



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, August 13, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELLED

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, AUGUST 27, 2025 AT 6:30 P.M.



CONTRA COSTA COUNTY

AGENDA

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

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.

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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 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 25-3434

Attachments: [01 CDS23-09646 Findings and COA](#)
[02 PreOrdinance RZ233270](#)
[03 Maps and Plans](#)
[04 Agency comments](#)
[05 CDS23-09646 IS Draft 121324](#)
[06 CDS23-09646 MMRP 12.13.24](#)
[07 CDS23-09646 Final MND](#)
[08 CDS23-09646 Final MMRP 08.14.25](#)
[09 CDS23-09646 CPC Presentation](#)

- 2b. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner) – DAVID AND SANDRA GERSTEL (Appellants), County File #CDDP24-03060: 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

[25-3435](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP24-03060](#)
[Attachment B CDDP24-03060 Appeal Letter - Copy](#)
[Attachment C CDDP24-03060 ZA Staff Report - Copy](#)
[Attachment D CDDP24-03060 3.31.2025 plans - Copy](#)
[Attachment E CDDP24-03060 Site Photographs - Copy](#)
[Attachment F CDDP24-03060 PPT](#)

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, SEPTEMBER 10, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, September 10, 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

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1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. MICHAEL MILANI (Appellant) – CHERYL RAYMA GREEN (Applicant and Owner), County File CDVR25-01012: This is an appeal of the Zoning Administrator's decision to deny a Variance and Small Lot Design Review to allow a 6-foot front yard setback (where 25 feet is the minimum required) for two, 8-foot tall columns to support an entry gate. The project site is located at 10000 Morgan Territory Road in the Livermore area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) AS

[25-3477](#)

Attachments: [Attachment A Findings & TP COAs final](#)
[Attachment B Letter of Appeal Received on June 26, 2025](#)
[Attachment C Maps](#)
[Attachment D Site Photos](#)
[Attachment E Project Plans](#)
[Attachment F Agency Comments](#)
[Attachment G PowerPoint Presentation rev](#)
[Attachment G PowerPoint Presentation rev](#)

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, SEPTEMBER 24, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, September 24, 2025

6:30 PM

30 Muir Road, Martinez

Contra County Planning Commission - CANCELLED

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

For more information, please contact Hiliana Li at 925-655-2860.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, October 8, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELED

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, OCTOBER 22, 2025, AT 6:30 P.M.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 18, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at:
http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/83831039285>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. 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. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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 Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. MINOR SUBDIVISION AND DEVELOPMENT PLAN: PUBLIC HEARING

- 2a. MICHAEL MCGHEE (Applicant & Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels (“Parcel A”, “Parcel B”, “Parcel C” and “Parcel D”). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor’s parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV

[25-3352](#)

Attachments: [01 CDMS23-00003 Findings and COAs](#)
[02 maps plans](#)
[03 Agency Comments](#)
[04 CDMS23-00003 Draft ISMND 1.6.25](#)
[05 CDMS23-00003 IS_Final5.2025](#)
[06 MMRP](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. ALLIANT COMMUNITIES, LLC (Applicant), DAVID & VIRGINIA JACOBSON/ AMBROSE RECREATION & PARK DISTRICT (Owners), County File CDDP24-03051: The applicant requests approval of Development Plan modification to a 124-unit 100% affordable housing development previously approved by the County Zoning Administrator under Land Use Permit #CDLP22-02029. The revised project maintains the same unit count (124), 100% of which would be affordable to low- or moderate-income levels, however the project site has been reduced from +3.25 to +2.75 acres in area, necessitating certain project revisions to accommodate the smaller site. Substantive project revisions consist of a reduction in building square footage (116,000 s.f. proposed, 129,729 s.f. previously approved) and a reduction in off-street parking spaces provided by the project (134 total spaces provided, where 180 total spaces were previously approved). The project includes 24 density bonus units (24% above base density) pursuant to Government Resource Code section 65915(b)(1)(g), (c) (1)(B)(ii), (f)(3)(d)(i), which authorizes density bonus up to 80% for this project type. Included with the density bonus proposal is a request for the following three concessions/waivers: 1) allow increased building height up to four stories 2) waiver to the County Inclusionary Housing Ordinance (IHO) requested to modify the unit affordability levels pursuant to Government Code Section 65915(b)(1) (G), and 3) waiver to the County IHO affordable rents calculation pursuant to Government Code 65915(d)(2)(D). The subject property consists of two vacant contiguous parcels located at 2867 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (APN: 093-081-027, -028), Zoning P-1 Planned Unit District) AV

