



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, August 27, 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. 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 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 Planning Commission

Wednesday, September 10, 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

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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 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.

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. 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 Planning Commission

Wednesday, September 24, 2025

6:30 PM

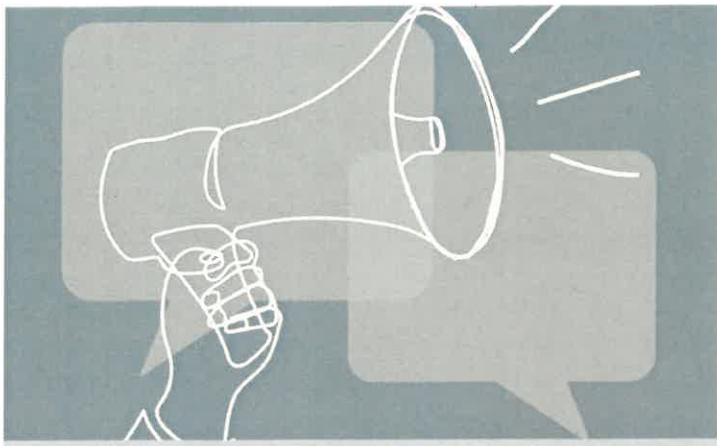
30 Muir Road, Martinez

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.



SURVEY & TOWNHALL

HOSTED BY SUPERVISOR DIANE BURGIS, A DISTRICT 3 FEEDBACK EVENT

DISCUSS THE NEED IN DISTRICT 3!



AUGUST 25 THRU SEPTEMBER 30, 2025
COMMUNITY IMPACT FUNDS
VIRTUAL COUNTYWIDE SURVEY

Your Board of Supervisors allocated funds for districts to improve each community with enriching, innovative and unique opportunities. Help guide your Supervisor as they decide how to distribute these limited Community Impact Funds in their respective districts.

Scan the QR code (left) or [click here](#) to let us know more about:

- Where an investment would make the biggest difference to YOU
- Your quality of life & challenges your household is facing

Solutions may include:

- Affordable housing,
- Public safety
- Health and wellness
- Youth services
- Broadband access
- Etc....

Responses are anonymous unless you choose to share your contact information, and it only takes a few minutes to complete.



SCAN QR
CODE
OR
[CLICK HERE](#)
TO
COMPLETE
SURVEY

SEPTEMBER 25, 2025 • 6:00PM - 7:30PM

DISTRICT 3 TOWN HALL

1250 O'HARA AVE, OAKLEY, CA 94561

Enrich the ongoing engagement and listening session had by myself, and your amazing District 3 staff by joining me LIVE and IN-PERSON.

With your diverse responses, I can focus effort to ensure sustainable funding...when and where District 3 needs it most!

Stay tuned for district 3 specific details to bring to this discussion!



VASCO ROAD CORRIDOR SAFETY IMPROVEMENT STUDY

WORKSHOP #3

Do you commute on Vasco Road?

Contra Costa County is conducting a corridor safety study to spot problem areas and create a list of improvements to identify as projects for future funding and implementation. The safety projects will provide Contra Costa County with an actionable set of solutions for Vasco Road to reduce traffic, improve overall safety, support the local and regional economies, and be environmentally sustainable.



Contra Costa County
Public Works
Department

WHEN

Community Workshop #3
Tuesday, September 23rd, 2025
Time: 6:30 - 7:30 PM

WHERE

Community Workshop #3

1 Brentwood Senior Activity Center
Meeting Location:
193 Griffith Ln, Brentwood, CA 94513
(Adjacent to Veterans Park)

WHY JOIN?

Your feedback is needed to help make the Vasco Road corridor safer for all. The third and final public workshop will be held on **Tuesday, September 23rd** at the Brentwood Senior Center. Workshop #3 will be a presentation analyzing the details of the priority safety projects discussed in collaboration with residents and stakeholders including conceptual design layouts and alternatives showing how the safety improvements will shape and improve Vasco Road.

County Supervisor Diane Burgis
and the Contra Costa County
Public Works Department
Invites you to attend the final
Vasco Road community workshop
on safety!

