

Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500

Linda Thuman, Chair
Mike Nisen, Vice Chair
Steve Larsen, Councilmember
Dennis Lopez, Councilmember
Ron Schmit, Councilmember

*The Byron Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

BYRON MAC AGENDA

**Tuesday, May 26, 2020
6:00p.m.**

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 31, 2020, prevents public gatherings. In lieu of a public gathering, the Byron MAC meeting will be accessible via conference call to all members of the public as permitted by the Governor's Executive Order N29-20.

Board meetings can be accessed as follows:

Dial In: 1-844-517-1271

Access Code: 24583300#

No Host: press #

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2698?html=true>

The Byron Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call/Pledge of Allegiance

2. Approval of Agenda

- 3. Public Comment (3 minutes per 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. East Contra Costa Fire Protection District
- b. Contra Costa Sheriff's Department
- c. California Highway Patrol
- 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. Draft Record of Actions – April 21, 2020

6. Presentations

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

7. Items for Action and/or Discussion

- a. Discuss the forwarding balance of \$541.00 from 2013-2016 Byron Community Clean-Up donations.

8. Correspondence (R= Received S=Sent)

- a. R-04/27/20 County Zoning Administrator Cancellation Notice for May 4, 2020
- b. R-05/07/20 Contra Costa County Planning Commission Agenda for May 13, 2020
- c. R-05/13/20 Contra Costa County Zoning Administrator Agenda for May 18, 2020
- d. R-05/22/20 Contra Costa County Planning Commission Agenda for May 27, 2020

9. Future Agenda Items

10. Adjourn

Byron Municipal Advisory Council



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Office of Supervisor Diane Burgis
Contact: Lea Castleberry
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Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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

Draft Record of Actions

6:01 p.m.

April 28, 2020

MEMBERS PRESENT: Chair Thuman, Vice Chair Nisen, Councilmember Larsen, Councilmember Lopez and Councilmember Schmit.

MEMBERS ABSENT:

PRESENTATION OF COLORS: Led by Chair Thuman.

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Councilmember Schmit. Second made by Councilmember Lopez. Motion Carried: 5-0. AYES: Larsen, Lopez, Nisen, Schmit and Thuman.

PUBLIC COMMENTS: Mark Whitlock – status of Sunpower solar application.

AGENCY REPORTS:

- a. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of April; weed abatement needs to be complete by May as June will be enforcement; update on fire at Alameda/Contra Costa line. Director Steve Smith provided an update and overview of the ECCFPD.
- b. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of April.
- c. **California Highway Patrol:** No Report.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry provided an update on the Census 2020.

CONSENT ITEMS:

Approval of Record of Actions for February 25, 2020: Motion to approve the Record of Actions as presented made by Vice Chair Nisen. Second made by Councilmember Schmit. Motion Carried: 5-0. AYES: Larsen, Lopez, Nisen, Schmit and Thuman.

PRESENTATIONS:

- a. **Update on Covid-19 for Contra Costa County:** Lea Castleberry, Office of Supervisor Diane Burgis discussed the March 31st extended Stay-At-Home Order through May 3, 2020 with an extension to be occurring that week that includes some restriction being loosened; new order that requires mask or face protection while in public; testing is now available at 5 sites throughout Contra Costa County by appointment only; measures taken to prepare for a surge in outbreaks; resources for small businesses and employees; Contra Costa County case count; the Board of Supervisors discussion on a moratorium for evictions and rent increase during the Countywide Shelter-in-Place Order; resources for economic and local business relief; using chealth.org as a community reference; and the Coronavirus Call Center information.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Discuss and Approve a TENTATIVE date for the Byron Community Clean-Up Day:** Motion to approve Saturday, October 3 as the tentative date for the Byron Community Clean-Up made by Chair Thuman. Second made by Councilmember Lopez. Motion carried: 5-0. AYES: Larsen, Lopez, Nisen, Schmit and Thuman.
- b. **Consider approving the Byron MAC Facility Rental Fee for February 25, 2020 - \$200.00:** Motion to approve made by Councilmember Larsen. Second made by Councilmember Lopez. Motion carried: 4-0-1. AYES: Larsen, Lopez, Nisen, and Thuman. ABSTAIN: Councilmember Schmit
- c. **Discuss the forwarding balance of \$541.00 from 2013-2016 Byron Community Clean-Up donations.** Item tabled.

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

CORRESPONDENCE/ANNOUNCEMENTS:

- a. R-02/24/20 Contra Costa County Zoning Administrator Agenda for March 2, 2020
- b. R-03/03/20 County Planning Commission Cancellation Notice for March 11, 2020
- c. R-03/09/20 Contra Costa County Zoning Administrator Agenda for March 16, 2020
- d. R-03/13/20 County Planning Commission Cancellation Notice for March 25, 2020
- e. R-03/30/20 County Zoning Administrator Cancellation Notice for April 6, 2020
- f. R-03/30/20 County Planning Commission Cancellation Notice for April 8, 2020
- g. R-04/14/20 Contra Zoning Administrator Cancellation Notice for April 20, 2020
- h. R-04/14/20 County Planning Commission Cancellation Notice for April 22, 2020

FUTURE AGENDA ITEMS

ADJOURNMENT

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 6:54pm. The next scheduled Byron Municipal Council meeting will be held Tuesday, May 26, 2020 at 6:00p.m. located at St. Anne's Church – 2800 Camino Diablo, Room 1A in Byron.

