
[Attachment B Maps](#)
[Attachment C Project Plans](#)
[Attachment D Arborist Reports](#)
[Attachment E Site Visit Photos 12_04_2024](#)
[Attachment F Appeal Letter](#)
[Attachment G Public Comments](#)

- 2b. ROBERT J. EISELE (Appellant) – CARLOS RAMIREZ, ARBORTECH TREE [25-1706](#)
CARE INC. (Applicant) - BRUCE & GRACE GINN (Owners), County File
#CDTP24-00064. This is a hearing on an appeal of the Zoning Administrator's
decision to approve a tree permit to allow the removal of three code-protected oak
trees to allow the installation of a residential ground-mounted solar/PV system.
The subject property is located at 19 Jay Court in the Alamo area of Contra Costa
County. (Zoning: P-1 Planned Unit District) (APN: 193-670-016) NS

Attachments: [Attachment A - Findings and COAs CDTP24-00064](#)
[Attachment B - Appeal Letter CDTP24-00064](#)
[Attachment C - Public Comments CDTP24-00064](#)
[Attachment D - Maps CDTP24-00064](#)
[Attachment E - Project Plans CDTP24-00064](#)
[Attachment F - Presentation Slides CDTP24-00064](#)

3. STUDY SESSIONS

- 3a.** 2026 COUNTY URBAN LIMIT LINE RENEWAL (County File #GP25-0001): [25-1707](#)
This is a study session related to the County's anticipated 2026 ballot measure to renew the Urban Limit Line (ULL). During this study session the Planning Commission will review maps illustrating proposed contractions and expansions of the ULL across the county and accept public comments. WN

Attachments: [Attachment A - Map Series Depicting Potential ULL Adjustments](#)

- 4. PUBLIC COMMENTS
- 5. STAFF REPORT
- 6. COMMISSIONERS' COMMENTS
- 7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, MAY 28, 2025



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, May 28, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

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

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Roll call and introduction

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a.** RONALD COLLINS (Appellant) - CARL ADAMS (Applicant & Owner), 25-2045
County File #CDVR23-01026. This is a hearing on 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 structure for access from Dolan Way and a 15-foot front setback (where 20 feet is required) for a carport within the driveway structure, and a tree permit to remove three code-protected coast live oak trees and one code-protected red willow tree for the construction of the driveway structure and carport on a vacant lot. The variances and the tree permit are granted for the purpose of allowing construction of a new 5,104-square-foot, two-story, single-family residence. 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

Attachments: [Attachment A - Findings and Conditions of Approval CDVR23-01026](#)
[Attachment B - Appeal Letter 05.15.2024 CDVR23-01026](#)
[Attachment C - Ltr from Knox & Ross Law Group CDVR23-01026](#)
[Attachment D - Project Plans CDVR23-01026](#)
[Attachment E - Presentation Slides CDVR23-01026](#)

- 2b.** BRIDGET & JAMES MONAHAN (Appellant) – VICKY HARRIS 25-2046
(Applicant/Owner), County File CTDP23-00005: This is a hearing on an appeal of the Zoning Administrator's decision to approve a small lot design review and a Tree Permit authorizing dripline encroachment for one code protected tree for the purpose of demolishing an existing residence and the construction of a new 4,704-square-foot single-family residence on a parcel of substandard average width. The project site is located at 3139 Via Larga in the Alamo area of unincorporated Contra Costa County. AV

Attachments: [EX1 CDTP23-00005 Findings and COAs](#)
[EX2 Letter of Appeal](#)
[EX3 Maps&Plans](#)
[EX4 ZA Staff Report](#)
[EX5 Powerpoint](#)

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, JUNE 11, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, June 11, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: KEVIN VAN BUSKIRK

VICE-CHAIR: Bhupen Amin

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

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Roll Call and Introductions

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a.** DAVE AND DEANNA TURCOTTE (Appellants) – BHAVANA SHAH, [25-2083](#)
TALON DESIGN GROUP (Applicant) – EDWARD ALLEN (Owner), County
File CDDP24-03056: This is an appeal of the Zoning Administrator's decision to
approve a Development Plan to modify Final Development Plan CDDP74-03014
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

