VARIANCES AND TREE PERMIT FOR 2754 LIMERICK ROAD NEW SINGLE-FAMILY RESIDENCE AND JUNIOR ACCESSORY DWELLING UNIT, DRIVEWAY PLATFORM, & CARPORT

COUNTY FILE #CDVR23-01026

Board of Supervisors

September 16, 2025

Project Description

- New 5,104 square-foot single-family residence with a junior accessory dwelling unit on a vacant lot in the San Pablo area of unincorporated Contra Costa County
- Variances requested:
  - 0-foot front setback for a driveway platform with access from Dolan Way
  - 15-foot front setback for a carport on the driveway platform for off-street parking
- Tree Permit to remove four (4) code-protected trees on the property:
  - Two (2) code-protected coast live oak trees for the construction of the driveway platform and carport.
  - One (1) code-protected red willow tree outside of the construction area due to poor structure (severe lean) and form.
  - One (1) code-protected coast live oak tree outside of the construction area due to poor health, with poor structure and form.

Aerial View


Orthophotography
Flannery Rd
Limerick Rd
Galway Rd
Dolan Way
Unincorporated
403152020
403174008
403174007
403174006
403174005
403174004
403174003
403174002
403151008
403151009
403151010
403151011
403153013
403153012
403153011
403153010
403152012
403152011
403152010
403152009
403152003
403152007
403152006
403152005
403152004
403152002
403152001
403240011
403173001
403173002
403240003
403240004
403240005
403240006
403240007
403240008
403240009
403240010
403301021
403301019
403301018
403301017
403301016
403301015
403301014
403301013
403301011
403301010
403131021
403131022
403301009
403301012
Legend
Building Outlines
City Limits
Unincorporated
Highways
Highways Bay Area
Streets
Water Bodies
County Boundary
Bay Area Counties
Assessment Parcels
Aerials 2019
Red: Band_1
Green: Band_2
Blue: Band_3
1:1,128
0.0 0 0.02 0.0 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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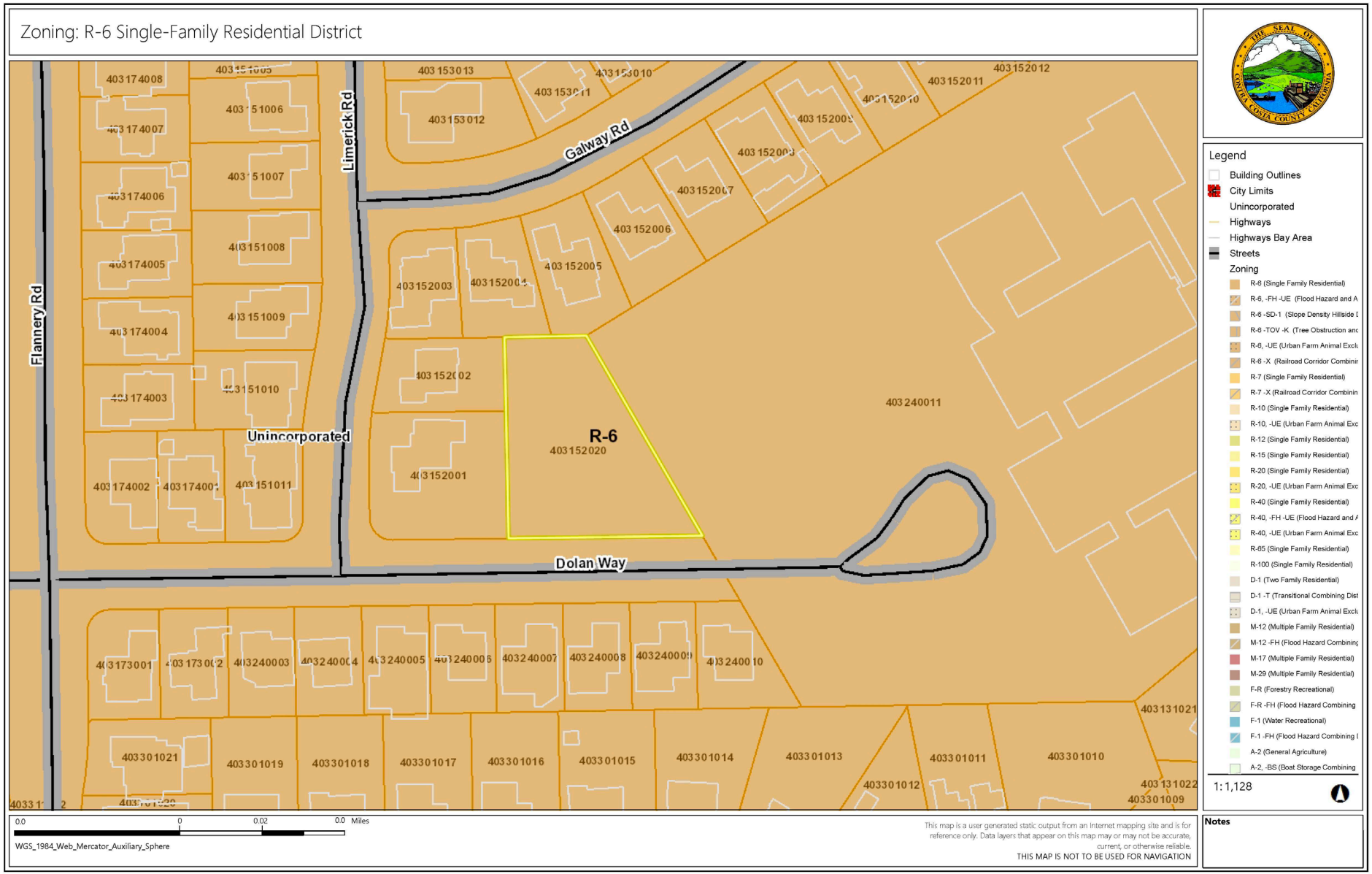
Notes

