



Major Gill Appeal

County File: CDDP25-03021

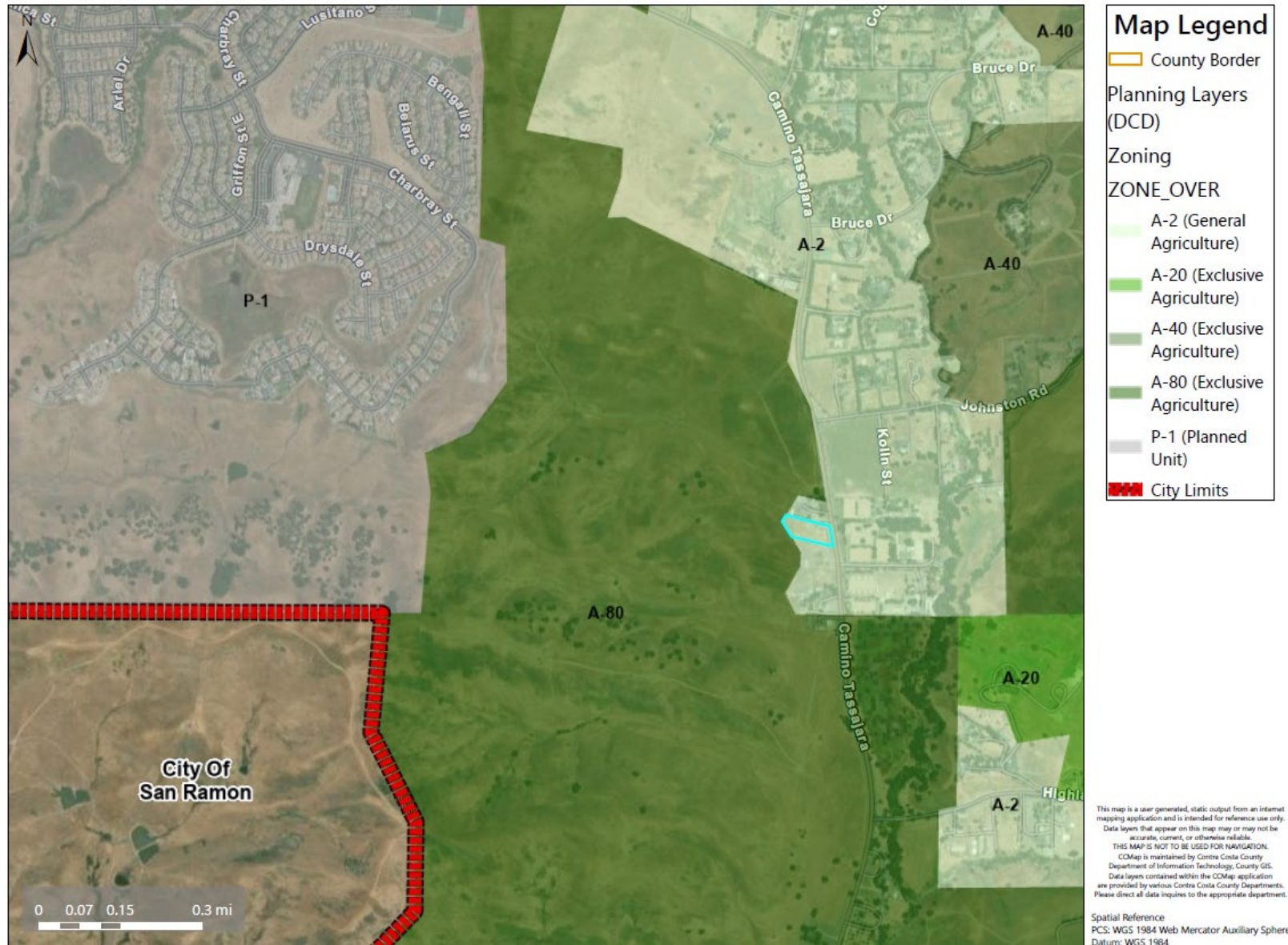
COUNTY PLANNING COMMISSION

JULY 22, 2026

Zoning Map

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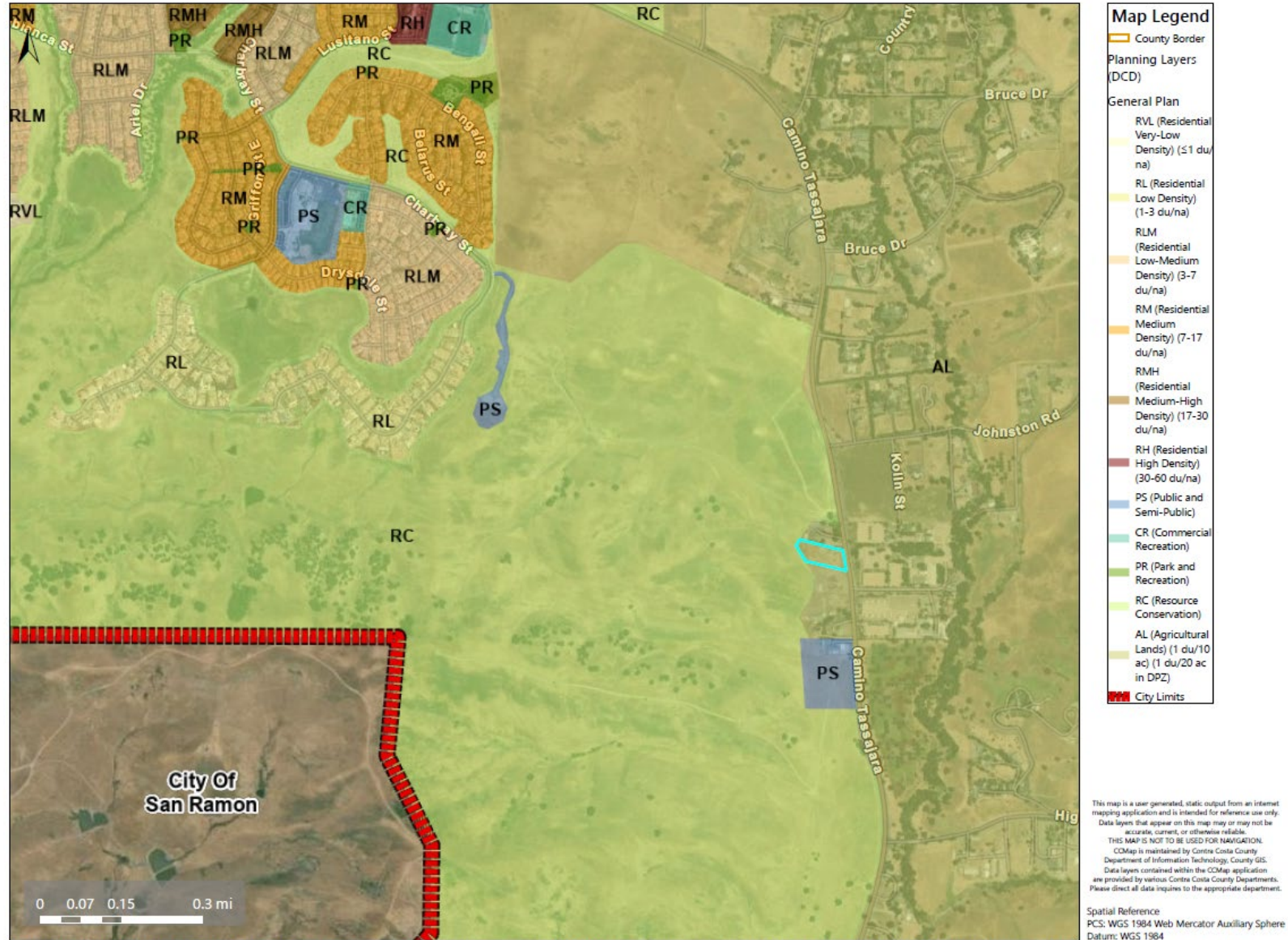
Zoning: General Agricultural District (A-2)



General Plan Map

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General Plan: Agricultural Lands (AL)

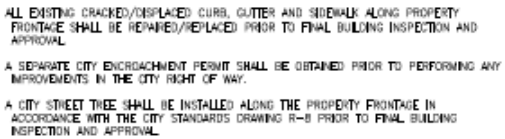


Aerial Map

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Proposed Two-Story Residence

