

COMMISSIONER VAN BUSKIRK ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT. G. FARRINGTON & H. LI

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, APRIL 10, 2019**  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

CHAIR: Duane Steele  
VICE-CHAIR: Rand Swenson  
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

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. BOARD OF APPEALS: DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

ITEM CONTINUED TO  
MAY 8, 2019

2a. AMY MAJORS AND TIM NYKOLUK (Appellants) - GREGORY BRAVERMAN (Applicant) - NATIONAL WALNUT CREEK, LLC (Owner), County File #LP18-2020: This is an appeal of the Zoning Administrator's approval to modify County File #LP01-2045 to allow the conversion of an existing elderly care facility to a residential ambulatory care facility for twelve (12) adults with no proposed improvements to the existing facility. The subject property is located at 2181 Tice Valley Boulevard in the Walnut Creek area of Unincorporated Contra Costa County (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: 188-040-001) (Continued from 02/27/19) MH

DENY THE APPEAL  
AND UPHOLD THE  
ZA'S DECISION

2b. YASUKO KAYA (Appellant) - CROWN CASTLE ON BEHALF OF AT&T (Applicant) - MING YUENG AND JIA YIN LIU (Owners), County File #LP18-2018: This is an appeal of the Zoning Administrator's decision to approve a land use permit to renew an existing AT&T 40-foot monopine facility and modify the facility to remove and replace antennas, install new ancillary equipment and remove a cabinet located at the rear of the lot. The subject property is located 4068 San Pablo Dam Road in the El Sobrante area. (Zoning: Planned Unit (P-1) District) (APN: 420-192-051) (Continued from 03/27/19) GF [Staff Report](#)

Motion: Swenson

2<sup>nd</sup>: Amin

Vote: 4-1-1

Ayes: Swenson, Amin,  
Wright & Steele

Noes: Clark

Abstain: Allen

Absent: Van Buskirk

3. BOARD OF APPEALS: DEVELOPMENT PLAN: PUBLIC HEARING

APPLICANT  
WITHDREW  
APPLICATION

- 3a.. BETTY ENG (Appellant) - DAVID LINCER – ROLLIN’ ALONG (Applicant) - KENNETH & CARLA JONES (Owners), County File #DP18-3012: This is an appeal of the Zoning Administrator’s decision to approve a Development Plan with a Kensington design review to allow the construction of a 37 square-foot, 24-foot tall elevator enclosure at the front of an existing single-family residence, which would result in a gross floor area of 3,959 square feet (where 2,800 square feet is the threshold for the subject property). The proposed project also requires a variance request for an 18-foot front yard setback (where 20 feet is required) for the enclosure. The subject property is located at 41 Highland Boulevard in the Kensington area. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K ), and Tree Obstruction of Views Combining District (-TOV); APN: 572-028-002) DB [Staff Report](#)

4. APPROVAL OF TENTATIVE MAP EXTENSION

APPROVED  
EXTENSION

- 4a. MICHAEL SERPA (Applicant) - LODGEPOLE INVESTMENTS LLC (Owner), County Files #SD09-9278, DP09-3029: The applicant is requesting a two-year extension to file a final map for the Newport Pointe Subdivision at Discovery Bay and final development plan approved for 67-residential lots. The 20-acre project site is located east of Bixler Road, west of Newport Drive in the Discovery Bay area. (Zoning: Planned Unit District, P-1) (APNs: 011-220-013, 011-220-014) JRC [Staff Report](#)

Motion: Swenson

2<sup>nd</sup>: Allen

Vote: 6-0

Ayes: Amin, Wright,  
Allen, Clark, Swenson &  
Steele

Noes: None

Absent: Van Buskirk

5. STAFF REPORT: None

6. COMMISSIONERS’ COMMENTS: There was general discussion amongst the Commissioners regarding telecommunication/wireless applications.

7. COMMUNICATIONS: The Board of Supervisors approved the small site applications (WA17-0013, WA17-0008, WA18-0002, WA18-0003 and WA18-0004) in the Alamo and Walnut Creek area.

Adjourned at 8:07 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, APRIL 24, 2019.

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 <https://www.contracosta.ca.gov> 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.