

ALL COMMISSIONERS PRESENT  
STAFF: J. KOPCHIK, A. BHAT, G. KUPP, J. STAMPS, D. KELLY & H. LI  
PW: L. GOSSETT  
COUNTY COUNSEL: K. KELLER

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, MAY 13, 2020**  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

*To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings (Health Officer Order). 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 seen live online at:*

[http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=14](http://contra-costa.granicus.com/ViewPublisher.php?view_id=14)

*Persons who wish to address the Commission during public comment or with respect to an item that is on the agenda may submit public comments before or during the meeting by email or voicemail as described below:*

- 1) Via email to [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us). Email must list agenda number in subject line.
- 2) Via voicemail at 925-674-7792. The caller must start the message by stating "public comments – not on the agenda" or "public comments – agenda item #", followed by the caller's name, followed by the caller's comments.

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.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next 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 County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

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

NONE

1. PUBLIC COMMENTS:

2. APPROVAL OF VESTING TENTATIVE MAP EXTENSION

APPROVAL OF  
VESTING TENTATIVE  
MAP EXTENSION TO  
MARCH 10, 2023

2a. MOHAMMAD AHMADIEH (APPLICANT & OWNER); COUNTY FILE #SD06-9100: This is a request for a 3-year extension of the vesting tentative map approval for the "Village at Pacheco" subdivision for 32 townhome units, Subdivision #SD06-9100 and Final Development Plan #DP06-3014. The project site is located at 3838 and 3845 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: (M-29) Multiple-Family Residential District) (APNs: 380-220-010 and 382-220-044) GK [Staff Report](#)

Motion: Allen  
2<sup>nd</sup>: Van Buskirk

Vote: 7-0

Ayes: Van Buskirk,  
Hillesheim, Mankin,  
Amin, Allen, Wright &  
Swenson

Noes: None

ACCEPTED REPORT

**Motion:** Swenson

**2<sup>nd</sup>:** Amin

**Vote:** 7-0

**Ayes:** Unanimously

3. ACCEPT REPORT ON SENATE BILL (“SB”) 743
- 3a. ACCEPT report on Senate Bill (“SB”) 743 (Steinberg, 2013) regarding Vehicle Miles Traveled (“VMT”) as the metric for evaluating transportation impacts of proposed projects under the California Environmental Quality Act. JS [Staff Report](#)
4. STAFF REPORT: None
5. COMMISSIONERS’ COMMENTS: None
6. COMMUNICATIONS: Chair Swenson informed that CPC meetings will start at 6:30 p.m., break at 8:00 p.m. and end at 9:30 p.m.

Meeting adjourned at 7:55 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 27, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development’s homepage, Commission and Committees and County Planning Commission.

***Due to the Health Officer’s Shelter Order, all offices of the Department of Conservation and Development are closed to the public. Please call 925-674-7792 to make arrangements to obtain information or materials related to a meeting of the County Planning Commission.***