

**DIABLO MUNICIPAL ADVISORY COUNCIL
SPECIAL MEETING MINUTES
DIABLO COUNTRY CLUB
NOVEMBER 25, 2025, 5:00 P.M.**

CALL TO ORDER: President Cox called the meeting to order at 5:00 pm.

ROLL CALL: President Cox called the roll as follows:
Directors present: Cox, Lorenz, Luecht
Directors absent: Slavonia, Bonny

PUBLIC COMMENTS: None

LAND USE COMMUNICATION AND ACTIONS:

General Manager Torru presented the County Agency Comment Request Packet for 1815 Calle Arroyo. The property owner requests a 20-foot front setback, where a 25-foot setback is required, to build a master bedroom closet. The adjacent neighbor was notified of the variance request. No objections were received.

On motion by Director Luecht and second by President Cox, the Board instructed the General Manager to notify the County that DMAC has no objection to the front setback variance request. Motion passed 3-0.

CALL OF NEXT MEETING/ADJOURNMENT:

President Cox called the next meeting for January 12, 2026, following the adjournment of the DCSD meeting at Diablo Country Club. There being no further business, the meeting was adjourned at 5:07 p.m.

Diablo Municipal Advisory Council by

Kathy Torru, General Manager



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR25-01057

File Date: 11/17/2025

Applicant:

Leilani Alfaro Eric Shephard Architects, Inc. Leilani@Shephardarch.com
 320 Sycamore Valley Road West (510) 673-4129
 Danville, CA 94526

Property Owner:

ERIC & BRITTNI EBERT eebert28@gmail.com
 1815 CALLE ARROYO (949) 322-6087
 DIABLO, CA 94528

Project Description:

The applicant requests approval of a Variance to allow a 20 foot front setback (where 25 feet is the min) for a 130 SF addition to an existing single-family residence.

Project Location: (Address: 1815 CALLE ARROYO , DIABLO, CA 94528), (APN: 195180032)

Additional APNs:

General Plan Designation(s): RL	Zoning District(s): "R-20, -UE"
Flood Hazard Areas: X	AP Fault Zone:
60-dBA Noise Control:	MAC/TAC:
Sphere of Influence:	Fire District: SAN RAMON VLY FIRE
Sanitary District: CENTRAL SANITARY	Housing Inventory Site: NO
Specific Plan:	

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3412.00	3412.00

RECEIVED on 11/17/2025 **CDVR25-01057**
 By Contra Costa County
 Department of Conservation and Development



320 Sycamore Valley Road West
 Danville, CA 94526
 www.shephardarch.com
 (925) 803-1000

Sheet Title:
COVER SHEET

FRONT SETBACK VARIANCE FOR:
ERIC AND BRITNI EBERT
 1815 CALLE ARROYO
 DIABLO, CA 94528

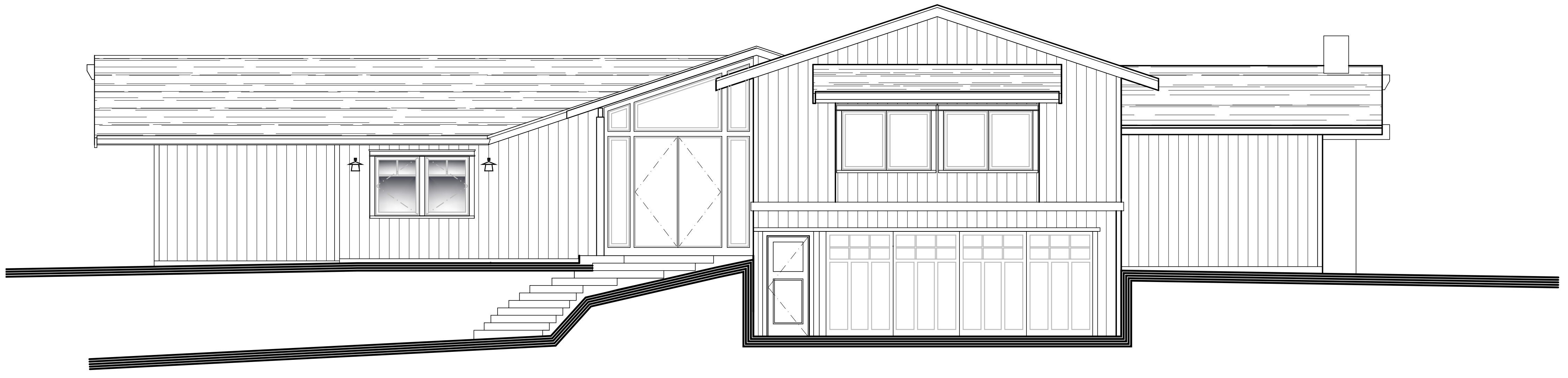
**- PRELIMINARY -
 NOT FOR
 CONSTRUCTION**

Revisions:

No.	Description	By	Date

Date:	11-11-25
Designer:	ETS
Drafter:	KZ, LA
Proj. Mgr.:	ETS
Scale:	AS SHOWN
Proj. No.:	2026.02