General Plan



Zoning


Zoning: R-6 Single-Family Residential District
Limerick Rd
Galway Rd
Flannery Rd
Dolan Way
Unincorporated
R-6
403152020
403240011
403174008
403174007
403174006
403174005
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403174002
403151010
403151011
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403173001
403240003
403240004
403240005
403240007
403240008
403240009
403240010
403131021
403301021
403301019
403301018
403301017
403301016
403301015
403301014
403301013
403301012
403301011
403301010
403131022
403301009
Legend
Building Outlines
City Limits
Unincorporated
Highways
Highways Bay Area
Streets
Zoning
R-6 (Single Family Residential)
R-6, -FH -UE (Flood Hazard and A
R-6 -SD-1 (Slope Density Hillside
R-6 -TOV -K (Tree Obstruction anc
R-6, -UE (Urban Farm Animal Excl
R-6 -X (Railroad Corridor Combinir
R-7 (Single Family Residential)
R-7 -X (Railroad Corridor Combinin
R-10 (Single Family Residential)
R-10, -UE (Urban Farm Animal Exc
R-12 (Single Family Residential)
R-15 (Single Family Residential)
R-20 (Single Family Residential)
R-20, -UE (Urban Farm Animal Exc
R-40 (Single Family Residential)
R-40, -FH -UE (Flood Hazard and
R-40, -UE (Urban Farm Animal Exc
R-65 (Single Family Residential)
R-100 (Single Family Residential)
D-1 (Two Family Residential)
D-1 -T (Transitional Combining Dist
D-1, -UE (Urban Farm Animal Excl
M-12 (Multiple Family Residential)
M-12 -FH (Flood Hazard Combining
M-17 (Multiple Family Residential)
M-29 (Multiple Family Residential)
F-R (Forestry Recreational)
F-R -FH (Flood Hazard Combining
F-1 (Water Recreational)
F-1 -FH (Flood Hazard Combining
A-2 (General Agriculture)
A-2, -BS (Boat Storage Combining
1:1,128
0.0 0 0.02 0.0 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Slope Percentage

SLOPE PERCENTAGE



Background

- April 24, 2023: The subject Variance application with a Tree Permit was submitted.
- May 6, 2024: Matter heard by the County Zoning Administrator, who approved the application with modifications to the findings for Housing Sites Inventory.
- May 15, 2024: One letter from Ronald Collins was received, appealing the Zoning Administrator's decision.
- December 11, 2024: Appeal was heard by the County Planning Commission (CPC), and the matter continued as an open hearing.
- May 28, 2025: At the continued hearing, the CPC granted the appeal and denied the variances and tree permit.
- June 4, 2025: One letter from Carl Adams was received, appealing the CPC's decision.

