



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 16, 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. NOTICE OF FINE APPEAL

- 2a. MICHEAL G. WITTRIEN (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF25-00179. This case is for violation(s) of occupied travel trailers and storage of shipping containers on a vacant property at 0 Sandmound Blvd., Oakley. RK 26-934

Attachments: [Attachment A - Sandmound Blvd.pdf](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. DONALD WARDLAW, MORE THAN CONSTRUCTION, INC. (Applicant) - 2200 CENTRAL STREET LLC (Owner), County File CDLP25-02016: The applicant requests approval of a Land Use Permit to allow the development of an electric vehicle (EV) charging station, including six charging stations sheltered by a solar canopy, and a fenced ground level power bank unit. The subject property is located at the northwest corner of the Pittsburg Avenue and Central Street intersection in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 408-270-009) MLL 26-935

Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed 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 in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) AV

[26-936](#)

Attachments: [01 CDDP25-03021 Findings and COAs_Final_030926.pdf](#)
[02 Maps and Plans.pdf](#)
[03 Agency Comments.pdf](#)
[04 Public Comments.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 6, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, March 25, 2026

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission Meeting - CANCELED

For more information, contact Hiliana Li at 925-655-2860.

NOTICE OF A PUBLIC HEARING

On MONDAY, MARCH 16, 2026, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing at 30 Muir Road, Martinez, California, to consider a DEVELOPMENT PLAN.

SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed 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 in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002)

Members of the public may attend the Zoning Administrator meeting and participate in this public hearing in-person at the above-listed location. Members of the public can view and listen to the live meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

The public hearing will also be accessible to the public for participation via teleconference (855) 758-1310 US Toll Free or (408)961-3928 US and Zoom (the meeting agenda will include Zoom log-in information and will be posted to the following website, not later than 96 hours prior to the start of the meeting: [CONTRA COSTA COUNTY - Meeting Calendar](#)

Persons who wish to address the Zoning Administrator may also submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860.

For further details, contact the Contra Costa County Department of Conservation and Development at 925-655-2879 or Adrian.Veliz@dcd.cccounty.us.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, March 2, 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. LAND USE PERMIT: PUBLIC HEARING

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- 2a. LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - [26-704](#)
HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) (CONTINUED FROM FEBRUARY 18, 2026 WRN) NS
Attachments: [Attachment A - Findings and COAs.pdf](#)
[Attachment B - Tower Structure Removal Bond.pdf](#)
- 2b. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ROGER AND JANET WAGNER (Owners), County File CDLP25-02035: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was previously re-established under Land Use Permit CDLP15-02049. No modifications of the wireless facility are proposed. The project site is located at 1505 Finley Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 220-100-024) DL [26-705](#)
Attachments: [Attachment A Findings & COAs final.pdf](#)
[Attachment B - Maps.pdf](#)
[Attachment C - Project Plans.pdf](#)
[Attachment D - Special Reports.pdf](#)
[Attachment E - Photos.pdf](#)
- 2c. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File CDLP25-02038: The applicant requests approval of a Land Use Permit to renew Land Use Permit CDLP16-02046 for an existing T-Mobile wireless telecommunications facility. No modifications to the facility or conditions of approval are proposed. The project site is located at 4505 Happy Valley Road in the Lafayette area of unincorporated Contra Costa County. (Zoning: A-80 Exclusive Agricultural District) (Assessor's Parcel Number: 365-260-001) JL [26-706](#)
Attachments: [Attachment A Findings and COAs final.pdf](#)
[Attachment B Maps.pdf](#)
[Attachment C Plans.pdf](#)
[Attachment D Agency Comments.pdf](#)

3. VARIANCE: PUBLIC HEARING

- 3a. CLAUDIA FALCONER (Applicant) – TYLER AND LISA HUBBS (Owners), County File #CDVR25-01045: The applicant requests approval of a Variance application to allow a 3-foot side yard setback, where 15-feet is the minimum required, and a 15 feet aggregate side yard setback, where 25 feet is the minimum, for the construction of a new approximately 305-square-foot carport with an attached 120-square foot shed. The subject property is located at 37 Terra Bella Drive, in the unincorporated Walnut Creek area of Contra Costa County (Zoning: R-15, Single-Family Residential District) (Assessor's Parcel Number: 180-310-014).DRW

26-707

Attachments: [Attachment A. Findings and COAs.pdf](#)
[Attachment B. Public Hearing Request Letter.pdf](#)
[Attachment C. Response from Applicant to Appellant.pdf](#)
[Attachment D. Maps.pdf](#)
[Attachment E. Agency Comments.pdf](#)
[Attachment F. Project Plans.pdf](#)
[Attachment G. Site Visit Photographs_37 Terra Bella.pdf](#)
[Attachment H. Site Visit Photographs_25 Terra Bella.pdf](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 16, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, March 11, 2026

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELED

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE HELD ON WEDNESDAY, ON MARCH 25, 2026.**

For more information, contact Hiliana Li at 925-655-2860.

