

**COMMISSIONER STEWART ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: A. BHAT, M. TOMS. T. MOREIRA, J. OBORNE,
S. MURAOKA, D. BARRIOS & H. LI
PW: W. LAI, L. GOSSETT & J. LAROCQUE**

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JULY 21, 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 Hiliiana Li at least 48 hours before the meeting at (925) 674-7792.

****** 7:00 P.M.******

NONE

1. PUBLIC COMMENTS:

BOARD OF APPEALS: DEVELOPMENT PLAN: PUBLIC HEARING

DENIED THE APPEAL,
UPHELD ZONING
ADMINISTRATOR
DECISION AND
MODIFIED COA #3

2. MIKE POURZAND (Applicant) - JOHN WIND & SHIVA NIAZI (Owners) - ANNA SHANE (Appellant); County File #DP14-3042: This is an appeal of the Zoning Administrator's decision to approve a Development Plan and Kensington Design Review for the purpose of allowing a 304 square-foot addition to the lower floor of an existing two-story residence with a 410 square-foot uncovered deck above the addition at the main floor level. The proposed additions will result in a gross floor area of 2,780 square feet, which exceeds the design review threshold of 2,700 square feet for the subject site. The subject site is located at 155 Ardmore Road in the Kensington Area. (Zoning: Single-Family Residential (R-6) District, Tree Obstruction of Views (-TOV) Combining District, Kensington (-K) Combining District; APN: 571-130-008) DB [Staff Report](#)

Vote: (6-0)

Motion: Steele

2nd: Wright

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

Noes: None

Absent: Stewart

BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

STAFF
RECOMMENDED TO
BE CONTINUED TO
08/25/15

3. WHITNEY JOHNSON-VALENTINE (Applicant, Owner & Appellant); County File #LP14-2059: This is an appeal of the Zoning Administrator's decision to deny a land use permit for the establishment of a wine tasting room with associated wine storage to be located within an existing approximately 2,400 square-foot building, with an additional request for the use of the facility for 15 special events per year, such as fundraisers, weddings, corporate events, and winemakers' dinners. The subject site is located at 8010 Camino Tassajara in the Unincorporated Pleasanton area. (Zoning: General Agricultural (A-2) District; APN: 223-042-011) DB [Staff Report](#)

GENERAL PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDED
ADOPTION OF THE
GENERAL PLAN
AMENDMENT AND
ADDENDUM TO THE
PANTAGES EIR TO
THE BOARD OF
SUPERVISORS

4. PANTAGES AT DISCOVERY BAY, LLC. (Applicant) – C & D DISCOVERY BAY, LLC & EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID) (Owners), (County File #GP99-0008) (County File Number remains the same as previous approval): This is a hearing to consider a recommendation to the Board of Supervisors to change the previously approved General Plan land use designations from Single-Family Residential High Density (SH), Single-Family Residential Medium Density (SM), Public/ Semi-Public (PS), Open Space (OS) and Water (WA) to a redesigned configuration of Single-Family Residential High Density (SH), Single-Family Residential Medium Density (SM), Public/Semi-Public (PS), Open Space (OS) and Water (WA). The 171-acre project site is located at the eastern end of Point of Timber Road in the Discovery Bay area. CEQA: The County Planning Commission will also consider adoption of an Addendum to the Pantages Bays Environmental Impact Report and related findings (Assessor Parcel Numbers: 011-230-006 & 007, 011-220-010 & 017 & 018, 004-032-005 & 006 & 007 & 062, 004-010-006). JO [Staff Report](#)

Vote: (6-0)

Motion: Swenson

2nd: Terrell

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

Noes: None

Absent: Stewart

REZONING: PUBLIC HEARING

RECOMMENDED
ADOPTION OF
REZONING AND
ADDENDUM TO THE
PANTAGES EIR TO
THE BOARD OF
SUPERVISORS

5. PANTAGES AT DISCOVERY BAY, LLC. (Applicant) – C & D DISCOVERY BAY, LLC & EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID) (Owners) (County File #RZ04-3146) (County File number remains the same as previous approval): This is a hearing to consider a recommendation to the Board of Supervisors to approve a change to the previously approved zoning of the project site from Planned Unit District (P-1) to a redesigned configuration of Planned Unit District (P-1) The 171-acre project site is located at the eastern end of Point of Timber Road in the Discovery Bay area. CEQA: The County Planning Commission will also consider adoption of an Addendum to the Pantages Bays Environmental Impact Report and related findings (Assessor Parcel Numbers: 011-230-006 & 007, 011-220-010 & 017 & 018, 004-032-005 & 006 & 007 & 062, 004-010-006) JO [Staff Report](#)