Dolan Way Frontage

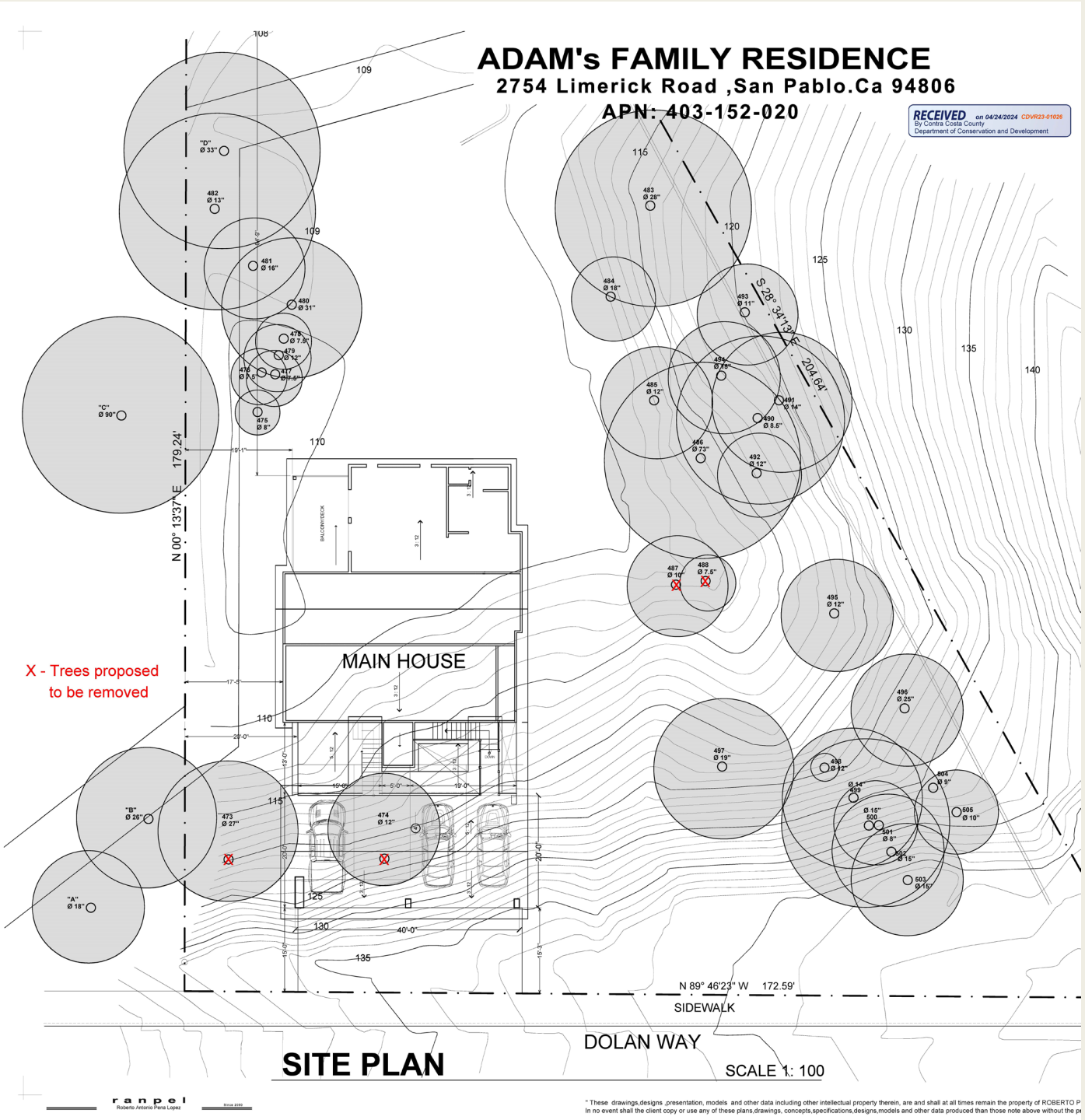


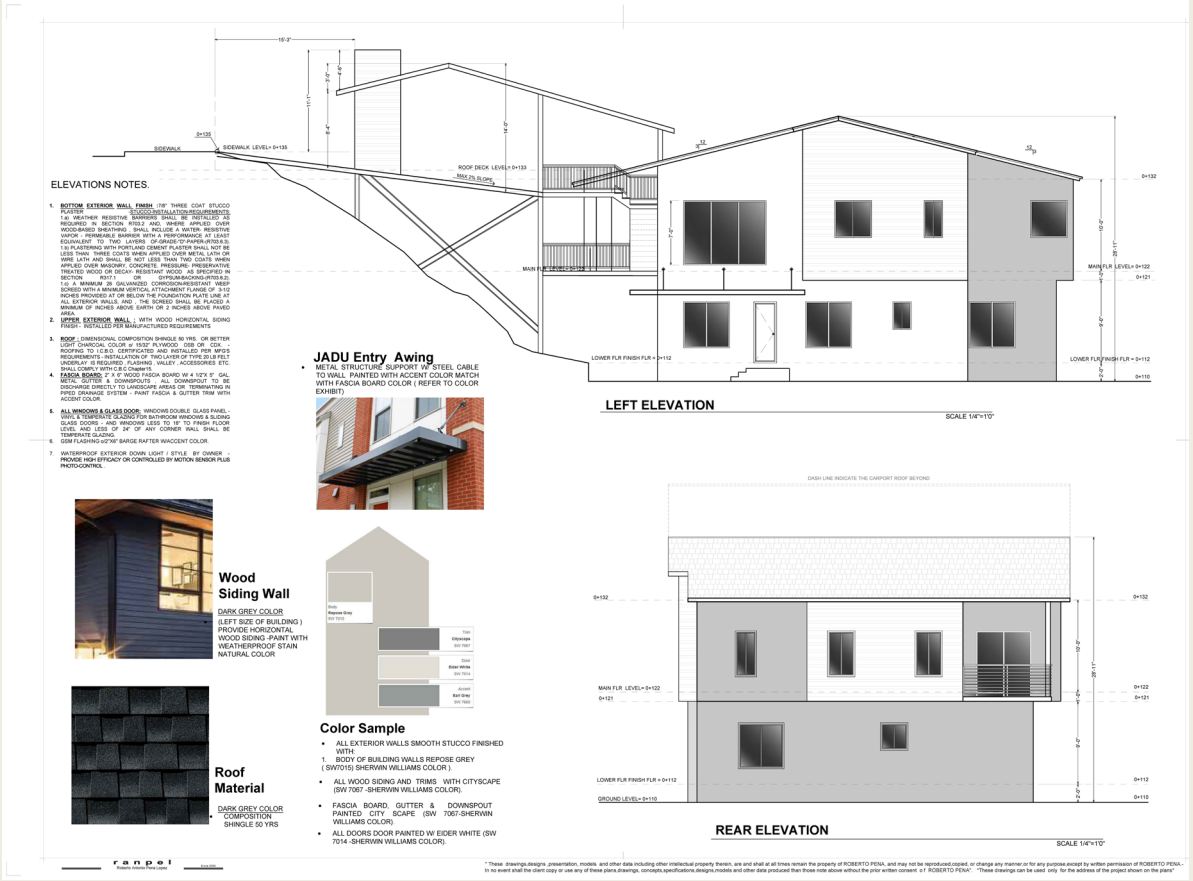




LIMERICK ROAD & DOLAN WAY

Site Plan


ADAM's FAMILY RESIDENCE
2754 Limerick Road ,San Pablo.Ca 94806
APN: 403-152-020
RECEIVED on 04/24/2024 CDVR23-01026
By Contra Costa County
Department of Conservation and Development
X - Trees proposed to be removed
MAIN HOUSE
N 00° 13'37" E 179.24'
S 28° 34'19" E 204.64'
N 89° 46'23" W 172.59'
SIDEWALK
DOLAN WAY
SITE PLAN
SCALE 1: 100
rangel
Roberto Antonio Pena Lopez



ELEVATIONS NOTES.

