

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, FEBRUARY 10, 2021**  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

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

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

*To slow the spread of COVID-19, the Health Officer's Shelter Order of December 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

*Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT <https://ccccounty-us.zoom.us/j/82378971108>*

**Meeting ID: 823 7897 1108**

**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. If you need assistance with your 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 audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

**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](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 674-7792.**

*. 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. BOARD OF APPEALS: MINOR SUBDIVISION: PUBLIC HEARING
- 2a. BARBARA SPRUCK AND RYAN KISH (Appellants) - CAMPOS DEVELOPMENT, LLC (Applicant and Owner), County File #MS19-0007: This is an appeal of the Zoning Administrator's decision to approve a two-lot minor subdivision to subdivide a 42,350-square-foot lot into two parcels (Parcel A: 20,536 square-feet; Parcel B: 22,772 square-feet), including the approval to remove 13 code-protected trees on Parcel A and within the Blackwood Drive public right-of-way and approval of a variance to allow an average width of 110.8 feet for each lot (where 120 feet is required). The project also includes an exception to the Title 9 sidewalk requirements and the requirement for existing overhead utility lines to be relocated underground for Parcel A. The development of a residence on Parcel B is not proposed as a part of this project. The subject property is located at 2216 Blackwood Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-20) (APN: 183-172-001) MM [Staff Report](#)

3. BOARD OF APPEALS: VARIANCE: PUBLIC HEARING
- 3a. CHRIS PALACIO AND RYAN DEGOOYER (Appellants) - RYAN BOSWORTH (Applicant) - RYAN BOSWORTH & TOMMY TRAN (Owners), County File #VR19-1051. This is an appeal of the Zoning Administrator's decision to approve a variances to allow: a 1-foot, 10-inch side yard along the western property boundary (where 5 feet is required), an 8-foot, 9-inch side yard along the eastern property boundary (where 10 feet is required), and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) all to allow the construction of 1<sup>st</sup> and 2<sup>nd</sup> story additions and a new wooden deck for an existing single-family residence; a 0-foot side yard along the western property boundary (where 3 feet is required) to construct a retaining wall up to 6-feet in height; and a 0-foot side yard along the eastern property boundary (where 10 feet is required) for two tandem off-street parking spaces. The project also includes a small lot design review to allow the construction of the proposed improvements on a substandard lot. The applicant also requests approval of a variance for a 17-foot, 6-inch front setback (where 20 feet is required) at the northern frontage to construct a retaining wall up to 6-feet in height and an exception to reduce the minimum width requirements of storm drain easements per Section 914-14.004. The subject property is located at 58 Canyon Lakes Drive in Port Costa. (Zoning: Single Family Residential District, R-6); (Assessor Parcel Number: 368-145-024) SS [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, FEBRUARY 24, 2021.