



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, August 12, 2026

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-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://cccounty-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.cccounty.us or by voicemail at (925) 655-2860.

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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.

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 HEARING

- 2a. CHRIS PALACIO & RYAN DEGOOYER (Appellants) - RYAN BOSWORTH & TOMMY TRAN (Applicants and Owners), County File #CDVR22-01062. This is an appeal of the Zoning Administrator's decision to approve variances to allow: a 3-foot side yard (where 5 feet is required) and an 8-foot side yard aggregate (where 15 feet is required) for the construction of a new, 2-1/2 story, 3,187-square-foot single-family residence with an attached 427-square-foot garage; a 0-foot side yard (where 3 feet is required) for the construction of a new approximately 400-square-foot deck; and a 9-foot by 16-foot parking space size (where 9 feet by 19 feet is required) for one of two off-street parking spaces in the garage. The project also includes a request for approval of small lot design review for the purpose of determining neighborhood compatibility of the proposed improvements including an 87-square-foot wading pool on a substandard lot. The project is located at 58 Canyon Lake Drive in the unincorporated Port Costa area. (Zoning: R-6, Single-Family Residential); (Assessor's Parcel Number: 368-145-024) SS [26-3298](#)

Attachments: [Attachment 1 Findings and COAs CDVR22-01062.pdf](#)
[Attachment 2 Appeal Letter 5.27.2026.pdf](#)
[Attachment 3 Maps.pdf](#)
[Attachment 4 Agency Comments.pdf](#)
[Attachment 5 Pothole Exhibit 3.26.2021.pdf](#)
[Attachment 6 Culvert Letter 4.29.2021.pdf](#)
[Attachment 7 Project Plans 3-12-26 \(redacted for public hearing\).pdf](#)
[Attachment 8 CPC Presentation Slides.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 26, 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

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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, 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.

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. 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 Zoning Administrator

Monday, August 17, 2026

1:30 PM

30 Muir Road, Martinez

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

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

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1. PUBLIC COMMENTS
2. SUBDIVISION: PUBLIC HEARING

- 2a. ANDY BYDE (Applicant) - COJAM, LLC (Owner), County File #CDSD24-09696: The applicant requests approval of a vesting tentative map for a subdivision which proposes to subdivide the 9.83-acre project site into 19 lots ranging in size from approximately 3,597 to 63,670 square feet, a 41,748-square-foot private access designated as Parcel A, and a 1,662-square-foot right-of-way dedication designated as Parcel B. On each new lot, a 4- to 5-bedroom single-family residence ranging in size from approximately 1,215 to 4,595 square feet is expected to be constructed. The residences on Lots 17 through 19 would be restricted for sale to very low-income households; therefore, the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions pursuant to the California Density Bonus Law, Gov. Code Section 65915(f)(2). The project is seeking waivers of development standards pertaining to: (a) a waiver to allow four off-street parking spaces within the front setback area of the three inclusionary units; (b) a waiver for reduced minimum lot size for Lots 1-8 and Lots 10-19; (c) a waiver for reduced side yard and aggregate side yard setback for all lots; (d) a waiver for reduced front yard setbacks for Lots 17-19; (e) a waiver for a reduced rear yard setback for Lot 19; (f) a waiver for a reduced average lot width for Lots 1-8 and 10-19; (g) a waiver for reduced lot depth for Lots 17-19; (h) a waiver for reduced setbacks for retaining walls over 3 feet; and (i) a waiver for a reduction to the development standards of the North Gate Specific Plan for Building Height, Lot Size, Density, Lot Area, and Setbacks. The project is also seeking concessions to: (a) utilize gross acreage to determine the density of the project site; (b) allow the affordable units to be smaller in size by more than ten percent when compared to the market-rate units; (c) allow the affordable units to be developed on smaller lots of more than ten percent when compared to the market-rate units; and (d) allow the affordable units to have alternative interior finishes that reduce interior construction costs by more than five percent when compared to the market-rate units. To accommodate improvements, the project will demolish all existing structures and is requesting a tree permit is included for the removal of 34 code-protected trees and work within the dripline of 13 code-protected trees. The project includes grading of approximately 34,700 cubic yards of cut and 34,700 cubic yards of fill. The project is located at 1125 North Gate Road in the unincorporated Walnut Creek area. (Zoning: R-40 Single-Family Residential District) (APN: 138-180-002) EL [26-3548](#)

Attachments: [Attachment A - CDSD24-09696 Findings and Conditions of Approval.pdf](#)
[Attachment B - CEQA Guidelines Section 15183 Consistency Checklist.pdf](#)
[Attachment C - Draft CBA Agreement.pdf](#)
[Attachment D - Maps.pdf](#)
[Attachment E - Agency Comments.pdf](#)
[Attachment F - Project Description.pdf](#)
[Attachment G - Special Reports.pdf](#)
[Attachment H - Project Plans.pdf](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. MICHAEL MILANI, MILANI & ASSOCIATES (Applicant) - JEFF AND SHEILA LANGON (Property Owners), County File CDMS25-00003: Request for approval of a Tentative Parcel Map to subdivide a 1.9-acre property into 2 new residential parcels (Parcel A: 42,899.4 square-feet and Parcel B: 40,028.3 square-feet) with two variance requests to allow both parcels to have an average lot width of less than the 140-foot minimum required (Parcel A: 85-feet and Parcel B: 87-feet) and four exception requests to County's Subdivisions Ordinance (1. Section 96-10.004 – "Underground Utilities" to not be required to ground existing utilities, 2. Section 96-14.0002 – "Improvement of County Streets" to not be required to install frontage improvements, 3. Section 914-2.002 – "Collect and Convey" to be permitted to only maintain the existing drainage pattern, and Section 914-12.010 – "Detention Basins - Maintenance" to permit private maintenance of onsite detention structures instead of the required public maintenance). The project also includes: removal of 21 onsite trees and work within the dripline of 22 onsite trees to remain, reconstruction of the existing driveway into a private road, demolition of the existing detached garage and two shed buildings, and approximately 1,260 cubic yards of grading (160 cubic yards of cut and 1,100 cubic yards of fill). The property is located at 2485 Caballo Ranchero Drive in the Diablo area of unincorporated Contra Costa County. (Zoning: R-40 Single-Family Residential District) (Assessor's Parcel Number: 195-352-014) DV [26-3549](#)

