

COMMISSIONERS D. STEELE & R. CLARK ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT, K. DOUGLAS, R. HERNANDEZ, J. OBORNE  
S. TULLY & H. LI  
HEALTH SERVICES: D. PEDDYCORD, D. DENNIS & M. JACCODINE

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**TUESDAY, DECEMBER 6, 2016**  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

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

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. SUBDIVISION: PUBLIC HEARING

APPROVED ON  
CONSENT

2a. BRADDOCK & LOGAN SERVICES, INC. (Owner & Applicant), County File # SD07-9167: This is a request for an extension of time to file a final map for an eight lot subdivision. The subject site is located at 1125 North Gate Road in the Walnut Creek area. (Zoning R-40) (Parcel # 138-180-002) JO [Staff Report](#)

Vote: 5-0

Motion: Snyder

2<sup>nd</sup> : Terrell

Ayes: Wright, Terrell,  
Snyder, Allen &  
Swenson

Noes: None

Absent: Steele & Clark

3. DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH  
ADDED COAS;  
ADOPTED  
MITIGATED  
NEGATIVE  
DECLARATION AND  
RELATED FINDINGS

3a. BAY POINT FAMILY APARTMENTS LLC (Applicants & Owners), County File #DP15-3023: The applicant seeks approval of a Preliminary and Final Development Plan to allow the construction of a new 193-unit apartment complex. The project also includes a request for approval of a density bonus to allow 32 additional units beyond the 161 units allowed under the applicable density standards, and a request for approval of an exception to allow a diversion of storm water entering and/or originating on the subject property. The project site is a 7.61-acre area located at the northeast corner of the intersection of Port Chicago Highway and Willow Pass Road in the Bay Point area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Planned Unit Development, P-1) (Assessor's Parcel Number: 098-240-058, -059) SFT [Staff Report](#)

**Cont'd from 3a.**

**Vote:** 5-0

**Motion:** Snyder

**2<sup>nd</sup>** : Terrell

**Ayes:** Wright, Terrell,  
Snyder, Allen &  
Swenson

**Noes:** None

**Absent:** Steele & Clark

4. ZONING TEXT AMENDMENT: PUBLIC HEARING

CONTINUED TO  
12/09/16

4a. PROPOSED ZONING TEXT AMENDMENT TO ADOPT A TOBACCO RETAILING BUSINESSES ORDINANCE, COUNTY FILE #ZT16-0003: A hearing on a County initiated zoning text amendment for the adoption of a *Tobacco Retailing Businesses Ordinance* that would restrict the concentration of tobacco retailing businesses in any one area, minimize the availability of tobacco products to minors by prohibiting tobacco retailing businesses from location near schools and other youth-sensitive areas, and prohibit the establishment of hookah lounges, vapor lounges and significant tobacco retailing businesses. The proposed zoning text amendment is part of a set of policy options approved by the County Board of Supervisors and developed by the Public Health Department of Contra Costa County addressing youth tobacco influences in the retail environment. [RLH](#) [Staff Report](#)

5. STAFF REPORT: The Department of Conservation and Development sincerely thanks Mr. Don Snyder for his 13 years of service on the County Planning Commission. We wish Mr. Snyder continued success in the future.

6. COMMISSIONERS' COMMENTS: None

7. COMMUNICATIONS: Adjourned at 920 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, DECEMBER 20, 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.