

**~ REVISED ~**

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, FEBRUARY 9, 2022  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).*

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT

<https://cccounty-us.zoom.us/j/86171540646>

Meeting ID: 861-175-40646

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

*When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. All commenters will 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 audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

**PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE “RAISE HAND” FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.**

**PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860**

*. The Commission Chair 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. Your patience is appreciated.*

\*\*\*\* 6:30 P.M.\*\*\*\*

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS
3. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE FOR URBAN HOUSING DEVELOPMENTS AND URBAN LOT SPLITS, County File CDZT21-00002. This is a hearing on a County-initiated zoning text amendment to add Chapter 88-36 to the County Ordinance Code to authorize and regulate the development of up to two residential units on a parcel located in a single-family residential zone (urban housing development) in accordance with Government Code Sections 65852.21 and 66411.7; and, add Article 94-4.10 to the County Ordinance Code to authorize the ministerial approval of a parcel map for a subdivision of an existing lot in a single-family residential zone into no more than two new parcels (urban lot split) in accordance with Government Code Section 66411.7. The County Planning Commission will consider

recommending that the Board of Supervisors adopt the proposed Ordinance. (Continued from 01.26.2022) [SM Staff Report](#)

- 3a. [ASHUR ABBASI](#) (Applicant & Owner), County File #GP20-0003: Applicant requests approval of a General Plan Amendment (GPA) to change the General Plan land use designation from "Public and Semi-Public" (PS) to "Multiple-Family Residential-High Density" (MH) for a 5,750 square-foot (0.13-acre) vacant parcel. The subject property is located at 343 Rodeo Avenue in the Rodeo area. [Zoning: Rodeo Planned Unit District (P-1), APN: 357-081-015] [DB Staff Report](#)
4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, FEBRUARY 23, 2022.