

COMMISSIONERS: J. WRIGHT, D. ALLEN, S. BHANDARI, B. MANKIN, B. AMIN & K. VAN BUSKIRK
ABSENT: R. HILLESHEIM
STAFF: J. KOPCHIK, A. BHAT, R. HERNANDEZ, J. CRUZ, D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, FEBRUARY 22, 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

As permitted by Government Code section 54953(e), and in accordance with the County Public Health Officer's recommendations for virtual meetings and social distancing, Commissioners may participate in the meeting remotely. The Commission meeting will be accessible in-person and via live-streaming to all members of the public. Commission meetings can be seen live online at <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the board during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing 888-278-0254 followed by the access code 198675. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://cccounty-us.zoom.us/j/84897701686>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. If you need assistance with your audio or online access, please contact County staff at (925) 494-4516.

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 County staff at least 48 hours before the meeting at (925) 655-2860.

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

1. CONSIDER accepting a staff report on the Commission conducting hybrid meetings that allow the public to attend remotely and in person, and receive an update on teleconference meeting procedures that begin March 1, 2023. [Staff Report](#)

ACCEPTED the staff report.

Motion: Van Buskirk
2nd: Mankin
Vote: 6-0
Ayes: Van Buskirk, Mankin, Amin, Wright, Bhandari & Allen
Noes: None
Abstain: None
Absent: Hillesheim

2. PUBLIC HEARINGS

- a. PROPOSED ZONING TEXT AMENDMENT TO THE COUNTY ZONING CODE RELATED TO AGRITOURISM, County File #CDZT22-00003: This is a hearing on a County initiated Zoning Text Amendment to establish size and location standards, sales requirements, and other regulations governing agritourism uses in agricultural zoning districts, recodify Chapter 88-20 (Agricultural Farm Stands and Farm Markets) as Chapter 824-4 (Grower Stands, Farm Stands, and Farm Markets), and amend 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. IC [Staff Report](#)

CONTINUED the public hearing; ACCEPTED the report and requested that staff address questions and comments presented tonight from members of the public at a future meeting. Hearing to be re-noticed.

Motion: Bhandari
2nd: Allen
Vote: 6-0
Ayes: Bhandari, Allen, Van Buskirk, Mankin, Amin, Wright
Noes: None
Abstain: None
Absent: Hillesheim

3. PUBLIC COMMENTS:

None

4. STAFF REPORT:

None

5. COMMISSIONERS' COMMENTS :

Chair Van Buskirk reminded Commissioners to submit their Form 700.
The Commissioners congratulated Aruna Bhat on her upcoming retirement and thanked her for her service.

6. COMMUNICATIONS:

None

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, MARCH 8, 2023, AT 6:30 P.M.

****Adjourned at 8:47 p.m.****