

COMMISSIONER WRIGHT & CLARK ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT, S. MURAOKA, S. TULLY & H. LI  
PW: S. GOSPODCHIKOV, L. GOSSETT & J. LAROCQUE

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, AUGUST 28, 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: EXTENSION OF TIME:

APPROVED  
UNANIMOUSLY

2a. LAMBERT H.K. CHEE (Applicant) – LC MARTINEZ PROPERTIES, LLC (Owner), County Files #SD05-9065 and #DP05-3095: A request to allow a three-year vesting tentative map extension for the “Village at Howe” subdivision and final development plan for 30 townhomes. The subject property is located at 3128 Sycamore Street and 1044 Santa Fe Avenue in the Martinez area. (Zoning: Multiple-Family Residential District, M-29; Assessor’s Parcel Number: 375-311-001 & 375-311-003) JC [Staff Report](#)

3. ZONING TEXT AMENDMENT: PUBLIC HEARING:

ADOPT THE MOTION  
TO RECOMMEND  
APPROVAL TO THE  
BOS

3a. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE TO ELIMINATE MINIMUM LOT SIZE REQUIREMENTS IN PLANNED UNIT (P-1) ZONING DISTRICTS, County File #ZT17-0002: This is a hearing on a County-initiated text amendment for the adoption of a modification to the Planned Unit (P-1) District Ordinance to eliminate site minimum requirements and the provisions for granting a variance to those site minimums. ST [Staff Report](#)

**Motion:** Swenson

**2<sup>nd</sup>:** V. Buskirk

**Vote:** 5-0

**Ayes:** Amin, V. Buskirk,  
Allen, Swenson &  
Steele

**Noes:** None

**Absent:** Wright & Clark

4. REZONING: PUBLIC HEARING

ADOPT THE  
MITIGATION  
NEGATIVE  
DECLARATION AND  
RELATED FINDINGS  
AND RECOMMEND  
APPROVAL TO THE  
BOS

- 4a. 1486 INVESTORS, LLC (Applicant and Owner); County File RZ17-3239: The applicant requests approval of a Rezoning of a vacant 6.44-acre residential property, consisting of two Assessor's parcels, from the R-6 Single-Family Residential District and the R-7 Single-Family Residential District to a P-1 Planned Unit District for the Baltimore Court Single-Family Residential Project. The Rezoning would allow clustering of the single-family homes while setting aside land for hillside open space, storm drainage, and a restrictive riparian easement that was established in 2007. The property is located at the northern terminus of Baltimore Court in the El Sobrante 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: R-6 and R-7 Single-family Residential Districts) (Assessor's Parcel Numbers: 426-030-070, 426-030-071) SM [Staff Report](#)

**Motion:** V. Buskirk  
**2<sup>nd</sup>:** Swenson

**Vote:** 5-0

**Ayes:** Amin, V. Buskirk,  
Allen, Swenson &  
Steele

**Noes:** None

**Absent:** Wright & Clark

5. SUBDIVISION: PUBLIC HEARING:

ADOPT THE  
MITIGATION  
NEGATIVE  
DECLARATION AND  
RELATED FINDINGS  
AND APPROVE THE  
SUBDIVISION

- 5a. 1486 INVESTORS, LLC (Applicant and Owner), County File SD17-9478: The applicant requests approval of a Subdivision, including a Vesting Tentative Map, to subdivide the Baltimore Court Single-Family Residential Project property into 33 lots, including 30 residential parcels, one hillside open space parcel, one storm drainage parcel, and a roadway parcel. A public street extension of Baltimore Court would be constructed within the roadway parcel. The project includes the improvement of the private street section of Baltimore Court between Lindell Drive and the Subdivision property to a public street, and on-site storm water drainage facilities to collect project-related storm runoff. The applicant also requests authorization of exceptions to the requirements of County Code Sections 98-4.002 (Minimum Width of Pavement and Right of Way – Collector Streets) and 99-6.016 (Horizontal Curves – Collector Streets). The property is located at the northern terminus of Baltimore Court in the El Sobrante 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: R-6 and R-7 Single-family Residential Districts) (Assessor's Parcel Numbers: 426-030-070, 426-030-071) SM [Staff Report](#)

**Motion:** V. Buskirk  
**2<sup>nd</sup>:** Swenson

**Vote:** 5-0

**Ayes:** Amin, V. Buskirk,  
Allen, Swenson &  
Steele

**Noes:** None

**Absent:** Wright & Clark

6. DEVELOPMENT PLAN: PUBLIC HEARING:

ADOPT THE  
MITIGATION  
NEGATIVE  
DECLARATION AND  
RELATED FINDINGS  
AND RECOMMEND  
APPROVAL TO THE  
BOS; APPROVE THE  
DEVELOPMENT PLAN  
WITH MODIFIED  
COA'S #6, 10, 12, 25 &  
37

- 6a. 1486 INVESTORS, LLC (Applicant and Owner), County File DP17-3054: The applicant requests approval of a Preliminary Development Plan for the Baltimore Court Single-Family Residential Project, for the development of 30 single-family residences on the 30 residential parcels, accessed by a road extension of Baltimore Court. The homes would be clustered with 20 homes accessed from the extension of Baltimore Court via shared driveways. The remaining 10 homes would have individual driveway access to Baltimore Court. The applicant also requests a Tree Permit to remove the few trees on the property that are outside of the 2007 restrictive riparian easement to accommodate development of the property. The property is located at the northern terminus of Baltimore Court in the El Sobrante 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: R-6 and R-7 Single-family Residential Districts) (Assessor's Parcel Numbers: 426-030-070, 426-030-071) SM [Staff Report](#)

**Motion:** V. Buskirk  
**2<sup>nd</sup>:** Swenson

**Vote:** 5-0

**Ayes:** Amin, V. Buskirk,  
Allen, Swenson &  
Steele

**Noes:** None

**Absent:** Wright & Clark

7. STAFF REPORT: None
8. COMMISSIONERS' COMMENTS: None
9. COMMUNICATIONS: Adjourned at 8:17 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 11, 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.