

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, DECEMBER 11, 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. BOARD OF APPEALS: TREE PERMIT: PUBLIC HEARING

- 2a. PATRICIA MCGREGOR AND WILLIAM SCHULTZ (Appellants) - TAMBRI HEYDEN AND DAVID MONTALBO (Applicants and Owners), County File- #TP19-0036: This is an appeal of the Zoning Administrator's decision to approve a tree permit for the removal of 22 code-protected trees and work within the driplines of six (6) code-protected trees for the purpose of constructing a new, two-story, single-family residence and retaining walls on a vacant parcel. The trees to be removed include thirteen (13) coast live oak trees ranging in size from 7 inches to 43.5 inches in diameter, six (6) valley oak trees ranging in size from 8 inches to 38 inches in diameter, two (2) multi-stemmed California buckeye trees, and one (1) multi-stemmed plum tree. The trees that would be subjected to dripline encroachment include three (3) coast live oak trees ranging in size from 10 inches to 17.5 inches in diameter, including a multi-stemmed coast live oak tree, two (2) coast redwood trees ranging in size from 10 inches to 12 inches in diameter, and one (1) 33-inch valley oak tree. The project is located at the end of West Newell Avenue, south of Olympic Boulevard and west of 2776 West Newell Avenue, in the Walnut Creek / Saranap area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 238-050-007) SJ [Staff Report](#)

3. REZONING: PUBLIC HEARING

- 3a. LAUREN AND AARON LOCEY (Applicant) - Frances Farr (Owner), County File RZ16-3234: The applicant requests approval of a Rezoning of a 102.22-acre agricultural parcel from the A-4 Agricultural Preserve District to the A-2 General Agricultural District. The property is located at 18320 Bollinger Canyon Road in the San Ramon area in unincorporated Contra Costa County. The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 199-370-004) SM [Staff Report](#)

4. MINOR SUBDIVISION: PUBLIC HEARING

- 4a. LAUREN AND AARON LOCEY (Applicant) - FRANCES FARR (Owner), County File MS16-0014: The applicant requests approval of a Minor Subdivision, including a Tentative Parcel Map, to subdivide the 102.22-acre agricultural parcel in to two lots, including an 81.38-acre parcel and a 20.84-acre parcel. The project does not include any new construction on the parcels. The applicant also requests authorization of an exception to the requirements of County Code Section 914-2.002 (Onsite Collect and Convey Requirements). The property is located at 18320 Bollinger Canyon Road in the San Ramon area in unincorporated Contra Costa County. The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 199-370-004) SM [Staff Report](#)

5. APPROVAL OF A TENTATIVE MAP EXTENSION
- 5a. ALLAN C. MOORE (Applicant) - HUDSON LENDING CO., LLC and RODEO SWIMMING CLUB, INC. (Owners), County File #SD06-9159: A request to allow a two-year extension to record the Final Map for a 17-residential lot subdivision. The subject property is located at 861 Laurel Court in the Rodeo area of the County. (Zoning: Planned Unit District, P-1) (APN: 357-292-017, 357-252-014, 357-252-015) JC [Staff Report](#)
- 5b. NELDA CHAMPION (Applicant) - COJAM, LLC (Owner), County File #SD07-9167: A request to allow a three-year extension to record the Final Map for an 8-lot subdivision. The subject property is located at 1125 North Gate Road in the unincorporated Walnut Creek area of the County. (Zoning: Single-Family Residential District, R-40) (APN: 138-180-002) JC [Staff Report](#)
6. ZONING TEXT AMENDMENT: PUBLIC HEARING
- 6a. ZONING TEXT AMENDMENT TO REVISE CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS, County File ZT19-0005: This is a County-initiated zoning text amendment to revise the Accessory Dwelling Unit Ordinance, Chapter 82-24 of the County Ordinance Code, to comply with recent legislated changes to the California Government Code. These changes include revisions of Government Code Sections 65852.2 related to the processing of accessory dwelling units and junior accessory dwelling units, 65852.22 related to specific requirements for junior accessory dwelling units, and 65852.26 that allows the sale of an accessory dwelling unit of a qualified nonprofit corporation to a qualified buyer. The revised Accessory Dwelling Unit Ordinance authorizes accessory dwelling units and junior accessory dwelling units, establishes a procedure for review and approval to ensure and maintain healthy and safe residential living environments, and establishes location and development standards. SM [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, JANUARY 8, 2020.

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.