DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING MINUTES
DIABLO COUNTRY CLUB CURTOLA ROOM
AUGUST 10, 2026, 6:01 P.M.

CALL TO ORDER: President Cox called the meeting to order at 7:32 pm.

ROLL CALL: Secretary Bonny called the roll as follows:

Directors present: Cox, Lorenz, Luecht, Bonny
Directors absent: None

President Cox welcomed Directors and the public and explained the rules for public comment.

PUBLIC COMMENTS: None

LAND USE COMMUNICATION AND ACTIONS:

General Manager Torru presented the County Agency Comment Request Packet for 2067 Alameda Diablo. The property owners, Steve and Deborah Lichliter, request a front setback variance to allow a 14 ft. front setback, where 25 ft. is the minimum, and allow a 356 sq. ft. addition to the residence on a substandard lot. The adjacent neighbors were contacted, and three of the four voiced support for the project. The fourth neighbor did not respond. Tony Geisler, County Historical Landmark Advisory Committee (HLAC) Board Member, stated that the HLAC supports the variance request.

On motion by President Cox and second by Director Luecht, the Board instructed the General Manager to notify the County that DMAC has no objection to the 2067 Alameda Diablo front setback variance request, provided there are no objections from the adjacent neighbors. Motion passed 4-0.

CONSENT CALENDAR:

On motion by President Cox and second by Director Luecht, the consent calendar was approved. Motion passed 4-0.

CALL OF NEXT MEETING/ADJOURNMENT:

President Cox called the next meeting for September 14, 2026, following the adjournment of the DCSD meeting at Diablo Country Club. There being no further business, the meeting was adjourned at 7:40 p.m.

Diablo Municipal Advisory Council by

Kathy Torru, General Manager

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 5/27/2026

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- Grading Inspection
- Advance Planning
- Housing Programs
- Trans. Planning
- Telecom Planner
- ALUC Staff
- HCP/NCCP Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ✔ Engineering Services
- Special Districts
- Traffic
- Flood Control (Full-size)

LOCAL

- ✔ Fire District _____
  - ✔ San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
- ✔ Sanitary District Central Sanitary
- ✔ Water District EBMUD
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Diablo MAC
- Improvement/Community Association
- CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

District III

Please submit your comments to:

Project Planner Dominique Vogelpohl
Phone # (925) 655-2880
E-mail Dominique.Vogelpohl@dcd.cccounty.
County File # CDVR26-01008

Prior to June 17, 2026

* * * * *

We have found the following special programs apply to this application:

- Landslide
- Active Fault Zone (A-P)
- Liquefaction
- ✔ Flood Hazard Area
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None ___ Below ✔ Attached

The Diablo MAC reviewed the variance request at its August 10, 2026 Regular Meeting. The MAC has no objection to the 2067 Alameda Diablo front setback variance request, provided there are no objections from the adjacent neighbors.

Print Name Kathy Torru

Katharine Torru Aug 11, 2026
Signature DATE

Agency phone # 925 683-4956

CONTRA COSTA
CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDVR26-01008 **Submitted Date: 5/20/2026**

Applicant: Steve Lichliter

Property Owner: Steve Lichliter

Project Description:
The applicant requests a Variance Permit to allow a 15 ft.-6 in. front setback, where 25 ft. is the minimum, for a 356 sq. ft. addition to the residence on a substandard lot.

Project Location: (Address: 2067 ALAMEDA DIABLO , DIABLO, CA 94528), (APN: 195250017)

Additional APNs:

General Plan Designation(s): RL
Flood Hazard Areas: Partial flood zone A
60-dBA Noise Control:N/A
Sphere of Influence:N/A
Sanitary District: CENTRAL SANITARY
Specific Plan:N/A

Zoning District(s): "R-20, -UE"
AP Fault Zone: N/A
MAC/TAC: Diablo MAC
Fire District: SAN RAMON VLY FIRE
Housing Inventory Site: NO

5/19/2026

2067 Alameda Diablo, Diablo CA
Addition Description and Variance Request / Findings

ADDITION DESCRIPTION

We are seeking approval to add a family room to our home at 2067 Alameda Diablo, Diablo CA. The proposed design will match the existing home and remain in concert with its English Tudor design.

The proposed expansion will be single story with a 12:12 roof pitch to match the roof on the rest of the existing home. Furthermore, the exterior colors and materials and the windows will blend with what already exists.

The proposed expansion would be located on the southeast corner of the house where a brick patio exists with a low wall on the permitter. The expansion would have a footprint of approximately 356 sf. The existing home is about 3200 sf, so proportionately the expansion would be relatively small.

VARIANCE REQUEST

The expansion would encroach about 9.5' into the 25' front yard setback which is measured from the edge of the Alameda Diablo Road easement. The encroachment would be on an angle so the variance would only apply to a small portion of the total frontage of the home.

In Diablo, the roadway easements are not physically well defined. In many cases (including ours) the edge of the easement is behind a fence, a wall and/or front landscaping. From an aesthetics perspective, it seems the distance from the pavement to the structure would be more important to those who walk and drive through the community, than a strict adherence to setbacks. If our project is approved, there would be about 26' or more between the closest point on the addition and the Alameda Diablo pavement. We feel this would not be objectionable to the community – many other homes appear to have equal or less distance to adjacent roadways in Diablo and many appear to encroach into their setbacks. We have discussed our design with nearby neighbors, and representatives of both the local DCSD/DMAC and Diablo historical society, and they all have said they would support it.

Our justifications for the variance request include the following:

- The house was originally constructed in 1917 – 1925, possibly before setbacks were established.

- There really is no other place to expand and create a larger family room

- The house is positioned at an angle to the street in front due to the creek behind the house and the addition will not be imposing to others homes, pedestrians and vehicles using the street.

- The visual impact will be minimal as there is already a walled-in patio at the proposed expansion location so the addition may not really be noticed. Furthermore, a landscaped fence exists along our roadway frontage and we will add landscaping in front of the expansion to further screen it.

- We have received support (and no objections) from our community.

REQUIRED FINDINGS

In regards to the three Contra Costa County Zoning Code Section 26-2.2006 required findings:

(1) *That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located*.

The variance would not constitute a special privilege as there are many other homes in the area that appear to already have setback encroachments. Furthermore, most of the homes are larger than ours and they are on much larger lots and our neighbors ability to expand their homes is less restricted than ours.

(2) *That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district;*

There are several special circumstances on our property that would deprive us of rights enjoyed by others in our community if the variance is not granted:

(a) Our lot is encumbered by a creek in the back that forces our house to the front of the lot.

(b) Since the house is angled to the street, the encroachment would only apply to small portion of the width of the house and the lot.

(c) There is a lot of articulation to the front of the house and most of the existing front of the house will remain at more than the required 25 foot setback.

(3) That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located. Failure to so find shall result in a denial.

The variance would not change the intent and purpose of our R-20 land use district. The land use would continue to be one single family home and it will remain compatible with the surrounding community and the zoning district.

