

RECEIVED

MAR 22 2024

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MARCH 27, 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://ccccounty-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.

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.

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

1. PUBLIC HEARINGS

- a. SHONA ARMSTRONG (Appellant) - CARI ROSNER JELEN (Applicant) - ELENA SAXONHOUSE (Owner), County File CDDP23-03024: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review Development Plan to allow a 993 square-foot two-story addition to the northern side of an existing single-family residence. The project site is located at 40 Anson Way in the Kensington area of unincorporated Contra

*****REVISED*****

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 18, 2024

ZONING ADMINISTRATOR HEARING ROOM

30 MUIR ROAD

MARTINEZ, CA 94553

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*****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.

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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.

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1. PUBLIC COMMENTS:
2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING
 - 2a. MELBA D MYGRANT TRE (Owner)- This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00485. This case is for violations of Lazy M Marina operating in non-compliance of the land use permit LP97-2091. Associated violations include the operation of a recreational vehicle (RV)/travel trailer storage not in compliance with the land use permit and shipping containers used as storage buildings. Also, several buildings were constructed without building permits, to include the installation of a manufactured home used as a residence, two public restroom buildings, a snack bar building/trailer, a garage and two covered boat storage buildings. The subject property is located at 5050 Clifton Court in the Discovery Bay area. (Zoning: (A-3) (APN: 001-031-022) (Continued from 12/18/23 RH) CF Staff Report
 - 2b. GAIL L. FUGERE TRE (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case CECF23-00453. This case is for violation(s) for a car wash and detailing business operating in a P-1 Zoning District. The site address is 3000 Golden Meadow Dr, Alamo, CA 94507 (Continued from 02/21/2024 RH) LT Staff Report
3. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING
 - 3a. CHUCK MCCALLUM, KIER + WRIGHT (Applicant) - JOHN SATHRI (Owner), County File CDMS21-00014: The applicant requests approval of a Tentative Parcel Map for a three-lot Minor Subdivision application to subdivide a 20.07-acre lot into a 9.20-acre Parcel A, a 5.42-acre Parcel B, and a 5.45-acre Parcel C. Parcel A includes two existing single-family residences. Parcels B and C would be vacant. The Tentative Parcel Map shows building pads to accommodate future single-family residences on Parcels B and C; however, development

- 6b. DAVID GILL (Applicant) - DANIEL LEVINE (Owner); County File #CDDP24-03001: The applicant requests approval of a Kensington Design Review Development Plan for a 350 square-foot addition to the existing lower level, and a light well. The proposed development results in a gross floor area of 3,213 square-feet, which exceeds the threshold standard of 2,700 square-feet. The subject property is located at 233 Purdue Avenue in the Kensington area of unincorporated Contra Costa County. Zoning: Single-Family Residential, and Tree Obstruction of Views and Kensington Combining Districts (R-6, -TOV -K); APN: 570-191-015 DV Staff Report

3:30 P.M.

1. PUBLIC COMMENTS
2. SCOPING SESSION: PUBLIC HEARING
- 2a. ENVISION CONTRA COSTA (County File #GP18-0001): This is a study session to receive written and oral comments on the adequacy of the Draft EIR for the Contra Costa County 2045 General Plan and Contra Costa County Climate Action Plan 2024 Updates (aka *Envision Contra Costa*), which is Contra Costa County's initiative to update the County General Plan and Climate Action Plan. Further details about the Draft EIR and project are available for public review at <https://envisioncontracosta2040.org/documents/> or at <https://www.contracosta.ca.gov/6970/Envision-Contra-Costa-2040>. The public review and comment period for the Draft EIR began on Friday, February 9, 2024, and closes on Monday, April 8, 2024. Written comments on the adequacy of the Draft EIR must be submitted by 5:00 p.m. on Monday, April 8, 2024. For further details, contact Daniel Barrios, of the Contra Costa County Department of Conservation and Development, at (925) 655-2901 or AdvancePlanning@dcd.cccounty.us DB Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 1, 2024.

REVISED

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

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