



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, July 23, 2025

6:30 PM

30 Muir Road, Martinez

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, 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. SUBDIVISION MAP EXTENSIONS

- 2a. CITY VENTURES HOMEBUILDING LLC (Applicant and Owner), County File #CDS18-09491 and #CDDP18-03022. The applicant requests to extend the expiration date for three (3) additional years, to September 24, 2028, for the vesting tentative map for the Tara Creek Townhomes in the unincorporated San Pablo area, consisting of thirty-three residential parcels and two common space parcels approved under subdivision #CDS18-09491. The project is located on San Pablo Avenue between Tara Hills Drive and O'Hatch Drive in the unincorporated San Pablo area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 403-202-011) SS [25-2851](#)

Attachments: [Attachment A - Site Map](#)
[Attachment B - Vesting Tentative Map](#)
[Attachment C - SD18-9491 and DP18-3022 Permit](#)

3. PUBLIC HEARINGS

- 3a. GEORGE NAVARRO (Appellant) – GEORGE NAVARRO (Applicant and Owner), County File CDVR24-01060: This is an appeal of the Zoning Administrator's decision to deny a Variance Permit and Small Lot Design Review to allow a 750 square-foot detached garage (where 500 square-feet is the maximum size allowed for an accessory building) that is 15-feet, 5-inches in total height (where 15-feet is the maximum height allowed). The project site is located at 3565 Willow Road in the Bethel Island area of unincorporated Contra Costa County. (Zoning: F-1 Water Recreation District, -FH Flood Hazard Combining District) (Assessor's Parcel Number: 029-100-014) AS [25-2852](#)

Attachments: [Attachment A Findings final](#)
[Attachment B Letter of Appeal received on May 14, 2025](#)
[Attachment C Maps](#)
[Attachment D Site Photos](#)
[Attachment E Project Plans](#)
[Attachment F Staff Report for the May 5, 2025 Zoning Administrator Meeting](#)
[Attachment G Agency Comments](#)
[Attachment H Public Comments](#)
[Attachment I PowerPoint Presentation final](#)

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, AUGUST 13, 2025.