



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, December 11, 2024

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83239430053> | Call-In : 1-888-278-0254 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.

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.** EXTENSION OF TIME FOR TENTATIVE PARCEL MAP FOR THE CENTERPOINT PROPERTIES PROJECT, COUNTY FILE CDMS19-00009 and CDDP18-03007: The applicant requests to extend the period for filing a parcel map three (3) additional years, to June 7, 2028, for the tentative map for the CenterPoint Properties Project in the North Richmond area of unincorporated Contra Costa County, consisting of the consolidation of 19 parcels into 3 larger parcels approved under Minor Subdivision CDMS19-00009 and the construction and operation of three warehouses buildings approved under Development Plan CDDP18-03007. The project site is 506 Brookside Drive in the North Richmond area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District; -CE, Cannabis Exclusion Combining District) (Assessor's Parcel Number: 409-300-037 – reference parcel) MLL **24-4191**

Attachments: [Attachment A. Request for Extension](#)
[Attachment B. Tentative Parcel Map](#)
[Attachment C. CDMS19-00009 CDDP18-03007 Permit](#)

- 1b.** RONALD COLLINS (Appellant) - CARL ADAMS (Applicant & Owner), County File #CDVR23-01026. This is an appeal of the Zoning Administrator's decision to approve variances to allow a 0-foot front setback (where 20 feet is required) for a driveway platform and a 15-foot front setback (where 20 feet is required) for a carport structure and to approve a tree permit to remove three (3) code-protected coast live oak trees and one (1) code-protected red willow tree for the construction of the driveway platform, carport structure, and a 5,104-square-foot two-story single-family residence with a 500-square-foot junior accessory dwelling unit on a vacant lot. The subject property is located at 2754 Limerick Road in the unincorporated San Pablo area. (Zoning: R-6 Single-Family Residential District) (APN: 403-152-020) NS **24-4192**

Attachments: [Attachment A. Findings and Conditions of Approval CDVR23-01026](#)
[Attachment B. Appeal Letter 05.15.2024 CDVR23-01026](#)
[Attachment C. Maps CDVR23-01026](#)
[Attachment D. Project Plans CDVR23-01026](#)
[Attachment E. Presentation Slides CDVR23-01026](#)

- 1c. ROBERT & TIA GARDNER (Appellants) - SAGIV WEISS-ISHAI (Applicant), SBL3 LLC (Owner), County File #CDTP22-00045. County File #CDTP22-00045. This is a hearing on an appeal of the Zoning Administrator's tentative decision to approve a tree permit to remove six (6) code-protected trees and to work within the driplines of six (6) code-protected in order to construct an approximately 2,180-square-foot addition to the existing single-family residence and a new, detached approximately 1,200-square-foot accessory dwelling unit (ADU) on the subject property. The project includes a revised request for approval of a Tree Permit to remove three (3) code-protected trees, including one California laurel, one black walnut, and one California buckeye, and to work within the driplines of up to nine (9) code-protected trees, including six valley oaks, one black walnut, and two California buckeyes, for construction of the addition to the primary residence and a new, detached approximately 1,103-square-foot ADU. The project also includes a new request for an exception to Title 9 creek structure setback requirements. The project is located at 201 Castle Hill Ranch Road in unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-20); (Assessor's Parcel Number: 188-150-010) SS [24-4193](#)

Attachments: [Attachment A. Findings and COA CDTP22-00045](#)
[Attachment B. Appeal Letter CDTP22-00045](#)
[Attachment C. Agency Comments CDTP22-00045](#)
[Attachment D. Maps CDTP22-00045](#)
[Attachment E. Photos_Staff Site Visit 7-21-2022 CDTP22-00045](#)
[Attachment F. Project Plans CDTP22-00045](#)
[Attachment G. Presentation Slides CDTP22-00045](#)

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, JANUARY 8, 2025, AT 6:30 P.M.