[25-3353](#)

Attachments: [01 CDDP24-03051 Findings and COA](#)
[02 Maps and Plans](#)
[03 Agency Comments](#)
[04 Adopted MND](#)
[05 Adopted MMRP](#)
[06 CEQA Addendum](#)
[07 Applicants Density Bonus Narrative](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 3, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Wednesday, September 3, 2025

1:30 PM

30 Muir Road, Martinez, California

CANCELLED

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 15, 2025.

FOR MORE INFORMATION PLEASE CONTACT HILIANA LI 925-655-2860



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, September 15, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

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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 Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

- 2a. DANIEL HOY (applicant) - JOHN LINEWEAVER (Property Owner), County File #CDLP25-02021: A request for approval of a Land Use Permit and Development Plan for a new outdoor dining area for an existing restaurant tenant space in the Stone Valley shopping center to be located in the parking lot, and a request for approval of a Variance to the amount of parking spaces required to allow the removal of four spaces. The subject property is located at 3160 Danville Boulevard in the **Alamo** area of unincorporated Contra Costa County. Zoning: Retail Business (R-B); APN: 192-071-064 DV [25-3750](#)

Attachments: [Attachment A - Findings and Conditions of Approval](#)
[Attachment B - Maps](#)
[Attachment C - Project Plans](#)
[Attachment D - Parking Study](#)
[Attachment E - Agency Comments](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. DEBBIE CHERNOFF, JACK BACKUS ARCHITECTS (Applicant) - TIMOTHY AND CATHERINE LO (Owners), County File CDDP24-03059: The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524-square-feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter. The project site is located at 18 Eagle Hill Road in the **Kensington** area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 571-070-010) DL [25-3751](#)

Attachments: [Attachment A CDDP24-03059 Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Project Plans](#)
[Attachment D - Agency Comments](#)

3:30 p.m.

4. GPEIR PUBLIC COMMENTS

- 4a.** 2026 URBAN LIMIT LINE RENEWAL PROJECT (County File #GP25-0001): [25-3752](#)
Pursuant to Section 15153 of the California Environmental Quality Act (CEQA) Guidelines, the County has prepared an Initial Study to evaluate whether the environmental impact report certified in November 2024 for the Contra Costa County 2045 General Plan and Contra Costa County Climate Action Plan 2024 Update (the “GPEIR”) adequately describes and mitigates potential environmental impacts associated with a proposed 2026 ballot measure which, if approved by the voters of Contra Costa County, would modify and extend the County’s 65/35 Land Preservation Plan Ordinance and Urban Limit Line through December 2051. The Initial Study determined that the GPEIR meets the criteria under Section 15153 and is adequate to serve as the CEQA environmental document for the 2026 ballot measure. A public review period for the Initial Study and GPEIR began on August 25, 2025, and runs through October 9, 2025. This hearing is an opportunity for the public to provide written and verbal comments on the adequacy of the GPEIR as the environmental document for the 2026 ballot measure WN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 6, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, October 6, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

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1. PUBLIC COMMENTS
2. DEVELOPMENT PLAN: CONTINUED CLOSED PUBLIC HEARING

- 2a. DEBBIE CHERNOFF, JACK BACKUS ARCHITECTS (Applicant) - [25-3966](#)
TIMOTHY AND CATHERINE LO (Owners), County File CDDP24-03059: The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524-square-feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter. The project site is located at 18 Eagle Hill Road in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 571-070-010) (Continued from 09/15/2025 JRC) DL

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ISABEL CHAVEZ FOR T MOBILE (Applicant) and SC WALNUT CREEK LLC (Property Owner); County File #CDLP25-02010: A request for approval of a Land Use Permit and Development Plan combination to allow the continued operation of an existing rooftop T Mobile wireless telecommunications facility. The subject property is located at 1345 Treat Boulevard in the unincorporated Walnut Creek area of Contra Costa County. Zoning: Planned Unit (P-1); APN: 148-250-083 DV [25-3967](#)

Attachments: [Attachment 1 Findings and Conditions of Approval](#)
[Attachment 2 Maps](#)
[Attachment 3 Project Plans](#)
[Attachment 4 Agency Comments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 20, 2025.

