



PLANNING APPLICATIONS RECEIVED – JANUARY 2025

Application Received	Project Description
1/2/2025	ADU02-25 Chen (Owner), MRO Zoning: Request for approval to convert an existing complex foyer to a 612 sq ft ADU and to convert an existing laundry room to a 432 sq ft ADU at 3520 Brook St, APN 243-210-026.
1/2/2025	ADU01-25 Mirshahpanah (Owner), R-6 Zoning: Request approval to construct a 748 sq ft Class C ADU with a max height of 12'-2" at 3386 Orchard Valley Ln, APN 233-074-009.
1/2/2025	DR01-25 Trader Joe's, RB Zoning: Request for Design Review to enlarge the equipment platform and install chain link cyclone fencing with vinyl slatting along the eastern portion of the property abutting Mountain View Dr at 3649 Mt Diablo Blvd, APN 243-070-003.
1/3/2025	HDP01-25 Curtis (Owner), R-10 Zoning: Request for a 1) Hillside Development Permit and 2) Design Review to convert 1,346 sq ft of unconditioned space into livable area and construct a 407 sq ft addition to an existing 2,742 sq ft one-story single-family home with a max height of 21' in the Hillside Overlay District at 3174 Sun Ridge Ct, APN 177-052-023.
1/3/2025	SS01-25 Butzbach (Owner), R-40 Zoning: Request for a Study Session to construct a 2,624 sq ft two-story single-family home and 567 sq ft garage/basement with a max height of 31'-1" in the Hillside Overlay District at 1718 Reliez Valley Rd, APN 167-240-002.
1/6/2025	MS501-25 Figone (Owner), LR-5 Zoning: The subject parcel is being split using SB 9 (SB907-24). This application number is assigned for tracking purposes of the parcel map to reflect to lot split.
1/6/2025	SB330-01-25 Miramar Mount Diablo Land Holdings, LLC (Owner): Mt. Diablo Cottages would consist of 49 (81.67% of total units) new market-rate single-family detached condominium residential units and 11 (18.33% of total units) accessory dwelling units ("ADUs") deed restricted to low-income households (approximately 138,982 square feet in total) with related roadway and infrastructure improvements. The 60 units in Mt. Diablo Cottages would be constructed on approximately 4.15 gross acres, for an average gross density of approximately 16.8 units per acre.
1/7/2025	ADU03-25 Sultan (Owner) R-20 Zoning: Request for an ADU Permit to construct a 350 sq ft detached Class A ADU with a max height of 10' at 3940 Black Hawk Rd, APN 230-072-008.



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1/7/2025	L01-25 Building Bridges Preschool, R-10 Zoning: Request for a Land Use Permit to allow for continued operation of an existing preschool (previously approved under L02-13) at 1003 Carol Ln, APN 233-102-008.
1/8/2025	ADU04-25 Mitosinka (Owner), R-10 Zoning: Request for approval to demolish an existing accessory structure and construct a 252 sq ft Class A ADU in the Hillside Overlay District at 1124 Hidalgo Ct, APN 232-051-012.
1/8/2025	SB901-25 Rezapour (Owner), R-10 Zoning: Request for an urban lot split pursuant to SB 9 to create two lots from one developed lot within the Hillside Overlay District at 820 Acalanes Rd, APN 232-040-049.
1/9/2025	TP02-25 McMartin (Owner), R-10 Zoning: Request for a Category 1 Tree Permit to remove two Valley Oaks measuring 39" and 35" DBH in the Hillside Overlay District at 504 McBride Dr, APN 237-370-005.
1/9/2025	TP01-25 Westphal (Owner), SFR Zoning: Request for a Category 1 Tree Permit to remove one Coast Live Oak measuring 14" DBH in diameter in the Hillside Overlay District at 750 Old Jonas Hill Rd, APN 240-140-017.
1/13/2025	TP03-25 Giorgianni (Owner), R-20 Zoning: Request for a Category 1 Tree Permit to remove two Coast Live Oaks measuring 6" and 6.5" DBH, and one Valley Oak measuring 6.5" DBH, at 3987 Rancho Rd, APN 248-010-001.
1/13/2025	TP04-25 Crowley (Owner), R-6 Zoning: Request for a Category 1 Tree Permit to remove one tree at 3631 Bickerstaff Rd, APN 243-082-001.
1/14/2025	TP10-25 Cancer Support Community (Owner), LR-10 Zoning: Request for a Tree Permit to remove four trees, in addition to previously approved Category 2 Tree Permit (TP45-19), to remove one Coast Live Oak measuring 30" DBH, one Valley Oak measuring 36" DBH, one dead Coast Live Oak, and one dead Valley Oak at 3939 Mt. Diablo Blvd, APN 252-050-014.
1/14/2025	TP06-25 Hill (Owner), R-20 Zoning: Request for a Category 1 Tree Permit remove one Valley Oak measuring 52" DBH at 3541 Old Mountain View Dr, APN 241-240-003.
1/15/2025	TP05-25 Lewis (Owner), R-10 Zoning: Request for a Category 1 Tree Permit to remove five Live Oak/Valley Oaks measuring 10-30" DBH, one Green Ash measuring 11" DBH, and one Coastal Redwood measuring 15" DBH at 855 Moraga Rd, APN 241-220-014.