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

February 24, 2026

Notice of Intent to Render Administrative Decision

Dear Property Owner:

A Variance application has been submitted to this department for review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter you must submit a written statement by **4:00 P.M., Friday, March 6, 2026**, to:

Contra Costa County
Department of Conservation and Development
Attn: Nai Saephan
30 Muir Road
Martinez, CA 94553

or;

via email to Nai.Saephan@dcd.cccounty.us

This application is described as follows:

SAMIEL G. RETELAS (APPLICANT & OWNER), COUNTY FILE #CDVR24-01048:

The applicant requests approval of a Variance to allow a 22-foot side yard (where 50 feet is the minimum required) for additions to an existing single-family residence, and a small lot design review of the proposed 450-square-foot addition on the north side of the residence and 84-square-foot addition on the eastern side resulting from enclosing a portion of the front porch of the residence located on a substandard lot. The subject property is located at 13840 Byron Highway in the unincorporated Byron area. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 011-080-005)

Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

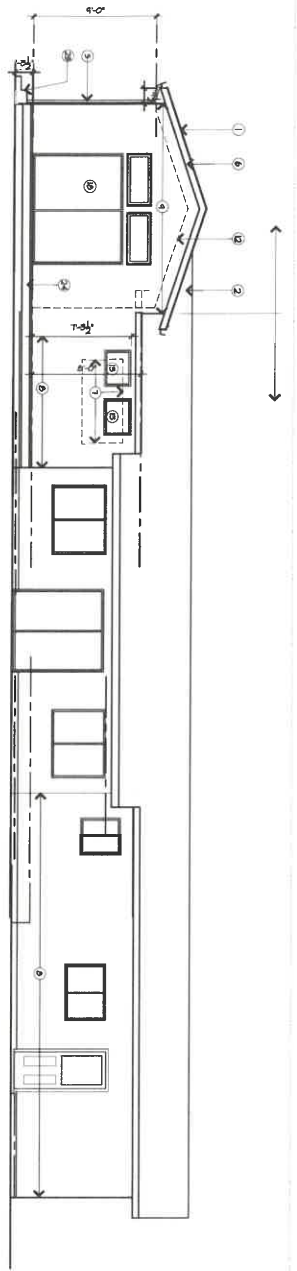
If you have any questions, please contact me directly at (925) 655-2874 or via email at nai.saephan@dcd.cccounty.us.

Respectfully yours,



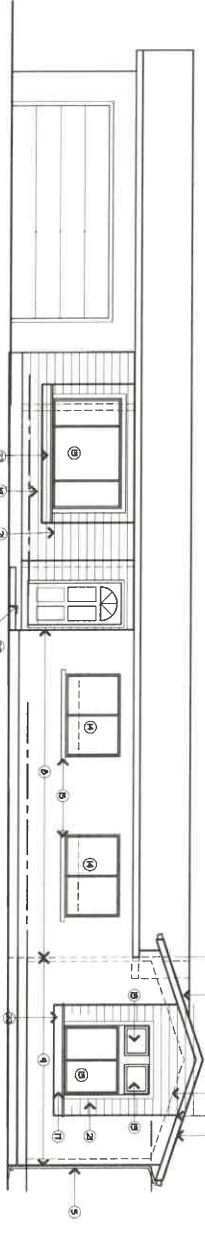
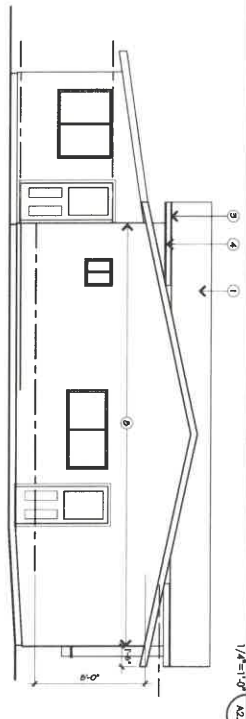
Nai Saephan
Project Planner

Attachment: Site Plan & Elevations

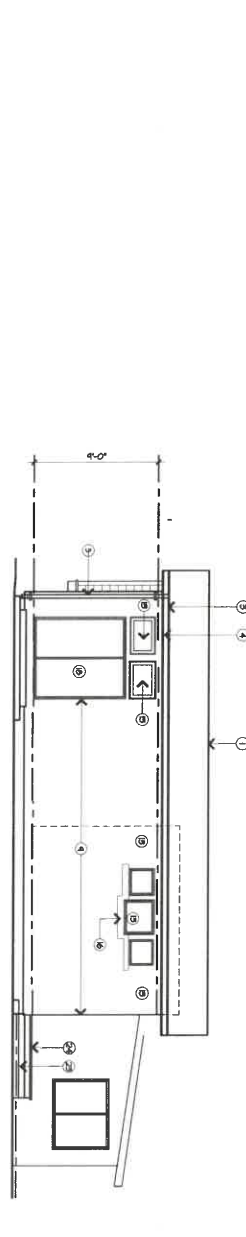


WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATION KEY NOTES

- 1) CONCRETE ROOF STRUCTURE OVER 5" R.I. TYPICAL PANEL
- 2) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 3) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 4) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 5) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 6) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 7) 2" MINIMUM INSULATION OVER CONCRETE ROOF
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- 13) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 14) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 15) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 16) 2" MINIMUM INSULATION OVER CONCRETE ROOF
- 17) 2" MINIMUM INSULATION OVER CONCRETE ROOF

ARCHITECT

2215 Emerald Court
Folsom, CA 95644
Phone: 916.272.9444
thornc@comcast.net

LOCKED ARCHITECT
NO. C 27398
EXPIRES 06/30/2024

Project:
Additions and Alterations to an Existing Residence
13840 Byron Highway
Bryon CA
APN 017-058-0529

Owner:
Sam and Jackie Rutala
Steel Comments

EXTERIOR ELEVATION AND NOTES

Drawing Date: 1/19/2021
Job: 13840 Byron Highway
Drawn by: JLR
Checked by: JLR
Issued for Design: 1/19/2021
Issued for Permit: 1/19/2021
Revisions:

Scale: 1/4" = 1'-0"

A3.0