

**COMMISSIONER CLARK ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT, J. OBORNE, P. ROCHE & H. LI  
PW: R. LIERLY**

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, JANUARY 28, 2014  
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

SPECIFIC PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS WITH  
A MODIFICATION TO  
CONSTRUCT A 20-  
FOOT TALL WINERY  
BUILDING AND  
ADOPTED THE  
MITIGATED  
NEGATIVE  
DECLARATION

2. STEVE MARTIN (Applicant) - TIM JOCKNER (Owner), County File #SP11-0001: : Applicant requests approval of an amendment to the North Gate Specific Plan to allow for the following: a) Limited winemaking on a parcel zoned for agricultural use, or on a single- family zoned parcel of not less than 1 acre, if limited to no more than 3000 cases of wine per year produced on the premises with tastings and tours by appointment only, retail sales of wine, and a maximum of 12 wine marketing events per year and b) Construction of a winery building 28-feet in height (25-feet allowed) on the project site. (P-1 Zoning) (APNs 138-120-018,019).The project site is located at 900 North Gate Road in the Walnut Creek area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. JO [Staff Report](#)

Vote : (5-1)

Ayes:, Wright, Stewart,  
Swenson, Snyder and  
Terrell

Noes: Steele

Abstain: None

Absent: Clark

LAND USE PERMIT/DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH  
MODIFICATION TO  
COA#1 TO  
CONSTRUCT A 20  
FOOT TALL WINERY  
BUILDING AND  
ADOPTED THE  
MITIGATED  
NEGATIVE  
DECLARATION

3. STEVE MARTIN (Applicant) - TIM JOCKNER (Owner), County File #LP11-2062 (Shadowbrook Winery): Applicant requests approval of a Land Use Permit/Development Plan to establish a small winery facility (3,000 cases per year) on the project site. Tastings and tours would be by appointment only, with retail sales of wine, and 12 wine related special events during the year are proposed. The applicant is also requesting the construction of a winery building 28-feet in height (25-feet allowed). The project site is located at 900 North Gate Road in the Walnut Creek area. (P-1 Zoning) (APNs 138-120-018, 019) CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for the project. JO [Staff Report](#)

**Vote :** (5-1)

**Ayes:**, Wright, Stewart,  
Swenson, Snyder and  
Terrell

**Noes:** Steele

**Abstain:** None

**Absent:** Clark

4. STAFF REPORT: NONE
5. COMMISSIONERS' COMMENTS: NONE
6. COMMUNICATIONS: NONE

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, FEBRUARY 11, 2014.

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.