FW: KTAC Correspondence re: KTAC Meeting 9/16/2025 Agenda Item #7A (Status of KTCSD Successor Funds)

From Alicia Nuchols <Alicia.Nuchols@bos.cccounty.us>

Date Thu 10/16/2025 12:38 PM

To Anna Cleese <Anna.Cleese@bos.cccounty.us>

Alicia Nuchols~
Chief of Staff



CONTRA COSTA
BOARD OF SUPERVISORS

Office of Supervisor Diane Burgis Contra Costa County, District 3

3361 Walnut Boulevard, Suite 140

Brentwood, CA 94513

Phone (925) 655-2330

Direct (925) 655-2335

"This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act."

From: Trish Bello-Kunkel <trishbk@yahoo.com>

Date: Sunday, September 21, 2025 at 2:45 PM

To: Alicia Nuchols <Alicia.Nuchols@bos.cccounty.us>

Subject: KTAC Correspondence re: KTAC Meeting 9/16/2025 Agenda Item #7A (Status of KTCSD Successor Funds)

This Message Is From an External Sender

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

Good Morning Alicia,

[Report Suspicious](#)

I understand that you requested that I provide my comments and feedback regarding the Knightsen Town Advisory Council (KTAC) meeting on September 16, 2025, Agenda Item # 7A (Status of KTCSD Successor Funds) in writing to you. Please include this as "KTAC Correspondence" on the next KTAC agenda.

From Trish Bello-Kunkel, Knightsen Resident

Sent via email to Alicia Nuchols, Supervisor Diane Burgis, Chief of Staff District 3

(Alicia.Nuchols@bos.cccounty.us)

Re: Knightsen Town Advisory Council (KTAC) meeting on September 16, 2025,
Agenda Item # 7A (Status of KTCSD Successor Funds)

I am pleased to see that this item is finally on Knightsen Town Advisory Council's Agenda (KTAC). In September 2023, Supervisor Diane Burgis hosted a Knightsen Townhall meeting with Public Works in regard to this matter. At that meeting, Burgis and Tim Jensen of Public Works committed to having the Knightsen Community provide input on how to spend the remaining \$176,000 at an upcoming KTAC meeting. BUT LO AND BEHOLD, the Board of Supervisors signed an agreement with East Bay Regional Park last August to give them all of Knightsen's taxpayer money. That is DECEITFUL to the Knightsen Community and downright NON INCLUSIVE. Shame on you Public Works and Supervisor Burgis. AND shame on the KTAC council members for not demanding that the community have input! Carolynne Steen has asked for this item to be discussed at a future KTAC meeting for OVER a year. You simply ignored the request to add it to a future KTAC meeting until now.

Several years ago, East Bay Regional Park attempted to "BULLY" the Knightsen Town Community Services District (KTCSD) into giving them over \$5,000 after a rainstorm. They made false claims that the community directs water to their new East Bay Regional Park land located near Byron Highway and Delta Road. They even wanted reimbursement for their mud boots. I am not kidding. And these were very expensive mud boots! Keep in mind that the East Bay Regional Park District is the LARGEST municipal park district in the United States.

KTCSD's attorney said NOT SO FAST. Knightsen DOES NOT direct water to East Bay Regional Park land nor does it own any facilities for doing so. So we denied their claim.

East Bay Regional Park should NOT be getting our money now. KTAC should've been afforded the opportunity to make a recommendation following community input. That did not happen instead Supervisor Burgis and the County made the decision for us and it was not the best decision for our community.

Thank You.