Attachments: [Attachment A Findings and Conditions of Approval final](#)
[Attachment B Letter of Appeal received on April 15, 2025](#)
[Attachment C Maps](#)
[Attachment D Site Photos](#)
[Attachment E Project Plans](#)
[Attachment F Staff Report for the April 7, 2025 Zoning Administrator](#)
[Meeting](#)
[Attachment G Agency Comments](#)
[Attachment H Request for Public Hearing received on February 13,](#)
[2025](#)
[Attachment I Final Development Plan CDDP74-03014](#)
[Attachment J PowerPoint Presentation](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE
HELD ON WEDNESDAY, JUNE 25, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, June 25, 2025

6:30 PM

30 Muir Road, Martinez

CONTRA COSTA COUNTY PLANNING COMMISSION - CANCELLED

NEXT MEETING SCHEDULED FOR JULY 9, 2025, AT 6:30 P.M.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, July 9, 2025

6:30 PM

30 Muir Road, Martinez

CANCELLED

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE HELD ON WEDNESDAY, JULY 23, 2025.**



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 21, 2025

1:30 PM

30 Muir Road, Martinez

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

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/83831039285>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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1. PUBLIC COMMENTS
2. CONTINUED PUBLIC HEARINGS

- 2a. 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) (Continued from 03/17/2025 RLH) GF [25-1316](#)

Attachments: [Attachment A Revised Project Plans](#)

- 2b. 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) (Continued from 04/07/2025 WRN) GF [25-1317](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. SAMANTHA HERRMANN, ASSURANCE DEVELOPMENT (Applicant), G3 Enterprises, Inc. (Owner), County File CDLP24-02016: County File CDLP24-02016: The applicant requests approval of a Land Use Permit for continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP00-02046. No modifications of the wireless facility are proposed. The project site is located at 1300 Camino Diablo in the Byron area of unincorporated Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (Assessor's Parcel Number: 003-020-010, 003-020-029, 003-020-030) MLL [25-1318](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Wireless Facility Location and Site Plan](#)
[Attachment D As Built Plans](#)
[Attachment E Antenna Plan and Elevations](#)
[Attachment F Photos](#)
[Attachment G Agency Comments](#)
[Attachment H Radio Frequency Emission Survey](#)

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.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, May 5, 2025

1:30 PM

30 Muir Road, Martinez

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

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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.

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1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a.** 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) (Continued from 04.21.2025 RLH) GF [25-1549](#)

Attachments: [Attachment A Revised Project Plans 042125](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a.** DAN MCEVER, TRUGREEN (Applicant) - 4040 PACHECO LLC (Owner), County File #CDLP24-02030. The applicant requests approval of a Land Use Permit to establish a contractor's yard for a lawn care business, "TruGreen," in an existing building on a developed property. No development is proposed. The subject property is located at 4036 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: Light Industrial, L-I); (Assessor's Parcel Number: 161-240-010) SS [25-1550](#)

Attachments: [Attachment A Findings COA](#)
[Attachment B Maps](#)
[Attachment C Agency Comments](#)
[Attachment D Business Statement](#)
[Attachment E Project Plans](#)

4. VARIANCE: PUBLIC HEARING

- 4a.** GEORGE NAVARRO (Applicant and Owner), County File CDVR24-01060: The applicant requests approval of a Variance Permit and Small Lot Design Review to allow a 750 square-foot detached garage (where 500 square-feet is the maximum size allowed for an accessory building) that is 15-feet, 5-inches in total height (where 15-feet is the maximum height allowed). The project site is located at 3565 Willow Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District, -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-100-014) AS

[25-1551](#)

Attachments: [Attachment A CDVR24-01060 Findings](#)
[Attachment B Maps](#)
[Attachment C Photos](#)
[Attachment D Project Plans](#)
[Attachment E Agency Comments](#)
[Attachment F Public Hearing Request](#)

