



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 3, 2026

1:30 PM

30 Muir Road, Martinez

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

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

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

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855)758-1310 US Toll Free or (408) 961-3928. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/85491390617> Webinar ID: 854 9139 0617.

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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.

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

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- 2a. AARON HAMILTON/PROMOTION PLUS SIGN COMPANY (Applicant) - [26-3246](#)
HUMBURG INVESTMENTS LLC (Owner), County File CDLP26-02007. The applicant requests approval of a Land Use Permit modification to Condition of Approval #2 and #4 of County File CDLP18-02016 to allow replacement signage including an illuminated logo on the existing fueling canopy, graphics on the double-side fueling pump valances, and refacing two freestanding pricing signs with LED illuminated text for an existing “Shell” fueling station. The project site is 3188 Danville Boulevard in the Alamo area of unincorporated Contra Costa County. (Zoning: R-B Retail Business and -CE Cannabis Exclusion Combining Districts) (Assessor’s Parcel Number: 192-081-003) GF
- Attachments:** [Attachment A - Findings and Conditions of Approval.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - CDLP26-02007 Project Plans.pdf](#)
[Attachment D - Agency Comments.pdf](#)
[Attachment E - Public Comments.pdf](#)
- 2b. JANELLE CRAIG (Applicant) - ELEANOR AND KENNETH NOLEN (Property Owners), County File CDLP26-02010: Request for approval of a Land Use Permit renewal for the continued use of a temporary mobile home for caretaker-occupancy to care for family members with hardships due to health and age who reside in the main residence. No modifications to the mobile home are proposed. The project site is located at 16 Hoffman Lane in the unincorporated Brentwood area of Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor’s Parcel Number: 011-050-012) AS [26-3247](#)
- Attachments:** [Attachment A Findings and COAs.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Project Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)
[Attachment F Site Photos.pdf](#)
- 2c. ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF VERIZON (Applicant) - ISLAND MARINA & BOAT SALES LLC (Property Owner), County File CDLP26-02016: Request for approval of a Land Use Permit renewal for the continued operation of an existing Verizon wireless telecommunications facility. No modifications of the wireless facility are proposed. The project site is located at 5993 Bethel Island Road in the unincorporated Oakley area of Contra Costa County. (Zoning: F-1 Water Recreational District) (Assessor’s Parcel Numbers: 032-330-034, 032-130-022) DV [26-3248](#)
- Attachments:** [Attachment 1 Findings and Conditions of Approval.pdf](#)
[Attachment 2 Agency Comments.pdf](#)
[Attachment 3 Maps.pdf](#)
[Attachment 4 Site Photos.pdf](#)
[Attachment 5 Project Plans.pdf](#)
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- 2d. ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF VERIZON (APPLICANT) - SUMMITT Ranch Properties LLC (Property Owner), County File CDLP26-02017: Request for approval of a Land Use Permit renewal for the continued operation of an existing Verizon wireless telecommunications facility. No modifications of the wireless facility are proposed. The project site is located at 100 Summit Ranch Road in the Alamo area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Numbers: 193-190-031) DV [26-3249](#)

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

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. CINDY STERRY – STERRY ARCHITECTURE (Applicant) - BARRY TORGAN (Owner), County File #CDDP26-03014: The applicant requests approval of a Development Plan for a Kensington Design Review to allow for an approximately 45-square-foot addition to an existing sunroom on the main level, an approximately 15-square-foot bedroom addition on the upper level, an approximately 45-square-foot covered patio under the sunroom addition, and a new approximately 125-square-foot uncovered deck at the rear of an existing single-family residence. The total gross floor area of the parcel will be 3,080 square feet which exceeds the 2,600-square-foot gross floor area threshold for a public hearing. The project is located at 645 Coventry Road in the Kensington area of Contra Costa County. (APN: 571-170-007) (Zoning: R-6 Single Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) EL [TMP-18935](#)

Attachments: [Attachment A Findings and COA CDDP26-03014.pdf](#)
[Attachment B Maps CDDP26-03014.pdf](#)
[Attachment C Agency Comments CDDP26-03014.pdf](#)
[Attachment D Site Photos CDDP26-03014.pdf](#)
[Attachment E Project Plans CDDP26-03014.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 17, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, July 22, 2026

6:30 PM

30 Muir Road, Martinez

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

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

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim, Joseph Calabrigo

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Planning Commission during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855) 758-1310 US Toll Free or (408)961-3928 US. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccouny.us or by voicemail at (925) 655-2860.

