

COMMISSIONERS: B. MANKIN, S. BHANDARI, D. ALLEN, B. AMIN & K. VANBUSKIRK
ABSENT: R. HILLESHEIM
STAFF: L. CROSS, D. BARRIOS, D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, FEBRUARY 8, 2023
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

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

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://cccounty-us.zoom.us/j/89702141021>

Meeting ID: 897 0214 1021

ACCESS THE MEETING BY TELEPHONE AT:
(214) 765-0478 (US Toll)
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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 THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

All commenters will generally 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.

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 Hiliiana Li at least 48 hours before the meeting at (925) 655-2860.

****** 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](#)

AUTHORIZED to continue teleconference meetings under under Government Code section 54953(e), make related findings, and take related actions

Motion: Bhandari

2nd: Amin

Vote: 6-0

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

Noes: None

Abstain: None

Absent: Hillesheim

2. PUBLIC HEARINGS

- a. BOB NUNN (Applicant) - RONALD E. & SHIRLEY A. NUNN (Owner), County Files # CDAP19-0005, CDRZ20-3257 & CDLL19-0001: Applicant requests approval of a rezone from Heavy Agricultural District (A-3) to Agricultural Preserve District (A-4) for APN 007-130-022. This rezone is requested for the purpose of altering the boundaries of an existing agricultural preserve and placing APNs 010-070-051, 010-070-040, and 007-130-022 into a new land conservation contract, following a lot line adjustment between the three subject lots. The subject property consists of two legal parcels composed of three APNs, including a 30.44-acre, a 6.96-acre, and a 4.25-acre lot, all located northwest of the intersection of Highway 4 and Marsh Creek Road in the unincorporated Brentwood area. [Zoning: Heavy Agricultural District (A-3) & Agricultural Preserve District (A-4), APN: 010-070-051, 010-070-040, & 007-130-022] [DB](#) [Staff Report](#)

CLOSED the Public Hearing; APPROVED as recommended by staff.

Motion: Wright

2nd: Bhandari

Vote: 6-0

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

Noes: None

Abstain: None

Absent: Hillesheim

- b. JOHN LIMA & MARCELA LUNA (Applicant) - JOHN LIMA AND MARCELA LUNA FAMILY TRUST (Owner), County File #CDAP18-0006 & CDRZ21-3263: Applicant requests approval of a rezone from Exclusive Agricultural District (A-80) to Agricultural Preserve District (A-4) for APNs 204-050-027 and 204-050-028. This rezone is requested for the purpose of establishing a new agricultural preserve and placing APNs 204-050-027 and 204-050-028 into a new land conservation contract. The subject property consists of two legal parcels, including an 80-acre and an 81.47-acre parcel, all located at 6300 Old School Road in the Tassajara Valley area. [Zoning: Exclusive Agricultural District (A-80), APN: 204-050-027 & 204-050-028] [DB](#) [Staff Report](#)

CLOSED the Public Hearing; APPROVED as recommended by staff.

Motion: Amin

2nd: Bhandari

Vote: 6-0

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

Noes: None

Abstain: None

Absent: Hillesheim

3. PUBLIC COMMENTS: NONE

4. STAFF REPORT: NONE

5. COMMISSIONERS' COMMENTS:

Commissioner Allen commended Daniel Barrios on a great job with the items presented tonight.

Commissioner Mankin inquired about a couple of parcels in the Discovery Bay area and the Housing Element.

Chair Van Buskirk commented about letter received regarding the Orbosonia Heights project in Pittsburg.

The Commissioners discussed hybrid/in person meetings starting March 1st. They will hold a pilot meeting at the next Planning Commission meeting on February 22, 2023.

6. COMMUNICATIONS: NONE

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE
WEDNESDAY, FEBRUARY 22, 2023, AT 6:30 P.M.**

****ADJOURNED 7:20****