

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Alicia Nuchols
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Phil Kammerer, Chair
Belinda Bittner, Vice Chair
Pam Allen, Councilmember
Rob Brunham, Councilmember
Mark Whitlock, Councilmember

The Bethel Island Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

MAC AGENDA

**Tuesday, May 10, 2022
6:00 P.M.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Bethel Island Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/7352813716>

or

**Dial In: (888) 278-0254
Conference code: 287093**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/4311?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Alicia Nuchols from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 655-2330 or by email at Alicia.Nuchols@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Alicia Nuchols at the address listed above.

Bethel Island Municipal Advisory Council



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Contact: Alicia Nuchols
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1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.

4. **Agency Reports**

- a. Office of the Sheriff
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Record of Actions—April 12, 2022

6. **Presentations**

7. **Items for Discussion and/or Action**

- a. Community Projects for Downtown area with Mitigation Funds (*Ongoing*)

8. **Committee Reports/Member Reports**

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club

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- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

9. Correspondence/Announcements

- a. R-04/19/22 County Planning Commission Agenda for April 27, 2022
- b. R-04/26/22 County Zoning Administrator Agenda for May 2, 2022
- c. R-05/04/22 County Planning Commission Agenda for May 11, 2022

10. Future Agenda Items

11. Adjourn

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Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

*The Bethel Island Municipal Advisory Committee serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

6:01 p.m.

April 12, 2022

MEMBERS PRESENT: Chair Phil Kammerer, Vice Chair Bittner, and Councilmember Whitlock

MEMBERS ABSENT: Councilmember Pam Allen, Councilmember Brunham

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Kammerer. Second made by Bittner. Motion carried: 3-0. AYES: Bittner, Kammerer, and Whitlock.

PUBLIC COMMENT:
None.

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of March.
- b. **California Highway Patrol:** No Report.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of March. CCCFPD Annexation will go into effect by July 1, 2022. Ribbon cutting at Station 55 on June 1st details TBD. Fire season upon us, please cut your weeds/brush around your properties. Director Stephen Smith provided an update on the East Contra Costa Fire Board policies and activities.
- d. **Office of Supervisor Diane Burgis:** Alicia Nuchols, District Representative provided an update on letter of support by the Board of Supervisors in support of SB1065 – Abandoned & Derelict Commercial Vessels.
- e. **CONSENT ITEMS:**
 - a. **Approval of the Record of Actions for March 8, 2022:** Motion to approve the draft record of actions as presented made by Whitlock. Second made by Bittner. Motion carried: 3-0. AYES: Bittner, Kammerer, and Whitlock.

PRESENTATIONS

None.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Agency Comment Request CDVR-22-01011:** Applicant seeks variance approval to allow over 35-feet in total height (where 35-feet is over the maximum) and three stories (where 2,5 stories is the maximum) for single-family residential development and a dock on a vacant lot (Parcel A of MS02-008) (*Applicant, Wade Ellenberger of Ellenberger Architecture*) Public Comment was accepted. Motion to approve the application made by Whitlock. Second made by Bittner. Motion carried: 3-0. AYES: Bittner, Kammerer, and Whitlock.
- b. **Community Projects for Downtown area with Mitigation Funds:** Standing item. Board to discuss cost for flagpole, flag and light at Bethel Island Park
- c. **Approval of the date October 1, 2022, for the Bethel Island Health & Safety Fair:** Motion to approve the date made by Kammerer. Second made by Whitlock. Motion carried: 3-0. AYES: Bittner, Kammerer, and Whitlock.
- d. **Discuss and approve 2022 Community Clean-Up Date:** Discussion took place, October 8, 2022, was decided upon. Motion to approve the date made by Whitlock. Second made by Bittner. Motion carried: 3-0. AYES: Bittner, Kammerer, and Whitlock.

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** No Report.
- c. **Bethel Island Municipal Improvement District:** No Report.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- d. **Bethel Island Post Office:** New equipment coming in May 2022. Juan Vasquez to borrow equipment to clean up outside area/maintenance
- e. **Ad Hoc Park Committee:** No Report.
- f. **San Joaquin Yacht Club:** No Report.
- g. **Scout Hall:** No Report.
- h. **Citizens' Fire Committee:** No Report.
- i. **Heart Safe Communities Program:** No Report.

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-03/03/22 County Letter of Support for SB 1065 (Eggman)
- b. R-03/21/22 County Zoning Administrator Agenda for March 21, 2022
- c. R-03/30/22 County Planning Commission Agenda for March 30, 2022
- d. R-04/04/22 County Zoning Administrator Agenda for April 4, 2022
- e. R-04/18/22 County Zoning Administrator Cancellation Notice for April 18, 2022

FUTURE AGENDA ITEMS

East Cypress Corridor Development

ADJOURMENT

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 6:37pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on May 10, 2022 at 6:00p.m. and location to be determined due to Covid-19.

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY
WEDNESDAY, APRIL 27, 2022
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

RECEIVED

APR 19 2022

BY: 

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

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

Commission meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT:

<https://cccouny-us.zoom.us/j/89084223736>

Meeting ID: 890 8422 3736

ACCESS THE MEETING BY TELEPHONE AT:

(214) 765-0478 (US Toll)

(888) 278-0254 (US Toll Free)

Followed by Access Code: 198675

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your audio or online access, please dial (925) 494-4516.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

All commenters will 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 Commission Chair 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. Your patience is appreciated.

