



# Contra Costa County Airport Land Use Commission AGENDA

When: Thursday, October 15, 2020 - 7:00 P.M.

Where: Zoom Webinar

**Please click the link below to join the webinar:**

<https://cccouny-us.zoom.us/j/92640924602>

Meeting ID: 926 4092 4602

**Or Telephone:**

(888) 278-0254 US Toll-free

Conference code: 198675

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1. Call to Order
  2. Public Comment - Provides an opportunity for any member of the public to speak on any item under the purview of the ALUC that is **not** on the agenda.

### Consent

(Items are subject to removal from Consent Calendar by request of any Commissioner or on request for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the discussion items under "Public Hearing.")

3. Past and Pending Projects Report. **\*Page 2**

### Public Hearing

4. Public Hearing, Action and Discussion Item(s):
  - a. **INTERVIEW** candidates for appointment to the Contra Costa Airport Land Use Commission At-Large Member seat for the remaining four-year term of the vacated seat expiring on May 1, 2023. (Jamar Stamps, ALUC staff) (Discussion/Action if appropriate)  
**\*Page 5**
5. Staff Updates
  - a. ALUC Vacancies, Pending Projects, General ALUC Discussion.
6. Commissioner Updates
7. Adjournment

\* - Attachment

# Item 3

**Past/Pending Projects  
ALUC Staff**

| <b>Project Initiation</b> | <b>File#/Name Location (Lead Agency)</b>                         | <b>Description/Staff Determination</b>   | <b>ALUC Approval (Staff or Commission)</b> |
|---------------------------|--|--|--|
| August 2020               | <b>AC20-0003</b><br>APN: 153-030-004<br>(City of Pleasant Hill)  | Proposed General Plan Amendment (from Semi-Public and Institutional to Multi-Family Residential), rezoning (from R-7 Single Family Residential – High Density to Specific Plan/Planned Unit Development), a Minor Subdivision, Development Plan and Use Permit for the construction of a proposed 4-story, 82-unit senior housing facility with associated day-health care and administrative facilities, and a 90-children preschool on an approximately 4-acre site. | Staff: 9/1/20                              |
| May 2020                  | <b>AC20-0002</b><br>APN: 126-323-007<br>(City of Concord)        | Proposed General Plan Amendment from Regional Commercial to Commercial Mixed Use, Rezoning from Regional Commercial to Commercial Mixed-Use zoning district, and a Use Permit for the construction of an 86-room, 4-story, 48,100 sq. ft. hotel on an approximately 1.24-acre site.  | Staff: 5/19/20                             |
| February 2020             | <b>AC20-0001</b><br>APN: 126-323-007<br>(City of Concord)        | Design Review application from the City of Concord (“City”) for a proposed remodel and tenant improvements for an existing 18,797 square foot building for a Mazda auto dealership (currently occupied by the Infiniti dealership) with associated office space on a 2.51 acre site.   | Staff: 3/16/20                             |
| December 2019             | <b>AC19-0002</b><br>APN: 125-210-012<br>(City of Concord)        | Proposed 120,917 square foot self-storage (up to two stories or 32 feet in height) with associated office space and U-Haul rental facility on a 4.53-acre site.  | Commission: 1/16/20                        |
| May 2019                  | <b>CV19-0048</b><br>APN: 125-010-023<br>(Unincorporated Concord) | Aviation related use on airport property; proposal consistent with Buchanan Field Airport Master Plan.   | Staff: 5/24/19                             |
| April 2019                | <b>LP19-2011</b><br>APN: 125-240-029<br>(Unincorporated Pacheco) | Proposed 50’ monument sign. Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan.   | Staff: 4/17/19                             |
| March 2019                | <b>PL18318</b><br>APN: 110-120-064<br>(City of Concord)          | Proposed conversion of an existing 21,120 square foot rental office and warehouse building into an office and Public Storage Mini-Storage facility. Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan.   | Staff: 3/1/19                              |

ALUC = Airport Land Use Commission  
ALUCP = Airport Land Use Compatibility Plan  
Plan = Contra Costa Airport Land Use Compatibility Plan

