

**ALL COMMISSIONERS PRESENT  
STAFF: A. BHAT, J. OBORNE & H. LI  
PW: W. LAI & J. LAROCQUE**

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, SEPTEMBER 29, 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:

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

TO BE CONTINUED  
TO 10/13/15

2. 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. (Continued from 08/25/15) [TM](#) [Staff Report](#)

REZONING: PUBLIC HEARING

TOOK TESTIMONY &  
CONTINUED TO  
11/10/15 AS AN OPEN  
PUBLIC HEARING AS  
RECOMMENDED BY  
STAFF

3. LENOX HOMES LLC (Applicant) – DESCO DEVELOPMENT COMPANY LLC (Owner), County File #RZ14-3228: This is a hearing to consider a recommendation to the Board of Supervisors to approve the rezoning of a 3.59- acre project site from R-20, Single Family Residential (20,000 square foot minimum lot size) to R-15, Single Family Residential (15,000 square foot minimum lot size). The project site is located on the east side of Bailey Road near Myrtle Drive in the unincorporated Concord area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-20, Single Family Residential) (Assessor Parcel Number: 116-070-007) [JO](#) [Staff Report](#)

SUBDIVISION: PUBLIC HEARING

TOOK TESTIMONY &  
CONTINUED TO  
11/10/15 AS AN OPEN  
PUBLIC HEARING AS  
RECOMMENDED BY  
STAFF

4. LENOX HOMES LLC (Applicant) – DESCO DEVELOPMENT COMPANY LLC (Owner), County File #SD14-9389: Applicant requests approval of a Vesting Tentative Map to subdivide the property into seven residential lots with a Public Trail. The project site is located on the east side of Bailey Road near Myrtle Drive in the unincorporated Concord area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-20, Single Family Residential) (Assessor Parcel Number: 116-070-007) [JO](#) [Staff Report](#)

5. STAFF REPORT: NONE
6. COMMISSIONERS' COMMENTS: NONE
7. COMMUNICATIONS: Adjourned at 8:10 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, OCTOBER 13, 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.