

COMMISSIONERS: J. WRIGHT, D. ALLEN, B. MANKIN, R. HILLESHEIM, B. AMIN & K. VAN BUSKIRK
ABSENT: S. BHANDARI,
STAFF: R. HERNANDEZ, S. MURAOKA, D. KELLY & A. NOUNOU
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: K. O'CONNOR

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 24, 2023
6:30 p.m.
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

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://cccouny-us.zoom.us/j/84283141887>

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. SUBDIVISION MAP EXTENSIONS

- a. MICHAEL SERPA (Applicant) – NEWPORT POINTE LLC. (Owner), County File #SD09-9278: The applicant is requesting a one-year extension to file a final map for the Newport Pointe Subdivision at Discovery Bay for 67-residential lots. The 20-acre project site is located east of Bixler Road, west of Newport Drive in the Discovery Bay area. (Zoning: Planned Unit District, P-1) (APNs: 011-220-013, 011-220-014) (JC). [Staff Report](#)

CLOSED the public hearing: APPROVED as recommended by staff.

Motion: Mankin

2nd: Wright

Vote: 6-0

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

Noes: None

Abstain: None

Absent: Bhandari

2. PUBLIC HEARINGS

- a. PROPOSED ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS. County File CDZT22-00001: This is a County-initiated zoning text amendment to revise the Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code, to comply with legislated changes to the California Government Code. These changes include revisions of Government Code Sections 65852.2 related to allowable maximum heights of accessory dwelling units, and 65852.26 that requires allowing the separate sale of an accessory dwelling unit in limited circumstances involving a qualified nonprofit corporation. (SM) [Staff Report](#)

CLOSED the public hearing; APROVED staff recommendations and recommended to the board of supervisors to adopt the proposed zoning text amendment to revise Chapter 82-24 of the County Ordinance Code related to the Accessory Dwelling Unit.

Motion: Wright

2nd: Allen

Vote: 6-0

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

Noes: None

Abstain: None

Absent: Bhandari

3. PUBLIC COMMENTS:

None

4. STAFF REPORT:

None

5. COMMISSIONERS' COMMENTS:

Commissioner Hillesheim asked staff how the State housing laws related to planning and housing are implemented at the County level.

Chair Van Buskirk had comments regarding the Housing Element.

6. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE
WEDNESDAY, JUNE 7, 2023, AT 6:30 P.M.**