

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

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 9, 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://cccounty-us.zoom.us/j/89923284296>

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. WEST COAST LAND AND DEVELOPMENT, INC (Applicant & Owner) - JOE HISE, ET AL. (Appellants), County File #CDDP21-03031: This is an appeal of the Zoning Administrator's decision to approve a Development Plan to construct a 24-unit apartment building with a building footprint of approximately 22,247 square feet, construct a covered carport for 16 parking spaces, and to install of associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes a Tree Permit for the removal of four code-protected trees, work within the dripline of three code-protected trees, and a variance request for a proposed building height of 38'-6" (where 30' is the maximum allowed) and a 24'-6" driveway aisle width (where 25' is the minimum required). The project includes two units that will be made available for rent to low-income households and one unit that will be made available for rent to very low-income households. The project includes a Density Bonus of two units for a total of 24 units. The applicant has requested a concession to reduce the Open Space requirement from 25% to 20.5%, and requested a reduction in development standards pursuant to Government Code 65915(p) for parking ratios and 65915(e) for reduced parking stall size, parking setbacks, and total number of covered parking spaces. The project includes approximately seven cubic yards of cut and 3,803 cubic yards of fill. The applicant requests an exception to Division 914 Collect and Convey requirements. The Commission will also consider adopting a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The subject property is located approximately 125 feet north of Windhover Way and Pacheco Boulevard Intersection in unincorporated Martinez area. (Zoning: Multiple-Family Residential, M-29) (APN: 380-220-066) [EL](#) [Staff Report](#)

CLOSED the Public Hearing; GRANTED the appeal; OVERTURNED the approval of Zoning Administrator.

Motion: Amin

2nd: Allen

Vote: 6-0

Ayes: Amin, Allen, Hillesheim, Mankin, Van Buskirk, Wright.

Noes: None

Abstain: None

Absent: Bhandari

2. PUBLIC COMMENTS: NONE
3. STAFF REPORT: NONE
4. COMMISSIONERS' COMMENTS:

Commissioner Hillesheim inquired about the Department of Conservation and Development (DCD) Housing Division's role in development projects and the State Housing laws.

5. COMMUNICATIONS: NONE

Adjourned at 9:20 p.m.

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, AUGUST 23, 2023, AT 6:30 P.M.