

COMMISSIONERS STEELE AND CLARK ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT, T. MOREIRA, D. BARRIOS & H. LI  
PW: I. GOSSETT & J. LAROCQUE  
COUNTY COUNSEL: K. KELLER

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, SEPTEMBER 11, 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. REZONING; PUBLIC HEARING

ADOPTED  
MITIGATED  
NEGATIVE  
DECLARATION AND  
RELATED FINDINGS  
AND RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

2a. LENOX HOMES, LLC (Applicant) - HARREL TRUST (Owner), County Files #RZ18-3244: The applicant proposes to re-zone the subject lot from R-40 Single-Family Residential District to R-15 Single-Family Residential District. The subject property is located at 5175 Laurel Drive in the Concord area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-40 Single-Family Residential District) (Assessor's Parcel Number: 117-040-086) FA [Staff Report](#)

3. SUBDIVISION: PUBLIC HEARING

Motion: V. Buskirk  
2<sup>nd</sup>: Amin  
Vote: 5-0  
Ayes: Amin, Wright,  
Allen, V. Buskirk and  
Swenson  
Noes: None  
Absent: Steele & Clark

ADOPTED  
MITIGATED  
NEGATIVE  
DECLARATION AND  
RELATED FINDINGS  
AND APPROVED THE  
VESTING TENTATIVE  
MAP

3a. LENOX HOMES, LLC (Applicant) - HARREL TRUST (Owner), County File #SD18-9495. The applicant is requesting approval of a 8-lot Vesting Tentative Map. The proposed tentative map identifies 8 lots ranging in size from 15,000 to 18,000 square feet in area. The lots will be accessed via a new 28-foot-wide private road. The removal of 30 trees will be necessary to construct the project. The project also includes an exemption request from County Ordinance Code, Division 914, Chapter 914-2.004 to be relieved of the off-site collect and convey requirements. The subject property is located at 5175 Laurel Drive in the Concord area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-40 Single-Family Residential District) (Assessor's Parcel Number: 117-040-086) FA [Staff Report](#)

**Motion:** V. Buskirk  
**2<sup>nd</sup>:** Amin  
**Vote:** 5-0  
**Ayes:** Amin, Wright,  
Allen, V. Buskirk and  
Swenson  
**Noes,:** None  
**Absent:** Steele & Clark

4. SUBDIVISION: PUBLIC HEARING

DENY THE APPEAL ,  
ADOPT THE  
MITIGATED  
NEGATIVE  
DECLARATION AND  
APPROVE THE  
VESTING TENTATIVE  
MAP WITH  
MODIFICATION TO  
COA'S # 16 & 19

- 4a. GAIL LANCASTER (Appellant) and ELAINE YACORZYNSKI (Appellant) - JASON BERNSTEIN – CITY VENTURES (Applicant) & DAVID AND ROSIE WONG (Owners); County File #SD18-9491: This is an appeal of the Zoning Administrator's decision to approve a vesting tentative map for a 33 unit townhome project in the Tara Hills/Montalvin Manor area. The project is described as follows: A request for approval of a vesting tentative map to subdivide a 2.78-acre property into 33 new residential parcels, and two common parcels, in order to develop 33 townhomes on the site. The vesting tentative map includes requests for exceptions to Title 9 of the County Ordinance related to constructing a turnaround at the terminus of streets, restrictions on street gradients near intersections, creek structure setbacks, and undergrounding of utilities. The site is located at the southwest corner of San Pablo Avenue & O'Hatch Drive in the Unincorporated San Pablo area. (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011) DB [Staff Report](#)

**Motion:** Amin  
**2<sup>nd</sup>:** Wright  
**Vote:** 5-0  
**Ayes:** Amin, Wright,  
Allen, V. Buskirk and  
Swenson  
**Noes,:** None  
**Absent:** Steele & Clark

5. DEVELOPMENT PLAN: PUBLIC HEARING

DENY THE APPEAL ,  
ADOPT THE  
MITIGATED  
NEGATIVE  
DECLARATION AND  
APPROVE THE  
DEVELOPMENT PLAN  
WITH MODIFICATION  
TO COA'S # 16 & 19

- 5a. GAIL LANCASTER (Appellant) and ELAINE YACORZYNSKI (Appellant) - JASON BERNSTEIN – CITY VENTURES (Applicant) & DAVID AND ROSIE WONG (Owners); County File #DP18-3022: This is an appeal of the Zoning Administrator's decision to approve a development plan for a 33 unit townhome project in the Tara Hills/Montalvin Manor area. The project is described as follows: A development plan to construct a 33 unit townhome project, along with associated site improvements, on a 2.78-acre site located at the southwest corner of San Pablo Avenue & O'Hatch Drive. The project includes requests for deviations to the development standards of the Montalvin Manor Planned Unit District (P-1) zoning for the following: A front setback of 6 feet, 11 inches from O'Hatch Drive for Building #2 where 10 feet is required. A setback of 9 feet, 7 inches from O'Hatch Drive for Building #4 where 10 feet is required. A building height of 37 feet, 6 inches for Buildings #1, #2, #3 and #4, where a maximum of 30 feet is allowed. A building height of 37 feet, 6 inches for Buildings #5 and #6 where a maximum of 20 feet is allowed within 50 feet of a single-family residential district; and a deviation, and variance, to allow a five-foot setback, and highway setback, from O'Hatch Drive, where 10 feet is required, for 2 off-street parking spaces. The project also includes a request to remove one code-protected tree. The site is located at the southwest corner of San Pablo Avenue & O'Hatch Drive in the Unincorporated San Pablo area. (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011) DB [Staff Report](#)

**Motion:** Amin  
**2<sup>nd</sup>:** Wright  
**Vote:** 5-0  
**Ayes:** Amin, Wright,  
Allen, V. Buskirk and  
Swenson  
**Noes,:** None  
**Absent:** Steele & Clark

6. STAFF REPORT:None

7. COMMISSIONERS' COMMENTS: None

8. COMMUNICATIONS: Adjourned at 9:30 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 25, 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.