



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

---

**Wednesday, June 11, 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](mailto: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.

Roll Call and Introductions

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a.** DAVE AND DEANNA TURCOTTE (Appellants) – BHAVANA SHAH, [25-2083](#)  
TALON DESIGN GROUP (Applicant) – EDWARD ALLEN (Owner), County  
File CDDP24-03056: This is an appeal of the Zoning Administrator's decision to  
approve a Development Plan to modify Final Development Plan CDDP74-03014  
to allow a 0-foot rear yard (where 15-feet is the minimum required) for a rear deck  
that will be attached to a new single-family residence on a vacant lot. The project  
site is located at 100 Discovery Bay Boulevard in the Discovery Bay area of  
unincorporated Contra Costa County. (Zoning: P-1 Planned-Unit District, -UE  
Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number:  
004-490-027) AS

**Attachments:** [Attachment A Findings and Conditions of Approval final](#)  
[Attachment B Letter of Appeal received on April 15, 2025](#)  
[Attachment C Maps](#)  
[Attachment D Site Photos](#)  
[Attachment E Project Plans](#)  
[Attachment F Staff Report for the April 7, 2025 Zoning Administrator](#)  
[Meeting](#)  
[Attachment G Agency Comments](#)  
[Attachment H Request for Public Hearing received on February 13,](#)  
[2025](#)  
[Attachment I Final Development Plan CDDP74-03014](#)  
[Attachment J PowerPoint Presentation](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE  
HELD ON WEDNESDAY, JUNE 25, 2025.