

COMMISSIONER SLOAN ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, ROCHE, OBORNE AND PARKES
PUBLIC WORKS: LIERLY

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, FEBRUARY 26, 2013
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Marvin Terrell
VICE-CHAIR: Karen Peterson
COMMISSIONERS: Richard Clark, Don Snyder, Jake Sloan, Duane Steele, Doug Stewart

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 Maureen Parkes at least 48 hours before the meeting at (925) 674-7831.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS: NONE

MANDATORY REFERRAL: PUBLIC HEARING:

DETERMINED TO BE IN
CONFORMANCE WITH THE COUNTY
GENERAL PLAN ON CONSENT

2. Mandatory Referral for the acquisition of 2.3 (+/-) acres of land, Assessor Parcel No. 094-100-011, located north of Kirker Pass Road, in unincorporated Pittsburg, by the East Bay Regional Park District (County File : CP#13-07) [Staff Report](#)

DETERMINED TO BE IN
CONFORMANCE WITH THE COUNTY
GENERAL PLAN ON CONSENT

3. Mandatory Referral for the acquisition of 111.9 (+/-) acres of land, Assessor Parcel No. 080-070-014, at 6041 Morgan Territory Road, by the East Bay Regional Park District. (County File: CP#13-08) [Staff Report](#)

APPROVED SUBDIVISION,
RECOMMENDED APPROVAL OF
GENERAL PLAN AMENDMENT,
REZONING AND PRELIMINARY AND
FINAL DEVELOPMENT PLANS TO THE
BOARD OF SUPERVISORS WITH TWO
MODIFIED CONDITIONS OF
APPROVAL AS NOTED BELOW:

4. GENERAL PLAN AMENDMENT, REZONING, SUBDIVISION, AND DEVELOPMENT PLAN: PUBLIC HEARING:

County Files GP08-0002, RZ09-3214, SD09-9278, DP09-3029: Applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision and a Preliminary and Final Development Plan as follows:

- COA #30 – DELETE COLUMBUS DAY AND LINCOLN'S BIRTHDAY FROM LIST OF HOLIDAYS
- COA #38 – CHANGE DOG PARK HOURS TO DAWN TILL DUSK AND OPEN SEVEN DAYS A WEEK

- A. General Plan Amendment #GP08-0002: Change the General Plan land use designation from Agricultural Lands (AL) to the following: Single-Family Residential- HighDensity (SH), Single-Family Residential - Medium Density (SM), Open Space (OS) and Parks and Recreation (PR); and
- B. Rezoning #RZ09-3214: Rezone the project site from Heavy Agricultural (A-3) District to the Planned Unit Development (P-1) District; and
- C. Subdivision #SD09-9278: Subdivide the project site into 67 single-family residential lots and 5 other parcels for use as open space, community dog park, and an area dedicated to solar field array, respectively; and
- D. Preliminary & Final Development Plan #DP09-3029: On the 20-acre project site develop 67 single-family residential lots with streets, sidewalks, landscaping, approximately six acres of open space / wetlands, an approximately ¾-acre dog park, and an area dedicated to a solar field array.

AND ADVISED:

- DEVELOPER TO DISCUSS SETBACK ISSUE WITH STAFF
- STAFF TO CONSIDER DRAFTING A MORE SPECIFIC CONDITION RELATED TO TRAFFIC CALMING
- STAFF TO CONSIDER DRAFTING A MORE SPECIFIC CONDITION RELATED TO DOMESTIC WATER PRODUCTION SITES

Project Address/Location: The 20-acre project site is located east of Bixler Road and west of Newport Drive in the Discovery Bay West area (vacant land across the street and just north of Bolinas Place). [Staff Report](#)

5. STAFF REPORT: NONE

6. COMMISSIONERS' COMMENTS: Commissioner Clark stated that he had gone on a site visit with John Osborne to Discovery Bay. He complimented John Osborne and Patrick Roche on the project and appreciated the intelligence and hard work they put into it. Commissioner Peterson complimented Patrick Roche on his Google Earth presentation.

7. COMMUNICATIONS: NONE

Meeting adjourned at 8:10 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MARCH 12, 2013.

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 72 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 Friday. Advance arrangements may be made by calling (925) 674-7205.