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, May 19, 2025

1:30 PM

30 Muir Road, Martinez

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

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

- 2a. JASON TOSTE (Applicant) and CANDELARIO BARRAGAN (Property Owner); County File #CDLP23-02053: Request for approval of a Land Use Permit to recognize an existing landscaping business "Candy's Landscape" that has been in operation since 2007, and a Variance to allow a 26-foot setback (where 50-feet is the minimum) for the existing locations of the four buildings being used specifically for this business. This application also includes a request for approval of Variance to allow a lot merger of neighboring properties 14101 and 14121 Byron Hwy that results in an approximately 15-acre parcel (where 40 acres is the minimum lot size required). The subject property is located at 14101 Byron Highway in the Byron area of unincorporated Contra Costa County. Zoning: Exclusive Agricultural District (A-40); APN: 002-010-034, 002-010-004. JASON TOSTE (Applicant) and CANDELARIO BARRAGAN (Property Owner); County File #CDLP23-02053: Request for approval of a Land Use Permit to recognize an existing landscaping business "Candy's Landscape" that has been in operation since 2007, and a Variance to allow a 26-foot setback (where 50-feet is the minimum) for the existing locations of the four buildings being used specifically for this business. This application also includes a request for approval of Variance to allow a lot merger of neighboring properties 14101 and 14121 Byron Hwy that results in an approximately 15-acre parcel (where 40 acres is the minimum lot size required). The subject property is located at 14101 Byron Highway in the Byron area of unincorporated Contra Costa County. Zoning: Exclusive Agricultural District (A-40); APN: 002-010-034, 002-010-004. DV

[25-1885](#)

Attachments: [Attachment 1 Findings and Conditions of Approval](#)
[Attachment 2 Maps](#)
[Attachment 3 Project Plans](#)
[Attachment 4 Site Photos](#)
[Attachment 5 Agency Comments](#)

3 DEVELOPMENT PLAN:PUBLIC HEARINGS

- 3a. MICHAEL WAXMAN (Applicant) / JAMES & ELIZABETH THOMSEN (Owners), County File CDDP24-03061: The applicant is seeking approval of a Kensington Design Review development plan to allow a 218 square-foot addition to the rear of an existing single-family residence. The project results in a gross floor area (GFA) of 3,746 square feet, where 3,600 square feet is the GFA threshold necessitating public hearing. The addition is located within the building envelope of the existing residence, beneath a recently constructed elevated deck, with no expansion to the established building footprint or increase in building height. The subject property is located at 60 Arlington Avenue in the Kensington area of unincorporated Contra Costa County (APN: 572-202-016, Zoning R-6 Single-Family Residential, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) AV [25-1886](#)

Attachments: [01 Findings and COAs](#)
[02 Maps](#)
[03 Project Plans](#)
[04 Agency Comments](#)

- 3b. BRENDAN CONBOY, Renewable Properties LLC (Applicant) and TRT Properties LLC (Owner), County File CDDP24-03040: The applicant requests approval of a Development Plan to modify approved Development Plan CDDP02-03053 to allow the development of a 64-stall electric vehicle charging station on the western portion of the project site. The project site is located at 2217 Goodrick Avenue in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Numbers: 408-090-035, 408-090-042).MLL [25-1887](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Addendum to DP02-03053 ND](#)
[Attachment C CDDP02-03053 Negative Declaration](#)
[Attachment D Maps](#)
[Attachment E Project Plans](#)
[Attachment F Site Photographs](#)
[Attachment G Agency Comments](#)

- 3c. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner), County File #CDDP24-03060: The applicant requests approval of a Development Plan for a Kensington Design Review to allow for the construction of a new 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The total gross floor area of the parcel will be 3,235 square feet, where 2,600 square feet is the maximum gross floor area. The project is located at 279 Colusa Ave, 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: 571-350-018) el [25-1888](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP24-03060](#)
[Attachment B CDDP24-03060 Maps](#)
[Attachment C CDDP24-03060 ACR](#)
[Attachment D CDDP24-03060 Site Photographs](#)
[Attachment E CDDP24-03060 3.31.2025 plans](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 2, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, June 2, 2025

