

ALL COMMISSIONERS WERE PRESENT
STAFF: J. KOPCHIK, A. BHAT, J. CRAPO, M. TOMS,
F. AVILA & H. LI
PW: W. LAI, L. GOSSETT & J. LAROCQUE

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, APRIL 28, 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. ******

JUAN PABLO GALVAN FROM SAVE MT DIABLO GAVE AN OVERVIEW OF THE AGENCY

1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

APPROVED WITH DELETION OF COA #8 AND CHANGED REFERENCES TO REDEVELOPMENT AGENCY TO DIRECTOR OF DCD

2. 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) (Continued from 04/14/15 AMB) MT Staff Report

Vote: (6-1)

Motion: Steele

2nd: Terrell

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

Noes: Clark

GENERAL PLAN AMENDMENT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #27 AND ADDED
COA #28

Vote: (7-0

Motion: Terrell

2nd: Steele

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

Noes: None

3. DENOVA HOMES (Applicant) - CIVIC PROPERTY GROUP INC. (Owner), County File # GP13-0002. The applicant is requesting approval of a general plan amendment to re-designate the site single-family residential-medium density to single-family residential-high density designation. The site is comprised of 3 separate parcels totaling 7.52-acres and is located on the east side of Driftwood Drive, between Port Chicago Highway and Pacifica Avenue in the unincorporated community of Bay Point (197 Driftwood Drive) (Assessor's Parcel Numbers: 098-130-002, 098-180-030 and 027). CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings. FA [Staff Report](#)

SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #27 AND ADDED
COA #28

Vote: (7-0

Motion: Terrell

2nd: Steele

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

Noes: None

4. DENOVA HOMES (Applicant) - CIVIC PROPERTY GROUP INC. (Owner), County File # SD13-9352. The applicant is requesting approval of a 50-lot vesting tentative map to construct a single family development project. The project will also include a total of 9,200 cubic yards of grading (cut and fill) to prepare the site for construction activities. The site is comprised of 3 separate parcels totaling 7.52-acres and is located on the east side of Driftwood Drive, between Port Chicago Highway and Pacifica Avenue in the unincorporated community of Bay Point (197 Driftwood Drive) (Assessor's Parcel Numbers: 098-130-002, 098-180-030 and 027) CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings. FA [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA #27 AND ADDED
COA #28

Vote: (7-0

Motion: Terrell

2nd: Steele

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

Noes: None

5. DENOVA HOMES (Applicant) - CIVIC PROPERTY GROUP INC. (Owner), County File # DP13-3022. The applicant is requesting approval of a final development plan modification to increase the number of homes from 34 to 50. The project will also include a total of 9,200 cubic yards of grading (cut and fill) to prepare the site for construction activities. The site is comprised of 3 separate parcels totaling 7.52-acres and is located on the east side of Driftwood Drive, between Port Chicago Highway and Pacifica Avenue in the unincorporated community of Bay Point (197 Driftwood Drive) (Assessor's Parcel Numbers: 098-130-002, 098-180-030 and 027) CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings. FA [Staff Report](#)

6. STAFF REPORT: None

7. COMMISSIONERS' COMMENTS:

8. COMMUNICATIONS: Adjourned at 9:40 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MAY 12, 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.