

COMMISSIONERS: J. WRIGHT, B. MANKIN, S. BHANDARI, R. HILLESHEIM, D. ALLEN, B. AMIN & K. VAN BUSKIRK  
ABSENT: NONE  
STAFF: J. KOPCHIK, A. BHAT, W. NELSON, F. AVILA & D. KELLY  
COUNTY COUNSEL: K. KELLER  
PUBLIC WORKS: L. GOSSETT

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, MAY 11, 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/88939014504>

Meeting ID: 889 3901 4504

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](mailto: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.*

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

AUTHORIZED TO  
CONTINUE  
TELECONFERENCE  
MEETINGS

1. CONSIDER authorizing the County Planning Commission to continue teleconference meetings under Government Code section 54953(e), make related findings, and take related actions. [Staff Report](#)

**Motion:** Hillesheim  
**2<sup>nd</sup>:** Bhandari  
**Vote:** 6-1

**Ayes:** Mankin,  
Hillesheim, Bhandari,  
Allen, Amin & Van  
Buskirk

**Absent:** Wright

**Noes:** None

**Abstain:** None

2. **PUBLIC COMMENTS**

3. **PUBLIC HEARINGS**

CONTINUED TO  
MAY 25, 2022

- 3a. **CENTERPOINT PROPERTIES** (Applicant and Owner), County File #CDDP18-03007 and CDMS19-00009: The applicant requests approval of a Development Plan and Tentative Map (consolidation of 19 parcels into 3 larger parcels) to construct three warehouse buildings totaling 555,537 square feet on a 31.48-acre site. Off-site improvements will occur along Fred Jackson Way, Brookside Drive and including traffic calming improvements to benefit the North Richmond community. The project also includes annexation into the West County Wastewater District, removal of 7 trees, and grading of approximately 131,415 cubic yards of soil. The subject property is located at 506 Brookside Drive in the North Richmond area. The Planning Commission will consider certifying the environmental impact report prepared for the project and taking related actions under the California Environmental Quality Act. (Zoning: P-1, North Richmond Planned Unit District) (APN's: 409-300-037 – reference parcel) [FA](#) [Staff Report](#)

**Motion:** Hillesheim  
**2<sup>nd</sup>:** Van Buskirk

**Vote:** 7-0

**Ayes:** Wright, Mankin,  
Hillesheim, Bhandari,  
Allen, Amin and Van  
Buskirk

**Absent:** None

**Noes:** None

**Abstain:** None

4. **STUDY SESSION**

ACCEPTED THE  
REPORT

- 4a. **ENVISION CONTRA COSTA 2040 (County File #GP18-0001)**: This is a study session related to *Envision Contra Costa 2040*, Contra Costa County's program to update its General Plan, Zoning Code, and Climate Action Plan. During this study session the Planning Commission will review the draft goals, policies, and actions for the Conservation, Open Space, and Working Lands Element of the updated County General Plan. [WN](#) [Staff Report](#)

**Motion:** Allen  
**2<sup>nd</sup>:** Van Buskirk

**Vote:** 7-0

**Ayes:** Wright, Mankin,  
Hillesheim, Bhandari,  
Allen, Amin and Van  
Buskirk

**Absent:** None

**Noes:** None

**Abstain:** None

5. **STAFF REPORT**

NONE

6. **COMMISSIONERS' COMMENTS**

NONE

7. **COMMUNICATIONS**

NONE

\*\*ADJOURNED 10:08 p.m.\*\*

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 25, 2022, at 6:30 p.m.