1. **BOTTOM EXTERIOR WALL FINISH** :7/8" THREE COAT STUCCO PLASTER STUCCO INSTALLATION REQUIREMENTS: 1.a) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING , SHALL INCLUDE A WATER- RESISTIVE VAPOR - PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE "D" PAPER.(R703.6.3). 1.b) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE- PRESERVATIVE TREATED WOOD OR DECAY- RESISTANT WOOD AS SPECIFIED IN SECTION R317 OR GYPSUM-BACKING-(R703.6.2). 1.d) A MINIMUM 26 GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS AND THE SCREED SHALL BE PLACED A MINIMUM OF INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
2. **UPPER EXTERIOR WALL** : WITH WOOD HORIZONTAL SIDING FINISH - INSTALLED PER MANUFACTURED REQUIREMENTS
3. **ROOF** - DIMENSIONAL COMPOSITION SHINGLE 50 YRS . OR BETTER LIGHT CHARCOAL COLOR w/ 15/32" PLYWOOD OSB OR CDX . - ROOFING TO I.C.B.O. CERTIFICATED AND INSTALLED PER MFG'S REQUIREMENTS - INSTALLATION OF TWO LAYER OF TYPE 20 LB FELT UNDERLAY IS REQUIRED , FLASHING , VALLEY , ACCESSORIES ETC. SHALL COMPLY WITH C.B.C Chapter15 .
4. **FASCIA BOARD**: 2" X 6" WOOD FASCIA BOARD W/ 4 1/2"X 5" GAL. METAL GUTTER & DOWNSPOUTS . ALL DOWNSPOUT TO BE DISCHARGE DIRECTLY TO LANDSCAPE AREAS OR TERMINATING IN PIPED DRAINAGE SYSTEM - PAINT FASCIA & GUTTER TRIM WITH ACCENT COLOR .
5. **ALL WINDOWS & GLASS DOOR**: WINDOWS DOUBLE GLASS PANEL - VINYL & TEMPERATE GLAZING FOR BATHROOM WINDOWS & SLIDING GLASS DOORS - AND WINDOWS LESS TO 18" TO FINISH FLOOR LEVEL AND LESS OF 24" OF ANY CORNER WALL SHALL BE TEMPERATE GLAZING .
6. GSM FLASHING xx2"x6" BARGE RAFTER W/ACCENT COLOR .
7. WATERPROOF EXTERIOR DOWN LIGHT / STYLE BY OWNER - PROVIDE HIGH EFFICACY OR CONTROLLED BY MOTION SENSOR PLUS PHOTO-CONTROL .

Wood Siding Wall

DARK GREY COLOR
(LEFT SIZE OF BUILDING) PROVIDE HORIZONTAL WOOD SIDING -PAINT WITH WEATHERPROOF STAIN NATURAL COLOR

Roof Material

DARK GREY COLOR
COMPOSITION SHINGLE 50 YRS

JADU Entry Awing

- METAL STRUCTURE SUPPORT W/ STEEL CABLE TO WALL PAINTED WITH ACCENT COLOR MATCH WITH FASCIA BOARD COLOR (REFER TO COLOR EXHIBIT)

Color Sample

- ALL EXTERIOR WALLS SMOOTH STUCCO FINISHED WITH:
  1. BODY OF BUILDING WALLS REPOSE GREY (SW7015) SHERWIN WILLIAMS COLOR).
- ALL WOOD SIDING AND TRIMS WITH CITYSCAPE (SW 7067 -SHERWIN WILLIAMS COLOR).
- FASCIA BOARD, GUTTER & DOWNSPOUT PAINTED CITY SCAPE (SW 7067-SHERWIN WILLIAMS COLOR).
- ALL DOORS DOOR PAINTED W/ EIDER WHITE (SW 7014 -SHERWIN WILLIAMS COLOR).

LEFT ELEVATION

SCALE 1/4"=1'0"

REAR ELEVATION

SCALE 1/4"=1'0"

