

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513**

Phil Kammerer, Chair
Belinda Bittner, Vice Chair
Pam Allen, Councilmember
Rob Brunham, Councilmember
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

MAC AGENDA

**Tuesday, September 8, 2020
6:00 P.M.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Bethel Island Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

**Dial In: (888) 278-0254
Conference code: 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2904?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at Lea.Castleberry@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

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1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.

4. **Agency Reports**

- a. Office of the Sheriff
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Record of Actions—August 11, 2020

6. **Presentations**

- a. Update on COVID -19 for Contra Costa County (*Lea Castleberry, Office of Supervisor Diane Burgis*)

7. **Items for Discussion and/or Action**

- a. Bethel Island Community Clean-Up – Saturday, September 12, 2020 from 8am – noon
- b. Community Projects for Downtown area with Mitigation Funds

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8. Committee Reports/Member Reports

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

9. Correspondence/Announcements

- a. R-08/06/20 Contra Costa County Planning Commission Agenda for August 12, 2020
- b. R-08/13/20 Contra Costa County Planning Commission Cancellation Notice for August 26, 2020
- c. R-09/01/20 Contra Costa County Zoning Administrator Agenda for September 9, 2020

10. Future Agenda Items

11. Adjourn

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Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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Draft Record of Actions

6:10 p.m.

August 11, 2020

MEMBERS PRESENT: Chair Phil Kammerer, Vice Chair Bittner, Councilmember Allen and Councilmember Whitlock

MEMBERS ABSENT: Councilmember Brunham

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Councilmember Allen. Second made by Councilmember Kammerer. Motion Carried 4-0. AYES: Allen, Bittner, Kammerer and Whitlock

PUBLIC COMMENT:

None.

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of July. Public Comment: Lisa Novak – Suspicious activity on Taylor Road.
- b. **California Highway Patrol:** Officer Donnie Thomas provided the activity report for the month of July. Public Comment: Linda Nash – what happened to the hit-and-run on Bethel Island Road a few weeks ago.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of July; Weed abatement enforcement will be going before the Board of Directors for action in August. Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on the Census 2020; road construction; Bethel Island Community Clean-Up on September 12th; County Budget overview.

CONSENT ITEMS:

- a. **Approval of the Record of Actions for July 14, 2020:** Motion to approve the draft record of actions as presented made by Chair Kammerer. Second made by Vice Chair Bittner. Motion carried: 4-0. AYES: Allen, Bittner, Kammerer and Whitlock.

PRESENTATIONS

- a. **Update on Covid-19:** Lea Castleberry, Office of Supervisor Diane Burgis provided an update on Covid-19 and Shelter-In-Place Order for Contra Costa County.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Agency Comment Request LP20-2032: Applicant requests a Land Use Permit Development Plan Combination Permit to establish food (coffee) truck on a developed property:** Applicant, Tasha Thomas provided an overview of the project which includes: drive-thru coffee trailer selling beverages and pre-packaged pastries. The hours are 7:30am – 9:30am Monday – Saturday located at New Covenant Church – 6080 Bethel Island Road (parking lot). Motion to approve made by Councilmember Allen. Second made by Councilmember Whitlock. Motion carried 4-0. AYES: Allen, Bittner, Kammerer and Whitlock.
- b. **Community Projects for Downtown area with Mitigation Funds:** Item deferred to next meeting.

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** Gateway property with roosters have extended their fencing to the golf course.
- b. **Bethel Island Chamber of Commerce:** Drive-Thru Bingo, August 20th.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** No Report.
- f. **San Joaquin Yacht Club:** Board meetings only – no private events.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- g. Ad Hoc Fire Safety Committee:** No Report.
- h. Scout Hall:** Working with insurance company on vandalism.
- i. Citizens' Fire Committee:** No Report.
- j. Heart Safe Communities Program:** No Report.

CORRESPONDANCE/ANNOUNCEMENTS

- a.** R-07/15/20 Contra Costa County Zoning Administrator Agenda for July 20, 2020
- b.** R-07/09/20 Contra Costa County Planning Commission Cancellation Notice for July 22, 2020
- c.** R-07/29/20 Contra Costa County Zoning Administrator Cancellation Notice for August 3, 2020

FUTURE AGENDA ITEMS

ADJOURNMENT

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 7:15pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on September 8, 2020 at 6:00p.m. and location to be determined due to Covid-19.

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 12, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

RECEIVED

AUG - 6 2020

BY: _____

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

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

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccourtty-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your 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 audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

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) 674-7792.