1:30 PM

30 Muir Road, Martinez

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

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1. PUBLIC COMMENTS
2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner), County File #CDDP24-03060: The applicant requests approval of a Development Plan for a Kensington Design Review to allow for the construction of a new 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The total gross floor area of the parcel will be 3,235 square feet, where 2,600 square feet is the maximum gross floor area. The project is located at 279 Colusa Ave, 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: 571-350-018) (Continued from 05.19.2025) EL [25-2068](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP24-03060](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. ALEXANDER MEHRAN (Applicant and Owner), County File CDMS24-00013: The applicant requests approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre Parcel A and a 3.29-acre Parcel B. No development is proposed with this application. The applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey). The project site is located at 1699 Alameda Diablo in the Diablo area of unincorporated Contra Costa County (Zoning: R-20, Single-Family Residential District, -UE Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number: 195-151-009) DL [25-2069](#)

Attachments: [Attachment A - Findings and COAs final](#)
[Attachment B - Maps](#)
[Attachment C - Project Plans](#)
[Attachment D - Cultural Resources Records Review](#)
[Attachment E - Agency Comments](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 16, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, June 16, 2025

1:30 PM

30 Muir Road, Martinez

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

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1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a.** MICHAEL WAXMAN (Applicant) / JAMES & ELIZABETH THOMSEN (Owners), County File CDDP24-03061: The applicant is seeking approval of a Kensington Design Review development plan to allow a 218 square-foot addition to the rear of an existing single-family residence. The project results in a gross floor area (GFA) of 3,746 square feet, where 3,600 square feet is the GFA threshold necessitating public hearing. The addition is located within the building envelope of the existing residence, beneath a recently constructed elevated deck, with no expansion to the established building footprint or increase in building height. The subject property is located at 60 Arlington Avenue in the Kensington area of unincorporated Contra Costa County (APN: 572-202-016, Zoning R-6 Single-Family Residential, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Continued from 05/19/25) AV [25-2304](#)

Attachments: [01 Findings and COAs_rev06.02.25](#)
[02 Plan Exhibit 06.02.25](#)
[03 ZA Staff Report 05.19.25](#)

- 2b.** BRENDAN CONBOY, Renewable Properties LLC (Applicant) and TRT Properties LLC (Owner), County File CDDP24-03040: The applicant requests approval of a Development Plan to modify approved Development Plan CDDP02-03053 to allow the development of a 64-stall electric vehicle charging station on the western portion of the project site. The project site is located at 2217 Goodrick Avenue in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Numbers: 408-090-035, 408-090-042) (Continued from 05/19/2025) MLL [25-2305](#)

Attachments: [Attachment A Findings and COAs_revised 061625](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a.** MICHAEL MCGHEE (Applicant - Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels ("Parcel A", "Parcel B", "Parcel C" and "Parcel D"). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor's parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots, and a tree permit authorizing the prior removal of two (2) code protected trees, and dripline encroachment for an additional two (2) code protected trees. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV [25-2306](#)

Attachments: [01 CDMS23-00003 Findings and COAs](#)
[02 maps plans](#)
[03 Agency Comments](#)
[04 CDMS23-00003 Draft ISMND 1.6.25](#)
[05 CDMS23-00003 Final MND](#)
[06 MMRP](#)

4. LAND USE PERMIT: PUBLIC HEARING

- 4a.** JANICY CANALES ON BEHALF OF AMERICAN TOWER (Applicant) - CONTRA COSTA WATER DISTRICT (Owner), County File CDLP24-02023: The applicant requests approval of a Land Use Permit for the continuing operation of an existing American Tower wireless telecommunications facility that was established under Land Use Permit CDLP09-02037. No modifications to the wireless facility are proposed. The project site is located at 19430 Vasco Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 003-010-018) DL [25-2307](#)

