



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Planning Commission

Wednesday, May 14, 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.

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.

Present Bhupen Amin, Sanjiv Bhandari, Ross Hillesheim, Bob Mankin,
and Jeffrey Wright

Absent Donna Allen, and Kevin Van Buskirk

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), [25-1705](#)
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

DENIED the appeal and UPHELD the Zoning Administrator's decision

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

- 2b.** ROBERT J. EISELE (Appellant) – CARLOS RAMIREZ, ARBORTECH [25-1706](#)
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

DENIED the appeal and UPHELD the Zoning Administrator's decision.

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

3. STUDY SESSIONS

- 3a.** 2026 COUNTY URBAN LIMIT LINE RENEWAL (County File [25-1707](#)
#GP25-0001): 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

ACCEPTED the 2026 County Urban Limit Line Renewal report as presented by staff.

4. PUBLIC COMMENTS

Judy Huggins inquired staff regarding staff reports

5. STAFF REPORT

NONE

6. COMMISSIONERS' COMMENTS

NONE

7. COMMUNICATIONS

NONE

ADJOURNED at 10:15 p.m.

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