

COMMISSIONER SWENSON ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: A. BHAT, W. NELSON, S. GONG & H. LI
PW: L. GOSSETT & J. LAROCQUE

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MAY 24, 2016
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Marvin Terrell, Don Snyder, Jeffrey Wright

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:

2. GENERAL PLAN AMENDMENT: PUBLIC HEARING

APPROVED ON
CONSENT

- 2a. 2005-2020 CONTRA COSTA COUNTY GENERAL PLAN – AMENDMENT TO THE LAND USE ELEMENT RELATED TO BUCHANAN FIELD AIRPORT (County File: GP#16-0002): This County-initiated General Plan Amendment would revise Land Use Element Policy 3-98, which currently limits development to 18,500 square feet on the 3-acre portion of the subject parcel designated “Business Park” in the County General Plan. The County proposes to increase the development limit to 52,300 square feet in anticipation of the site being developed with light industrial/business park uses. The subject parcel is located at 550 Sally Ride Drive in the unincorporated Concord area. (Zoning: U, Unrestricted) (Parcel Number: 125-010-023) WRN [Staff Report](#)

Motion: Snyder

2nd: Terrell

Vote (5-0)

Ayes: Wright, Terrell,
Steele, Snyder & Clark

Noes: None

Absent: Swenson

3. REZONING: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS AND
ADOPTED THE
MITIGATED
NEGATIVE
DECLARATION AND
RELATED FINDINGS

- 3a. ALAMO GLEN, LLC. (Applicant and Owner), County Files #RZ15-3229: The project proposes to rezone the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C will be accessed. Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. The subject property is located at 20 Alamo Glen Trail, in Alamo. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: General Agricultural, A-2) (Parcel Numbers: 193-210-008, 193-861-022) SG [Staff Report](#)

Motion: Snyder

2nd: Terrell

Vote (5-0)

Ayes: Wright, Terrell,
Steele, Snyder & Clark

Noes: None

Absent: Swenson

APPROVED ON
CONSENT WITH
CHANGES TO COA'S
#61 & 62

Motion: Snyder

2nd: Terrell

Vote (5-0)

Ayes: Wright, Terrell,
Steele, Snyder & Clark

Noes: None

Absent: Swenson

4. MINOR SUBDIVISION: PUBLIC HEARING

- 4a. ALAMO GLEN, LLC. (Applicant and Owner), County File #MS15-0002: The project proposes to subdivide the lot into four parcels (ranging in area from 20,687 to 28,877 square feet) with the intent to develop each resultant parcel with a single-family residence in the future. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C will be accessed. Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. The subject property is located at 20 Alamo Glen Trail, in Alamo. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: General Agricultural, A-2) (Parcel Numbers: 193-210-008, 193-861-022) SG [Staff Report](#)

5. STAFF REPORT:

6. COMMISSIONERS' COMMENTS:

7. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JUNE 14, 2016.

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 96 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.