

COMMISSIONERS: J. WRIGHT, D. ALLEN, B. MANKIN, R. HILLESHEIM, S. BHANDARI, B. AMIN & K. VAN BUSKIRK
ABSENT: NONE
STAFF: J. KOPCHIK, M. TOMS, R. HERNANDEZ, W. NELSON, J. CRUZ & D. PELLEGRINI
COUNTY COUNSEL: K. KELLER

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JUNE 7, 2023
6:30 p.m.
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

**SPECIAL MEETING
6:30 p.m.**

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://cccounty-us.zoom.us/j/86823040319>

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. CONTRA COSTA COUNTY (Applicant), County File #GP22-0004: A public hearing to consider recommending adoption of Contra Costa County's 6th Cycle Housing Element for the planning period of 2023-2031. The 6th Cycle Housing Element outlines goals, policies, actions, and programs to meet the County's Regional Housing Needs Allocation (RHNA) share of units assigned by the Department of Housing and Community Development (HCD) and Association of Bay Area Governments (ABAG) and to meet the housing-related needs of overall communities and residents of various income levels. The Commission will also consider recommending certification of an environmental impact report prepared for the 6th Cycle Housing Element under the California Environmental Quality Act. (MT)

[Staff Report](#)

Attachments:

- A. [Presentation](#)
- B. [Housing Element \(5/31/23\)](#)
- C. [Draft Environmental Impact Report](#)
- D. [Final Environmental Impact Report](#)
- E. [CEQA Findings of Fact and Statement of Overriding Considerations](#)
- F. [Mitigation Monitoring and Reporting Program](#)
- G. [General Plan Amendment Findings](#)
- H. [Public Comments](#)
- I. [HCD Comment Letter \(April 21, 2023\)](#)

CLOSED the Public Hearing: RECOMMENDED that the Board of Supervisors Adopt the Contra Costa County 6th Cycle Housing Element as recommended by staff with additional development conditions.

Motion: Hillesheim

2nd: Mankin

Vote: 6-1

Ayes: Hillesheim, Mankin, Wright, Allen, Bhandari & VanBuskirk

Noes: Amin

Abstain: None

Absent: None

- b. PROPOSED ZONING TEXT AMENDMENT TO THE COUNTY ZONING CODE RELATED TO AGRITOURISM, County File #CDZT22-00003: A public hearing to consider recommending adoption of a County-initiated Zoning Text Amendment to establish size and location standards, sales requirements, and other regulations governing agritourism uses in agricultural zoning districts. The ordinance also recodifies Chapter 88-20 (Agricultural Farm Stands and Farm Markets) as Chapter 824-4 (Grower Stands, Farm Stands, and Farm Markets). The ordinance also amends Chapters 84-82 and 84-84 to allow stables in A-40 and A-80 agricultural zoning districts with the issuance of a land use permit. (JC) [Staff Report](#)

CLOSED the Public Hearing: RECOMMENDED that the Board of Supervisors adopt the Proposed Zoning Text Amendment to the County Zoning Code related to Agritourism as recommended by staff.

Motion: Bhandari

2nd: Wright

Vote: 7-0

Ayes: Bhandari, Wright, Mankin, Hillesheim, Allen, Amin & VanBuskirk

Noes: None

Abstain: None

Absent: None

2. PUBLIC COMMENTS: John Vieten invited John Kopchik, Department of Conservation and Development Director, to meet with the Ag community in East County in the near future.
3. STAFF REPORT: NONE
4. COMMISSIONERS' COMMENTS: Commissioner Mankin requested information pertaining to the public contacting the Commissioners directly and the Brown act.
5. COMMUNICATIONS: NONE

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE
WEDNESDAY, JUNE 14, 2023, AT 6:30 P.M.

*****ADJOURNED at 9:50 p.m.**