

## NOTICE OF A PUBLIC HEARING

On MONDAY, AUGUST 17, 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 SUBDIVISION

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 63,760 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)

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](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](mailto: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 925-655-2873 or [Everett.Louie@dcd.cccounty.us](mailto:Everett.Louie@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.