



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Planning Commission

Wednesday, February 12, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-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, 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.

Present	Donna Allen, Bhupen Amin, Sanjiv Bhandari, Ross Hillesheim, Bob Mankin, and Kevin Van Buskirk
Absent	Jeffrey Wright

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. PUBLIC HEARINGS

- 1a.** PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File CDZT25-00001: This is a County-initiated zoning text amendment to revise the County’s Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code. The proposed revisions are necessary to comply with changes to the State accessory dwelling unit law, commencing with Section 66310 of the California Government Code. The proposed revisions include: updating references to the Government Code due to the recodification of the State accessory dwelling unit law; increasing the number of allowable accessory dwelling units on lots that include either a single-family or multiple-family dwelling; additional exceptions to replacement parking requirements; removing non-objective standards from permitting requirements; other clarifications in conformance with State law. SM [25-466](#)

This item has been continued until the next meeting of the Contra Costa County Planning Commission, which will be held on February 26, 2025.

- 1b.** DARYL CHRZAN (Applicant and Owner, County File #CDHT23-00001. [25-467](#)
This is a request to nominate two Canary Island date palm trees measuring approximately 124 inches and 125 inches in circumference, pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4). The subject property is located at 11 Attri Court in the unincorporated Lafayette area of Contra Costa County. (Zoning: R-10 Single-Family Residential District) (APN: 166-230-028) NS

CONTINUE item for 6 month-timeline to ensure staff have adequate time for fire department review

- Motion:** Allen
Second: Bhandari
Aye: Allen, Bhandari, Mankin, and Van Buskirk
Nay: Amin, and Hillesheim
Absent: Wright

Result: Passed

- 1c. KEVIN WEISS (Applicant) - DUONG ESTUARY COVE LLC (Owner), [25-468](#)
 County File #CDS23-09669, CDDP23-03040: This is a hearing on an appeal of County staff’s determination that the subdivision and development plan application filed under CDS23-09669 and CDDP23-03040 is incomplete. The subject property is an approximately 77-acre vacant lot located north of Sandmound Blvd. in the unincorporated Oakley area of Contra Costa County (Zoning: P-1, -CE, Planned Unit District, Cannabis Exclusion Combining District) (Assessor’s Parcel Number: 032-112-007).
 JC

DENY the appeal and determine that the subdivision and development plan application is incomplete. ADOPT the attached findings in support of the denial. DIRECT staff to provide appellant with the Planning Commission’s written determination on the appeal.

Motion: Van Buskirk
Second: Bhandari
Aye: Allen, Amin, Bhandari, Mankin, and Van Buskirk
Nay: Hillesheim
Absent: Wright
Result: Passed

2. PUBLIC COMMENTS

Christine Donnelly, resident of Bethel Island, spoke on concern for floods for Sandmound project.

3. STAFF REPORT

NONE

4. COMMISSIONERS' COMMENTS

Commissioner Bhandari suggested increasing the filing fee for appeals.

Commissioner Hillesheim will not be at 2.26.25 meeting and requested Pledge of Allegiance be added to all future agendas.

5. COMMUNICATIONS

NONE

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, FEBRUARY 26, 2025, AT 6:30 P.M.

ADJOURNED AT 8:20 P.M.