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. ****

1. PUBLIC COMMENTS:
2. BOARD OF APPEALS: PUBLIC HEARING
- 2a. JILLIAN BLANCHARD, REPRESENTING NICOLE ASHAR AND JOSEPH PETROZIELLO (Appellants) - HOWARD MCNENNY (Applicant) - MARY HANLEY (Owner), County File #DP19-3019: This is an appeal of the Zoning Administrator's decision to approve a Development Plan for a Kensington Design Review for an approximately 326-square-foot two-story addition, an interior remodel of the upstairs, and replacement of an existing deck at the rear of the existing single-family residence. The subject property is located at 120 St. Albans Road in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 572-124-006) MM Staff Report
3. GENERAL PLAN AMENDMENT: PUBLIC HEARING
- 3a. CONTRA COSTA COUNTY (Applicant), County File #GP19-0004: This project is a County-initiated General Plan Amendment (GPA) affecting the Land Use Element of the 2005-2020 Contra Costa County General Plan. The proposed GPA would add: 1) a new vision statement, 2) new policies, 3) a new implementation measure, and 4) a new map, all relating to development and infrastructure improvements in the unincorporated community of Saranap, an approximately 1.1 square mile area located between the cities of Walnut Creek and Lafayette, adjacent to the southwest side of the State Route 24/Interstate 680 interchange. (General Plan: Commercial (CO), Multi-Family Residential - Medium Density (MM), Multi-

Family Residential – High Density (MH), and Single-Family Residential – High Density (SH); Zoning: Retail Business (R-B), Multi-Family Residential (M-29), Two-Family Residential (D-1), and General Commercial (C) districts) DB Staff Report

4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 26, 2020.

RECEIVED

AUG 18 2020

~ CANCELLED ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 26, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

BY: _____

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

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Meeting ID: 990 0684 2820

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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. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 9, 2020.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, SEPTEMBER 9, 2020

**30 MUIR ROAD
MARTINEZ, CA 94553**

RECEIVED

SEP - 1 2020

*****1:30 P.M.*****

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/91287702950>

Meeting ID: 912 8770 2950

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR 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) 674-7792.

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 Zoning Administrator 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.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

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 Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. IFGF GIS/EAST BAY CHURCH (Applicant) - LEER CORPORATION (Owner), County File #LP18-2035: The applicant requests approval of a Land Use Permit to allow the establishment of a church within an existing two-story commercial building. The proposed church consists of a 200-seat first floor assembly area, and a combined 4,360 square feet of office, classroom, kitchen, and restroom areas located in easterly portions of the first and second levels of the existing building. The project proposes 29 off-street parking spaces on the subject property, with 70 overflow parking spaces available on a separate parcel (APN 425-252-049) located across Appian Way from the project site. The subject property is located at 425 Appian Way in the El Sobrante area. (Zoning: P-1 Planned Unit District) (APN: 426-261-060, 425-252-049) AV Staff Report
- 2b. ROBERT FREITAS (Applicant) - ANTHONY AND TINA AKINS (Owners), County File #LP19-2012: An application for a land use permit to allow for the construction of a new approximately 4,850-square-foot second residence on a 1.42-acre parcel. Development of the proposed second residence will involve construction of a new driveway located along the southern property line, establishment of two new 5,000 gallon water tanks, two bio-retention basins, retaining walls, a rain tank and approximately 3,500 cubic cut

yards of grading. The project also includes a request for a tree permit for the removal of 7 code-protected trees which were previously removed without a permit. The subject property is located at 1974 Ayers Road in the Concord area of the County. (Zoning: R-20) (General Plan: SL) (APN: 116-092-007) GF Staff Report

- 2c. BRUCE AND SUZETTE BARTELL (Applicants and Owners), County File #LP19-2034: This is an application for a land use permit to allow a caretaker unit, and to modify land use permit LP84-2200 for a commercial boat harbor to allow the construction of a new 1,350 square foot storage building, two new eight-foot tall privacy fences, and a 14-foot high electronic gate. The subject property is located at 2550 Dutch Slough Road in the unincorporated Oakley area. (Zoning: Water Recreational Zoning District (F-1)) (APN: 032-330-017) MM Staff Report

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3003: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to allow the construction of individual residential decks beyond the rear property lines into the lagoon parcel. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010) MM Staff Report

- 3b. OWEN POOLE (Applicant) - SDC DELTA COVES LLC (Owner), County File #DP20-3007: This is an application for a development plan to modify the Delta Coves final development plan (County File #DP82-3024) to convert the roads within the development from public roads to private roads, convert the storm drain facilities to private storm drain facilities, and add gated entry points. The applicant also requests approval of a dock design plan and mooring plan for the lagoon. The subject property is Tract 6013, the Delta Coves Community, in the Bethel Island area of the County. (Zoning: Planned Unit District (P-1)) (APN: 031-010-010) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 21, 2020.