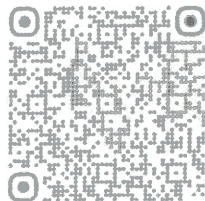
Website

ContraCosta.CA.Gov/Vasco-Road-Corridor-Safety-Improvements

Questions?

Contact:

Carl Roner
Senior Civil Engineer
Contra Costa County PW
(925) 313-2213
carl.roner@pw.cccounty.us

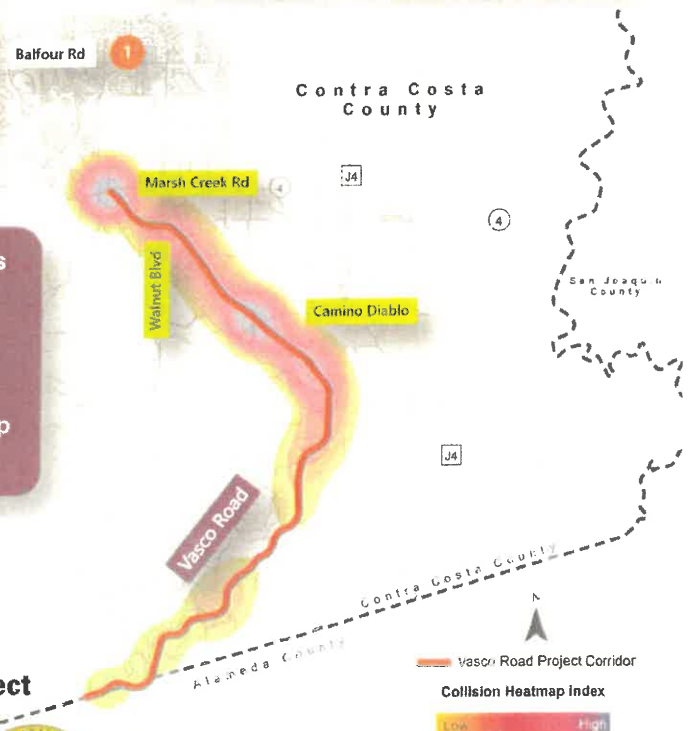


Can't Join?