A- MT. DIABLO ESTATE PARK SUB'N NO.1 M.B. 15-301
B- RESUB LOTS 305,306,309,310 MT.DIABLO ESTATE PARK SUB'N NO.1 M.B. 15-311
1- 37P.M.6 2/28/75
2- 123P.M.43 & 44 8-26-86

CABALLO RANCHERO DRIVE
NUESTRA
CASA
EL NIDO
DIABLO
ALAMEDA
PROJECT SITE
1" = 100'

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

250 51
12/21/04

55-45 R.J.C.'59
ASSESSOR'S MAP
BOOK 195 PAGE 25
CONTRA COSTA COUNTY, CALIF.

Aerial Map



Map Legend

- Assessment Parcels

Planning

- Unincorporated
- Board of Supervisors' Districts

Base Data

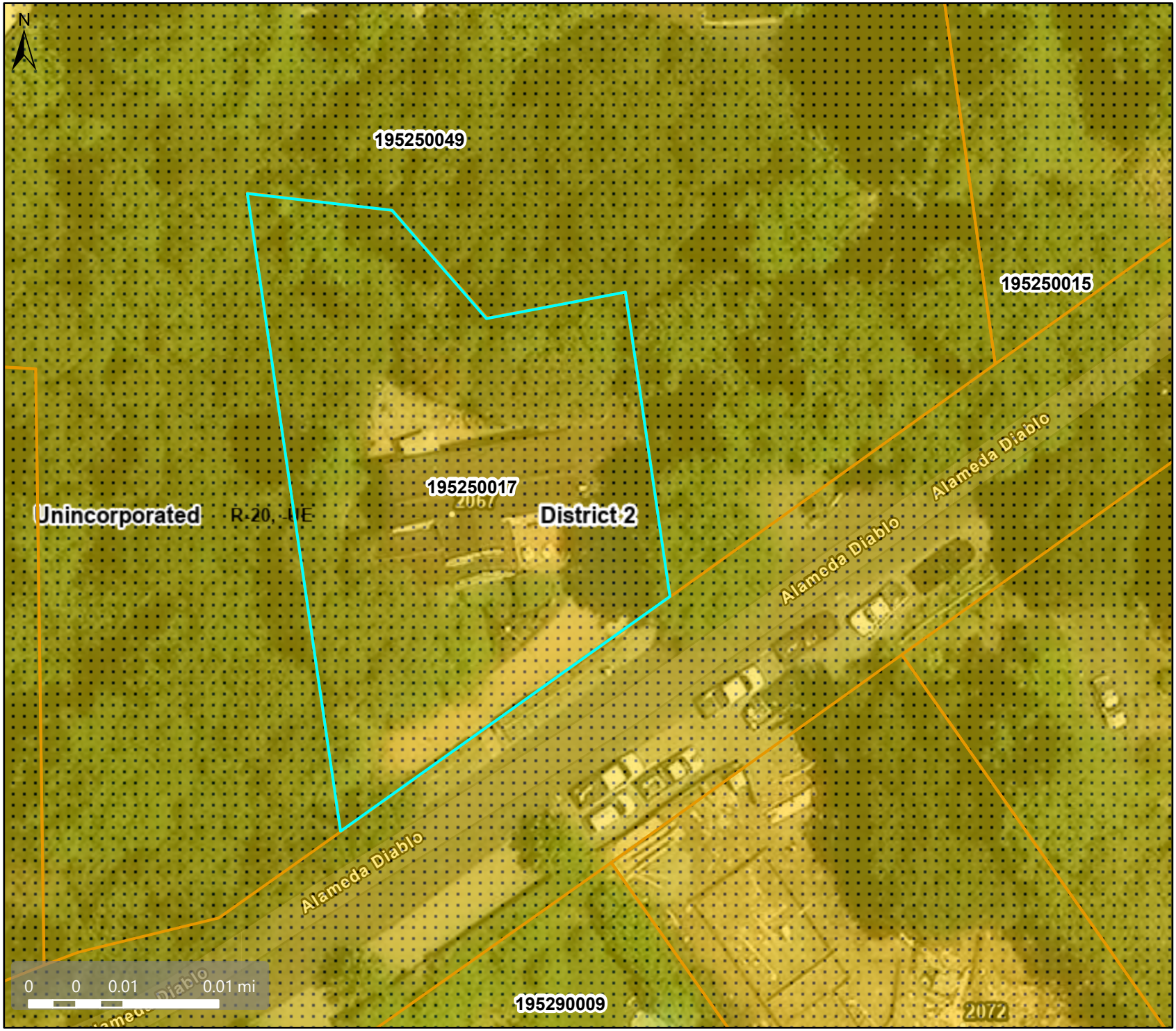
- Address Points

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THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

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

Credits: Contra Costa County Department of Conservation and Development, Microsoft, Vantor

Zoning District: R-20/-UE, Single-Family Residential



Map Legend

- Assessment Parcels
- Planning
- Zoning
- ZONE_OVER
- R-20, -UE (Urban Farm Animal Exclusion)
- 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

Credits: Contra Costa County Department of Conservation and Development, Microsoft, Vantor

General Plan: RL, Residential Low Density



Map Legend

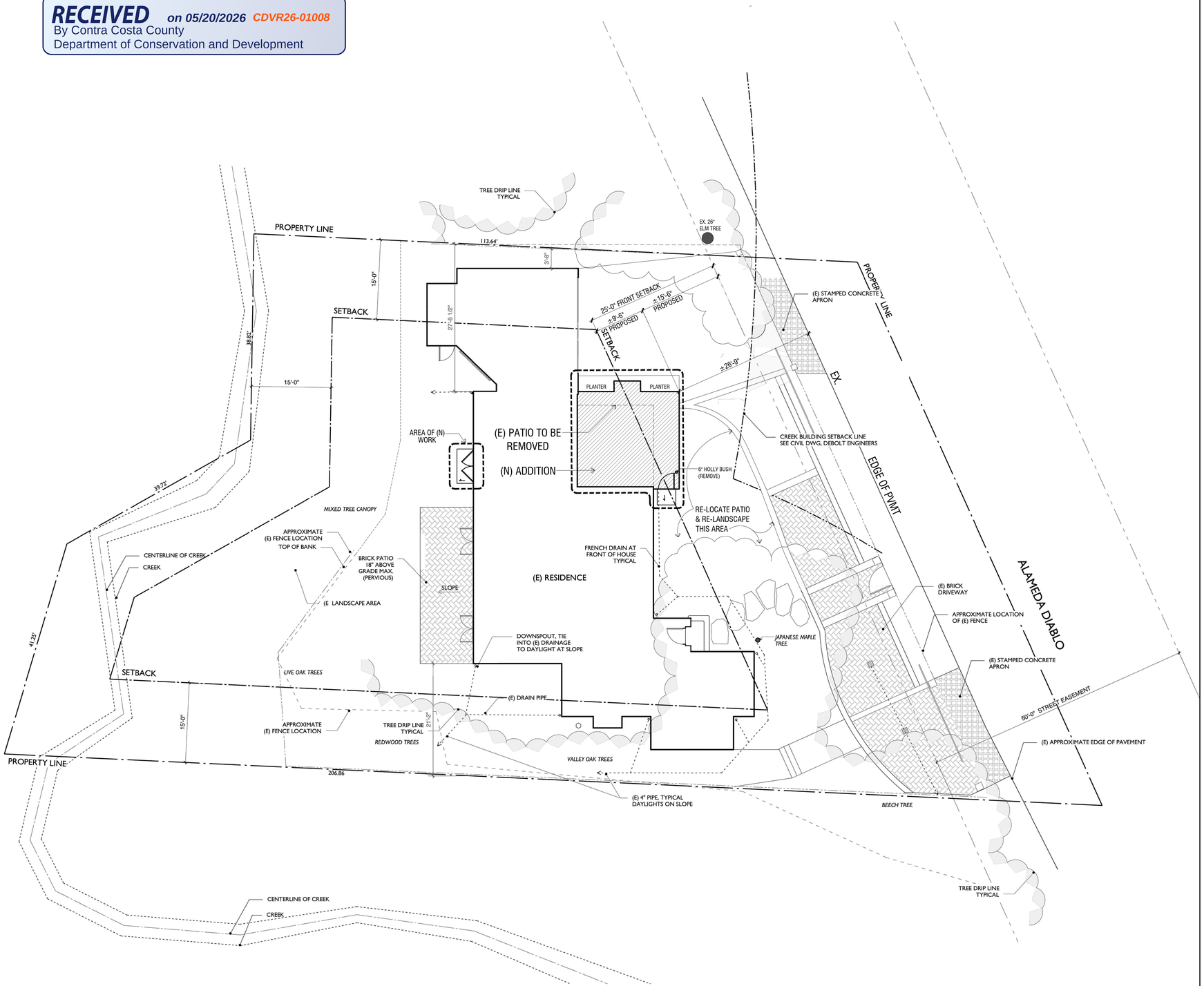
- Assessment Parcels
- Planning
- General Plan
- RL (Residential Low Density) (1-3 du/na)
- Unincorporated
- Board of Supervisors' Districts
- Base Data
- Address Points