6



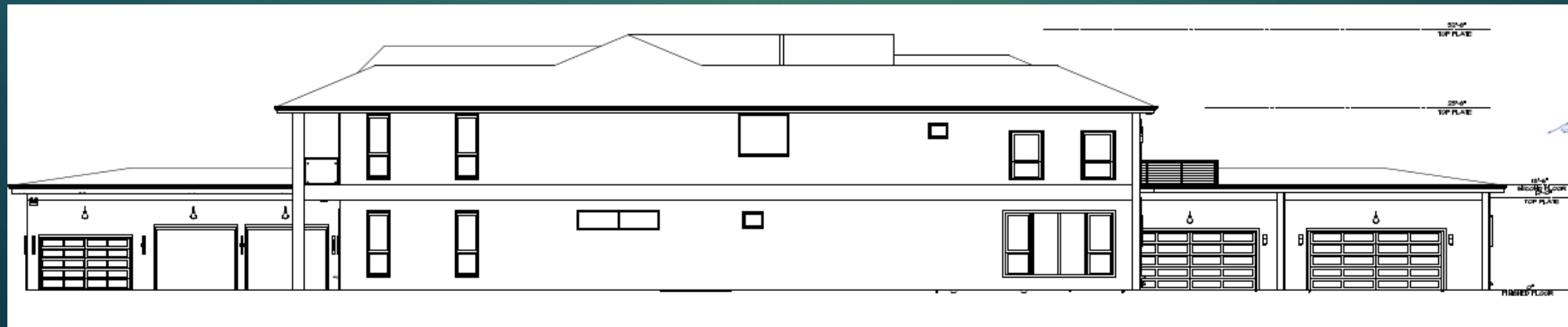
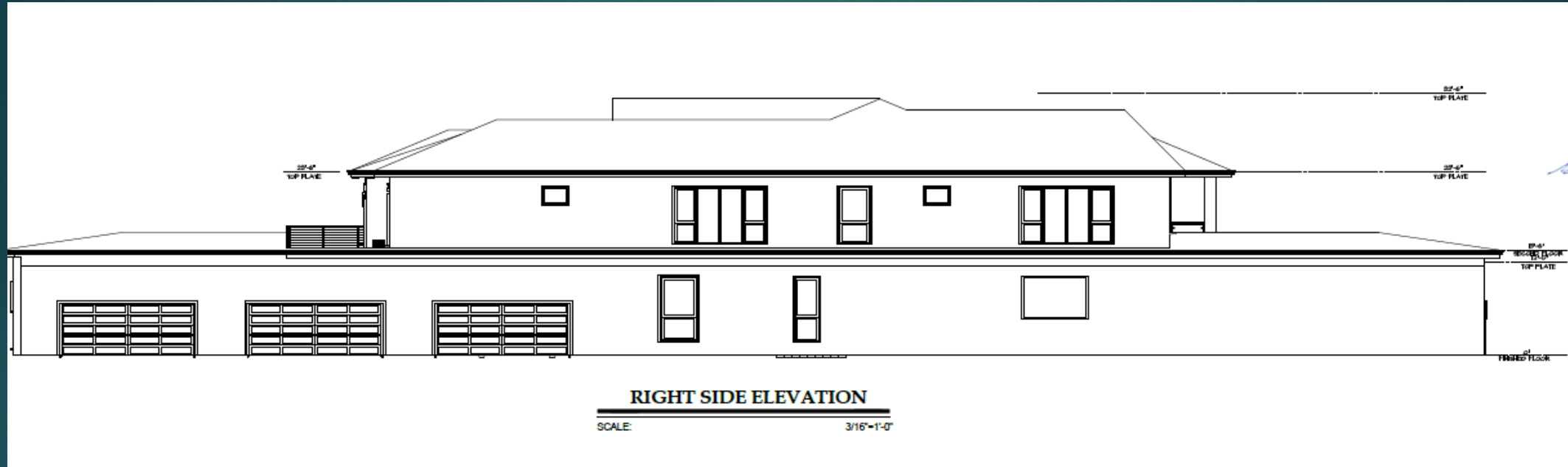
FRONT SIDE ELEVATION

SCALE:

3/16"=1'-0"