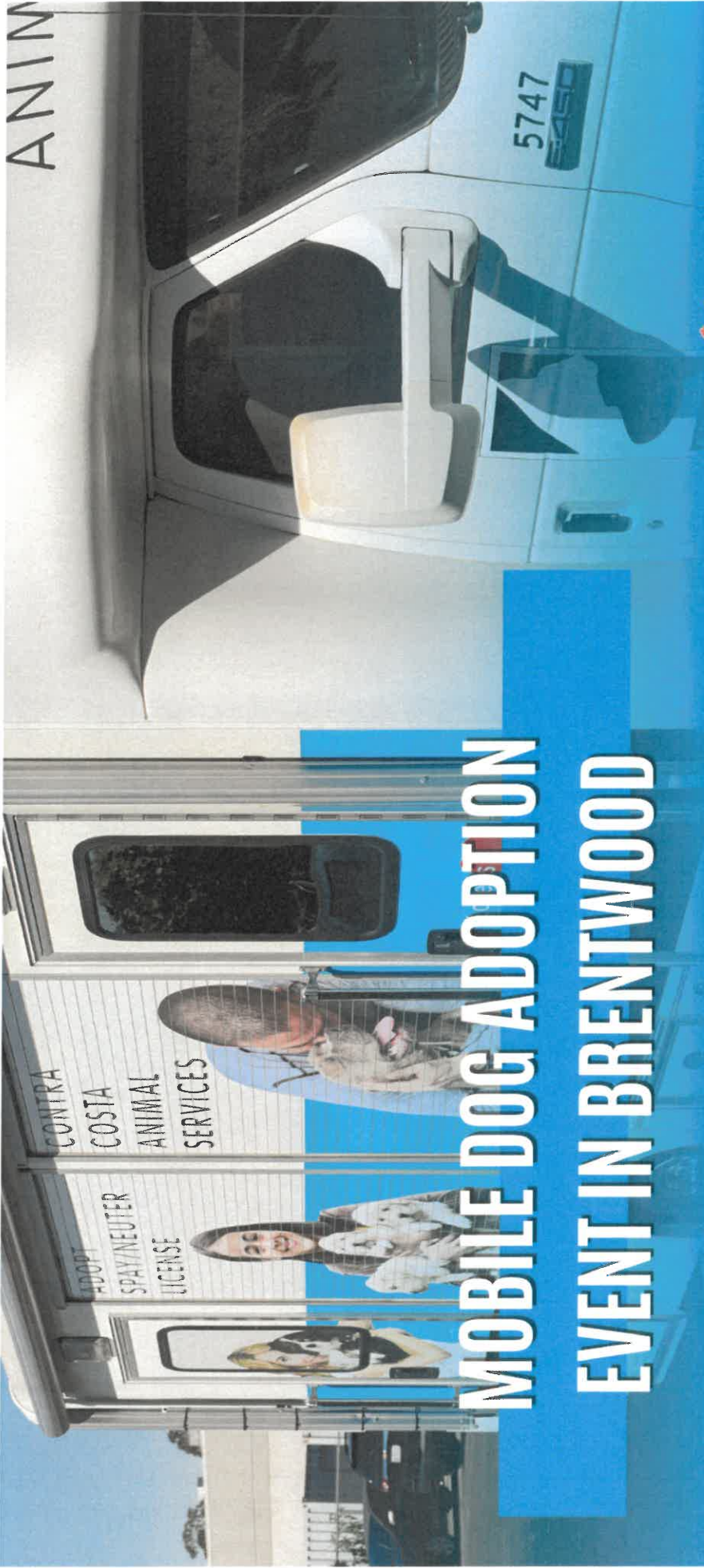
Scan Here
For the Project
Website



CONTRA COSTA
COUNTY, CALIFORNIA



*Special thanks to the Brentwood Senior Activity Center for hosting the event



MOBILE DOG ADOPTION EVENT IN BRENTWOOD



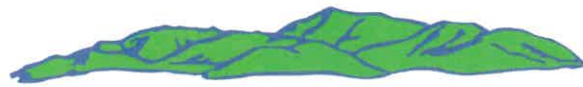
CONTRA COSTA
ANIMAL SERVICES

3361 Walnut Blvd
Brentwood, CA

Sunday, 10am - 1pm

09.28.25





Mt. Diablo Resource Recovery

Trusted + Proven + Essential

Supervisor Diane Burgis is pleased to host the 2025 Annual Clean-Up Day with the Byron Municipal Advisory Council in partnership with Mt. Diablo Resource Recovery.

BYRON COMMUNITY CLEAN-UP DAY

Saturday, October 25, 2025
8 am - 12 pm
Main Street, Downtown Byron.
Local valid I.D. and current disposal bill required.

- Each resident from Byron is allowed to dispose of 5 cubic yards of material. (Approximately a full size pick-up truck with an 8 ft x 5 ft bed. Material stacked 3 ½ feet high from the pick-up bed would equal 5 cubic yards.)
- Disposal service will accept any type of scrap metal (i.e. aluminum).
- **Byron residents will be required to unload their own debris into the dumpsters.** Volunteers will be on hand to assist the elderly.
- **Items are to be separated.** Separating your items before arrival will allow you and the rest of the community to move faster through the line. Your help in this is important!

Not Accepted:

- | | |
|-------------------------------|------------------------------------|
| ✗ Dirt, rock, or treated wood | ✗ Concrete or bricks |
| ✗ Liquid or hazardous waste | ✗ Appliances or electronic waste |
| ✗ Mattresses or box springs | ✗ Tires, fiberglass, or boat parts |

For information on where to recycle prohibited items, visit
www.cccounty.us/8094/Recycling-and-Waste-Reduction
or call 800-750-4096

Any and all illegal dumping will be reported to the Contra Costa Sheriff's Office and the California Highway Patrol.

For more information, contact Claire Alaura at Supervisor Burgis' Office:
925-655-2330 or Claire.Alaura@bos.cccounty.us