



# CONTRA COSTA COUNTY

## Committee Meeting Minutes - Final

### Contra Costa County Planning Commission

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Wednesday, April 8, 2026

6:30 PM

30 Muir Road, Martinez

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**Zoom: <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821**

**Call in: (855) 758-1310 or (408) 961-3928**

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim, Joseph Calabrigo

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 Planning Commission 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 (855) 758-1310 US Toll Free or (408)961-3928 US. 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://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821. 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](mailto:planninghearing@dcd.cccounty.us) or by voicemail at (925) 655-2860.

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) 655-2753.

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.

**Present**

Bhupen Amin, Ross Hillesheim, Bob Mankin, and Joseph Calabrigo

**Absent**

Donna Allen, and Kevin Van Buskirk

1. PLEDGE OF ALLIANCE

2. PUBLIC HEARING

- 2a. GRAHAM DEUTSCHER, COLA PACHECO LLC. (Applicant) - COLA PACHECO LLC, DEUTSCHER PROPERTIES CORP. (Owner), County File CDRZ25-03279: The applicant requests approval of a rezone of the subject 4.77-acre parcel from the R-7 Single-Family Residential District to the C General Commercial District for in order to be consistent with the General Plan land use designation of CO Commercial and Office. The subject property is located at 4677 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Zoning: R-7 Single-family Residential District) (Assessor's Parcel Number: 159-240-007) GF [26-1195](#)

**Speakers: Todd Deutscher, Martinez; Michael O'Brien, Martinez; Kris L, Online/Martinez; Michael Awselmo, Martinez; Kevin Richardson, Martinez.**

**APPROVE recommendations as presented, with the following modifications to the conditions of approval:**

- **REVISE COA #3 to read: No new development on the parcel is authorized with this rezone. Any future development on the subject parcel shall require the submittal and approval of a development plan application.**

**Motion: Hillesheim**  
**Second: Mankin**  
**Aye: Amin, Hillesheim, Mankin, and Calabrigo**  
**Absent: Allen, and Van Buskirk**  
**Result: Passed**

3. PUBLIC COMMENTS

**Michael O'Brien inquired on the development on Pacheco Blvd, he mentioned PG&E has been out there and inquired if anyone knows what's being planned for there.**

4. STAFF REPORT

**Staff had nothing to report.**

5. COMMISSIONERS' COMMENTS

**Commissioner Hillesheim inquired if there were any items scheduled for the April 22nd meeting. Staff confirmed there are no items so the meeting will be canceled. Commissioners welcomed Commissioner Calabrigo.**

6. COMMUNICATIONS

**There were no communications.**

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, APRIL 22, 2026.

**This meeting was adjourned at 7:07 PM.**