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

1. PUBLIC COMMENTS:

2. PUBLIC HEARINGS

2a. TOM DEVORE, ARKIN TILT ARCHITECTS (Applicant) - JUSTIN WADE GARLAND (Owner) - SITI JUWARIYAH & KEVIN DIXON (Appellants), County File #CDTP21-00059: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow work within the dripline of two code protected California live oaks with diameters up to 24 1/2", to allow the construction of a new approximately 1,743-square-foot two-story residence and an approximately 424 square-foot detached garage along with other various site improvements including 140 cubic yards of cut and 149 cubic yards of fill on a vacant property located at the terminus of Fairview Avenue and Scenic Avenue (property is currently addressed as 0 Fairview

Ave.) in the East Richmond Heights area. (Zoning: A-2) (Assessor's Parcel Number: 418-200-037) EL Staff Report

- 2b. DAVID VIGGIANO (Applicant) - US GL LAND LLC (Owner), DANIEL AND SIBHAN STOKES (Appellants), County File #CDTP21-00076: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow removal of 26 code-protected trees and work within the dripline of 5 code-protected trees to develop a single-family residence on a vacant lot. The trees to be removed include 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (between 8-14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (between 8-26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter). 5 Coast Live Oaks (between 13-43 inches trunk diameter) are requested to be removed because they are dead. The subject property is located at 5 Casa de Campo in the unincorporated Martinez area of Contra Costa County. Zoning: General Agricultural (A-2); APN: 367-140-013 DV Staff Report
3. STUDY SESSION
- 3a.. ENVISION CONTRA COSTA 2040 (County File #GP18-0001): This is a study session related to *Envision Contra Costa 2040*, Contra Costa County's program to update its General Plan, Zoning Code, and Climate Action Plan. During this study session the Planning Commission will review the draft goals, policies, and actions for the Transportation Element of the updated County General Plan. WN Staff Report
4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 11, 2022, at 6:30 p.m.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 2, 2022

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

APR 26 2022

BY: MS

1:30 P.M.

To slow the spread of COVID-19, in lieu of a public gathering, the Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/82446625147>

Meeting ID: 824 4662 5147

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

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. SUBDIVISION: PUBLIC HEARING .

2a. KATHRYN WATT FOR DENOVA HOMES, INC (Applicant) - MEADOW CREEK GROUP LLC (Owner); County File #CSD21-09573: The applicant seeks approval of a vesting tentative map to subdivide the approximately 1.98-acre project site into 7 residential lots and two common area parcels for onsite drainage. The residential lots range in size from 10,366-12,641 square-feet, and the common area parcels (Parcels A and B) 2,293 and 2,975 square-feet. The project also includes the construction of 7 residences and retaining walls, improvements to the existing portion and extension of the private road easement, as well as sidewalk, curb and gutter, drainage improvements, and landscaping. There will be approximately 16,400 cubic yards of grading (cut and fill), but no dirt will be imported or exported. This project also includes a Tree Permit to allow the removal of approximately 40 code-protected trees, and to work within the dripline of an additional 12 code-protected trees. The subject property is located at 180 Midhill Road in the unincorporated Martinez area of Contra Costa County. Zoning: Single-Family Residential (R-10); APN: 161-280-005 and -034 DV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 16, 2022.

MAY 04 2022

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 11, 2022
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

BY: _____

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

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Meeting ID: 889 3901 4504

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

1. CONSIDER authorizing the County Planning Commission to continue teleconference meetings under Government Code section 54953(e), make related findings, and take related actions. Staff Report
2. PUBLIC COMMENTS
3. PUBLIC HEARINGS
- 3a. CENTERPOINT PROPERTIES (Applicant and Owner), County File #CDDP18-03007 and CDMS19-00009: The applicant requests approval of a Development Plan and Tentative Map (consolidation of 19 parcels into 3 larger parcels) to construct three warehouse buildings totaling 555,537 square feet on a 31.48-acre site. Off-site improvements will occur along Fred Jackson Way, Brookside Drive and including traffic calming improvements to benefit the North Richmond community. The project also includes annexation into the West

County Wastewater District, removal of 7 trees, and grading of approximately 131,415 cubic yards of soil. The subject property is located at 506 Brookside Drive in the North Richmond area. The Planning Commission will consider certifying the environmental impact report prepared for the project and taking related actions under the California Environmental Quality Act. (Zoning: P-1, North Richmond Planned Unit District) (APN's: 409-300-037 – reference parcel) FA Staff Report

4. STUDY SESSION
- 4a. ENVISION CONTRA COSTA 2040 (County File #GP18-0001): This is a study session related to *Envision Contra Costa 2040*, Contra Costa County's program to update its General Plan, Zoning Code, and Climate Action Plan. During this study session the Planning Commission will review the draft goals, policies, and actions for the Conservation, Open Space, and Working Lands Element of the updated County General Plan. WN Staff Report
5. STAFF REPORT
6. COMMISSIONERS' COMMENTS
7. COMMUNICATIONS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 25, 2022, at 6:30 p.m.