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

For assistance with remote access, please contact County staff at (925) 655-2753.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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1. PLEDGE OF ALLEGIANCE

2. DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. MAJOR GILL (Appellant/Owner) – SABINO URRUTIA (Applicant), County File CDDP25-03021: This is an appeal of the Zoning Administrator's June 1, 2026, denial of a Small Lot Design Review Development Plan for a proposed 32' 6" tall two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as +12,000 square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required. The project site is located at 5980 Camino Tassajara Road in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) AV

[26-3196](#)

Attachments: [Ex 1 FINDINGS FOR DENIAL.pdf](#)
[Ex 2 Appeal Letter.pdf](#)
[EX 3 Maps.pdf](#)
[Ex 4 Plans.pdf](#)
[EX 5 Correspondence.pdf](#)
[Ex 6 ZA SR 060126.pdf](#)
[Ex 7 CPC Presentation.pdf](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, AUGUST 12, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 20, 2026

1:30 PM

30 Muir Road, Martinez

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

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1. PUBLIC COMMENTS

2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a.** PALLAV CHATTERJEE (Applicant) - JEANETTE SORENSEN TRUST (Property Owner), County File CDMS22-00011: The applicant seeks approval of a Vesting Tentative Map to subdivide a 2.56-acre site into 3 new residential parcels to be accessed by a new private road from Withers Avenue. The project also includes: a request to remove 20 trees, 1,200 cubic yards of grading (600 cubic yards of cut and 600 cubic yards of fill), and 4 exception requests (1. 96-10 – requirement to underground utilities, 2. Division 914 to construct the access road within the creek structure setback, 3. Division 914 to construct the bio retention basin within the creek structure setback, and 4. requirement to construct frontage improvements). The subject property is located at the corner of Withers Avenue and Pleasant Hill Road in the unincorporated Lafayette area of Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: (APN: 166-160-034) DV [26-3198](#)

Attachments: [Attachment 1 Findings and Conditions of Approval.pdf](#)
[Attachment 2 Maps.pdf](#)
[Attachment 3 Agency Comments.pdf](#)
[Attachment 4 Vesting Tentative Map.pdf](#)
[Attachment 5 Improvement Plans.pdf](#)
[Attachment 6 Slope Analysis.pdf](#)
[Attachment 7 Arborist Report 8.7.22.pdf](#)
[Attachment 8 Bio Report 1.21.24.pdf](#)
[Attachment 9 Rectification and Addendum Bio Report 3.19.26.pdf](#)
[Attachment 10 Cultural Resources Assessment Report.pdf](#)
[Attachment 11 MMRP.pdf](#)
[Attachment 12 Final MND.pdf](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a.** JUSTIN ROBINSON, MMI TITAN INC. ON BEHALF OF CROWN CASTLE USA (Applicant) - MT. VIEW SANITARY DISTRICT (Owner), County File CDLP25-02044: The applicant requests approval of a Land Use Permit to allow for the continuing operation of an existing Crown Castle wireless telecommunications facility previously approved under Land Use Permit CDLP15-02039 and currently in use by T-Mobile with no proposed equipment modifications. The subject property is located at 3800 Arthur Road in the unincorporated area of Martinez in Contra Costa County. (APN: 378-140-010, Zoning: H-I Heavy Industrial District) CP [26-3199](#)

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[Attachment 2 - Maps.pdf](#)
[Attachment 3 - Agency Comments.pdf](#)
[Attachment 4 - Project Plans.pdf](#)

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