Proposed Two-Story Residence

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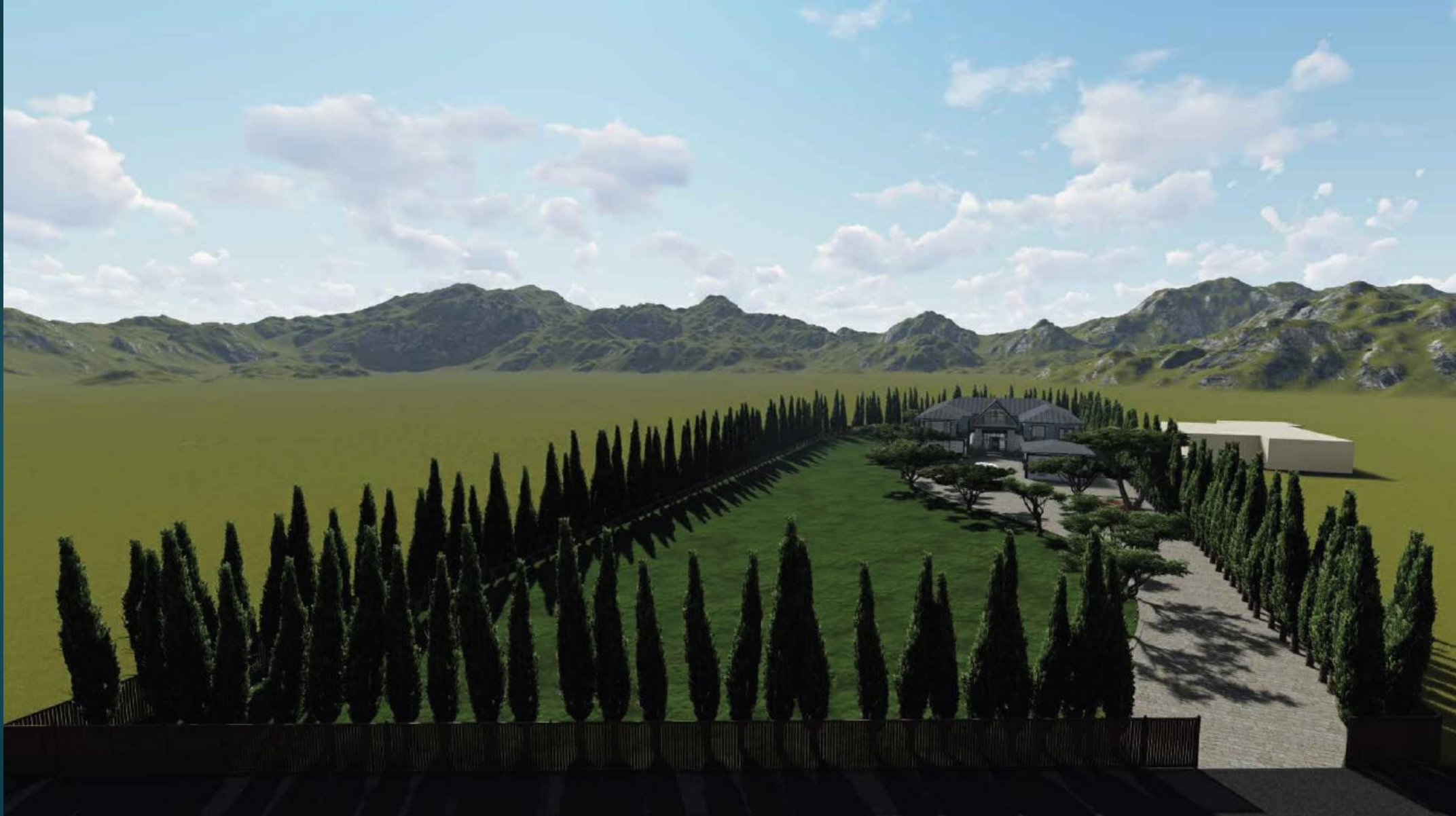
Proposed Two-Story Residence

8



Proposed Two-Story Residence

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Zoning Administrator's Decision

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- ▶ On June 1, 2026, the County Zoning Administrator denied the project, finding the residence to be incompatible with the surrounding area in terms of size.
- ▶ On June 1, 2026, CDD staff received a formal appeal of the ZA decision from Major Gill.

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- ▶ The denial is based on the personal opinion of the Zoning Administrator (ZA) and is not supported by any identified code provision.
- ▶ The denial was not based on an objective standard and offered no guidance as to an acceptable home size - it amounts to an arbitrary administrative decision.
- ▶ The ZA's findings are contradicted by substantial evidence in the record.
- ▶ The denial was improperly influenced by prejudicial opposition testimony.
- ▶ The project meets all review criteria (size, location, height, design) specified in the Small Lot Ordinance.

Staff Response to Appeal

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- ▶ The proposed residence is larger than the vast majority of homes in Tassajara Valley area.
- ▶ The ZA determination on neighborhood compatibility is consistent with criteria specified within the small lot ordinance.

Questions?