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1/15/2025	AA01-25 Hoeberechts (Owner), R-10 Zoning: Request "3333 Springhill Rd, Unit A" for an ADU at 3333 Springhill Rd, APN 231-011-006.
1/16/2025	TP08-25 Patel (Owner), R-20 Zoning: Request for a Category 1 Tree Permit to remove four Live Oaks measuring 27" - 46.5" DBH and one Valley Oak measuring 29.2" DBH at 1035 Lorinda Ln, APN 249-150-027.
1/16/2025	SB902-25 Rezapour (Owner), R-20 Zoning: Request for an Urban Lot Split pursuant to SB 9 to divide a 173,360 sq ft lot into two parcels - Parcel A (103,360 sq ft) and Parcel B (70,000 sq ft) at 4144 Canyon Rd, APN 247-150-006.
1/21/2025	GR02-25: Request associated with HDP16-24 at 3385 Woodview Dr, APN 236-190-024.
1/21/2025	GR01-25: Request associated with HDP04-25 at 1166 Camino Vallecito, APN 246-140-010.
1/21/2025	HDP04-25 Shapiro (Owner), R-20 Zoning: Request for a Hillside Development Permit and Grading Permit to construct a 6' retaining wall, moving 790 cubic yards of dirt (600 cut/190 fill), on a Class II Ridgeline in the Hillside Overlay District at 1166 Camino Vallecito, APN 246-140-010.
1/21/2025	ADU05-25 Sabatte (Owner) R-20 Zoning: Request for permission to construct a 753 sq ft Class A ADU with a max height of 14' at 3493 Silver Springs Rd, APN 240-131-022.
1/21/2025	HDP02-25 Truckee Investors (Owner), R-6 Zoning: Request for a Phase 2 Hillside Development Permit to 1) construct a one-story single-family home measuring 4,940 sq ft with a max ridge height of 18' 6", 2) move 275 cubic yards of dirt (175 cut/100 fill), 3) request a variance for reduced front and rear setbacks, 4) remove nine protected trees, and 5) request development within a Class 2 ridgeline setback and 15-degree declination in the Hillside Overlay District at 3500 Phillips Rd, APN 234-170-064, Parcel A.
1/21/2025	HDP03-25 Truckee Investors (Owner), R-6 Zoning: Request for a Phase 2 Hillside Development Permit to 1) construct a one-story single-family home measuring 4,940 sq ft with a max ridge height of 19' 6", 2) move 700 cubic yards of dirt (700 cut/0 fills), 3) remove five protected trees, and 4) request development within a Class 2 ridgeline setback and 15-degree declination on an undeveloped lot in the Hillside Overlay District at 3600 Phillips Rd, APN 234-170-065, Parcel B.



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1/21/2025	AA02-24 Stanley Smith Office Building, RB Zoning: Request proposed addressed "3540 Wilkinson Ln, Unit A-H" for eight office suites at 3540 Wilkinson Ln, APN 243-170-019.
1/22/2025	TP09-25 Farrington (Owner), R-10 Zoning: Request for a Tree Permit to remove one Valley Oak measuring 39" DBH at 851 Avalon Ct, APN 234-030-004.
1/23/2025	PADU01-25 Perpetual Homes (K610CT): Request approval for a Pre-approved Accessory Dwelling Unit (PADU) plan that includes three bedrooms and two bathrooms, measuring 40' x 23'-8" for a total of 947 sq ft with a max height of 14'-7".
1/23/2025	HDP05-25 Gershkow (Owner), R-10 Zoning: Request for a Hillside Development Permit to construct a 488 sq ft addition within the existing carport footprint of an existing 1,097 sq ft one-story single-family home with a max height of 14'-9" in the Hillside Overlay District at 1 Harper Ct, APN 232-071-004.
1/27/2025	TP11-25 Trimble (Owner), R-10 Zoning: Request for a Category 1 Tree Permit to remove one Valley Oak measuring 37.5" DBH at 502 Silverado Dr, APN 237-362-018.
1/28/2025	TP12-25 Nakahara (Owner), R-10 Zoning: Request for a Category 1 Tree Removal Permit for 512 Silverado Dr, APN 237-362-009.
1/29/2025	FP01-25 Szidon (Owner), R-10 Zoning: Request for a single day Film Permit to shoot February 5, 2025, at a private single-family home at 4 Middle Rd, APN 251-061-009.
1/29/2025	SB903-25 Koopah (Owner), R-40 Zoning: Request approval for an SB9 lot split to divide an existing 41,807 sq ft lot (excluding the 7,333 sq ft access easement) into two parcels - Parcel A (24,807 sq ft) and Parcel B (17,000 sq ft) - at 3808 Happy Valley Rd, APN 245-020-015.
1/30/2025	TP13-25 Curren (Owner), R-10 Zoning: Request for a Category 1 Tree Permit to remove one Coast Live Oak measuring 27" DBH at 3256 Rohrer, APN 237-141-011.
1/31/2025	SB904-25 Boustani (Owner), LR-5 Zoning: Request for an Urban Lot Split to split an existing 50,282 sq ft parcel into Parcel A (25,509 sq ft) and Parcel B (24,773 sq ft) on a site with <30% average slope in the Hillside Overlay District at 10 Lombard Lane, APN 167-250-006.