

ALL COMMISSIONERS PRESENT
STAFF: J. KOPCHIK, T. MOREIRA, P. ROCHE, K. DOUGLAS,
D. DINGMAN D. BROCKBANK, R. HERNANDEZ, H. LI
PW: W. LAI & J. LAROCQUE

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, OCTOBER 28, 2014
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Don Snyder
VICE-CHAIR: Duane Steele
COMMISSIONERS: Richard Clark, Marvin Terell, 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

GENERAL PLAN AMENDMENT: 2014 HOUSING ELEMENT UPDATE: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS AND
ADOPTED THE
NEGATIVE
DECLARATION AND
RELATED FINDINGS

2. GENERAL PLAN AMENDMENT (County File: GP#14-0001): Pursuant to Senate Bill 375 (Statutes of 2008, Chapter 728) the Department of Conservation and Development has prepared a draft update to the Housing Element in the Contra Costa County General Plan, 2005-2020, for an 8-year period from 2015 to 2023. The current Housing Element was adopted by the Board of Supervisors on July 21, 2009 (4th Cycle). The 2014 Housing Element Update identifies and analyzes the existing and projected housing needs for population groups within the unincorporated area of Contra Costa County. It provides a statement of goals, policies and quantified objectives for the 8-year period covered by the update, and it documents programs for the preservation, improvement, and development of housing within the unincorporated area. The Housing Element is mandated under California Government Code Section 65580 and it is subject to the review and certification for compliance with State housing element law by the California Department of Housing and Community Development. CEQA: The County Planning Commission will consider a recommendation for adoption of a Negative Declaration and related findings by the County Board of Supervisors. PR [Staff Report](#)

Motion: M. Terrell

2nd: R. Clark

Vote: (7-0)

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

Noes: None

Absent: None

Abstain: None

SUBDIVISION, DEVELOPMENT PLAN AND REZONING: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS WITH
ADDITION OF A
CONDITION OF
APPROVAL AND
ADOPTED THE
MITIGATED
NEGATIVE
DECLARATION
Motion: R. Clark

2nd: M. Terrell

Vote: (7-0)

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

Noes: None

Absent: None

Abstain: None

3. MOMO DEVELOPMENT 2013 (Applicant) - WILLIAM ASHURST AND MARGARET SLUUS AND SARAH LOMBARDO (Owners): County Files: #SD14-9376, DP14-3018 and RZ14-3225. A request for approval of a tentative map, final development plan and rezoning in order to develop a 1.2-acre site with 14 two-story condominium units. The condominiums will be constructed in clusters of 2, 3 and 4 units per building. The units will be two-story, town home style units, with single car garages. The units will be accessed via a new "U" shaped private roadway which will be accessed from Tice Valley Boulevard. The project will include the installation of complete site improvements including utility improvements, landscaping improvements, clean water facilities, roadway improvements and storm drain improvements. The project will also entail the removal of 23 code protected trees and work within the dripline of 11 code protected trees. A variance to the 5-acre minimum lot size requirement of the Planned Unit (P-1) Zoning District is also being requested. The project site is located at 1640-1660 Tice Valley Boulevard, just south of Olympic Boulevard intersection in the unincorporated area of Walnut Creek. (APN: 184-311-004 & 184-311-024) (Zoning: Multiple-Family Residential: M-12) CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. RLH [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO
11/18/14 AS OPEN
HEARING

4. KELLER CANYON LANDFILL COMPANY (Applicant and Owner), County File #LP89-2020: This is a public hearing for the County Planning Commission to review the conditions of approval for the Keller Canyon Landfill's existing land use permit. As a result of this permit review, the Commission may recommend to the Board of Supervisors new or modified conditions of approval to improve public health, safety, and welfare pursuant to condition of approval #11.1. Additional revisions to the conditions of approval may be recommended to address changes in applicable requirements resulting from court decisions or regulatory modifications that occurred since the permit was approved in 1990. Prior project approvals govern what landfill operations and site development is allowed and this would not change as a result of the permit review process. Any new or modified conditions of approval recommended by the Commission will be subject to final approval by the Board of Supervisors at a future public meeting. The facility is located at 901 Bailey Road, in the Pittsburg area. (Zoning: Heavy Agricultural, A-3 and Agricultural Preserve, A-4) (Assessor Parcel Numbers: 094-360-008, 018, 019, 020 & 021 DAB [Staff Report](#)
5. STAFF REPORT: : On October 14, 2014, the Board of Supervisors approved the Shadowbrook Winery Amendment to the North Gate Specific Plan and Land Use Permit/Development Plan.
6. COMMISSIONERS' COMMENTS: NONE
7. COMMUNICATIONS: Adjourned at 8:23 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 18, 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.