

ALL COMMISSIONERS PRESENT
STAFF: J. KOPCHIK, R. HERNANDEZ, J. LAWLOR, M. MITCHELL, D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JULY 27, 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://cccouny-us.zoom.us/j/89541387714>

Meeting ID: 89541387714

ACCESS THE MEETING BY TELEPHONE AT:

(214) 765-0478 (US Toll)

(888) 278-0254 (US Toll Free)

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. If you need assistance with your audio or online access, please dial (925) 494-4516.

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 OR BY VOICEMAIL AT (925) 655-2860

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. 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.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

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

Motion: 1. CONSIDER adopting Resolution No. 2022/002 authorizing teleconference meetings of the Contra Costa County Planning Commission under Government Code § 54953(e). [Resolution No. 2022/002](#)

Bhandari

2nd: Allen

Vote: 7-0

Ayes:

Bhandari,

Allen, Mankin,

Hillesheim,

Amin & Van

Buskirk

Absent: None

Noes: None

Abstain: None

Michelle

2. PUBLIC COMMENTS

Sheehan,

Representative

of the Grass

Roots for

Seven Hills

Ranch project

in Walnut

Creek

3. PUBLIC HEARINGS

CLOSED THE
PUBLIC
HEARING;
DENIED THE
APPEAL AND
APPROVED
STAFF'S
RECOMMEN
DATIONS

3a. DELARAM MOUSAVI AND NIMA RAFIBAKHSH (Appellants and Owners), County File #CDLP20-02042: This is an appeal of the Zoning Administrator's decision to deny a land use permit to allow a daycare for approximately 30 children within an existing residence, with variances to the front and secondary front yard setbacks, and variances to the off-street parking standards. After the Zoning Administrator hearing, the applicant submitted an alternative site plan for the location of and access to the off-street parking spaces, with variances to the off-street parking standards. The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-10) (APN: 148-112-004) (Continued from 05.25.2022) MM [Staff Report](#)

Motion:

Hillesheim

2nd: Wright

Vote: 6-1

Ayes:

Hillesheim,

Wright,

Mankin,

Amin & Van

Buskirk

Absent: None

Noes: Allen

Abstain: None

CLOSED THE
PUBLIC
HEARING;
CONTINUED
TO AUGUST
24, 2022

3b. KENNETH LUKE, CLASSIC BOAT WORKS (Applicant and Owner), County Files #CDLP20-02002 and #CDGP21-00001: The applicant requests approval of a General Plan Amendment (GPA) to change the land use designation from Public Semi-Public (PS) to Commercial (CO) for the purpose of opening a boat service and repair business. Approval of a Land Use Permit and Development Plan combination permit to modify County file #CDDP74-03074 would be required to allow the conversion of the existing firehouse building to a boat service and repair facility. The facility operations are expected to include boat repair, boat servicing, the sale and storage of retail parts and accessories, and associated activities. The subject property is located 1535 Discovery Bay Blvd in the Discovery Bay area. (Zoning: Planned Unit (P-1) District) (APN: 008-200-010) JL [Staff Report](#)

NONE

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS:
Commissioner Bhandari inquired about reducing the time for comment period regarding hearings, appeals, etc.
Commissioner Allen commented on application procedures.
- NONE 6. COMMUNICATIONS:

**Adjourned 8:41 p.m. **

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON
WEDNESDAY, AUGUST 10, 2022, at 6:30 p.m.