

COMMISSIONERS: J. WRIGHT, B. MANKIN, S. BHANDARI, R. HILLESHEIM, D. ALLEN & B. AMIN
ABSENT: K. VAN BUSKIRK
STAFF: A. BHAT, R. HERNANDEZ, S. JOHNSON, M. MITCHELL, D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JUNE 8, 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/85003556583>

Meeting ID: 850 0355 6583

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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.

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

Motion: Bhandari
2nd: Wright
Vote: 6-0

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.](#)

Ayes: Wright, Mankin,
Hillesheim, Bhandari
Allen & Amin
Absent: Van Buskirk
Noes: None
Abstain: None

None

2. PUBLIC COMMENTS

3. PUBLIC HEARINGS

CLOSED THE PUBLIC
HEARING;
CONTINUED TO JULY
27, 2022

- 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) MM Staff Report

Motion: Bhandari
2nd: Allen
Vote: 5-1

Ayes: Wright, Mankin,
Bhandari, Allen and
Amin

Absent: Van Buskirk
Noes: Hillesheim
Abstain: None

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

- 3b. JEFF LANGE AND SARAH LANGE, MIKE FREYLER AND CAROL FREYLER, CHRIS FREYLER AND ANDREA FREYLER, DWAYNE KAHLER AND RACHEL KAHLER, AND ROSE MARIE ROZA AND ANTHONY ROZA (Appellants) - ANDREW STEUDLE AND SARAH DEANE (Applicants and Owners), County File #CDLP19-02021: This is an appeal of the Zoning Administrator's decision to approve a Land Use Permit to legalize an existing horse boarding facility and riding academy for up to 35 horses. All buildings and structures are existing. No development, beyond establishing unpaved parking spaces (a total of 15 on-site parking spaces, and an overflow parking area to be utilized when necessary), is proposed at this time. The applicants are proposing to hold special events, which includes a Summer Camp, a Spring Break Camp, and a Mother's Day Ride. The applicants are also requesting variances from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. In addition, they are requesting approval of an exception to the Collect and Convey requirements of Division 914 of the County Ordinance Code. Furthermore, the applicants will be required to annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing. The property is located at 22 Cruz Road, in the Knightsen/Brentwood area of unincorporated Contra Costa County. CEQA: The County Planning Commission will consider adopting a Negative Declaration and taking related actions. (Zoning: A-2, General Agricultural District)(Assessor's Parcel Number: 020-262-001) SJ Staff Report

Motion: Mankin
2nd: Hillesheim
Vote: 6-0

Ayes: Wright, Mankin,
Hillesheim, Bhandari,
Allen and Amin

Absent: Van Buskirk
Noes: None
Abstain: None

NONE

4. STAFF REPORT

NONE

5. COMMISSIONERS' COMMENTS

NONE

6. COMMUNICATIONS

ADJOURNED 10:47 p.m.

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 22, 2022, at 6:30 p.m.