



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 Planning Commission

Wednesday, April 23, 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, 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. 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), 25-1490
CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK
SIMONE (Appellants), County File CDT24-00056: 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

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://ccccounty-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), 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 [25-1705](#)

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 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 [25-1706](#)

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 Zoning Administrator

Monday, April 7, 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.

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 #CDSD22-09628
and CDDP22-03036: The applicant requests approval of a Major Subdivision and
a Development Plan to modify County File # CDSD06-09100 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 CDSD22-09628_ZA_PROJECT_FINDINGS and COA](#)
[Attachment B CEQA Public Comments](#)
[Attachment C CDSD22-09628_IS_MND](#)
[Attachment D Maps CDSD22-09628_CDDDP22-03036](#)
[Attachment E Agency Comments](#)
[Attachment F CDSD22-09628 and CDDP22-03036 Applicant](#)
[Revisions to Address neighbor and ZA](#)
[Attachment G CDSD22-09628 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://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.

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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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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.

