

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, FEBRUARY 27, 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.\*\*\*\*

1. PUBLIC COMMENTS:
  
2. GENERAL PLAN AMENDMENT: PUBLIC HEARING
  - 2a. AYM, LLC (Applicant and Owner), County File #GP16-0007: A request for approval of a General Plan Amendment to change the designation of the subject property from Office (OF) to Multiple-Family Residential-Medium Density (MM). The subject property is a vacant 0.49-acre property located at 214 Center Avenue in the Pacheco area of the County. . CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential District, R-6) (APN: 125-120-017) JRC [Staff Report](#)
  
3. REZONING: PUBLIC HEARING
  - 3a. AYM, LLC (Applicant and Owner), County File #RZ17-3237: A request for approval of a Rezoning of the subject property from Single-Family Residential (R-6) to a Planned Unit District (P-1). The applicant also requests a variance to the minimum lot size requirement of 5 acres for the Planned Unit District zoning (P-1). The subject property is a vacant 0.49-acre property located at 214 Center Avenue in the Pacheco area of the County. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential District, R-6) (APN: 125-120-017) JRC [Staff Report](#)
  
4. SUBDIVISION: PUBLIC HEARING
  - 4a. AYM, LLC (Applicant and Owner), County File #SD17-9466: A request for approval of a Subdivision to subdivide the 0.49-acre parcel into eight residential lots and a common area parcel for the private road and guest parking. The residential lots range in size from 1,349 - 1,836 square feet. An exception to the private roads design requirements of Title 9 is also requested. The subject property is a vacant 0.49-acre property located at 214 Center Avenue in the Pacheco area of the County. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential District, R-6) (APN: 125-120-017) JRC [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING

- 5a. AYM, LLC (Applicant and Owner), County File # DP17-3010: A request for approval of a Final Development Plan to develop a 0.49-acre parcel into eight townhome style residences, with a private road, and guest parking. The proposed townhomes will range in size from 2,199 – 2,203 square feet of living area. The townhomes will consist of three two-unit buildings and two single-unit buildings. The buildings will be three stories, with two-car garages. The project also includes a variance request to have a 3-foot setback from the public road (where 10 feet is required) for Lots 4-8. The removal of five code-protected trees from the property and two additional trees on Center Avenue is also proposed. Grading on-site involves export of approximately 2,424 cubic yards of dirt. The subject property is a vacant 0.49-acre property located at 214 Center Avenue in the Pacheco area of the County. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential District, R-6) (APN: 125-120-017) JRC [Staff Report](#)

6. LAND USE PERMIT: PUBLIC HEARING

- 6a. 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 to modify County File #LP01-2045 to allow the conversion of an existing elderly care facility to a residential ambulatory care facility for twelve (12) adults with no proposed improvements to the existing facility. 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) MH [Staff Report](#)

7. STAFF REPORT:

8. COMMISSIONERS’ COMMENTS:

9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MARCH 13, 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 <http://www.co.contra-costa.ca.us> 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.