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Roberto Antonio Pena Lopez

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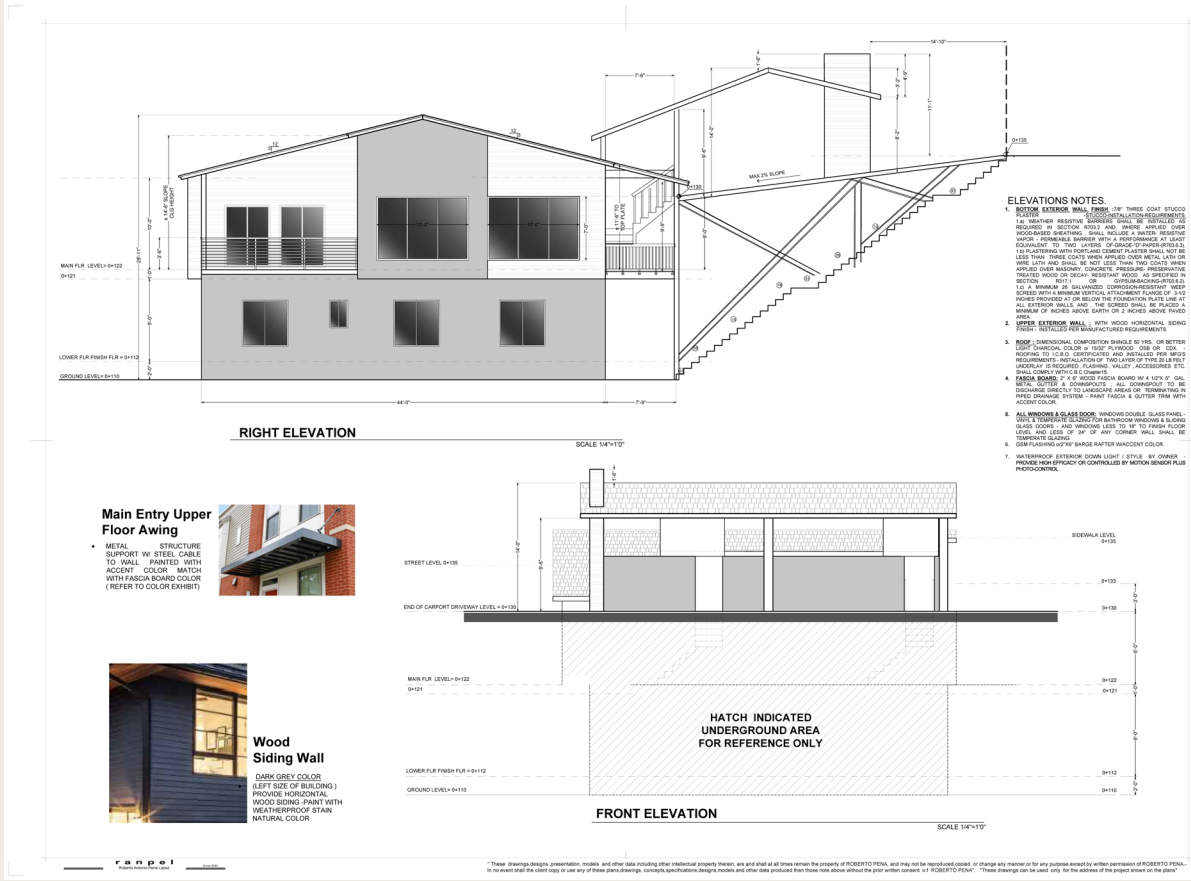

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RIGHT ELEVATION

SCALE 1/4"=1'0"

Main Entry Upper Floor Awing

- METAL STRUCTURE SUPPORT W/ STEEL CABLE TO WALL PAINTED WITH ACCENT COLOR MATCH WITH FASCIA BOARD COLOR (REFER TO COLOR EXHIBIT)

Wood Siding Wall

DARK GREY COLOR
(LEFT SIZE OF BUILDING) PROVIDE HORIZONTAL WOOD SIDING -PAINT WITH WEATHERPROOF STAIN NATURAL COLOR

FRONT ELEVATION

SCALE 1/4"=1'0"

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ELEVATIONS

Summary of Appeal Points

- The Commission applied an incorrect legal standard for “special privilege” by demonstrating predetermined bias against variance applications by stating that “all variances constitute a special privilege.”
- The Commission misapplied “special circumstances” requirements by requiring geotechnical, biological, and stormwater reports as prerequisites for variance approval, rather than basing their decision on demonstrated property conditions (topography, shape, size) and thereby created new, unwritten standards for variance applications.
- The Commission ignored substantial evidence in support of all required findings including no special privilege, special circumstances due to topography, and meeting the intent and purpose of the R-6 Zoning district, and the Zoning Administrator properly found all three statutory criteria satisfied the findings.

Summary of Appeal Points (continued)

- The project provides needed housing units to address regional housing shortages; denial of the project goes against state law requiring local agencies to facilitate housing development and in meeting the County's Regional Housing Needs Allocation (RHNA).
- None of the neighbor concerns over privacy/views, tree removal, drainage/runoff, and construction impacts override variance criteria.

Staff Recommendation

- Staff recommends that the Board of Supervisors:
  - OPEN the public hearing on an appeal of the County Planning Commission's decision to deny a tree permit and variances to allow the construction of a new, single-family residence located at 2754 Limerick Road in the unincorporated Tara Hills area; RECEIVE testimony; and CLOSE the public hearing.
  - GRANT the appeal by Carl Adams.
  - DETERMINE that the proposed project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303(a) and (e) [new construction of small structures].
  - APPROVE the tree permit to allow the removal of four code-protected trees for the purpose of constructing the new, single-family residence.
  - APPROVE variances to allow a 0-foot front setback for the construction of a driveway platform structure and a 15-foot front setback for the construction of a three-car carport on the driveway platform.
  - APPROVE the attached findings in support of the project.
  - APPROVE the project conditions of approval.
  - APPROVE the project, County File #CDVR23-01026.
  - DIRECT the Department of Conservation and Development to file a CEQA Notice of Exemption with the County Clerk.

QUESTIONS?