RECEIVED

APR 27 2020

~CANCELLED~

BY: _____

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 4, 2020

30 MUIR ROAD

MARTINEZ, CA 94553

1:30 P.M.

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:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 18, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 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 the Zoning Administrator less than 72 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.

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.

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 13, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

RECEIVED

MAY 7 2020

BY:
To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings (Health Officer Order). 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 seen live online at:

http://contra-costa.granicus.com/ViewPublisher.php?view_id=14

Persons who wish to address the Commission during public comment or with respect to an item that is on the agenda may submit public comments before or during the meeting by email or voicemail as described below:

- 1) Via email to planninghearing@dcd.cccounty.us. Email must list agenda number in subject line.
- 2) Via voicemail at 925-674-7792. The caller must start the message by stating "public comments – not on the agenda" or "public comments – agenda item #", followed by the caller's name, followed by the caller's comments.

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.

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.

**** 6:30 P.M.****

1. PUBLIC COMMENTS:
2. APPROVAL OF VESTING TENTATIVE MAP EXTENSION
- 2a. MOHAMMAD AHMADIEH (APPLICANT & OWNER): COUNTY FILE #SD06-9100: This is a request for a 3-year extension of the vesting tentative map approval for the "Village at Pacheco" subdivision for 32 townhome units, Subdivision #SD06-9100 and Final Development Plan #DP06-3014. The project site is located at 3838 and 3845 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: (M-29) Multiple-Family Residential District) (APNs: 380-220-010 and 382-220-044) GK Staff Report
3. ACCEPT REPORT ON SENATE BILL ("SB") 743
- 3a. ACCEPT report on Senate Bill ("SB") 743 (Steinberg, 2013) regarding Vehicle Miles Traveled ("VMT") as the metric for evaluating transportation impacts of proposed projects under the California Environmental Quality Act. JS 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, MAY 27, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 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 (*).

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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.

Due to the Health Officer's Shelter Order, all offices of the Department of Conservation and Development are closed to the public. Please call 925-674-7792 to make arrangements to obtain information or materials related to a meeting of the County Planning Commission.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 18, 2020

30 MUIR ROAD

MARTINEZ, CA 94553

1:30 P.M.

RECEIVED

MAY 13 2020

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 31, 2020, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N29-20.

Members of the public can listen to the meeting via Contra Costa County Streaming Media Service, which can be found at:

https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

In lieu of making public comments at the meeting, members of the public may submit public comments before or during the meeting one of two ways:

1) Via email to planninghearing@dcd.cccounty.us. Email must list agenda number in subject line.

2) Via voicemail at (925) 674-7789. The caller must start the message by stating "public comments – not on the agenda" or "public comments – agenda item #", followed by their name and place of residence, followed by their comments.

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

1. PUBLIC COMMENTS:
2. PUBLIC HEARING: LAND USE PERMIT:
- 2a. CROWN CASTLE (Applicant), ROBERT AND CHELSEA BONAVITO (Owners), County File #LP20-2001. The applicant requests approval of a land use permit to allow the renewal of expired Land Use Permit #LP96-2036 for the continued operation of an existing telecommunications facility currently in use by T-Mobile, with no proposed modifications. The project is located at 2303 Camino Tassajara in the unincorporated San Ramon area. (Zoning: Exclusive Agriculture, A-80) (Assessor's Parcel Number: 205-050-010) SS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 1, 2020.

COUNTY PLANNING COMMISSION **RECEIVED**
CONTRA COSTA COUNTY
WEDNESDAY, MAY 27, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

MAY 22 2020

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 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 http://contra-costa.granicus.com/ViewPublisher.php?view_id=14.
ACCESS THE MEETING BY TELEPHONE AT (888) 251-2949 FOLLOWED BY ACCESS CODE 9612966##.

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 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.

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 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.

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.

No new items involving the opportunity for public hearing will be considered by the Commission after 9:30 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:00 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

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**** 6:30 P.M. ****

1. PUBLIC COMMENTS:

2. PUBLIC HEARING: GENERAL PLAN:

- 2a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #GP18-0002. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require approval of General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS). The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

3. PUBLIC HEARING: REZONING:
- 3a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #RZ18-3245. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to a new Planned Unit District (P-1), including a variance from the 5-acre minimum lot size requirement of the Planned Unit District (P-1) to allow the rezoning of the subject 2.4-acre property. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report
4. PUBLIC HEARING: MINOR SUBDIVISION:
- 4a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #MS18-0010. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require a minor subdivision to merge the five parcels into one parcel, including a variance to allow a public road setback along Del Hombre Lane that varies from 4 to 9 feet where 10 feet is required and an exception from Title 9 offsite collect and convey diversion requirements. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report
5. PUBLIC HEARING: DEVELOPMENT PLAN:
- 5a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners). County File #DP18-3031: The project applicant proposes to build a 284-unit six-story podium apartment community and will require a Final Development Plan for the project, including the improvements to roads, demolition of the existing residential buildings, the removal of approximately 161 trees and work within the drip line of approximately 27 additional trees, and grading of approximately 29,000 cubic yards. The project includes 12 units affordable to very low-income households, a 20 percent density bonus, the requested concession to allow 24 units be affordable to moderate-income households as opposed to low-income households, and the requested reduction in development standard to allow a driveway aisle width of 24 feet. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report
6. STAFF REPORT:
7. COMMISSIONERS' COMMENTS:
8. COMMUNICATIONS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 10, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Staff reports are also accessible at <https://www.contracosta.ca.gov/4314/County-Planning-Commission>. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

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