**Updated 10/7/20**

**Past/Pending Projects  
ALUC Staff**

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|---------------------------|--|---|--|
| November 2018             | <b>DP18-3038</b><br>APN: 125-010-020<br>Concord Area<br>(Contra Costa County)  | Proposed 3,000-gallon above-ground fuel tank for Enterprise Rent-A-Car. ALUC staff has determined the proposed project to be <b>inconsistent with the Compatibility Plan</b> .<br><br><b>UPDATE:</b> Project revision reduced tank size to 2,000 – fully compliant with ALUCP.                                | Staff: 11/29/18                            |
|                           | <b>PLN18-0460</b><br>APN: 153-270-001<br>(City of Pleasant Hill)   | Proposed 1,700 square foot single story commercial building. (Formerly proposed Dunkin' Donuts site – see PLN18-0061 below.) Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan.   | Commission: 1/17/19                        |
|                           | <b>LP18-2031/2031</b><br>APN: 002-200-022<br>Byron Area<br>(Contra Costa County)   | Proposed 20-acre expansion of Byron quarry mining operation.  | Staff: 11/29/18                            |
| October 2018              | <b>PL18341</b><br>APN: 159-070-034<br>(City of Concord)  | Proposed 100' monopine.   | In progress.<br>Pending review fee.        |
| August 2018               | <b>PLN18-0061</b><br>APN: 153-270-001<br>(City of Pleasant Hill)   | 778 square foot building with a double-entry drive-thru facility with a 13-vehicle queuing area and outdoor patio area with up to 12 seats on a 15,193 square foot site. Proposal does not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the Plan. | Staff: 8/2/18                              |
|                           | <b>PL18318</b><br>APN: 110-120-064<br>(City of Concord)  | Proposed public storage facility.   | Staff: 3/1/2019                            |
| July 2018                 | <b>Files DP18-3002, RZ18-3240</b><br>"Delta Ranch Renewable Energy Project"<br>APN: (multiple)<br>(Contra Costa County, Byron) | Proposed outdoor solar power generation, grazing, honeybee forage, habitat and other agricultural uses, as well as a rezone from General and Heavy Agricultural to Planned Unit District over approximately 621 acres.  | n/a (application withdrawn)                |

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**Updated 10/7/20**

Item 4.a.



## Contra Costa County

County Administrator's Office • 1025 Escobar Street • Martinez, CA 94553 • [www.contracosta.ca.gov](http://www.contracosta.ca.gov)

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### NEWS RELEASE

October 2, 2020

Contact: Jamar Stamps, AICP  
Dept. of Conservation & Development  
Community Development Division  
Phone: (925) 674-7832  
Email: [jamar.stamps@dcd.cccounty.us](mailto:jamar.stamps@dcd.cccounty.us)

## WOULD YOU LIKE TO SERVE ON THE CONTRA COSTA COUNTY AIRPORT LAND USE COMMISSION? Member At-Large

(Martinez, CA) – The County is seeking individuals who are interested in serving on Contra Costa County's Airport Land Use Commission (ALUC). The Commission's role and responsibilities are to:

- Formulate land use policies that restrict the development of lands to ensure compatibility with planned operations of public use airports;
- Review the general plans of local agencies for consistency with the Airport Land Use Compatibility Plan; and
- Review proposed modification to the airport master plans for consistency with the Airport Land Use Compatibility Plan.

Commission members are expected to attend at least one meeting a month. Regular meetings of the ALUC are held on the third Thursday of each month at 7:00 p.m. in the Zoning Administrator Meeting Room, 30 Muir Road, Martinez, CA 94553 (meetings will be held virtually until the COVID-19 Social Distancing Order is lifted). Background study, occasional field trips, and extra meetings are sometimes necessary. Members shall serve without compensation. During the term of office, each member shall reside or work in Contra Costa County.

There are seven members on the ALUC. The current vacancy is for one commissioner that is an At-Large position representing the public and appointed by the other six members of the Commission. Appointed members are required to comply with the Conflict-of-Interest reporting requirements in State law. The term of office of each member is four years and until the appointment and qualification of their successor.

Application forms are available at the Clerk of the Board of Supervisors by visiting the County webpage at [www.contracosta.ca.gov/3418](http://www.contracosta.ca.gov/3418) or by calling (925) 655-2000. Return completed applications to the Department of Conservation & Development, 30 Muir Road, Martinez, CA 94553 (Attn: "ALUC staff") or email to "ALUC staff" with "ALUC At-Large Member Application" in the subject line at [transportation@dcd.cccounty.us](mailto:transportation@dcd.cccounty.us) **no later than Wednesday, October 14, 2020.** Interviews will be held the following evening during the regularly scheduled ALUC meeting on Thursday, October 15, 2020 at 7:00 p.m.

For further information, please call Jamar Stamps, ALUC staff, with the Department of Conservation & Development, Transportation Planning Division, at (925) 674-7832 or [jamar.stamps@dcd.cccounty.us](mailto:jamar.stamps@dcd.cccounty.us).

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