Attachments: [Attachment A Findings & COAs](#)
[Attachment B Maps](#)
[Attachment C As Built Plans](#)
[Attachment D Photos](#)
[Attachment E Agency Comments](#)
[Attachment F Radio Frequency Emission Survey](#)

- 4b. STACY HAGERSTRAND/BUILD-TEK INC. (Applicant) - 55 HOWE ROAD INVESTORS LLC (Owner), County File CDLP20-02048: The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road. The project site is located at 0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008) GF [25-2308](#)

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

5. DEVELOPMENT PLAN: PUBLIC HEARING

- 5a. LEILA GHAZ (Applicant) - MARJAN RUSTA (Owner), County File CDDP24-03035: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new 200 square-foot deck on the upper floor at the rear of the existing 2,992 square-foot residential building. The applicant also requests a Variance to allow a 9-foot rear yard setback (where 15 feet is the minimum required) to accommodate the new deck. The project site is located at 258 Amherst Ave 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: 570-060-006) MLL [25-2309](#)

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

- 5b.** JASMINE DENNIS, RPM TEAM (Applicant) - TOWN OF DISCOVERY BAY (Owner), County File CDDP24-03052: The applicant requests approval of a Development Plan to modify approved Final Development Plan CDDP74-03014 to allow construction of a new 8,315 square-foot administrative building for the Discovery Bay Community Service Department, 28 new off-street parking spaces, a new administrative building monument sign, and 10,357 square feet of new landscaping. The applicant also requests a Tree Permit for the removal of three code-protected trees, including one 60-inch diameter Acacia and two 14-inch diameter Mediterranean Fan Palm trees. The project site is 1601 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 008-200-017) GF [25-2310](#)

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

- 5c.** YOCHAI KIDRON (Applicant and Owner), County File CDDP20-03031: The applicant requests approval of a Development Plan to convert an existing two-story, 1,040 square-foot commercial building into a duplex with a proposed addition of 246 square feet. The applicant also requests a Variance to allow zero off-street parking spaces (where four spaces are required). The project site is 3449 San Pablo Dam Road in the El Sobrante area of unincorporated Contra Costa County. (Zoning: R-B, Retail Business District) (Assessor's Parcel Number: 420-031-030) GF [25-2311](#)

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

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 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

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1 PUBLIC COMMENTS:

2 MINOR SUBDIVISION: PUBLIC HEARING

- 2a** SHELLY BUTLER, KIER & WRIGHT (Applicant) - TOM FEHR, SVI FORNI LLC (Property Owner); County File #CDMS24-00023: A request for approval of a tentative map to subdivide an existing multi-tenant industrial property into five commercial condominium units for the purposes of individual ownership. The subject property is located at 5020 Forni Drive in the unincorporated Concord area of Contra Costa County. Zoning: Light Industrial (L-I); APN: 159-362-003 [25-2781](#)

Attachments: [Attachment A - Findings and Conditions](#)
[Attachment B - Maps](#)
[Attachment C - Site Photos](#)
[Attachment D - Project Plans](#)
[Attachment E - Agency Comments](#)

3 LAND USE PERMITS: PUBLIC HEARING

- 3a** LOUIS MIRAMONTES (Applicant), LOUIS AND KRISTI MIRAMONTES (Owners), County File CDLP23-02056: The applicant requests approval of a Land Use Permit and Small Lot Design Review to construct a 2,840 square-foot second single-family residence with an attached 536 square-foot garage and a new driveway on a substandard size lot. The applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey). The project site is located at 6621 Johnston Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-20 Exclusive Agricultural District) (Assessor's Parcel Number: 204-120-015) DL [25-2782](#)

Attachments: [Attachment A - Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Agency Comments](#)
[Attachment D - CHRIS Summary Letter](#)
[Attachment E - Project Plans](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)

