

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

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, APRIL 27, 2022
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

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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:

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Meeting ID: 890 8422 3736

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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) 655-2860

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. 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. PUBLIC HEARINGS

CLOSED THE PUBLIC HEARING; DENIED

2a. TOM DEVORE, ARKIN TILT ARCHITECTS (Applicant) - JUSTIN WADE GARLAND (Owner) - SITI JUWARIYAH & KEVIN DIXON (Appellants), County File #CDTP21-00059: This is an appeal of the Zoning

THE APPEAL;
APPROVED AS
RECOMMENDED BY
STAFF

Motion: Hillesheim
2nd: Allen
Vote: 5-0
Ayes: Hillesheim, Allen,
Bhandari, Mankin, and
Amin
Absent: Wright & Van
Buskirk
Noes: None
Abstain: None

Administrator’s decision to approve a Tree Permit to allow work within the dripline of two code protected California live oaks with diameters up to 24 1/2”, to allow the construction of a new approximately 1,743-square-foot two-story residence and an approximately 424 square-foot detached garage along with other various site improvements including 140 cubic yards of cut and 149 cubic yards of fill on a vacant property located at the terminus of Fairview Avenue and Scenic Avenue (property is currently addressed as 0 Fairview Ave.) in the East Richmond Heights area. (Zoning: A-2) (Assessor’s Parcel Number: 418-200-037) [EL](#) [Staff Report](#)

CLOSED THE PUBLIC
HEARING;
CONTINUED TO MAY
25, 2022

Motion: Allen
2nd: Mankin
Vote: 4-1
Ayes: Hillesheim, Allen,
Mankin, and Amin
Absent: Wright & Van
Buskirk
Noes: Bhandari
Abstain: None

2b. DAVID VIGGIANO (Applicant) - US GL LAND LLC (Owner), DANIEL AND SIBHAN STOKES (Appellants), County File #CDTP21-00076: This is an appeal of the Zoning Administrator’s decision to approve a Tree Permit to allow removal of 26 code-protected trees and work within the dripline of 5 code-protected trees to develop a single-family residence on a vacant lot. The trees to be removed include 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (between 8-14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (between 8-26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter). 5 Coast Live Oaks (between 13-43 inches trunk diameter) are requested to be removed because they are dead. The subject property is located at 5 Casa de Campo in the unincorporated Martinez area of Contra Costa County. Zoning: General Agricultural (A-2); APN: 367-140-013 [DV](#) [Staff Report](#)

3. STUDY SESSION

ACCPETED THE
REPORT AS
PRESENTED BY
STAFF

3a.. ENVISION CONTRA COSTA 2040 (County File #GP18-0001): This is a study session related to *Envision Contra Costa 2040*, Contra Costa County’s program to update its General Plan, Zoning Code, and Climate Action Plan. During this study session the Planning Commission will review the draft goals, policies, and actions for the Transportation Element of the updated County General Plan. [WN](#) [Staff Report](#)

NONE

4. STAFF REPORT:

NONE

5. COMMISSIONERS’ COMMENTS:

NONE

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 11, 2022, at 6:30 p.m.

Adjourned at 9:25