



# CONTRA COSTA COUNTY

## AGENDA - PUBLISHED

### Contra Costa County Planning Commission

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**Wednesday, May 14, 2025**

**6:30 PM**

**30 Muir Road, Martinez**

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**Zoom: <https://cccouny-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675**

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us), or by voicemail at (925) 655-2860. 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.

For assistance with remote access, please contact County staff at (925) 494-4516

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 County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow the removal of four (4) code-protected trees on the project site, including (three (3) Valley Oak trees and one (1) California Bay tree with trunk diameters measuring between 9-inches to 40-inches, for installation of backyard improvements (pavilion, pool and sports court) on the west end of the property. The project site is located at 15 Morningside Place, in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 188-270-040) (Continued from 04.23.2025) MLL [25-1705](#)

**Attachments:** [Attachment A Findings and Conditions of Approval](#)  
[Attachment B Maps](#)  
[Attachment C Project Plans](#)  
[Attachment D Arborist Reports](#)  
[Attachment E Site Visit Photos 12\\_04\\_2024](#)  
[Attachment F Appeal Letter](#)  
[Attachment G Public Comments](#)

- 2b. ROBERT J. EISELE (Appellant) – CARLOS RAMIREZ, ARBORTECH TREE CARE INC. (Applicant) - BRUCE & GRACE GINN (Owners), County File #CDTP24-00064. This is a hearing on an appeal of the Zoning Administrator's decision to approve a tree permit to allow the removal of three code-protected oak trees to allow the installation of a residential ground-mounted solar/PV system. The subject property is located at 19 Jay Court in the Alamo area of Contra Costa County. (Zoning: P-1 Planned Unit District) (APN: 193-670-016) NS [25-1706](#)

**Attachments:** [Attachment A - Findings and COAs CDTP24-00064](#)  
[Attachment B - Appeal Letter CDTP24-00064](#)  
[Attachment C - Public Comments CDTP24-00064](#)  
[Attachment D - Maps CDTP24-00064](#)  
[Attachment E - Project Plans CDTP24-00064](#)  
[Attachment F - Presentation Slides CDTP24-00064](#)

3. STUDY SESSIONS

- 3a.** 2026 COUNTY URBAN LIMIT LINE RENEWAL (County File #GP25-0001): [25-1707](#)  
This is a study session related to the County's anticipated 2026 ballot measure to renew the Urban Limit Line (ULL). During this study session the Planning Commission will review maps illustrating proposed contractions and expansions of the ULL across the county and accept public comments. WN

**Attachments:** [Attachment A - Map Series Depicting Potential ULL Adjustments](#)

- 4. PUBLIC COMMENTS
- 5. STAFF REPORT
- 6. COMMISSIONERS' COMMENTS
- 7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, MAY 28, 2025