Vote: (6-0)

Motion: Swenson

2nd: Terrell

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

Noes: None

Absent: Stewart

SUBDIVISION/VESTING TENTATIVE MAP: PUBLIC HEARING

APPROVED VESTING
TENTATIVE MAP
WITH CONDITIONS
AND MITIGATION
MEASURES, AND
ADOPTED THE
ADDENDUM TO THE
PANTAGES EIR;
MODIFIED COA #117

6. PANTAGES AT DISCOVERY BAY, LLC. (Applicant) – C & D DISCOVERY BAY, LLC & EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID) (Owners), (County File #SD06-9010) (County File Number remains the same as previous approval): This is a hearing to consider approval of a change to the configuration of the previously approved Vesting Tentative Map of 292 Single-Family residential lots, with Sherriff's Marine Patrol Substation and Open Space into a reconfigured Vesting Tentative Map of 292 Single-Family residential lots with Sherriff's Marine Patrol Substation and Open Space. The 171-acre project site is located at the eastern end of Point of Timber Road in the Discovery Bay area. CEQA: The County Planning Commission will also consider adoption of an Addendum to the Pantages Bays Environmental Impact Report and related findings (Assessor Parcel Numbers: 011-230-006 & 007, 011-220-010 & 017 & 018, 004-032-005 & 006 & 007 & 062, 004-010-006) JO [Staff Report](#)

Vote: (6-0)

Motion: Swenson

2nd: Terrell

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

Noes: None

Absent: Stewart

DEVELOPMENT PLAN: PUBLIC HEARING

RECOMMENDED
APPROVAL OF FINAL
DEVELOPMENT PLAN
WITH MITIGATION
MEASURES AND
ADOPTION OF
ADDENDUM TO THE
PANTAGES EIR TO
THE BOARD OF
SUPERVISORS;
MODIFIED
DEVELOPMENT
STANDARDS FOR
MERGING LOTS

7. PANTAGES AT DISCOVERY BAY, LLC. (Applicant) – C & D DISCOVERY BAY, LLC & EAST CONTRA COSTA IRRIGATION DISTRICT (ECCID) (Owners), (County File #DP14-3017) (New County File Number for Development Plan): This is a hearing to consider a recommendation to the Board of Supervisors to approve a change to the previously approved Final Development Plan; the new Development Plan includes the following:

- Develop a gated community of 292 residential lots, 105 of which have docks for deep water access;
- Creation of 38 acres of Bay and Coves with a widening of Kellogg Creek and Old Kellogg Creek to provide deep water access to some of the proposed lots;
- Create/preserve 43 acres of wetland/emergent marsh/grass land in two Open Space areas on the project site;
- Develop a Public Trail and Emergency Vehicle Access (EVA) within one of the Open Space areas and provide public access for pedestrians and bicyclists within the project site;
- Develop a Sheriff's Marine Patrol substation on the project site; and
- Develop roadways, sidewalks and landscaping within the development.
- Applicant requests approval to remove 80 trees from the project site.

The 171-acre project site is located at the eastern end of Point of Timber Road in the Discovery Bay area. CEQA: The County Planning Commission will consider adoption of an Addendum to the Pantages Bays Environmental Impact Report and related findings (Assessor Parcel Numbers: 011-230-006 & 007, 011-220-010 & 017 & 018, 004-032-005 & 006 & 007 & 062, 004-010-006) JO [Staff Report](#)

Vote: (6-0)

Motion: Swenson

2nd: Terrell

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

Noes: None

Absent: Stewart

ZONING TEXT AMENDMENT: PUBLIC HEARING

CONTINUED TO
08/25/15

Vote: (6-0)

Motion: Steele

2nd: Terrell

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

Noes: None

Absent: Stewart

8. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE THAT ADDS CHAPTER 88-24, WIRELESS TELECOMMUNICATION FACILITIES County File #ZT13-0001: This is a hearing on a County initiated proposal to adopt an amendment to the County Ordinance Code Chapter 88-24 that sets forth criteria for the location, design, and approval of wireless telecommunication facilities throughout Contra Costa County. For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance, State Clearinghouse SCH #2013032035, has been issued for this project. The County Planning Commission will be recommending the Board of Supervisors to consider adoption of a Negative Declaration and related findings for the proposed zoning text amendment. TM [Staff Report](#)
9. STAFF REPORT: NONE
10. COMMISSIONERS' COMMENTS:
11. COMMUNICATIONS: Adjourned at 8:15 p.m.

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