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Datum: WGS 1984

Credits: Contra Costa County Department of Conservation and Development, Microsoft, Vantor

RECEIVED on 05/20/2026 CDVR26-01008
By Contra Costa County
Department of Conservation and Development



ARCHITECTURAL SITE PLAN | 1

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

LICHLITER RESIDENCE REMODEL

SINGLE FAMILY DETACHED
2067 ALAMEDA DIABLO, DIABLO, CA 94528

S.F.D.
APN: 195-250-017

STEVE & DEBORAH LICHLITER
DIABLO, CA

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DO NOT SCALE PLANS

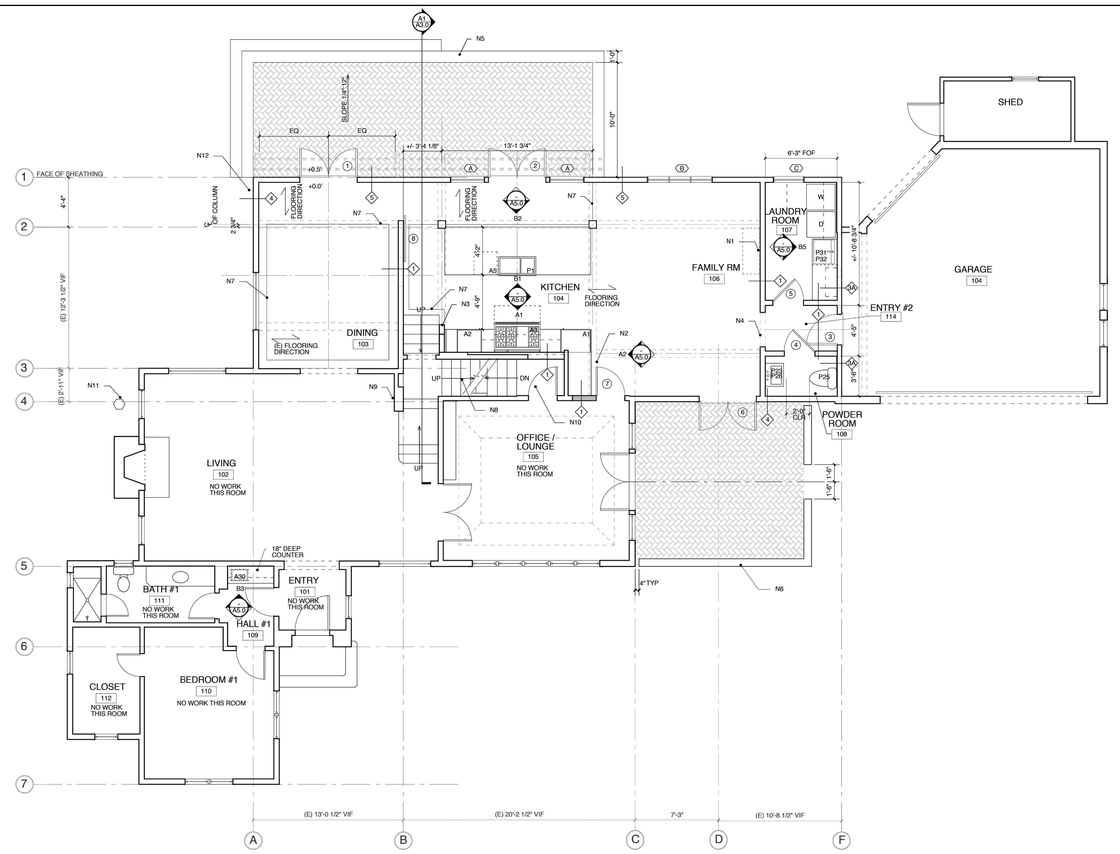
