

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

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, SEPTEMBER 27, 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/87915048923>

**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](mailto: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. ROBIN AND PHILLIP KELLEY - (Appellants) - CESYLI GAUT, VOYAGER ACADEMY - (Applicant) - ALEXANDER E. KISHINEVSKY TRUST (Owner). County File CDLP22-02050: This is an appeal of the

Zoning Administrator's approval of a Land Use Permit to establish a private school for up to 24 students and associated activities. A single-family residence on the property would be converted to be used as the school building. No exterior changes or additions to the existing single-family residence or other structures on the property are proposed. The property is located at 8425 Marsh Creek Road in the unincorporated Clayton area. (Zoning: A-2 General Agricultural District) (APN: 078-010-010) CEQA: The County Planning Commission will consider the adoption of a Negative Declaration and related findings for this project JL [Staff Report](#)

**CLOSED the public hearing: Appel DENIED and project APPROVED as recommended by staff.**

**Motion: Amin**

**2nd: Wright**

**Vote: 7-0**

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

**Noes: None**

**Abstain: None**

**Absent: None**

Continued to  
October 11, 2023

- b. PROPOSED ZONING TEXT AMENDMENT TO THE COUNTY ZONING CODE RELATED TO THE NORTH RICHMOND P-1 PLANNED UNIT DISTRICT (P-1), County File #CDZT23-00001: This is a hearing on a County-initiated Zoning Text Amendment to prohibit the establishment or expansion of fulfillment centers, parcel hubs, and parcel sorting facilities (collectively and individually, "Heavy Distribution") in the unincorporated North Richmond area. FA [Staff Report](#)
2. PUBLIC COMMENTS: None
3. STAFF REPORT: None
4. COMMISSIONERS' COMMENTS:
- Commissioner Allen asked for an update on the Windover project. Staff advised that it was appealed and would be going to the Board of Supervisors.**
- Vice-Chair Amin advised several other jurisdictions have had inappropriate hate speech during their public comments. He asked staff if they have a policy in place regarding hate speech during public comments.**
- Commissioner Hillesheim inquired the status of the Housing Element. Staff advised it is close to being approved on the State level.**
5. COMMUNICATIONS: None

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, OCTOBER 11, 2023, AT 6:30 P.M.

\*\*\*ADJOURNED at 9:00 p.m.\*\*\*