

ALL COMMISSIONERS PRESENT
STAFF: A. BHAT, M. HART & D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 22, 2019
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

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

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next 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 County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

COMMISSIONER ALLEN INFORMED THE MEMBERS OF THE PUBLIC ABOUT THE GENERAL PLAN UPDATE PROCESS AND THE ENVISIONCONTRACO STA2040.ORG WEBSITE

1. PUBLIC COMMENTS:

ACCEPTED THE REPORT AND RECOMMENDED THAT THE BOS ACCEPT THE PERMIT REVIEW REPORT.
Motion: VanBuskirk
2nd: Swenson
Ayes: Amin, Van Buskirk, Wright, Swenson, Clark, Allen & Steele
Noes: None

2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

2a. KELLER CANYON LANDFILL COMPANY (Applicant and Owner), County File #LP89-2020: This is a public hearing for the County Planning Commission to review the conditions of approval for the Keller Canyon Landfill's existing land use permit. As a result of this third permit review, staff has not identified the need to recommend further modifications to the conditions of approval, which the Board of Supervisors approved on September 22, 2015, pursuant to condition of approval #11.1. These conditions are available online at <http://www.cccounty.us/kcl>. Existing project permits and conditions of approval govern what landfill operations and site development is allowed and this would not change as a result of this permit review. The facility is located at 901 Bailey Road, in the Pittsburg – Bay Point area. (Zoning: Heavy Agricultural, A-3 and Agricultural Preserve, A-4) (Assessor Parcel Numbers: 094-360-008, 018, 019 & 020) (Continued from 02/13/19) DB [Staff Report](#)

CLOSED PUBLIC HEARING; DENY THE APPEAL OF AMY MAJORS AND TIM NYKOLUK; UPHOLD THE ZA DECISION AND APPROVED THE PROJECT WITH ADDITIONAL CONDITIONS OF APPROVAL

2b. AMY MAJORS AND TIM NYKOLUK (Appellants) – GREGORY BRAVERMAN (Applicant) – NATIONAL WALNUT CREEK, LLC (Owner), County File #LP18-2020: This is an appeal of the Zoning Administrator's approval of Land Use Permit #LP18-2020 to modify current Land Use Permit #LP01-2045 to allow the conversion of an existing elderly care facility to a Social Rehabilitation Facility operating a Short-Term Crisis Residential Treatment Program for adults, ages 18-59. The subject property is located at 2181 Tice Valley Boulevard in the Walnut Creek area of Unincorporated Contra Costa County (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: 188-040-001) (Continued from 04/10/19) MH [Staff Report](#)

Motion: Clark
2nd: Wright

Vote: 6-1
Ayes: Van Buskirk,
Wright, Swenson, Clark,
Swenson, Allen & Steele
Noes: Amin

3. STAFF REPORT: NONE
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS: Adjourned at 10:43 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 12, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <https://www.contracosta.ca.gov> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.