REVISIONS

NO.	DATE	DESCRIPTION

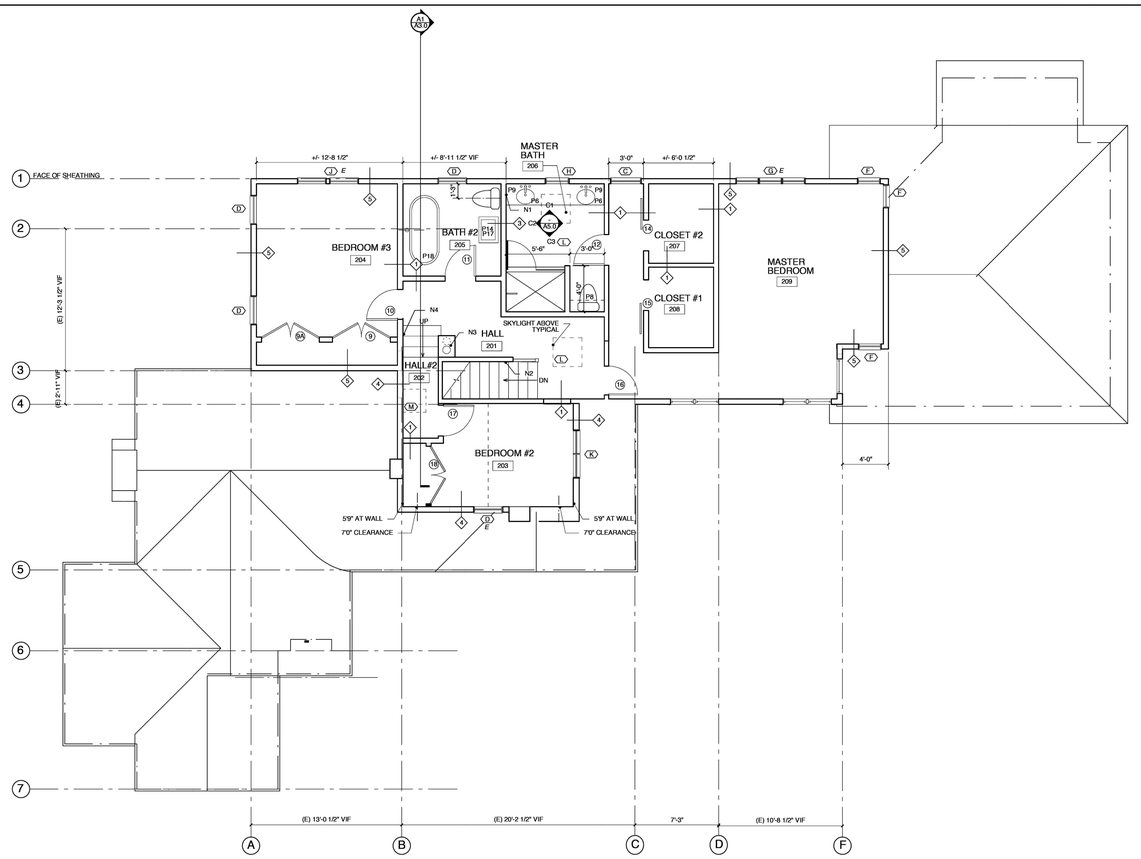
ARCHITECTURAL SITE PLAN

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	A0.40
SHEET SCALE:	3/32" = 1'-0"
DATE: 05-18-2026	SHEET: A0.40

PROGRESS SET



EXISTING FLOOR PLAN - LOWER LEVEL | 1



EXISTING FLOOR PLAN - UPPER LEVEL | 2

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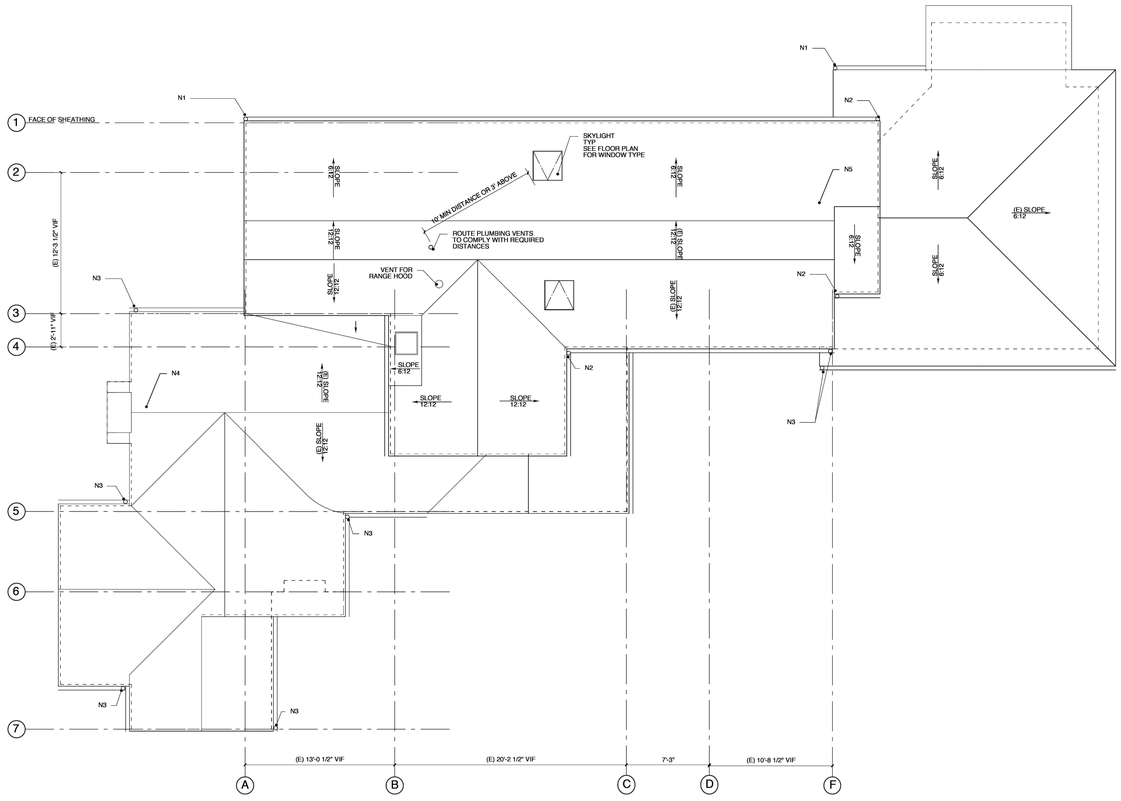
REVISIONS

NO.	DATE	DESCRIPTION

LOWER & UPPER LEVEL EXISTING FLOOR PLANS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	E1.1.1
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DATE: 05-18-2026	SHEET: E1.1.1