Sheet No.:
A0



EBERT RESIDENCE

FRONT SETBACK VARIANCE

@	AT
A.B.	ANCHOR BOLT
ACCESS.	ACCESSIBLE
ADJ.	ADJUSTABLE
A.F.C.I.	ARC FAULT CIRCUIT INTERRUPTER
A.F.F.	ABOVE FINISHED FLOOR
AGG.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
AMP.	AMPERE
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
APPROX.	APPROXIMATE
AWN.	AWNING
BDRM.	BEDROOM
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
BOTT.	BOTTOM
BTM.	BOTTOM
BTWN.	BETWEEN
CALCS.	CALCULATIONS
C.I.	CAST IRON
CKTP.	COOKTOP
CLG.	CEILING
CLOS.	CLOSET
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CS.	CASEMENT
D.	DIMMER
D	DRYER(LAUNDRY ROOM)
DP.	DEEP
DBL.	DOUBLE
DET.	DETAIL
DEG.	DEGREE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAPH.	DIAPHRAM
DN.	DOWN
D.S.	DOWNSPOUT
D/W	DISHWASHER
(E)	EXISTING
EA.	EACH
ELECT.	ELECTRICAL
ELEV.	ELEVATION
E.J.	EXPANSION JOINT
EMBED.	EMBEDMENT
E.P.S.	EXTRUDED POLYSTYRENE (FOAM)
EXIST.	EXISTING
EXT.	EXTERIOR
FAM.	FAMILY
F.A.U.	FORCED AIR UNIT
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
FLR.	FLOOR
FLASH'G.	FLASHING
FL.	FLUORESCENT
FOUND.	FOUNDATION
FR.	FRENCH
FT.	FEET
FTG.	FOOTING
G.	GAS
GA.	GAUGE
GALV.	GALVANIZED
GAR.	GARAGE
G.C.I.	GROUND FAULT CIRCUIT INTERRUPTER
GDR.	GIRDER
GLB.	GLU-LAM BEAM
G.S.M.	GALVANIZED SHEET METAL
GYP. BD.	GYP-SUM WALLBOARD
H.B.	HOSE BIBB
H/C	HANDICAP
HC.	HOLLOW CORE
HD	HOLD DOWN
HDR.	HEADER
HGT.	HEIGHT
HOR.	HORIZONTAL
HR.	HOUR
INFO.	INFORMATION
INSUL.	INSULATION
JST.	JOIST
J-BOX	JUNCTION BOX
L.	LENGTH
LAV.	LAVATORY
LB.	POUND
L.F.	LINEAR FEET
LVL.	LEVEL
LT.	LIGHT
LTG.	LIGHTING
LTWT.	LIGHT WEIGHT
M.	MASTER
MAX.	MAXIMUM
M.D.F.	MEDIUM DENSITY FIBERBOARD
MDO.	MEDIUM DENSITY OVERLAY (PLYWOOD)
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MICROWAVE OVEN
MTR.	METER
(N)	NEW
NAT.	NATIONAL
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PERF.	PERFORATED
PL.	PLATE
PLYWD.	PLYWOOD
PR.	PAIR
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWDR.	POWDER
R.	RISER
(R)	RELOCATED
REF.	REFRIGERATOR
RFTR.	RAFTER
RM.	ROOM
RWD.	REDWOOD

S.C.	SOLID CORE
SCHED.	SCHEDULE
S.A.	SMOKE DETECTOR
S.F.	SQUARE FOOT or FEET
SHTH'G.	SHEATHING
SIM.	SIMILAR
S.I.	SQUARE INCH
S.H.	SINGLE HUNG
SK.	SINK
SLDR.	SLIDER
S.S.D.	SEE STRUCTURAL DRAWINGS
STOR.	STORAGE
STRUC.	STRUCTURAL
S3S	SMOOTH THREE SIDES
(T)	TEMPERED
T.HOLD.	THRESHOLD
T.STAT.	THERMASTAT
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.G.B.	TOP OF GRADE BEAM
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
T&G	TONGUE AND GROOVE
TYP.	TYPICAL
UBC.	UNIFORM BUILDING CODE
UMC.	UNIFORM MECHANICAL CODE
UPC.	UNIFORM PLUMBING CODE
U.N.O.	UNLESS NOTED OTHERWISE
UTIL.	UTILITY
V.	VOLTS
VERT.	VERTICAL
w.	WIDE
W.	WASHER(LAUNDRY ROOM)
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W.P.	WATER PROOF

OWNER:
 Eric and Britni Ebert
 1815 Calle Arroyo
 Diablo, CA 94528

ARCHITECT:
 Eric Shephard Architects
 320 Sycamore Valley Road West
 Danville, CA 94526
 (925) 803-1000 - x 101 Office
 Contact Person: Eric Shephard
 E-mail: eric@shephardarch.com



PROJECT LOCATION

SCALE: 1"=600'-0"

PROJECT ADDRESS:	1815 CALLE ARROYO DIABLO, CA 94528
APN:	195-180-032
OCCUPANCY:	R-3/U-1
CONSTRUCTION TYPE:	V - NON RATED
ZONING CLASSIFICATION:	R-20
ZONING REQUIREMENTS:	
Allowed Max. Structure Height:	22'-5" (2-STORY)
Proposed Height:	NO CHANGE
BUILDING SETBACK REQUIREMENTS:	
Front: 25' (20' IN 1974) - ADDITION FOR VARIANCE OF 20'	SETBACK
Side: 15' min. / 35' aggregate total	
Rear: 15'	
AREA:	
EXISTING LIVING AREA:	3,126 S.F.
MAIN LEVEL ADDITION:	130 S.F.
NEW TOTAL AREA:	3,256 S.F.
EXISTING COVERED PORCH (NO CHANGE):	98 S.F.
EXISTING GARAGE (NO CHANGE):	700 S.F.
EXISTING LOT AREA:	20,550 S.F.
LOT COVERAGE:	3354 / 20550 = 16.03%
EFFECTIVE CODES: (AS ADAPTED FROM THE UNIFORM MODEL CODES):	
• 2022 CALIFORNIA RESIDENTIAL CODE	
• 2022 CALIFORNIA ENERGY CODE	
• 2022 CALIFORNIA MECHANICAL CODE	
• 2022 CALIFORNIA PLUMBING CODE	
• 2022 CALIFORNIA ELECTRICAL CODE	
• 2022 CALIFORNIA FIRE CODE	
• 2022 CALIFORNIA BUILDING CODE (STRUCTURAL ONLY)	
• 2022 CALIFORNIA GREEN BUILDING STANDARD CODE	
• 2022 CALIFORNIA REFERENCE STANDARDS CODE	
• CONTRA COSTA COUNTY CODE	
• CITY ORDINANCES	

