

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, DECEMBER 14, 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

**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/82720935410>**

**Meeting ID: 827 2093 5410**

**ACCESS THE MEETING BY TELEPHONE AT:**

**(214) 765-0478 (US Toll)**

**(888) 278-0254 (US Toll Free)**

**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 audio or online access, please dial (925) 494-4516.

**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) 655-2860**

All commenters will generally 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.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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 Hilianna Li at least 48 hours before the meeting at (925) 655-2860.

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

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](#)
2. PUBLIC HEARINGS
  - a. PACIFIC WEST COMMUNITIES (Applicant) - CONTRA COSTA COUNTY (Owner), County Files #CDLP21-02015 and #CDMS21-00004: The applicant requests a Land Use and Development Plan Combination Permit and Tentative Map for the development of a three-phase, mixed-income, mixed-use project on four proposed parcels, including 374 residential units, a 20,900 sq. ft. public library, and 10,900 sq. ft. of commercial space. The request includes California Density Bonus Law waivers to allow 1.15 parking spaces per unit (where 1.3 is the minimum), a 14-foot setback on West Leland Road (where 25 feet is the minimum), and 21% landscape coverage (where 25% is the minimum). The seven-acre site is bound by Bailey Road to the west, State Route 4 to the north, Ambrose Park to the east, and West Leland Road to the south in the unincorporated community of Bay Point, California. The Commission will consider taking related actions under the California Environmental Quality Act. (Zoning: Bay Point P-1 Planned Unit District) (APN: 094-026-007 (Primary)) [JL](#) [Staff Report](#)
  - b. MONTE DAVIS FOR DISCOVERY BUILDERS INC. (Applicant) - JOSE AND MONICA LUIS (Owners), County Files #CDRZ21-03260, CDS21-09588, CDDP21-03028: The applicant requests approval of a rezoning of the subject property from Heavy Industrial Zoning District (H-I), Railroad Corridor Combining District (-X) to a Planned Unit District (P-1), a tentative map to subdivide the approximately 2.88-acre project site into 15 residential lots and four common area parcels for bioretention basins and a park, and a preliminary and final development plan to allow the construction of 15 residences. The residential lots will range in size from approximately 3,821 – 6,114 square feet. The common area parcels for the bioretention basins (Parcels A, B, D) range in size from approximately 6,611 – 10,263 square feet. The proposed park will be located on Parcel C and will be approximately 3,590 square feet. The proposed residences will range in size from approximately 1,829 – 2,559 square feet of living area. There will be approximately five code-protected trees removed, all consisting of Ailanthus Altissima trees, commonly known as Tree of Heaven. A request for a variance to allow the rezoning of the 2.88-acre property to a P-1 (where 5 acres is the minimum) is included in the project. There will be approximately 2,000 cubic yards of cut and fill that will be balanced on-site. The subject property is not located within the Delta Diablo service boundary and will require annexation and approval from the Local Agency Formation Commission (LAFCO). The subject property is an approximately 2.88-acre vacant property located on Pullman Avenue and Fairview Avenue in the Bay Point area of the County. The Commission will consider adoption of a mitigated negative declaration for the project and other related actions under the California Environmental Quality Act. (Zoning: Heavy Industrial Zoning District, H-I, Railroad Corridor Combining District, -X) (APN: 096-050-016) [JC](#) [Staff Report](#)
3. PUBLIC COMMENTS
4. STAFF REPORT
5. COMMISSIONERS' COMMENTS
6. COMMUNICATIONS

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE WEDNESDAY, JANUARY 11, 2023, AT 6:30 P.M.**