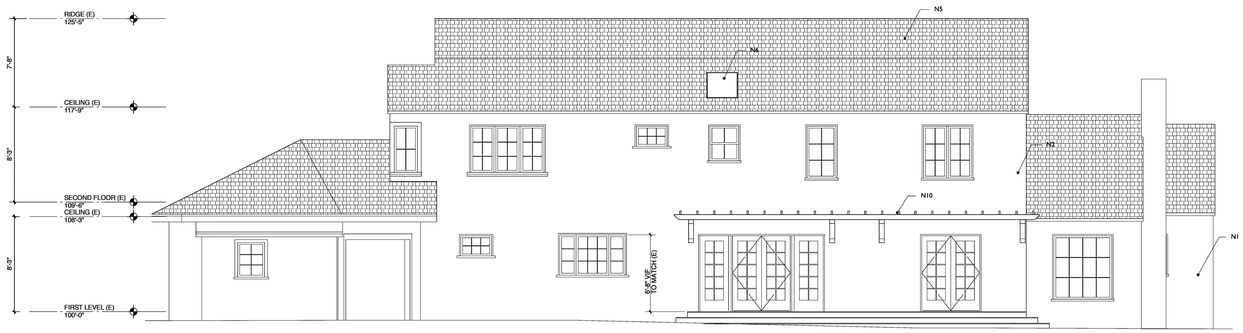
PROGRESS SET



EXISTING ROOF PLAN | 4



EXISTING EXTERIOR ELEVATION : RIGHT | 3



EXISTING EXTERIOR ELEVATION : REAR | 2



EXISTING EXTERIOR ELEVATION : FRONT | 1

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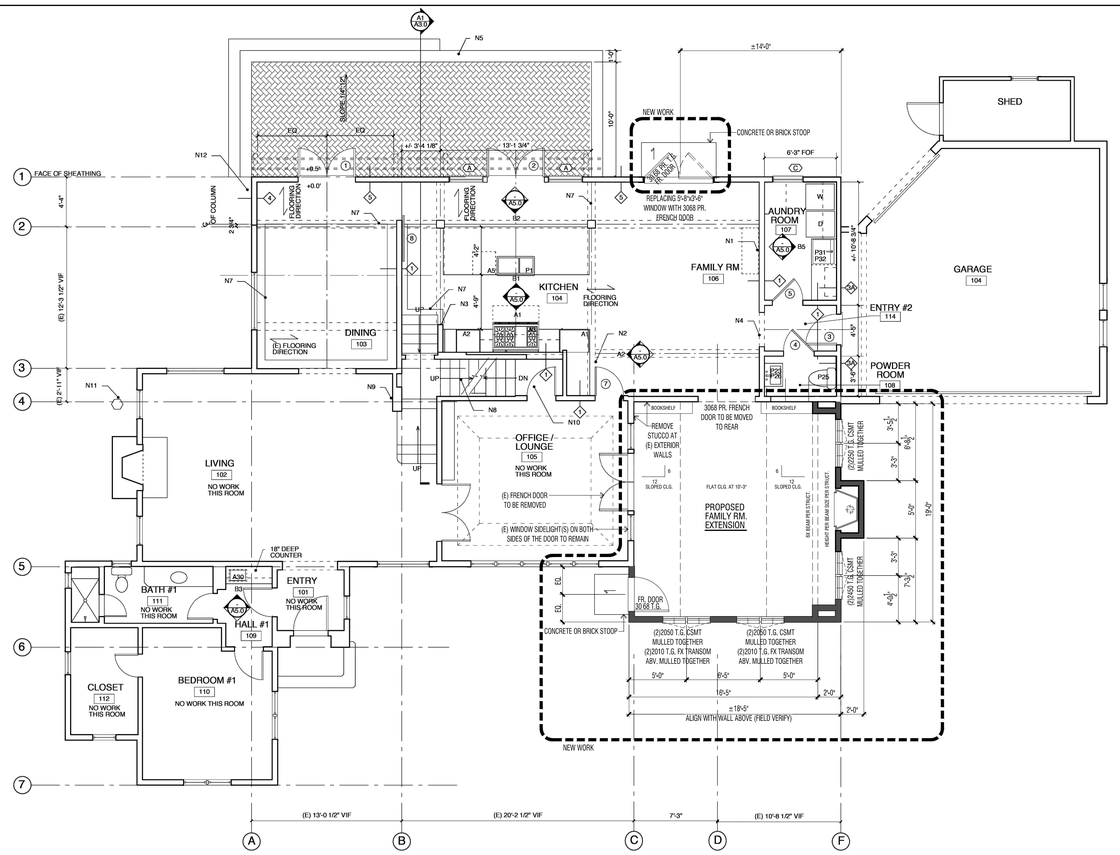
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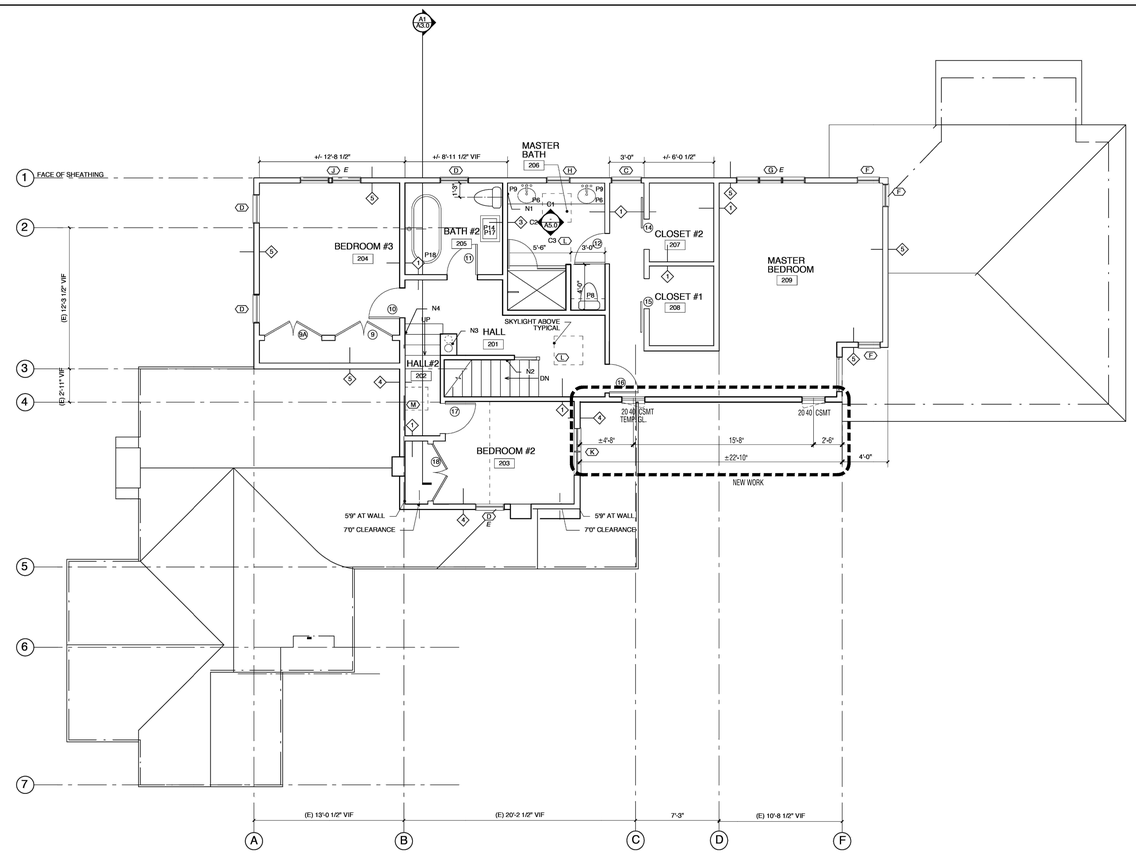
EXISTING ROOF PLAN & EXTERIOR ELEVATIONS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	E1.4.1
SHEET SCALE:	3/16" = 1'-0"
DATE:	SHEET:
05-18-2026	E1.4.1