ARCHITECTURE:

A0	COVER SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A3	ROOF PLAN
A4	ELEVATIONS AND BUILDING SECTION

ABBREVIATIONS

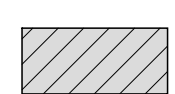
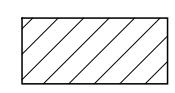
PROJECT TEAM

VICINITY MAP

PROJECT DATA

DRAWING INDEX

SITE PLAN LEGEND

- (N) NEW
- (E) EXISTING
-  PROPOSED ADDITION AREA IN FRONT SETBACK
-  PROPOSED ADDITION AREA
- - - - (E) FENCE AT +6'-0" A.F.F., TYP.



320 Sycamore Valley Road West
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Sheet Title:

SITE PLAN

FRONT SETBACK VARIANCE FOR:
ERIC AND BRITNI EBERT
 1815 CALLE ARROYO
 DIABLO, CA 94528

- PRELIMINARY -
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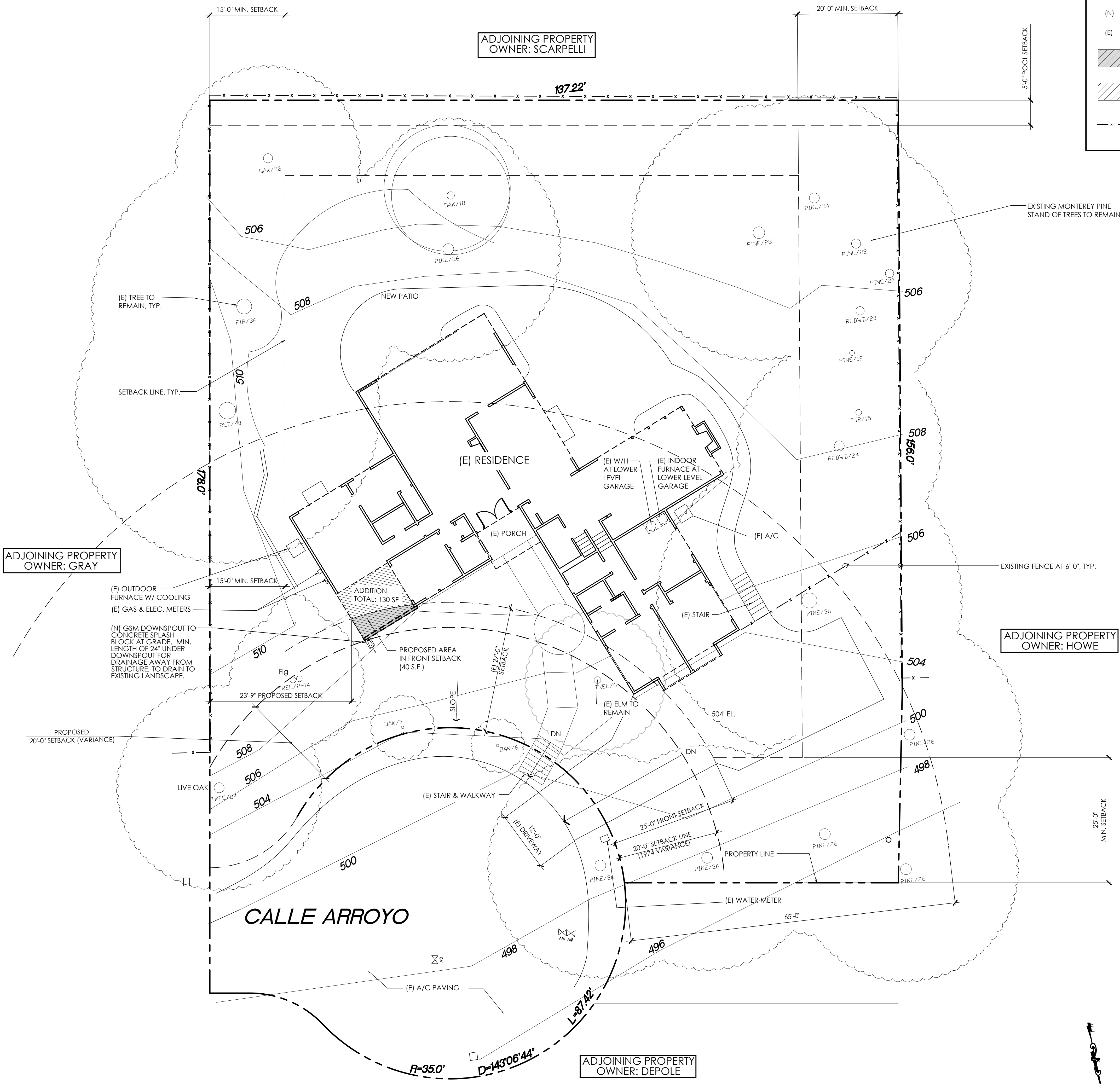
Revisions:

No.	Description	By	Date

Date:	11-11-25
Designer:	ETS
Drafter:	KZ, LA
Proj. Mgr.:	ETS
Scale:	1/8"=1'-0"
Proj. No.:	2026.02

Sheet No.:

A1



IMPERVIOUS DATA	
Existing Lot Area	20,550 S.F.
Existing Impervious	2,988 s.f.
(E) House Footprint	3,015 s.f.
(N) Added Footprint	130 s.f.
(E) Landscape Area	14,547 s.f.
(N) Total Landscape Area (net reduction of 130)	14,417 s.f.
FLOOR AREA:	
EXISTING MAIN LEVEL AREA:	3,126 S.F.
ADDITION:	130 S.F.
TOTAL MAIN LEVEL FLOOR AREA:	3,256 S.F.
VARIANCE AREA:	40 S.F.
EXISTING GARAGE:	700 S.F.

SITE PLAN

SCALE: 1"=10'-0"



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Sheet Title:

ROOF PLAN

FRONT SETBACK VARIANCE FOR:
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 DIABLO, CA 94528

- PRELIMINARY -
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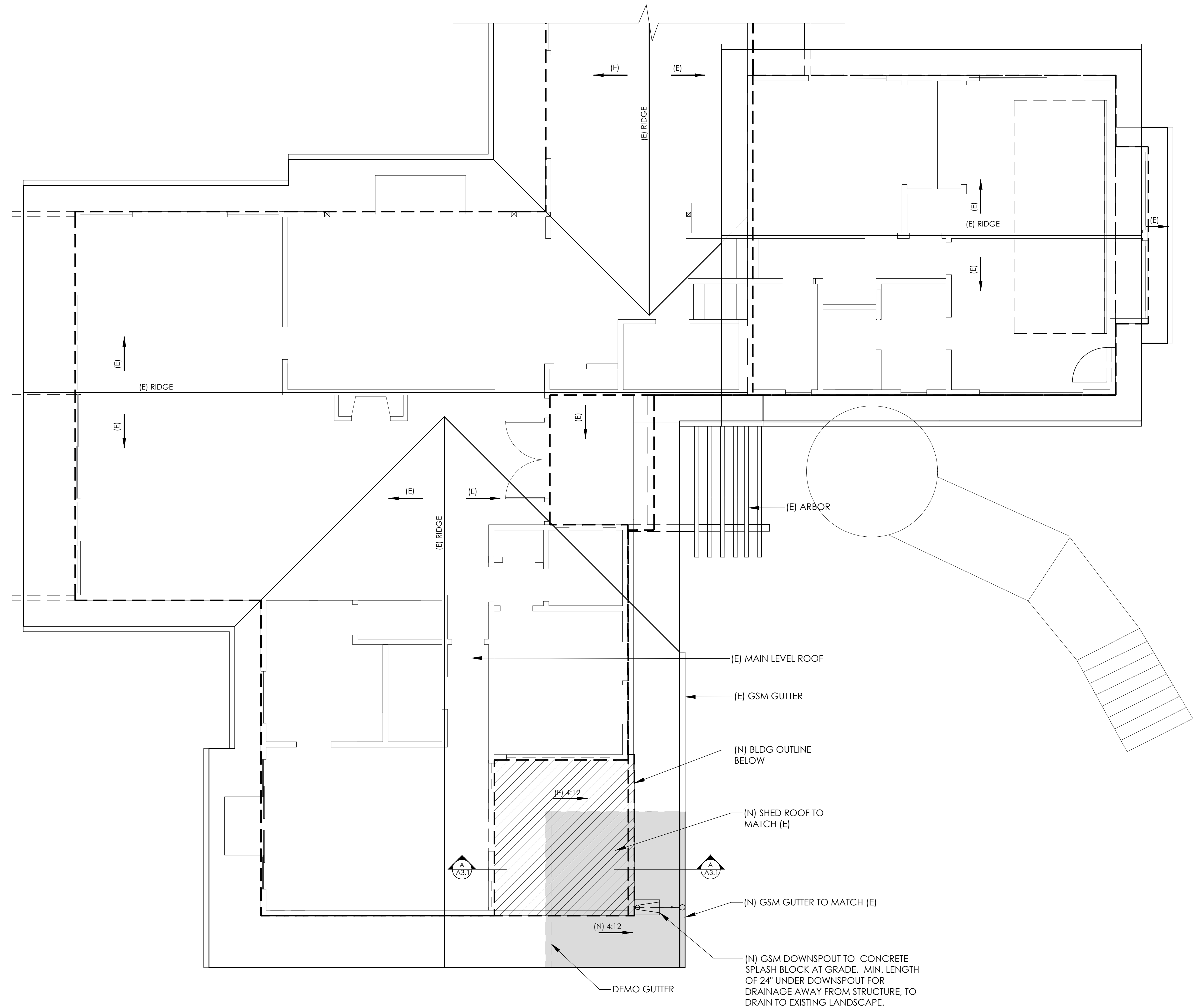
Revisions:

