

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, JANUARY 26, 2022**  
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

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 December 4, 2021, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).*

*Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT*

<https://cccouny-us.zoom.us/j/85102364935>

**Meeting ID: 851 0236 4935**

**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](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860**

*. 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. CONSIDER adopting Resolution No. 2022/001 authorizing teleconference meetings of the Contra Costa County Planning Commission under Government Code § 54953(e) [Resolution No. 2022/001](#)
2. PUBLIC COMMENTS
- 3.. PUBLIC HEARINGS
- 3a. CHRIS MAFFRIS, ALVES LANE, L.P. (Applicant) - D & M INVESTMENT PARTNERS AND DELAGNES LINDER & DUEY LLP (Owners), County File #CDDP20-03011. The applicant seeks approval of a Development Plan to allow the construction of a new three- and four-story 100-unit apartment complex. The project includes requests for approval of a density bonus of 20 percent, deviations from design standards of the Bay Point P-1 district, and an exception from applicable drainage standards. The subject property is located on Alves Lane/Canal Road approximately 700 feet east of Virginia Drive and 950 feet west of Chadwick Lane in Bay Point. (Zoning: Planned Unit District, P-1); (Assessor Parcel Number: 093-100-059 & 093-100-060) SS [Staff Report](#)

CONTINUED TO  
FEBRUARY 9, 2022

- 3b. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE FOR URBAN HOUSING DEVELOPMENTS AND URBAN LOT SPLITS, County File CDZT21-00002. This is a hearing on a County-initiated zoning text amendment to add Chapter 88-36 to the County Ordinance Code to authorize and regulate the development of up to two residential units on a parcel located in a single-family residential zone (urban housing development) in accordance with Government Code Sections 65852.21 and 66411.7; and, add Article 94-4.10 to the County Ordinance Code to authorize the ministerial approval of a parcel map for a subdivision of an existing lot in a single-family residential zone into no more than two new parcels (urban lot split) in accordance with Government Code Section 66411.7. The County Planning Commission will consider recommending that the Board of Supervisors adopt the proposed Ordinance. [SM](#) [Staff Report](#)
- 3c. PROPOSED ZONING TEXT AMENDMENT TO THE COUNTY ZONING CODE RELATED TO WATER EFFICIENT LANDSCAPES, COUNTY FILE #ZT21-00003: This is a hearing on a County-initiated Zoning Text Amendment which repeals the existing Chapter 82-26 of the County Ordinance Code, Water Conservation Landscaping in New Developments, and replaces it with a new Chapter 82-26, Water Efficient Landscapes for properties in the unincorporated area of the County. [JC](#) [Staff Report](#)
- 3d. SUMMERHILL HOMES (Applicant) – SAM MENDES, ET AL. (Owners): County File #CDRZ21-03258, #CDS21-09559, #CDDP21-03001: The applicant requests approval of a rezone of the project site from Multiple-Family Residential (M-17 and M-29) and Single-Family Residential (R-15) to a Planned Unit District (P-1) and approval of a vesting tentative map reconfiguring the current eight parcels into 19 new residential parcels and 11 parcels for private roads. The proposed project also includes a final development plan to allow the demolition of all existing improvements currently present on-site, including buildings, foundations, asphalt, concrete, fence poles, and landscaping and to allow the construction of 19 new three-story buildings containing 125 townhouse condominium units. The major project components are as follows: approximately 237,816 square feet of new residential living area (293,139 total gross building square feet); removal of approximately 74 trees, relocation of one valley oak tree (*Quercus lobata*), and work within the dripline of an additional six trees; approximately 92,120 square feet of landscaped area; approximately 278 on-site parking spaces; internal streets, courts, walkways, and drainage improvements; off-site improvements would include frontage sidewalk, driveway curb, gutter improvements including retaining existing on-street parking and street tree planting; and grading of approximately 9,300 cubic yards of cut and approximately 8,700 cubic yards of fill. The project site is a 5.94-acre site located at 2740 Jones Road, in the unincorporated Walnut Creek area of Contra Costa County. (Zoning: Multiple-Family Residential, M-17 and M-29 and Single-Family Residential, R-15) (Assessor's Parcel Numbers: 172-012-001, 172-012-007, 172-012-025, 172-012-026, 172-012-021, 172-012-008, 172-012-023, and 172-012-020) [JC](#) [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, FEBRUARY 9, 2022.