

RECEIVED

OCT 08 2024

BY: \_\_\_\_\_

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, OCTOBER 9, 2024  
\*\*\*6:30 p.m.\*\*\*  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

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>.

**TO JOIN THE MEETING VIA ZOOM CLICK THE FOLLOWING LINK:**

<https://cccounty-us.zoom.us/j/83239430053>

**TO JOIN THE MEETING BY PHONE CALL THE FOLLOWING NUMBER:**

**Call-In Number: 1-888-278-0254**

**Access Code: 198675**

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.

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**\*\*\*\* 6:30 P.M. \*\*\*\***

**1. PUBLIC HEARING**

- 1a. PROPOSED ZONING TEXT AMENDMENTS TO THE COUNTY ZONING CODE RELATED TO TREE OBSTRUCTION OF VIEWS COMBINING DISTRICT (-TOV), County File #CDZT24-00002: This is a hearing on a County-initiated Zoning Text Amendment to amend County Ordinance Code chapter 816-2, the Tree Obstruction of Views Combining District ordinance, to provide a method for private property owners to gain restoration of views and sunlight lost due to tree growth by another private property owner. The proposed zoning text amendment would

authorize the Board of Supervisors to establish one or more tree arbitration boards that would, at the request of the parties, hear view claim disputes and issue either binding or advisory decisions. SS Staff Report

2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, OCTOBER 23, 2024, AT 6:30 P.M.**

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, OCTOBER 9, 2024  
\*\*\*6:30 p.m.\*\*\*  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

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**OCT 0 2 2024**

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2. PUBLIC COMMENTS
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, OCTOBER 23, 2024, AT 6:30 P.M.**

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 7, 2024  
ZONING ADMINISTRATOR HEARING ROOM  
30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

OCT 0 2 2024

BY: \_\_\_\_\_

\*\*\*1:30 P.M.\*\*\*

*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](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/89580629496>. 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.cccouny.us](mailto:planninghearing@dcd.cccouny.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. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING
  - 2a. FARMSMART LLC - This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00216. This case is for violation(s) of the storage of 3 shipping containers/office trailers in an A-3 zoning district (Uses permitted in an A-3 Zoning District; 84-40.402.) and the storage of a travel trailer at the property. (Storage of mobile homes, travel trailers, and camp cars, vessels, and vessel trailers; 84-68.1404.). The site address is 1225 Quail Trail, Knightsen, (Zoning: A-3) (APN# 015-090-033) (Continued from 08.19.2024 RAH) LT Staff Report
- 3.. DEVELOPMENT PLAN: PUBLIC HEARING
  - 3a. NICHOLAS BUCCELLI, KLAVIER ARCHITECTURE (Applicant) - CHIEH AND KAYNE BARCLAY (Owners), COUNTY FILE #CDDP24-03011: The applicant requests approval of a Kensington Design Review Development Plan to construct a new roof deck and a new Juliet balcony. The subject property is located at 2 Highland Blvd., in the Kensington area of unincorporated Contra Costa County (Zoning: R-6 Single-Family Residential District, -TOV, Tree Obstruction of Views Combining District, and -K, Kensington Combining District) (Assessor's Parcel Number: 572-013-006). DR Staff Report
4. VARIANCE: PUBLIC HEARING
  - 4a. LAUREN BLACKSHEAR (Applicant) - KATHARINE ANNE AND MICHAEL WALKER (Owners), County File #CDVR23-01067: The applicant requests approval of a Variance

application to allow a 10-foot 9-inch front yard setback (where 20-feet is the minimum required) for the construction of a new two-story, approximately 2,649-square-foot residence with an attached 546-square-foot garage (existing residence to be demolished). The subject property is located at 20 Raymond Court, in the unincorporated Walnut Creek area of Contra Costa County (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 184-252-001). DR Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 21, 2024.

RECEIVED

SEP 18 2024

BY: \_\_\_\_\_

**CONTRA COSTA COUNTY  
PLANNING COMMISSION**

CONTRA COSTA COUNTY  
WEDNESDAY, September 25, 2024  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

*The Wednesday, September 25, 2024, Meeting of the  
County Planning Commission is Cancelled*

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

Information on County Planning Commission can be found online at  
<https://www.contracosta.ca.gov/4314/County-Planning-Commission>

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, October 9, 2024, AT 6:30 P.M.

**CONTRA COSTA COUNTY  
PLANNING COMMISSION**

RECEIVED

AUG 29 2024

BY: \_\_\_\_\_

CONTRA COSTA COUNTY  
WEDNESDAY, SEPTEMBER 11, 2024  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

*The Wednesday, September 11, 2024, Meeting of the  
County Planning Commission is Cancelled*

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

**\*\*\*MEETING CANCELLED\*\*\***

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THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION  
WILL BE WEDNESDAY, SEPTEMBER 25, 2024, AT 6:30 P.M.



# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, SEPTEMBER 4, 2024

ZONING ADMINISTRATOR HEARING ROOM

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

AUG 27 2024

\*\*\*1:30 P.M.\*\*\*

BY: \_\_\_\_\_

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1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. PA DESIGN RESOURCES, INC (Applicant) - RJP PROPERTIES, LLC (Owner), County File CDMS20-00008: The applicant is seeking approval of a vesting tentative map to subdivide a 13.9-acre property into two parcels. Proposed parcels "A" & "B" would be 8.9 and 5-acres, respectively. One-acre building envelopes for the expected future single-family residential development is specified in each parcel. The vesting tentative map includes proposed locations for access driveways, freshwater wells, and septic system, for Parcels A & B. The applicant requests an exception to the collect and convey requirements, to allow existing drainage pattern to remain. The subject property is located at 1551 Sunset Road in the Knightsen area. (Zoning: A-2 General Agricultural) (APN: 015-010-074) JL Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. EVORA ENTERPRISES LP (Applicant and Owner), County File CDLP20-02031: The applicant requests approval of a Land Use Permit for the proposed Willow Pass Court Retail Center including two new drive-through quick service restaurants (QSRs) and a general retail building on a graded vacant lot in the Willow Pass Business Park. In addition to the buildings and drive-throughs, site improvements include 58 on-site parking spaces, trash enclosures, site lighting, drainage improvements, and landscaping. The project includes a driveway through the site that connects to Evora Road to the south and the adjacent retail center to the north that is located at the southwest corner of the intersection of Willow Pass Road-Willow Pass Court and Evora Road. The applicant also requests deviations from the development standards of approved Development Plan CDDP04-03096 for the maximum size and minimum side yard setback for an accessory structure for the main trash enclosure, the prohibition on retaining walls in the front yard setback

to allow walls to stabilize the slope and facilitate drainage control, the parking requirement based on number of seats for QSRs to allow use of building square footage, the parking requirement for possible future restaurants in the general retail building to allow use of the ULI shared parking ratio for neighborhood shopping centers, the parking space dimensions of the Business Park to allow use of the dimensions required in the County's Off-Street Parking Ordinance, and the bicycle parking requirement of the Business Park to allow use of the requirement in the Off-Street Parking Ordinance. The project site is 0 Evora Road, approximately 200 feet west of Willow Pass Road, in the Bay Point area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit District) (Assessor's Parcel Number: 099-210-027) SM Staff Report

- 3b. SCOTT CLARE (Applicant & Owner), County File #CDLP22-02019: The applicant is requesting land use permit approval for the purpose of constructing and operating a boat & recreational vehicle storage facility and commercial solar energy generating facility on the subject property. The proposed development is planned within a southerly 16-acre portion of a larger 38.5-acre parcel. The project includes nine covered parking canopies (Canopy A – I) providing a total of 592 parking stalls for boats and recreational vehicles. The parking canopies would double as the support structure for ground-mounted solar panels comprising the proposed commercial solar energy generation land use. The aggregate area for the proposed parking canopies/solar panel arrays is 364,199 square feet (8.36 acres). Based on the surface area of the solar canopy the project would have an estimated 3+ Megawatt (MW) generation capacity, which would be used to serve energy needs for the boat/RV storage facility, with excess energy exported for off-site consumption. The project would interconnect to Pacific Gas and Electric Company's (PG&E's) pre-existing electrical distribution system via existing utility poles located within the Bixler Road right-of-way to export solar energy generated on site into the existing utility grid. The project also includes a proposed two-story building consisting of a 1,476 s.f. first floor office area, and a 1,381 s.f. managers apartment unit. Lastly, site preparation for the above-described improvements requires tree permit approval for the removal of 39 code-protected trees, and dripline encroachment for an additional 9 code-protected trees. The subject property is located at 3777 Bixler Road in the Byron area. (Zoning: A-3-BS-SG) (APN 011-210-030) AV Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. BEN BYERS. SOIL ENGINEERING CONSTRUCTION (Applicant) – MARGARITA NAVARRO (Owner), JOHN VANEK (Owner), County File #CDDP23-03014: The applicant requests approval of a modification to Final Development Plan #DP85-3018 for the purpose of legalizing an existing retaining wall ranging from 5-11 feet in height, and roughly 112 linear feet in length. The retaining wall was constructed in the rear yard of the two adjoining parcels without permits for the purpose of stabilizing the creek bank behind two existing homes following a landslide. The project requires deviation approval for 0-foot side yards on both subject parcels (where 3 feet is the minimum required) for the portion of the structure that traverses their common property boundary. Additionally, the as-built retaining wall is located within the Creek Structure setback area, therefore, the project is also requesting an exception to County Ordinance section 914-14.014 (Creek Structure Setback). Further, the existing retaining wall is located within a restricted development area, wherein development rights have previously been dedicated to the County pursuant to Condition of Approval #11F of Subdivision #SD6465. Lastly, the project includes a tree permit for construction activities within the driplines of five code-protected Oak trees. The subject property is located at 600AV & 610 Stanley Lane in the El Sobrante area. (Zoning: P-1) (APN 433-020-056) AV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 16, 2024.

RECEIVED

AUG 28 2024

BY: \_\_\_\_\_

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, AUGUST 28, 2024  
\*\*\*6:30 p.m.\*\*\*  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
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**\*\*\*\* 6:30 P.M. \*\*\*\***

1. DISCUSSION ITEM:

- 1a. ENVISION CONTRA COSTA (County File #GP18-0001): This is a meeting related to *Envision Contra Costa*, Contra Costa County's program to update its General Plan, Climate Action and Adaptation Plan, and Zoning Code. During this meeting the Planning Commission will review and consider staff-recommended revisions to the Draft Contra Costa County 2045 General Plan and Draft Contra Costa County Climate Action and Adaptation Plan 2024 Update prepared in response to public comments received on both documents and additional internal County review. WRN Staff Report

2. PUBLIC COMMENTS
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