

COMMISSIONER VAN BUSKIRK ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: A. BHAT, G. KUPP, J. LAWLOR, L. GOSSETT
COUNTY COUNSEL: K. KELLER

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MARCH 24, 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://cccounty-us.zoom.us/j/82197403405>

Meeting ID: 821 9740 3405

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 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.****

NONE

1. PUBLIC COMMENTS:

2. BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

DENIED THE APPEAL AND APPROVED AS RECOMMENDED BY STAFF

2a. JOHN AND LORI RAMIREZ (Applicants & Owners) - CITIZENS FOR RESPONSIBLE MOTORCROSS (Appellants), County File #CDLP18-02013: This is an appeal of the Zoning Administrator's December 7, 2020 approval to modify an existing land use permit (County File# CDLP15-02040) for an existing motorcycle recreation park that has been in operation since the early 1970s. The applicants propose to modify Condition of Approval #14 to increase permitted sound levels to 75 dBA Ldn for sponsored racing events and increase permitted sound levels to 70 dBA Ldn for all other riding activities. The applicants also request approval to allow overnight accommodations for race contestants at racing events, as well as the addition of a kids minibike track, and a proposed reduction of the allowed number annual racing events. The project site is located at 50 Camino Diablo Road in the unincorporated Brentwood area. (Zoning: (A-3) Heavy Agricultural District) (APN: 003-020-048) GK [Staff Report](#)

Motion: Wright

2nd: Allen

Vote: 6 - 0

DENIED THE APPEAL
AND APPROVED AS
RECOMMENDED BY
STAFF

Motion: Wright

2nd: Allen

Vote: 6 - 0

3. BOARD OF APPEALS: COMPLIANCE REVIEW: PUBLIC HEARING

- 3a. JOHN AND LORI RAMIREZ (Applicants & Owners) - CITIZENS FOR RESPONSIBLE MOTORCROSS (Appellants); County File# CDCV17-00068: This is an appeal of the Zoning Administrator's December 7, 2020 decision to accept a compliance review and find the park in compliance with the conditions of approval. The Zoning Administrator's decision was for a continued compliance review hearing from August 6, 2018, which was continued indefinitely to allow the park operators and staff to complete the processing of file# CDLP18-02013 which modifies file# CDLP15-02040 primarily for the purpose of raising the allowed sound levels to 75 dBA Ldn for sponsored racing events and increase permitted sound levels to 70 dBA Ldn for all other riding activities. The project site is located at 50 Camino Diablo Road in the unincorporated Brentwood area. (Zoning: (A-3) Heavy Agricultural District) (APN: 003-020-048) GK [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, APRIL 14, 2021.