

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, OCTOBER 26, 2022  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

**SPECIAL MEETING  
\*\*\* 5:00 P.M. \*\*\***

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

**To slow the spread of COVID-19, 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/84104194359>  
Meeting ID: 841 0419 4359**

**ACCESS THE MEETING BY TELEPHONE AT:  
(214) 765-0478 (US Toll)  
(888) 278-0254 (US Toll Free)  
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 audio or online access, please dial (925) 494-4516.

**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**

All commenters will generally 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.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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) 655-2860.

**\*\*\*\* 5:00 P.M.\*\*\*\***

1. PUBLIC COMMENTS
2. PUBLIC HEARINGS
  - a. SPIEKER SENIOR CONTINUING CARE RETIREMENT COMMUNITY PROJECT; LOEWKE PLANNING ASSOCIATES (Applicant); DIABLO GLEN WC CCRC LLC (Owner); County Files #CDGP20-00001, CDRZ20-03255, CDMS20-00007, CDDP20-03018, and CDLP20-02038. The applicant proposes the construction of the Spieker Senior Continuing Care Retirement Community Project. The Project includes: a General Plan amendment to amend the Land Use Element of the County General Plan to change the designation of the project site from Single-Family Residential, Medium Density (SM) to Congregate Care/Senior Housing (CC); a rezone of the project site from a General Agricultural (A-2) district to a site specific Planned Unit (P-1) district; a tentative map to reconfigure the two existing parcels that comprise the site from approximately 13 and 17 acres in area to 25 and 5 acres in area with refined legal descriptions; a land use permit to allow the sale of alcoholic beverages within the proposed clubhouse; a preliminary and final development plan to allow the construction of a continuing care retirement community consisting of the following primary components: 1) 354 independent living units and amenities for residents not needing daily assistance, 2) a health care center for 100 residents and non-residents requiring daily assistance or medical attention, 3) a maintenance building, 4) associated drainage, access, and utility improvements, and 5) approximately 225,000 cubic yards of cut and approximately 150,000 cubic yards of fill grading activities resulting in a net export of 75,000 cubic yards of soil from the site; and a tree permit to allow the removal of up to 353 code-protected trees. An environmental impact report has been prepared for the Project pursuant to the California Environmental Quality Act. The project is located at 850 Seven Hills Ranch Road in the unincorporated Walnut Creek area. The County Planning Commission will consider making a recommendation to the Board of Supervisors to certify the environmental impact report and approve the Project. (Zoning: General Agricultural, A-2) (Assessor's Parcel Numbers: 172-150-012 and 172-080-007) ST  
[View Staff Report \(PDF\)](#)
3. STAFF REPORT
4. COMMISSIONERS' COMMENTS
5. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, NOVEMBER 9, 2022, AT 6:30 P.M.