

COMMISSIONERS VAN BUSKIRK & ALLEN ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: A. BHAT, T. MOREIRA, J. CRUZ, D. KELLY
PW: S. GOSPODCHIKOV, L.GOSSETT, & J. LAROCQUE
COUNTY COUNSEL: K. KELLER

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 14, 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. ****

NONE

1. PUBLIC COMMENTS:

2. SUBDIVISION: PUBLIC HEARING

CLOSED THE PUBLIC HEARING;
APPROVED WITH MODIFICATIONS TO INCLUDE RED LINED REVISIONS PRESENTED TO THE COMMISSION AND CHANGES TO PUBLIC WORKS CONDITIONS OF APPROVAL.

2a. GORDON NATHAN BALL (Applicant) – DWB PROPERTY, LLC, et. al. (Owners), County File #SD13-9338: The applicant requests approval of a Vesting Tentative Map to subdivide approximately 61-acre site into 35 residential lots and four parcels. Parcel A is approximately 1-acre, Parcel B is 34.7-acre, Parcel C is 3.9-acre and Parcel D is 0.52-acre and includes a staging area for public parking and access to the adjacent East Bay Regional Park District (EBRPD) property via the existing Madrone Trail. This staging area would include 19 parking spaces and a restroom. Construction of the project involves 26,000 cubic yards of grading, proposed to be balanced on site. 469 trees are proposed to be removed and approximately 205 trees are impacted. The applicant also requests exceptions to Title 9 (Subdivision Ordinance) including but not limited to creek structure setbacks, collect and convey, roadway improvements. In addition, the applicant requests a variance to an 8-foot fence with an 8-foot high gate (where 7 feet is permitted). The project includes the filing of multiple final maps and a Development Agreement. The project is located at 300 and 333 Camille Avenue in the Alamo area of the County. CEQA: The County Planning Commission will consider the adoption of an Environmental Impact Report and related findings for this project. (Zoning: Single-Family Residential District, R-20) (APN: 198-170-006 and 198-170-008) JRC [Staff Report](#)

Motion: Swenson

2nd: Steele

Vote: 4-1

Ayes: Amin, Wright, Swenson, Steele

Noes: Clark

Absent: Allen & Van Buskirk

4. STAFF REPORT: On July 30, 2019, the Board of Supervisors approved the land use permit to establish the Social Rehabilitation Facility at 2181 Tice Valley Boulevard in the unincorporated Walnut Creek area.

5. COMMISSIONERS' COMMENTS: None

6. COMMUNICATIONS: None

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 28, 2019.

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.