

ALL COMMISSIONERS PRESENT
STAFF: L. CROSS, W. NELSON, S. MURAOKA, G. KUPP, D. KELLY
COUNTY COUNSEL: K. KELLER
PUBLIC WORKS: L. GOSSETT

REVISED
COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, FEBRUARY 23, 2022
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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/84147781315>

Meeting ID: 84147781315

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 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 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 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) 655-2860

. 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.

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

Motion: Wright

2nd: Bhandari

Vote: 7-0

Ayes: Allen, Amin, Bhandari, VanBuskirk, Hillesheim, Mankin, Wright

Noes: None

Abstain: None

Absent: None

1. CONSIDER authorizing the County Planning Commission to continue teleconference meetings under Government Code section 54953(e), make related findings, and take related actions. [Staff Report](#)

SPEAKERS
DISCUSSING AN
UPDATE TO THE
COUNTY'S WIRELESS
ORDINANCE:

- 1) Jodi Nelson
- 2) Alexis Schroder
- 3) Alice Lee

CLOSED THE PUBLIC
HEARING;
RECOMMENDED TO
THE BOARD OF
SUPERVISORS FOR
ADOPTION OF
ORDINANCE

Vote: 5-2

Motion: Amin

2nd: Wright

Ayes: Bhandari, Amin,
Mankin, Allen,

Noes: VanBuskirk,
Hillesheim

Abstain: None

Absent: None

2. PUBLIC COMMENTS:

3. PUBLIC HEARING: CONTINUED PUBLIC HEARING:

- 3a. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE FOR URBAN HOUSING DEVELOPMENTS AND URBAN LOT SPLITS, County File CDZT21-00002. This is a hearing on a County-initiated zoning text amendment to add Chapter 88-36 to the County Ordinance Code to authorize and regulate the development of up to two residential units on a parcel located in a single-family residential zone (urban housing development) in accordance with Government Code Sections 65852.21 and 66411.7; and, add Article 94-4.10 to the County Ordinance Code to authorize the ministerial approval of a parcel map for a subdivision of an existing lot in a single-family residential zone into no more than two new parcels (urban lot split) in accordance with Government Code Section 66411.7. The County Planning Commission will consider recommending that the Board of Supervisors adopt the proposed Ordinance. (Continued from 02.9.2022) SM Staff Report

4. PUBLIC HEARING

CLOSED THE PUBLIC
HEARING;
APPROVED AS
RECOMMENDED BY
STAFF

Motion: Amin

2nd: Bhandari

Vote: 6-1

Ayes: Amin, Wright,
Mankin, Hillesheim,
Bhandari and Van
Buskirk

Noes: Allen

Abstain: None

- 4a. DISCOVERY BUILDERS INC. (Applicant and Owner), County Files CDGP04-00013, CDRZ04-03148, CDS04-08809 & CDDP04-03080: the applicant is requesting approval of the following applications for the proposed Bayview Estates Residential Project:

COUNTY FILE# CDGP04-00013: This is a request to Amend the General Plan to change the land use designation of the subject property from Heavy Industry (HI) to Single Family Residential-High Density (SH)(5.0-7.2 units/acre) and Open Space (OS) land use designations.

COUNTY FILE# CDRZ04-03148: This is a request to rezone the subject property, currently zoned Heavy Industrial District (H-I), to Planned Unit District (P-1) for single-family-residential use. The rezoning would allow development of single-family homes on the site, which currently allows only heavy industrial uses under the existing zoning designation.

COUNTY FILE# CDS04-08809: This is a request for approval of a phased Major Subdivision application, including a Vesting Tentative Map to subdivide a vacant 78.2-acre property into 144 lots and also to provide open space parcels and a private park. The subdivision's streets are proposed to be private but would be constructed to public road standards. This application also includes requests for exceptions to Sections 98-4.002, 92-4.012, and 914-12.010 of Title 9 relating to roadway and detention basin standards.

COUNTY FILE# CDDP04-03080: This is a request for approval of a Preliminary and Final Development Plan for the development of 144 single-family residences to be accessed by way of southern portions of Palms Drive and Central Avenue. The project proposes open space parcels, one of which is proposed as a neighborhood park. This application also includes requests for a Tree Permit to remove up to 30 code-protected trees, and a Grading Permit for proposed onsite grading of approximately 900,000 cubic yards of earth material for residential subdivision development, including grading of the lower hill area and limited grading of the upper hill area in order to balance overall project cut and fill earthwork volumes.

CEQA: For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for this project. The Final EIR is available and may be viewed via the webpage www.contracosta.ca.gov/4731/Bayview-Residential-Project

The project site is located at the southern termini of Central Avenue and Palms Drive, and east of Interstate 680, in the Vine Hill/Pacheco Boulevard area of unincorporated Contra Costa County. (Zoning (H-I) heavy Industrial District) (Assessor Parcel Number: 380-030-046) GK Staff Report

5. STUDY SESSION:

ACCPETED THE
REPORT AS
PRESENTED BY
STAFF

- 5a. ENVISION CONTRA COSTA 2040 (County File #GP18-0001): This is a study session related to *Envision Contra Costa 2040*, Contra Costa County's program to update its General Plan, Zoning Code, and Climate Action Plan. The purpose of this study session is review of the draft goals, policies, and actions for the Land Use and Public Facilities and Services elements of the updated General Plan. WN Staff Report

6. STAFF REPORT: None
7. COMMISSIONERS' COMMENTS: Commissioner Allen requested an update in near future regarding Communications Sites.
8. COMMUNICATIONS: None

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MARCH 9, 2022.

Adjourned at 10:15 p.m.