No.	Description	By	Date

Date:	11-11-25
Designer:	ETS
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Proj. Mgr.:	ETS
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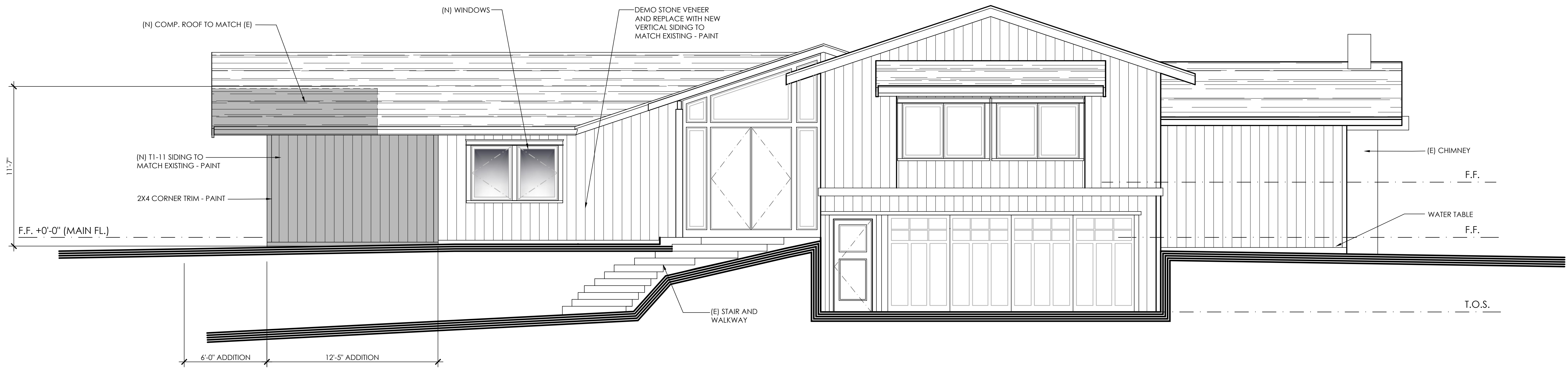
Sheet No.:

A3



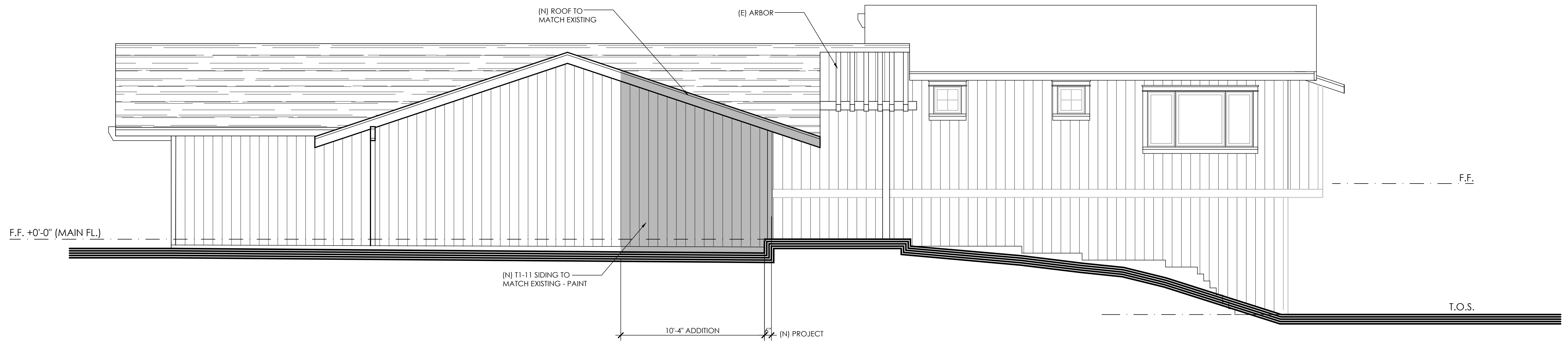
ROOF PLAN

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



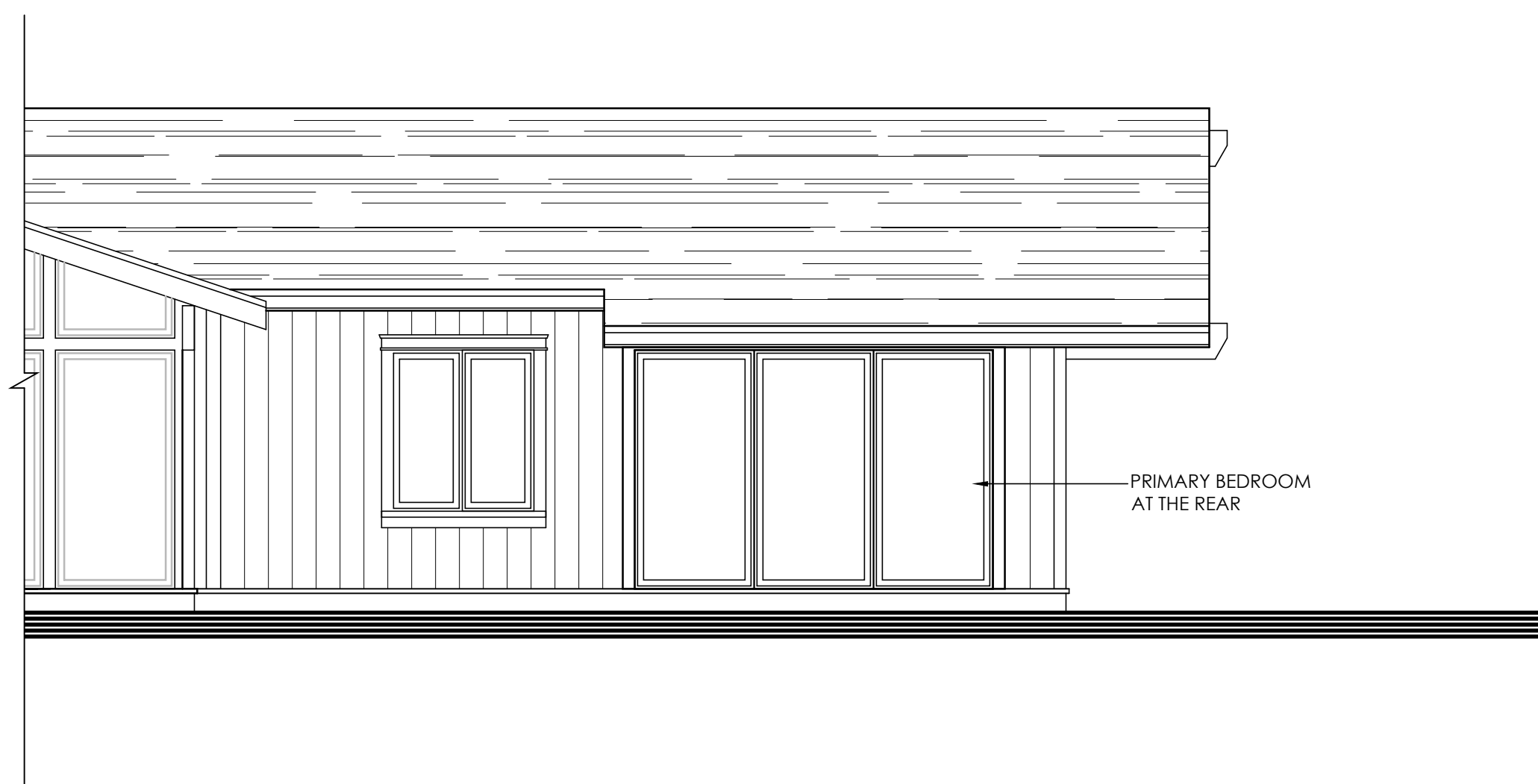
FRONT ELEVATION

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

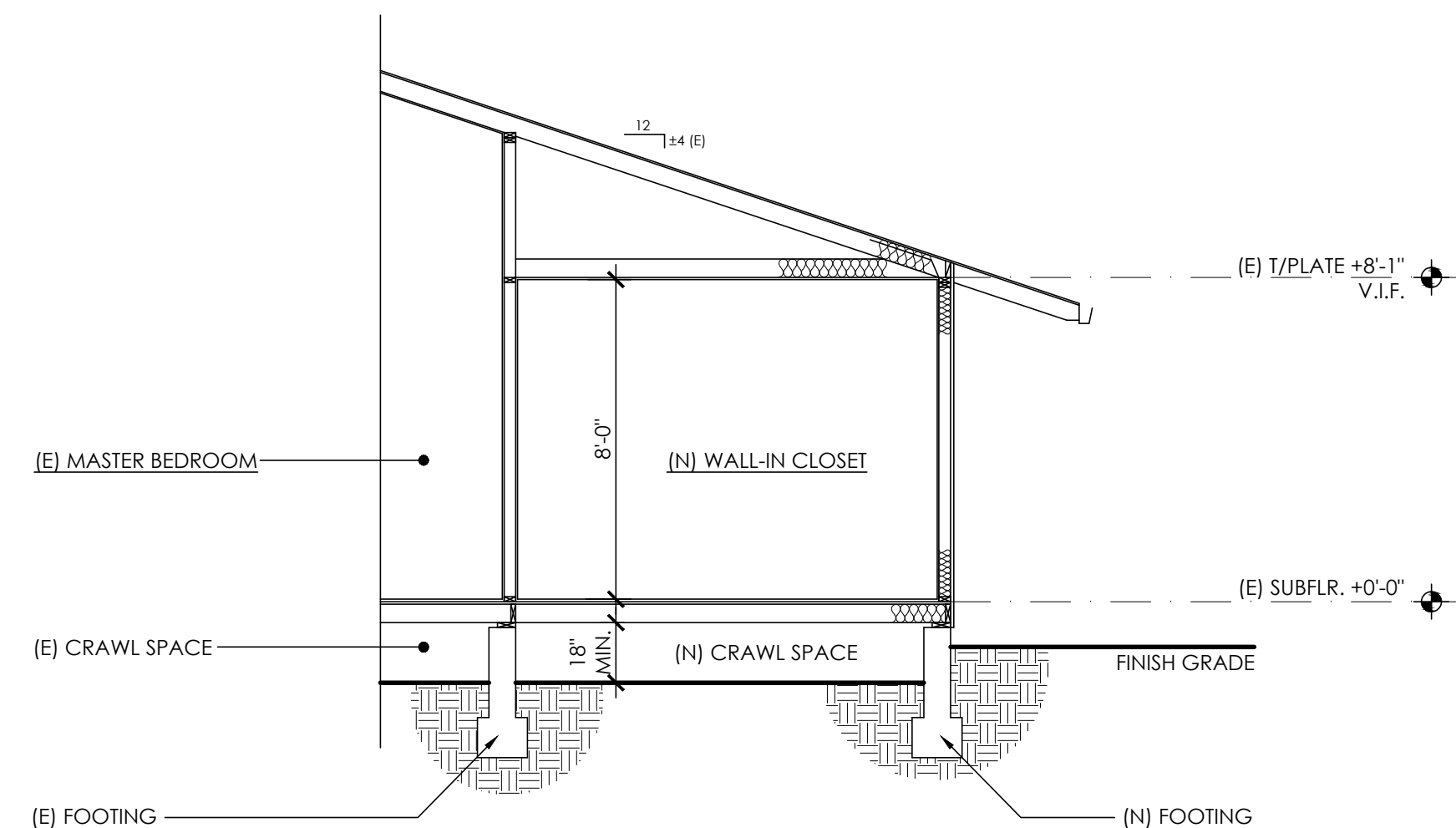


LEFT SIDE ELEVATION

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



(E) PARTIAL REAR ELEVATION



A-A SECTION

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

Revisions:

No.	Description	By	Date

Date:	11-11-25
Designer:	ETS
Drafter:	KZ, LA
Proj. Mgr.:	ETS
Scale:	1/4"=1'-0"
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Sheet No.:

A4

Contributor to the DIABLO HISTORIC DISTRICT. Hold issuance of all permits for exterior change and accessory structures, except for in-ground swimming pools. Refer all applications to ~~DOMINIQUE~~ or Stan Muraoka

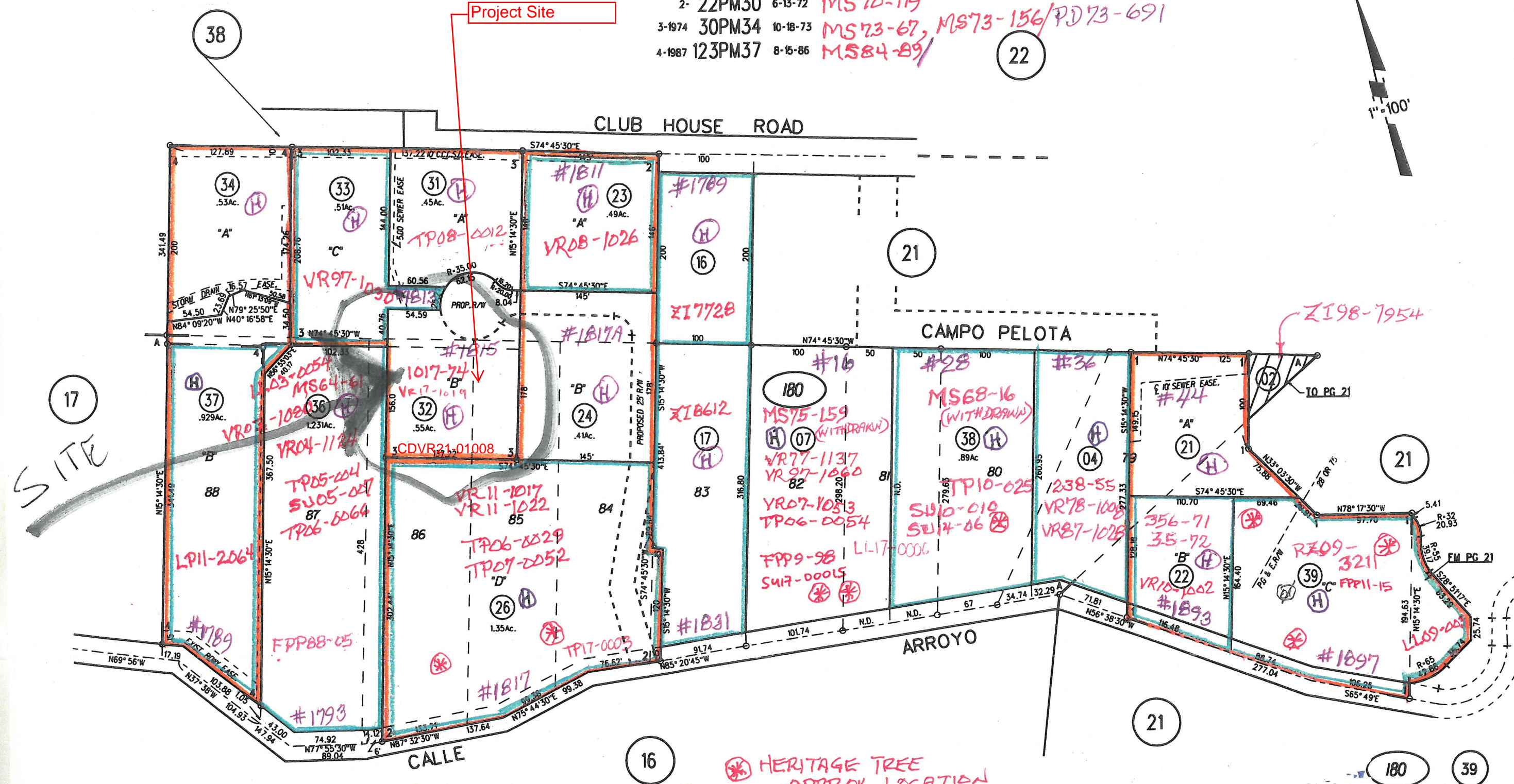
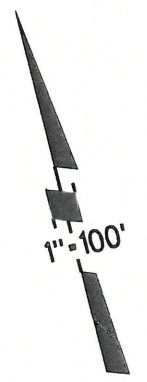
A- MT DIABLO ESTATE PARK SUB'N NO 1 MB 5-301

POR SEC 22 T1S R1W MDBM

- 1- 14PM45 11-20-70 MS70-73
- 2- 22PM30 6-13-72 MS70-119
- 3-1974 30PM34 10-18-73 MS73-67, MS73-156/PD73-691
- 4-1987 123PM37 8-15-86 MS84-89/

