

COMMISSIONER VAN BUSKIRK RECUSED  
ALL OTHER COMISSIONERS PRESENT  
STAFF: J. KOPCHIK, A. BHAT, W. NELSON, R. HERNANDEZ, J. STAMPS,  
J. CRUZ, C. LOUIE, D. KELLY & H. LI  
PW: L. GOSSETT, S. GOSPODCHIKOV  
COUNTY COUNSEL: K. KELLER

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

*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](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](mailto: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.

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. \*\*\*\*

- NONE
1. PUBLIC COMMENTS:
  2. PUBLIC HEARING: GENERAL PLAN:
    - 2a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUGH 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
- RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS;

CERTIFIED EIR AND  
ADOPTED CEQA  
FINDINGS AND  
CONDITIONS OF  
APPROVAL

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](#)

**Motion:** Swenson

**2<sup>nd</sup>:** Wright

**Vote:** 5-1

**Ayes:** Swenson, Wright,  
Amin, Mankin and  
Hillesheim

**Noes:** Allen

**Recused:** Van Buskirk

3. **PUBLIC HEARING: REZONING**

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS;  
CERTIFIED EIR AND  
ADOPTED CEQA  
FINDINGS AND  
CONDITIONS OF  
APPROVAL

- 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](#)

**Motion:** Swenson

**2<sup>nd</sup>:** Wright

**Vote:** 5-1

**Ayes:** Swenson, Wright,  
Amin, Mankin and  
Hillesheim

**Noes:** Allen

**Recused:** Van Buskirk

4. **PUBLIC HEARING: MINOR SUBDIVISION:**

APPROVED  
VESTING  
TENTATIVE MAP,  
FINDINGS AND  
CONDITIONS OF  
APPROVAL

- 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](#)

**Motion:** Swenson

**2<sup>nd</sup>:** Wright

**Vote:** 5-1

**Ayes:** Swenson, Wright,  
Amin, Mankin and  
Hillesheim

**Noes:** Allen

**Recused:** Van Buskirk

5. **PUBLIC HEARING: DEVELOPMENT PLAN:**

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS;  
CERTIFIED EIR AND  
ADOPTED CEQA  
FINDINGS AND  
CONDITIONS OF  
APPROVAL

- 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](#)

**Motion:** Swenson

**2<sup>nd</sup>:** Wright

**Vote:** 5-1

**Ayes:** Swenson, Wright,  
Amin, Mankin and  
Hillesheim

**Noes:** Allen

**Recused:** Van Buskirk

6. **STAFF REPORT:** None

7. **COMMISSIONERS' COMMENTS:** None

8. **COMMUNICATIONS:** Adjourned at 10:00 p.m.

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 (\*).

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.

All current and archived County Planning Commission meeting videos can be viewed online at [http://contracosta.granicus.com/ViewPublisher.php?view\\_id=14](http://contracosta.granicus.com/ViewPublisher.php?view_id=14).

***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.***