

ALL COMMISSIONERS PRESENT
STAFF: J. KOPCHIK, A. BHAT, B. CALKINS, M. TOMS,
G. KUPP & H. LI
PW: L. GOSSETT

~ R E V I S E D ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MARCH 24, 2015
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Don Snyder
VICE-CHAIR: Duane Steele
COMMISSIONERS: Richard Clark, Marvin Terrell, 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.****

NONE

1. PUBLIC COMMENTS:

GENERAL PLAN AMENDMENT: PUBLIC HEARING

APPROVED WITH
DELETION OF COA
#11 AND
MODIFICATION OF
COA #33

2. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County File #GP13-0004: The applicant requests approval of a General Plan Amendment to change the land use designation from Commercial (CO) and Single Family High Density (SH) to Mixed Use (MU). The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001,020, 021, 016, 015 & 014 and 013). 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. JO [Staff Report](#)

Vote: (7-0)

Motion: Wright

2nd: Terrell

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

Noes: None

Absent: None

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH
DELETION OF COA
#11 AND
MODIFICATION OF
COA #33

3. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County Files #MS14-0007: The applicant requests approval of a Vesting Tentative Map to combine seven lots into 2 lots. The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001,020, 021, 016, 015 & 014 and 013). 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. JO [Staff Report](#)

Motion: Wright

2nd: Terrell

Aves: Wright, Terrell ,
Stewart, Steele, Clark,
Swenson & Snyder

Noes: None

Absent: None

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
DELETION OF COA
#11 AND
MODIFICATION OF
COA #33

4. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County Files #DP14-3026: The applicant requests approval of a Preliminary and Final Development Plan to construct a 4-story, 42 unit, multi-family affordable housing development with small retail and office uses on the ground floor. Also proposed are frontage improvements which include modifications to the median strip in Fred Jackson Way to provide more room for emergency vehicles, possible off-site improvements along Fred Jackson way, north to the Wildcat Creek, involving sidewalk reconstruction, installation of corner curb cuts and/or bulb-outs, utility pole relocation and striping for bike lanes. Acquisition of an adjacent 1,060 sq. ft. property is also contemplated. The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001,020, 021, 016, 015 & 014 and 013) 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. JO [Staff Report](#)

Vote: (7-0)

Motion: Wright

2nd: Terrell

Aves: Wright, Terrell ,
Stewart, Steele, Clark,
Swenson & Snyder

Noes: None

Absent: None

ZONING TEXT AMENDMENT: PUBLIC HEARING

APPROVED ON
CONSENT

5. CONTRA COSTA COUNTY (Applicant & Owner), County File #ZT15-0001: This is a public hearing to consider recommending to the Board of Supervisors a proposed revision to the County Code, Chapter 82-38—Alcoholic Beverage Sales Commercial Activities Ordinance (“Deemed Approved Ordinance”). The proposed revision would add language to Section 82-38.814(d)(9) that would authorize the County to prohibit the sale of alcoholic beverage products commonly known as “alcopops” at any establishment not in compliance with the Deemed Approved Ordinance, and also add text to Section 82-38.810 regarding the posting requirements of the Deemed Approved Performance Standards notice, and requiring the posted performance standards notice to be a 11”x17” in size and the font size on the notice to be 20-point type. Along with the proposed code changes, various policy revisions are also being recommended in order to better coordinate the efforts of the Department of Conservation and Development with other County departments and agencies for implementation and enforcement of the Deemed Approved Ordinance. Such policy revisions would include establishing protocols with the Office of the Sheriff, the Tax Collector, and the Health Services Department for improved information and data sharing concerning Deemed Approved alcohol establishments in the unincorporated areas of Contra Costa County. GK [Staff Report](#)

Vote: (7-0)

Motion: Terrell

2nd: Stewart

Aves: Wright, Terrell ,
Stewart, Steele, Clark,
Swenson & Snyder

Noes: None

Absent: None

6. STAFF REPORT: None

7. COMMISSIONERS' COMMENTS: None

8. COMMUNICATIONS: Adjourned at 7:07 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, APRIL 14, 2015.

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.