



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Planning Commission

Wednesday, August 27, 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

Present

Donna Allen, Bhupen Amin, Ross Hillesheim, Bob Mankin, Kevin Van Buskirk, and Jeffrey Wright

Absent

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. PUBLIC HEARINGS

- 2a.** BENIOT MCVEIGHT, DK ENGINEERING (Applicant), DOBBINS [25-3434](#)
PROPERTIES, LLC (Owner), County File CDS23-09646,
CDRZ23-03270, GDGP21-00004, CDDP23-03012: The applicant requests
approval of the Camino Pablo Single-Family Residential Subdivision
Project, which includes approval of the following applications: General Plan
Amendment (CDGP21-00004), Rezone CDRZ23-03270, , Subdivision
(CDS23-09646) and Development Plan (CDDP23-03012), to allow
development of the southern 7.9 acres of the 23.9-acre project site consisting
of a residential subdivision of 13 single-family residences with attached
accessory dwelling units (ADUs) incorporated into 11 of the residences. The
remaining 16 acres would remain as undeveloped land within a
deed-restricted scenic easement. The project requires the following
entitlements: 1) An 18-lot major subdivision including 13 residential lots
(Lots 1- 13) and five open space lots (Lots A-E), 2) A general plan
amendment to redesignate 7.9-acres from Agricultural Lands (AL) to
Residential Low Density (RL) and to redesignate the remaining northerly
16.0 acres of the site from Agricultural Lands (AL) to Resource
Conservation (RC), 3) A Rezone of the 7.9-acre residential development
area from General Agricultural (A-2) district to a P-1 Planned Unit District,
and 4) A development plan application for the proposed P-1 district
authorizing development of 13 one- and two-story detached single-family
residences on the individual lots. The project includes site improvements
providing vehicular access onto Camino Pablo via a new access road
terminating in a cul-de-sac which would have a sidewalk on the north/east
side. Stormwater runoff from the site would be treated by bioretention
basins and discharged into a proposed onsite storm drain system which
directs stormwater flow offsite into an existing storm drain system that
ultimately discharges to Moraga Creek. Additionally, portions of the
Camino Pablo right-of-way fronting the project would be widened to 68 feet
in width (present width varies from 46' to 59') and the existing 28' wide
roadway would be expanded to 36 feet and include a curb and gutter on both
sides. The existing curb and gutter on the west side of Camino Pablo would
remain, while the existing 8-foot-wide sidewalk extending along the project
frontage would be replaced with a new, slightly relocated 8-foot-wide
sidewalk. The subject property consists of a vacant 23.9-acre parcel located
at 0 Camino Pablo (immediately east of Camino Pablo/Tharp Drive
intersection) in the unincorporated Moraga area of Contra Costa County.
(APN: 258-290-029), Zoning A-2 General Agricultural District) AV

[APPROVE recommendations as presented, with the following modifications to the conditions of approval:](#)

[REVISE COA5 to read: P-1 Development standards for the residential development shall refer to the R-15 Single-Family Residential Zoning District as a guideline.](#)

DELETE COA48

REVISE COA49 to read: The applicant shall design and construct road improvements along the frontage of Camino Pablo that align with or support current or future planned corridor improvements (including dedicating any right-of-way to Moraga), subject to review and input of the Town of Moraga and the review and approval of the (County) Public Works Department

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

- 2b. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner) – DAVID AND SANDRA GERSTEL (Appellants), County File #CDDP24-03060: [25-3435](#)
This is an appeal of the Zoning Administrator’s decision to approve a Development Plan and Design Review to allow for the construction of a new approximately 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The project is located at 279 Colusa Ave, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor’s Parcel Number: 571-350-018) EL

DENY the appeal and approve recommendations as presented.

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

3. PUBLIC COMMENTS

None

4. STAFF REPORT

None

5. COMMISSIONERS' COMMENTS

Commissioner Hillesheim commented on the lengthy time it would take to download a staff report online.

6. COMMUNICATIONS

None

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, SEPTEMBER 10, 2025.