PROGRESS SET



PROPOSED FLOOR PLAN - LOWER LEVEL | 1



PROPOSED FLOOR PLAN - UPPER LEVEL | 2

AREA TABLE

	EXISTING	ADDITION
FIRST LEVEL FLOOR	2,013 SQ. FT.	356 SQ. FT.
SECOND LEVEL FLOOR	1,180 SQ. FT.	
BASEMENT	174 SQ. FT.	
GARAGE	492 SQ. FT.	
SHED	66 SQ. FT.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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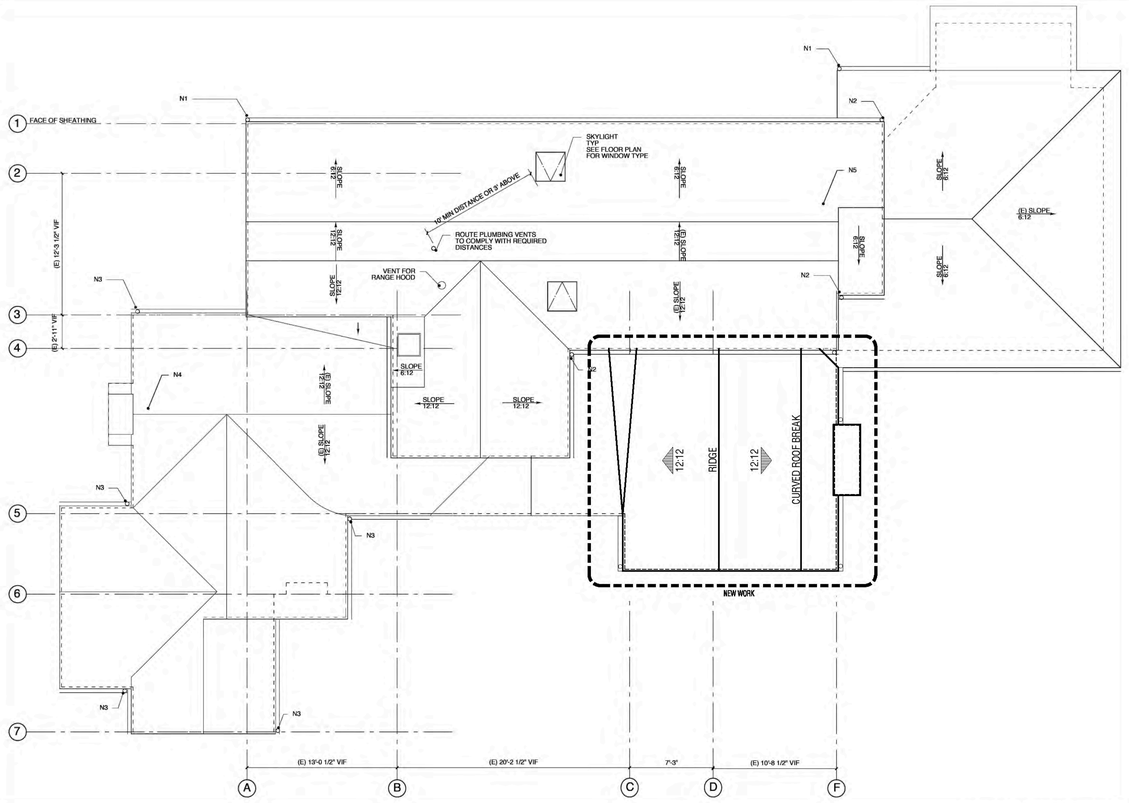
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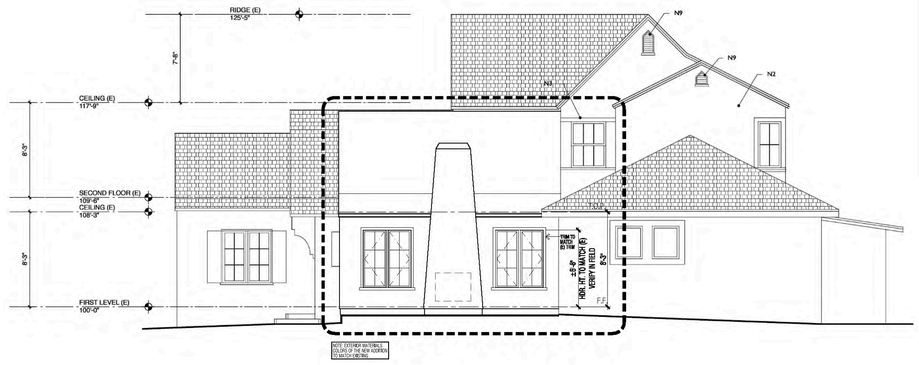
LOWER & UPPER LEVEL PROPOSED FLOOR PLANS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
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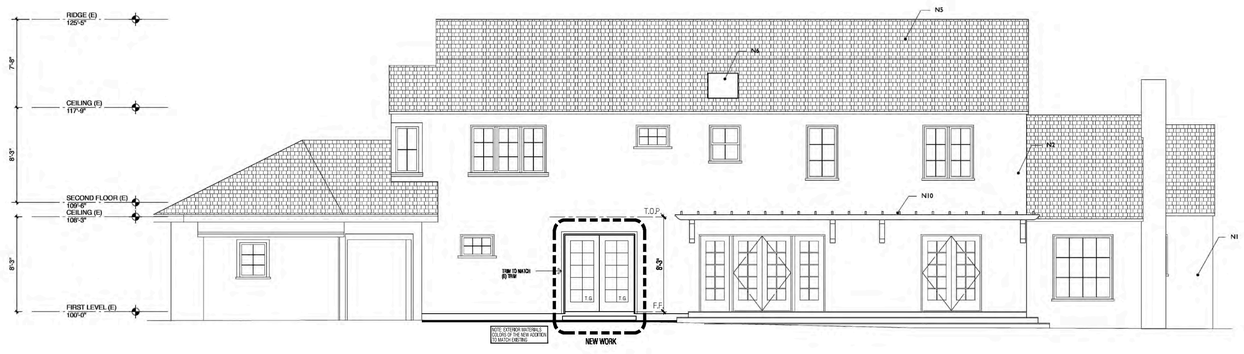
PROGRESS SET



