

ALL COMMISSIONERS PRESENT
STAFF: J. KOPCHIK, A. BHAT, J. CRAPO
M. TOMS, R. HERNANDEZ, D. KELLY & D. MYERS
PW: W. LAI, J. LAROCQUE

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, APRIL 14, 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. ****

1. PUBLIC COMMENTS:

GENERAL PLAN AMENDMENT: CONTINUED PUBLIC HEARING

2. JOHN DOBLES (Applicant) - QLC MANAGEMENT (Owner), County File #GP09-0002: A request for approval of a general plan amendment to designate 2.35-acres of the site single-family residential (SH) from the existing open space (OS) designation. The subject property is a vacant parcel located at 0 Pomona Street at the intersection of Rolph Park Drive in the Crockett area. (Parcel Number: 354-202-005) (Zoning: R-6) (General Plan: Open-Space) 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. (Continued from 02/10/15) RLH [Staff Report](#)

APPROVED W/MOD TO
COA #1 & #35

Motion: Steele

2nd: Wright

Vote (7-0)

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

Noes: None

Absent: None

REZONING: CONTINUED PUBLIC HEARING

3. JOHN DOBLES (Applicant) - QLC MANAGEMENT (Owner), County File #RZ12-3220: A request for a rezoning of the property to Planned-Unit District (P-1) from Single-Family Residential (R-6) zoning. The subject property is a vacant parcel located at 0 Pomona Street at the intersection of Rolph Park Drive in the Crockett area. (Parcel Number: 354-202-005) (Zoning: R-6) (General Plan: Open-Space). 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. (Continued from 02/10/15) RLH [Staff Report](#)

APPROVED W/MOD TO
COA #1 & #35

Motion: Steele

2nd: Wright

Vote (7-0)

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

Noes: None

Absent: None

SUBDIVISION: CONTINUED PUBLIC HEARING

APPROVED W/MOD TO
COA #1 & #35

Motion: Steele

2nd: Wright

Vote (7-0)

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

Noes: None

Absent: None

4. JOHN DOBLES (Applicant) - QLC MANAGEMENT (Owner), County File #SD12-9312: A request for approval of a vesting tentative map to subdivide an 8.05-acre property into 9 residential lots and one open space/common lot. The 9 residential lots will range in size from 9,508 square feet to 14,909 square feet. All of the lots will be accessed via a new private roadway to be constructed as part of the project which will be accessed via Rolph Park Drive across from Cedar Court. The project will involve the removal of 59 code protected trees and work within the dripline of an additional 59 code protected trees. The subject property is a vacant parcel located at 0 Pomona Street at the intersection of Rolph Park Drive in the Crockett area. (Parcel Number: 354-202-005) (Zoning: R-6) (General Plan: Open-Space) CEQA: The County Planning Commission will consider adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. (Continued from 02/10/15) RLH [Staff Report](#)

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED W/MOD TO
COA #1 & #35

Motion: Steele

2nd: Wright

Vote (7-0)

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

Noes: None

Absent: None

5. JOHN DOBLES (Applicant) - QLC MANAGEMENT (Owner), County File # DP12-3002: A request for approval of a final development plan for development of the subject property. The subject property is a vacant parcel located at 0 Pomona Street at the intersection of Rolph Park Drive in the Crockett area. (Parcel Number: 354-202-005) (Zoning: R-6) (General Plan: Open-Space) 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. (Continued from 02/10/15) RLH [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO
APRIL 28, 2015 AS AN
OPEN HEARING

6. PLEASANT HILL BART TRANSIT VILLAGE ASSOCIATES, LLC c/o MILLENNIUM PARTNERS (Applicant) - SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT (Owner), County File #DP15-03001: The applicant requests approval of a modification to the Preliminary (DP02-03041) and Final Development Plan (DP04-3099) eliminating Condition of Approval # 6 and allowing an increase in the number of units for Block C from 100 condominium units to 200 rental units. The 1.61 acre parcel is part of the 18-acre Contra Costa Centre Transit Village, in the Pleasant Hill/Contra Costa Centre BART Station Area in Central Contra Costa County. (APN 148-221-040). MT [Staff Report](#)
7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS: Adjourned at 10:17 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, APRIL 28, 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.