- 3b** MELISSA GONZALEZ, J5 INFRASTRUCTURE PARTNERS (Applicant) - [25-2783](#)
JANET D MCELLEY TRUST (Owner), County File #CDLP24-02033: The applicant is requesting approval of a Land Use Permit, to modify a previously approved Land Use Permit #CDLP22-02051, for an AT&T wireless telecommunications facility. The proposed facility includes an approximately 170' tall faux water tower with 9 new antennas. Other ground equipment includes a new 30 KW generator and AT&T equipment shelter. A 10' wide access/utility easement is proposed with this project. The project is located at 5707 Highland Road in the unincorporated San Ramon area of Contra Costa County. (Zoning: A-20 Exclusive Agricultural) (Assessor's Parcel Number: 205-090-006 and 205-090-007)
CEQA: An addendum to a Mitigated Negative Declaration has been completed for the project. DRW

Attachments: [Attachment A - Findings and COAs](#)
[Attachment B - Addendum to Adopted Neg Dec](#)
[Attachment C - Previously Approved Initial Study and Mitigated Negative Declaration](#)
[Attachment D - Agency Comments](#)
[Attachment E - Maps](#)
[Attachment F - Project Plans](#)

4 WIRELESS ACCESS PERMIT: PUBLIC HEARING

- 4a** VERIZON WIRELESS (Applicant) - Contra COSTA COUNTY PUBLIC WORKS DEPARTMENT / NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File CDWA25-00009: The applicant requests approval of a Wireless Access permit to allow for the continued operation of an existing Verizon wireless telecommunications facility located on an existing utility pole within the Marsh Creek Road public right-of-way, which was originally established under Land Use Permit #CDLP13-02055. The project includes the removal of an existing 30' utility pole and the installation of a new 37'6"-tall replacement pole at the same location. Additionally, the project includes the removal and replacement of two (2) existing antennas and associated radio equipment presently mounted to the existing utility pole. The two (2) proposed new antennas would be affixed at the end of wooden cross arms, extending horizontally 2'6" from the eastern and western sides of new utility pole. The subject property is located within the Marsh Creek Road public right-of-way, along the northern side of the roadway adjacent to the property addressed 14101 Marsh Creek Road in the Clayton area of unincorporated Contra Costa County. (APN: ROW 078-140-010, Zoning: A-2 General Agricultural District) CP [25-2784](#)

Attachments: [Attachment A - Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Agency Comments](#)
[Attachment D - CHRIS Summary Letter](#)
[Attachment E - Project Plans](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)

5 REVOCATION: Public Hearing

- 5a** SMOKE DEPOT (Business) - MATTHEW POURABEDIN & ROYA IRANPOUR (Owner); AHMED DUBAIH (BUSINESS Owner) – A public hearing on the potential revocation of the legal non-conforming status of a tobacco retailing business, currently operating under the business name Smoke Depot, located at 3770 San Pablo Dam Road, El Sobrante, California. (Zoning: P-1.) (Assessor's Parcel number: 420-140-035.) The purpose of the hearing is to determine if cause exists to revoke the legal non-conforming status of Smoke Depot based upon the following: [25-2785](#)
1. Failure to comply with the terms, limitations and condition of the legal non-conforming status;
 2. Zoning code violations;
 3. The use for which the legal non-conforming status was granted has been so exercised as to be detrimental to the public health or safety or as to constitute a nuisance; and
 4. A license required for the conduct of the business on the premises covered by the legal non-conforming status has been suspended or revoked. EL

Attachments: [Attachment A - Revocation Findings CDSE22-00009](#)
 [Attachment B - CDSE22-00009 Determination Letter-signed](#)
 [Attachment C - Sheriff's Inspection Report](#)
 [Attachment D - Contra Costa Health Notice of Suspension Hearing](#)
 [Attachment E - Contra Costa Health Notice of Decision](#)
 [Attachment F - Health Department Site Visit Photos 4.18.2024](#)
 [Attachment G - Administrative Notice Of Fine](#)
 [Attachment H - County Health Department Timeline](#)