PROPOSED ROOF PLAN | 4



PROPOSED EXTERIOR ELEVATION : RIGHT | 3



PROPOSED EXTERIOR ELEVATION : REAR | 2



PROPOSED EXTERIOR ELEVATION : FRONT | 1

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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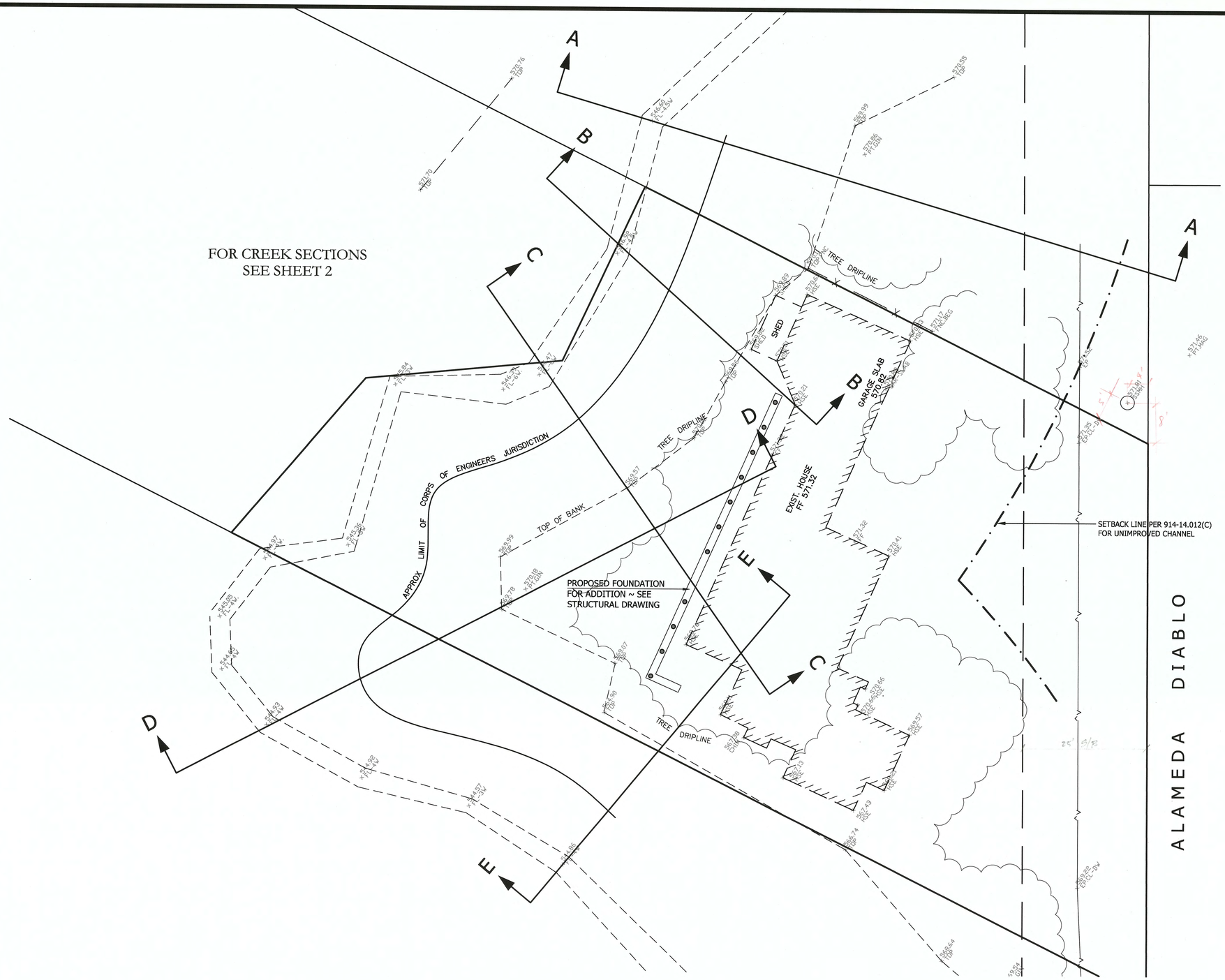
REVISIONS

NO.	DATE	DESCRIPTION

PROPOSED ROOF PLAN & EXTERIOR ELEVATIONS

PROJECT MANAGER :	-
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2026128
CAD FILE NAME :	A1.4.1
SHEET SCALE:	3/16" = 1'-0"
DATE:	SHEET:
05-13-2026	A1.4.1

PROGRESS SET



NOTES

1. ELEVATIONS HAVE BEEN CONVERTED FROM CCCSD BENCHMARK - ELEVATION 590.19 NGVD 1929 TO NAVD 88 WHICH IS THE DATUM USED ON THE FEMA MAPS. THE CONVERSION FACTOR IS 0.826 METERS OR 2.71 FEET. BENCHMARK (NAVD 88) = 592.90 FEET
2. FLOW IN CREEK IS 850 C.F.S., AVERAGE BOTTOM WIDTH IS 4.50 FEET, SIDE SLOPES 1.45:1, N=0.035

N

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

CONTRA COSTA COUNTY
BUILDING INSPECTION DIVISION
17-005311
THESE PLANS MUST BE KEPT ON THE PREMISES AND ACCESSIBLE TO INSPECTORS AT ALL TIMES.
AUG 07 2017
REVIEWED
FOR COMPLIANCE WITH COUNTY BUILDING CODES. THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO PERMIT OR BE AN APPROVAL OF THE VIOLATION OF ANY CODE, ORDINANCE OR LAW. NO CHANGES SHALL BE MADE WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.

CREEK STRUCTURE SETBACK EXHIBIT

2067 ALAMEDA DIABLO

DIABLO CONTRA COSTA COUNTY CALIFORNIA

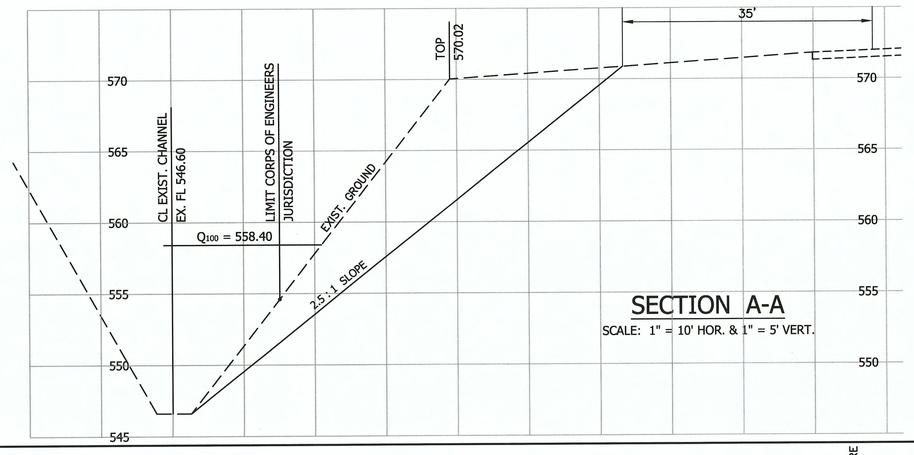
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/2018

#	REVISIONS	DATE
1	ADD SOLDIER PIER WALL	1/30/2015
2	ADDED CORPS JURISDICTION	5/11/2015
3	ADDED 2ND SHT W/ADDITIONAL SECTIONS	6/29/2015
4	REMOVED SOLDIER PIER WALL	3/31/2016

DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

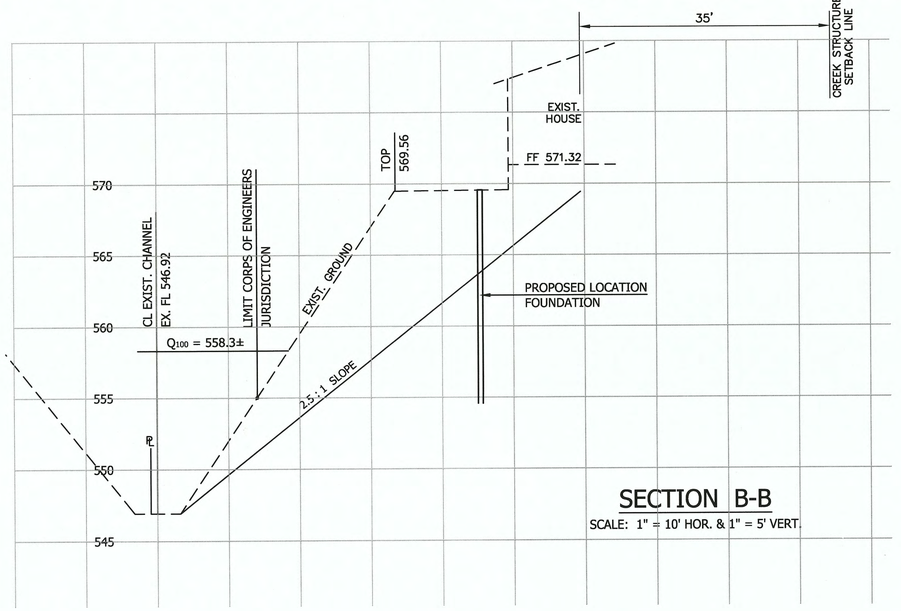
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Date: 12/3/2014
Scale: 1" = 10'
By: JED / adv
Job No.: 14337