Attachments: [Attachment 1 Findings and Conditions of Approval.pdf](#)
[Attachment 2 Maps.pdf](#)
[Attachment 3 Agency Comments.pdf](#)
[Attachment 4 Public Comments.pdf](#)
[Attachment 5 Tentative Parcel Map.pdf](#)
[Attachment 6 Project Plans.pdf](#)
[Attachment 7 Site Photos.pdf](#)
[Attachment 8 Arborist Report 02.19.25.pdf](#)
[Attachment 9 Final MND Initial Study.pdf](#)
[Attachment 10 Final MMRP.pdf](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. GREG VANMECHELEN | VANMECHELEN ARCHITECTS (Applicant) - KEN AND JULIE KURTZMAN (Owners), County File CDDP25-03032: The applicant is seeking approval of a Kensington Design Review Development plan to allow a 398 square-foot addition to the existing residence as well as an 88-square-foot deck addition. The project results in a gross floor area (GFA) of 3,131 square feet, where 2,500 square feet is the GFA threshold necessitating public hearing. The project scope also includes a Variance for rear setback of 5-foot 10-inches (where 15 feet is the minimum). The subject property is located at 210 Amherst Avenue in the Kensington area of unincorporated Contra Costa County (APN: 570-050-004, Zoning R-6 Single-Family Residential, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) DL [26-3550](#)

Attachments: [Attachment A - Findings and Conditions of approval.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Agency Comments.pdf](#)
[Attachment D - Project Plans.pdf](#)

5. VARIANCE: PUBLIC HEARING

- 5a. JOHN & LORI RAMIREZ (Applicants & Owners), County File #CDCV25-00054: The applicant requests a second compliance review pursuant to condition of approval #3 for Land Use Permit #CDLP18-02013 for the continued operation of an off-road motorcycle recreation park approved by the County Planning Commission on March 24, 2021. The project is located at 50 Camino Diablo Road in the unincorporated Brentwood area of Contra Costa County. (Zoning: A-3 Heavy Agricultural District) (APN: 003-020-048) EL [26-3551](#)

Attachments: [Attachment A - CDLP18-02013 Permit.pdf](#)
[Attachment B - Diablo MX Ranch Closure.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 9, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 24, 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

SPECIAL MEETING

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1. PUBLIC COMMENTS

2. SUBDIVISION: CONTINUED PUBLIC HEARING

- 2a. ANDY BYDE (Applicant) - COJAM, LLC (Owner), County File #CDS24-09696: The applicant requests approval of a vesting tentative map for a subdivision which proposes to subdivide the 9.83-acre project site into 19 lots ranging in size from approximately 3,597 to 63,670 square feet, a 41,748-square-foot private access designated as Parcel A, and a 1,662-square-foot right-of-way dedication designated as Parcel B. On each new lot, a 4- to 5-bedroom single-family residence ranging in size from approximately 1,215 to 4,595 square feet is expected to be constructed. The residences on Lots 17 through 19 would be restricted for sale to very low-income households; therefore, the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions pursuant to the California Density Bonus Law, Gov. Code Section 65915(f)(2). The project is seeking waivers of development standards pertaining to: (a) a waiver to allow four off-street parking spaces within the front setback area of the three inclusionary units; (b) a waiver for reduced minimum lot size for Lots 1-8 and Lots 10-19; (c) a waiver for reduced side yard and aggregate side yard setback for all lots; (d) a waiver for reduced front yard setbacks for Lots 17-19; (e) a waiver for a reduced rear yard setback for Lot 19; (f) a waiver for a reduced average lot width for Lots 1-8 and 10-19; (g) a waiver for reduced lot depth for Lots 17-19; (h) a waiver for reduced setbacks for retaining walls over 3 feet; and (i) a waiver for a reduction to the development standards of the North Gate Specific Plan for Building Height, Lot Size, Density, Lot Area, and Setbacks. The project is also seeking concessions to: (a) utilize gross acreage to determine the density of the project site; (b) allow the affordable units to be smaller in size by more than ten percent when compared to the market-rate units; (c) allow the affordable units to be developed on smaller lots of more than ten percent when compared to the market-rate units; and (d) allow the affordable units to have alternative interior finishes that reduce interior construction costs by more than five percent when compared to the market-rate units. To accommodate improvements, the project will demolish all existing structures and is requesting a tree permit is included for the removal of 34 code-protected trees and work within the dripline of 13 code-protected trees. The project includes grading of approximately 34,700 cubic yards of cut and 34,700 cubic yards of fill. The project is located at 1125 North Gate Road in the unincorporated Walnut Creek area. (Zoning: R-40 Single-Family Residential District) (APN: 138-180-002) (Continued from 08.17.2026 WRN) EL [26-3727](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 9, 2026.