

COMMISSIONER VAN BUSKIRK ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: J. KOPCHIK, A. BHAT, W. NELSON, J. CRUZ, C. LOUIE  
PUBLIC WORKS: L. GOSSETT, R. SANDERS  
COUNTY COUNSEL: K. KELLER

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, APRIL 28, 2021**  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

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.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and 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 <https://cccounty-us.zoom.us/j/81313847869>

Meeting ID: 813 1384 7869

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 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 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 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) 655-2860.**

*. 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.*

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

NONE

1. PUBLIC COMMENTS:

2. GENERAL PLAN AMENDMENT: PUBLIC HEARING

2a. PANTAGES AT DISCOVERY BAY LLC (Applicant) - C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC (Owners), County File #CDGP19-00002: The applicant is requesting approval of a General Plan Amendment to re-designate the project site from Single-Family Residential-High Density (SH), Single-Family Residential-Medium Density (SM), Open Space (OS), Water (WA), and Public/Semi-Public (PS) to Single-Family Residential-High Density (SH), Open Space (OS), Water (WA), and Parks and Recreation (PR). The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] JC [Staff Report](#)

CLOSED THE PUBLIC HEARING;  
APPROVED AS RECOMMENDED BY STAFF WITH MODIFICATIONS AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS

**Motion:** R. Swenson

**2<sup>nd</sup>:** B. Mankin

**Vote** (6-0)

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

**Noes:** NONE

**Abstain:** NONE

**Absent:** Van Buskirk

3. **REZONING: PUBLIC HEARING**

CLOSED THE PUBLIC  
HEARING;  
APPROVED AS  
RECOMMENDED BY  
STAFF WITH  
MODIFICATIONS  
AND RECOMMEND  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

- 3a. **PANTAGES AT DISCOVERY BAY LLC** (Applicant) - **C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC** (Owners), County File #CDRZ19-03252: The applicant requests approval of a rezoning of the project site from Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE) to a modified configuration of Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE).The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] **JC** [Staff Report](#)

**Motion:** R. Swenson

**2<sup>nd</sup>:** B. Mankin

**Vote** (6-0)

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

**Noes:** NONE

**Abstain:** NONE

**Absent:** Van Buskirk

4. **SUBDIVISION: PUBLIC HEARING**

CLOSED THE PUBLIC  
HEARING;  
APPROVED AS  
RECOMMENDED BY  
STAFF WITH  
MODIFICATIONS

- 4a. **PANTAGES AT DISCOVERY BAY LLC** (Applicant) - **C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC** (Owners), County File #CDS19-09527: The applicant requests approval of a subdivision of the project site into 277 single-family residential lots and 18 Common Area Parcels. The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] **JC** [Staff Report](#)

**Motion:** R. Swenson

**2<sup>nd</sup>:** B.Mankin

**Vote** (6-0 )

**Aves:** Amin, Swenson,  
Wright, Hillesheim,  
Mankin, Allen

**Noes:** NONE

**Abstain:** NONE

**Absent:** Van Buskirk

5. DEVELOPMENT PLAN: PUBLIC HEARING

CLOSED THE PUBLIC  
HEARING;  
APPROVED AS  
RECOMMENDED BY  
STAFF WITH  
MODIFICATIONS  
AND RECOMMEND  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

- 5a. PANTAGES AT DISCOVERY BAY LLC (Applicant) - C&D DISCOVERY BAY LLC AND WATERFRONT LOTS LLC (Owners), County File #CDDP19-03024: The applicant requests approval of a final development plan to allow for the residential lots and common area parcels, which includes two lakes with bio-retention areas, public roads, open space areas, parks and two trail systems, a future clubhouse, and a flexible recreational area. The project also includes the removal of approximately 23 trees. The approximately 162-acres project site is located at the eastern end of Point of Timber Road and bounded on the east and south by the original Discovery Bay community, to the west by Ravenswood and Lakeshore (Village II) in Discovery Bay West and to the north/northeast by waterways and undeveloped land. [Zoning: Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE)] [APNs: 004-010-006; 004-032-005, -006, -007, -062; 011-220-010, -017, -018; 011-230-006, -007] JC [Staff Report](#)

**Motion:** R. Swenson

**2<sup>nd</sup>:** B. Mankin

**Vote** (6-0 )

**Aves:** Amin, Swenson,  
Wright, Hillesheim,  
Mankin, Allen

**Noes:** NONE

**Abstain:** NONE

**Absent:** Van Buskirk

6. STAFF REPORT: None

7. COMMISSIONERS' COMMENTS: Chair Rand Swenson announced he is resigning from the County Planning Commission after 8 years of service. He thanked his fellow Commissioners and County staff. Fellow Commissioners and County staff thanked Chair Swenson for his service on the Commission.

8. COMMUNICATIONS: On March 23, 2021, the Board of Supervisors heard the appeal of the County Planning Commission's denial of a land use permit for an indoor commercial cannabis business located at 4425 Sellers Avenue in unincorporated Brentwood area. The Board unanimously granted the land use permit and overturned the County Planning Commission's denial of the permit. The Board of Supervisors in its decision to approve the use permit also determined that Sunset Park was not a "youth center" and made all the findings for approval of the use permit.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 12, 2021.