

**COMMISSIONER CLARK ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, ROCHE, OBORNE, AVILA AND LI
PUBLIC WORKS: LIERLY AND GOSSETT**

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, OCTOBER 22, 2013
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Marvin Terrell
VICE CHAIR: Don Snyder
COMMISSIONERS: Richard Clark, Duane Steele, Doug Stewart, Jeffrey Wright, Rand Swenson

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. ******

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

APPROVED WITH
MODIFICATION TO
COA #1

Vote (5-1)

Ayes: Snyder, Steele,
Wright, Swenson and
Terrell

Noes: Stewart

Abstain: None

Absent: Clark

2. NEW CINGULAR WIRELESS – AT&T MOBILITY (Applicant), CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2011: The applicant is requesting approval of a land use permit to attach a New Cingular Wireless distributed antenna system (DAS) node to a new utility pole in the public right-of-way. The project includes: replacing the existing 26 foot 2 inch tall utility pole with a new 47 foot 6 inch tall pole, adding two antennas to the top of the pole for a total height of 50 feet 5 inches, attaching a safety switch 8 feet above-ground-level and placing the associated electrical equipment within a utility box at the base of the pole. The subject pole is located within the public right-of-way at 248 Grizzly Peak Boulevard in the Kensington area. (Zoning: R-6,-TOV,-K) (Assessor's Parcel Number: ROW 570-231-001) (Continued from 09/24/13 AMB) FA Staff Report

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

APPROVED
SUBDIVISION AND
TREE REMOVAL
SUBJECT TO
MITIGATION
MEASURES AND
COA'S AS AMENDED,
RECOMMENDED
BOARD OF
SUPERVISOR
APPROVAL OF
GENERAL PLAN
AMENDMENT,
REZONING AND
PRELIMINARY AND
FINAL
DEVELOPMENT
PLAN. AMENDED
CONDITIONS OF

PANTAGES AT DISCOVERY BAY, LLC. (Applicant) - C & D DISCOVERY BAY, LLC & EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID) (Owners), (9.2-acres of the project site is owned by the ECCID, including a portion of Pantages Island and a contiguous strip of land along the ECCID Dredge Cut): Applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision and a Preliminary and Final Development Plan in the Discovery Bay area. Project Address/Location: The 171-acre project site is 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. Assessor Parcel Numbers: 011-230-006 & 007, 011-220-010 & 017 & 018, 004-032-005 & 006 & 007 & 062, 004-010-006. CEQA: The County Planning Commission will consider the adoption of the Environmental Impact Report and related findings for this project. JO Staff Report

APPROVAL AS
FOLLOWS: DELETE
COA #75A, MODIFY
COAS #8, #46, #46A
AND #67, DELETE
COA'S #75A & #121

GENERAL PLAN AMENDMENT: PUBLIC HEARING

SEE ABOVE

3. GENERAL PLAN AMENDMENT (COUNTY FILE #GP99-0008): Change the General Plan land use designations from Agricultural Lands (AL) and Delta Recreation And Resources (DR) to Single-Family Residential High Density (SH), Single-Family Residential Medium Density (SM), Public/ Semi-Public (PS), Open Space (OS) and Water (WA)
REZONING: PUBLIC HEARING

SEE ABOVE

4. REZONING (COUNTY FILE #RZ04-3146): Rezone the project site from General Agricultural District (A-2) and Heavy Agricultural District (A-3) to Planned Unit District (P-1)

SUBDIVISION: PUBLIC HEARING

SEE ABOVE

5. SUBDIVISION / VESTING TENTATIVE MAP (COUNTY FILE #SD06-9010): Subdivide the 171-acre project site into 292 Single-Family residential lots, Private Streets, Bays and Coves, Open Space and Sheriff's Marine Patrol Substation

DEVELOPMENT PLAN: PUBLIC HEARING

SEE ABOVE

6. PRELIMINARY AND FINAL DEVELOPMENT PLAN (COUNTY FILE #DP04-3062): Development of the project site includes:
- Develop a gated community of 292 residential lots, 116 of which have docks for deep water access;
 - Widen Kellogg Creek;
 - Creation of 47 acres of Bays and Coves to provide deep water access to some of the proposed residential lots;
 - Create/preserve 43 acres of wetland/emergent marsh/grass land in two Open Space areas on the project site;
 - Develop a Public Trail and Emergency Vehicle Access (EVA) within one of the Open Space areas and provide public access for pedestrians and bicyclists within the project site;
 - Develop a Sheriff's Marine Patrol substation on the project site; and
 - Develop roadways, sidewalks and landscaping within the development; and,

Applicant requests approval to remove 80 trees from the project site.

7. COMMISSIONERS' COMMENTS:

8. COMMUNICATIONS:

Meeting adjourned at 9:05 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 5, 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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.