(H) - NOTATED ON PAGE

Project Site



General Plan - RL



Map Legend

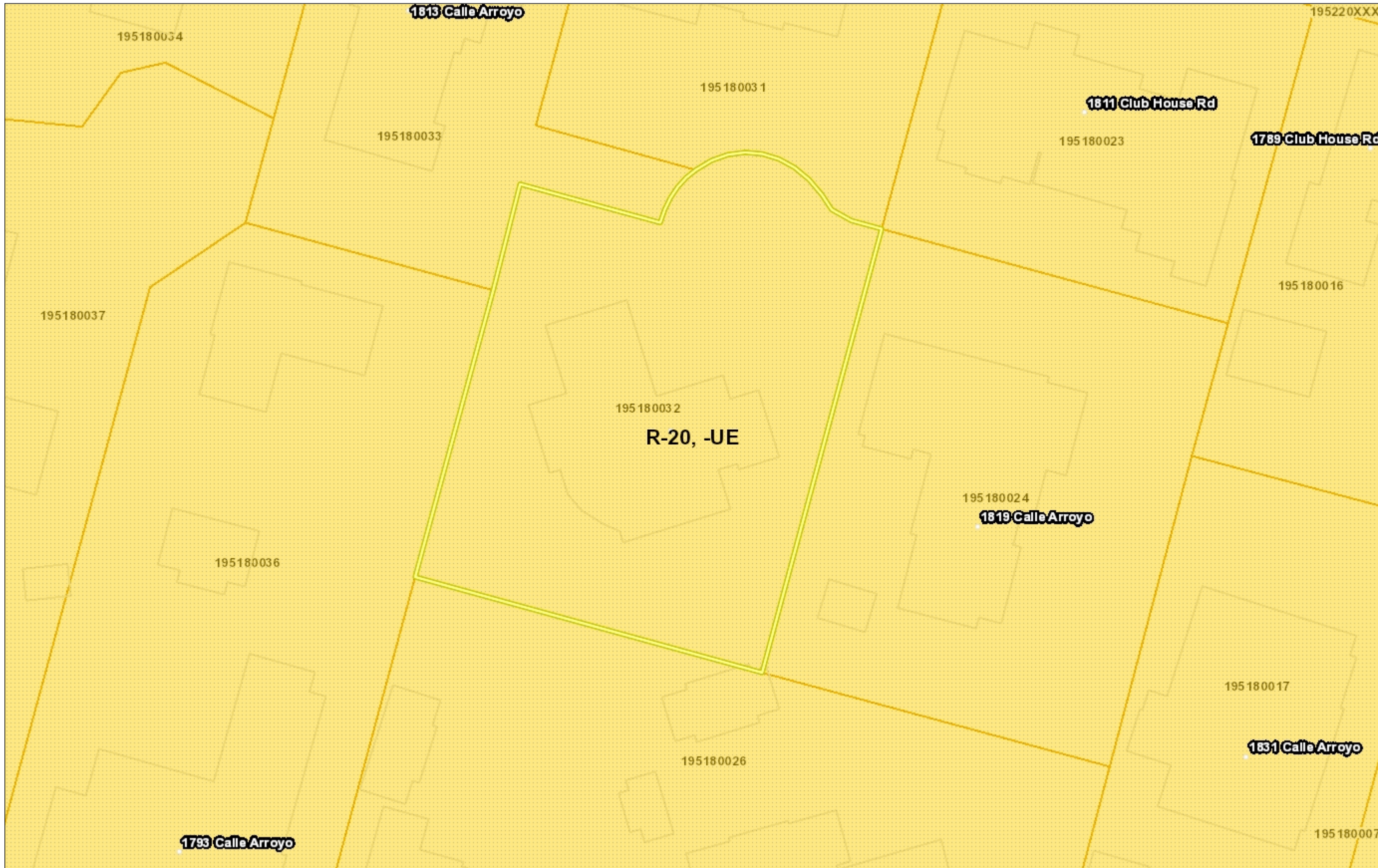
- County Border
- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- RL (Residential Low Density) (1-3 du/na)
- CR (Commercial Recreation)
- Unincorporated
- Board of Supervisors' Districts
- Base Data**
- Address Points

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

Zoning: R-20, -UE



Legend

- City Limits
- Address Points
- Highways
- Highways Bay Area
- Streets
- Zoning**
- R-6 (Single Family Residential)
- R-6 -FH (Single Family Residential Combining District)
- R-6, -FH -UE (Single Family Resid. Urban Farm Animal Exclusion Com)
- R-6 -SD-1 (Single Family Resident Hillside Development Combining Di)
- R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc)
- R-6, -UE (Single Family Residential Exclusion Combining District)
- R-6 -X (Single Family Residential - Combining District)
- R-7 (Single Family Residential)
- R-7 -X (Single Family Residential - Combining District)
- R-10 (Single Family Residential)
- R-10, -UE (Single Family Residenti Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Residenti Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40 -FH (Single Family Residenti Combining District)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com)
- R-40, -UE (Single Family Residenti Exclusion Combining District)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Two Family Residential - Tr District)
- D-1, -UE (Planned Unit - Urban Far Combining District)
- M-12 (Multiple Family Residential)
- M-12 -FH (Multiple Family Resident Combining District)
- M-17 (Multiple Family Residential)

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

Contra Costa County -DOIT GIS



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- Board of Supervisors' Districts
- County Boundary
- Bay Area Counties
- Building Outlines
- Assessor Parcels
- Aerials 2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
- Citations

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

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