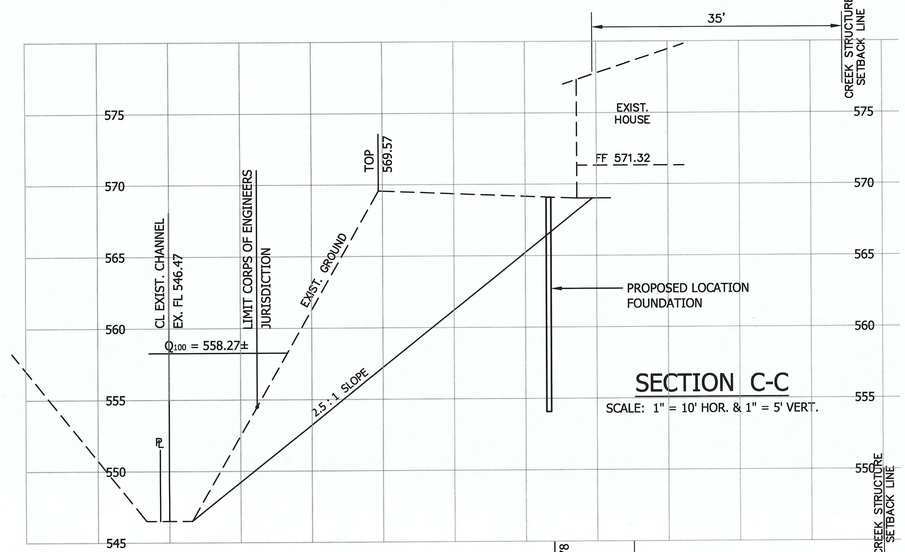
SECTION A-A

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



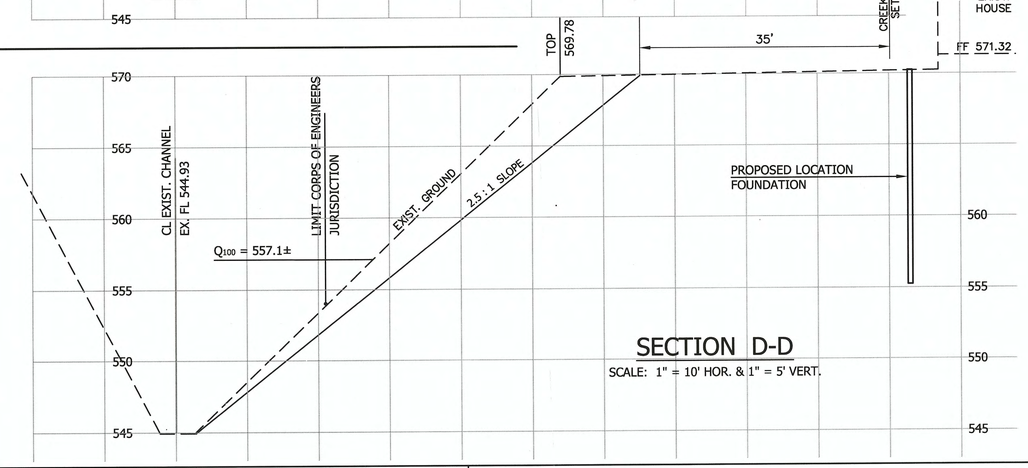
SECTION B-B

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



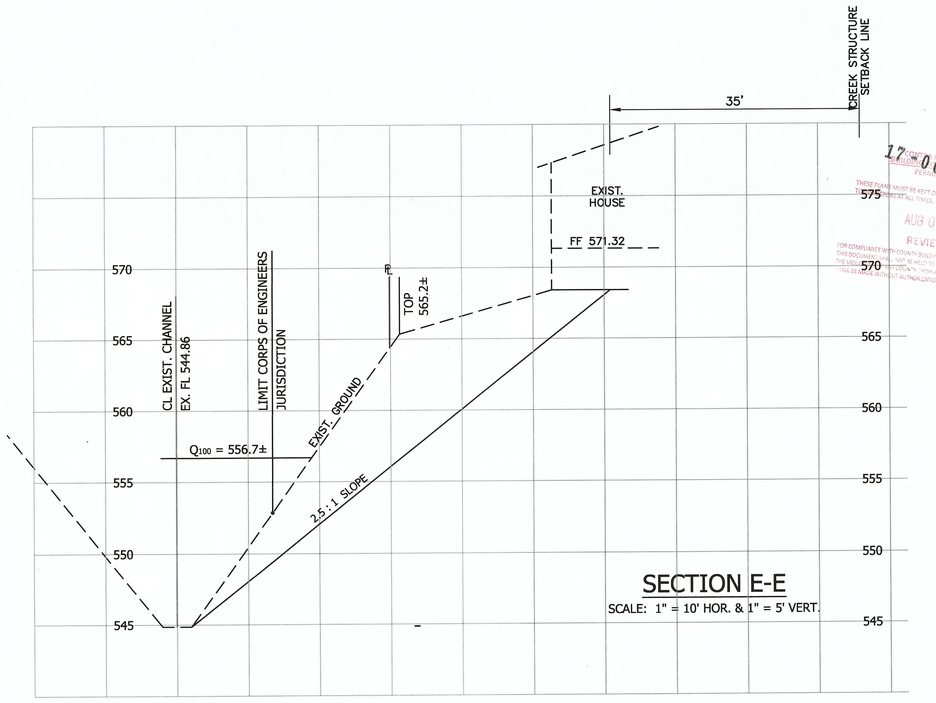
SECTION C-C

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



SECTION D-D

SCALE: 1" = 10' HOR. & 1" = 5' VERT.



SECTION E-E

SCALE: 1" = 10' HOR. & 1" = 5' VERT.

17-005311
CONTRA COSTA COUNTY
BUILDING INSPECTION
PERMIT
THIS PLAN MUST BE KEPT ON THE PREMISES AND ACCESSIBLE TO INSPECTION AT ALL TIMES.
AUG 01 2017
REVIEWED
FOR COMPLIANCE WITH COUNTY BUILDING ORD. & CODES. THE STAMPING OF THIS DOCUMENT SHALL NOT BE HELD TO IMPART OR TO BE AN APPROVAL OF THE VIOLATION OF THE PROVISIONS OF ANY COUNTY ORDINANCE OR STATE LAW. ANY CHANGES MADE BEFORE OR AFTER INSPECTION WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL

CREEK STRUCTURE SETBACK EXHIBIT

2067 ALAMEDA DIABLO

DIABLO — CONTRA COSTA COUNTY — CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/2018

#	REVISIONS	DATE
1	ADD SOLDIER PIER WALL	1/30/2015
2	ADDED CORPS JURISDICTION	5/11/2015
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Date: 12/3/2014
Scale: 1" = 10'
By: JED / adv
Job No.: 14337