

COMMISSIONERS ALLEN & AMIN ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: J. KOPCHIK, R. HERNANDEZ, D. BARRIOS & H.LI  
PW: L. GOSSETT & J. LAROCQUE  
COUNTY COUNSEL: K. KELLER

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, APRIL 24, 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. GENERAL PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDATION  
FAILED 4/5 VOTE

- 2a. HAMID TAEB – HABITAT FOR HUMANITY (Applicant & Owner), County File #GP13-0001: The applicant proposes to amend the General Plan designation of an existing 2.42-acre parcel from Single-Family Residential Medium Density (SM) to Multiple-Family Residential Medium Density (MM). The subject property is located at 589 Pacifica Avenue 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: Single-Family Residential (R-10) & General Agricultural (A-2); APN: 098-210-001) DB [Staff Report](#)

Motion: Swenson  
2<sup>nd</sup>: Clark

Vote: 3-2

Ayes: Swenson, Clark & Wright  
Noes: Steele & Van Buskirk  
Absent: Allen & Amin

3. REZONING: PUBLIC HEARING

RECOMMENDED  
APPROVAL OF THE  
BOARD OF  
SUPERVISORS AND  
ADOPTED THE  
MITIGATED  
NEGATIVE  
DECLARATION

- 3a. HAMID TAEB – HABITAT FOR HUMANITY (Applicant & Owner); County File #RZ13-3223: The applicant proposes to rezone the subject property from Single-Family Residential (R-10) and General Agricultural (A-2) to Planned Unit District (P-1), with a variance to allow the rezoning of a 2.42-acre property to P-1 (where five acres is the minimum). The subject property is located at 589 Pacifica Avenue 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: Single-Family Residential (R-10) & General Agricultural (A-2); APN: 098-210-001) DB [Staff Report](#)

**Motion:** Swenson  
**2<sup>nd</sup>:** Clark

**Vote:** 3-2

**Ayes:** Swenson, Clark &  
Wright

**Noes:** Steele & Van  
Buskirk

**Absent:** Allen & Amin

4. SUBDIVISION: PUBLIC HEARING

APPROVED THE  
VESTING TENTATIVE  
MAP AND ADOPTED  
THE MITIGATED  
NEGATIVE  
DECLARATION

- 4a. HAMID TAEB – HABITAT FOR HUMANITY (Applicant & Owner); County File #SD13-9340: The applicant proposes to subdivide the subject 2.42-acre property into 29 new residential parcels and six common space parcels, requests for exceptions to Title 9 of the County Ordinance related to pavement across intersections, minimum length of vertical curves, sight obstructions at intersections, collect and convey, and discharge to roadside ditches. The subject property is located at 589 Pacifica Avenue 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: Single-Family Residential (R-10) & General Agricultural (A-2); APN: 098-210-001) DB [Staff Report](#)

**Motion:** Swenson  
**2<sup>nd</sup>:** Clark

**Vote:** 3-2

**Ayes:** Swenson, Clark &  
Wright

**Noes:** Steele & Van  
Buskirk

**Absent:** Allen & Amin

5. DEVELOPMENT PLAN: PUBLIC HEARING

RECOMMEND  
APPROVAL OF  
DEVELOPMENT PLAN  
AND ADOPTED THE  
MITIGATED  
NEGATIVE  
DECLARATION

- 5a. HAMID TAEB – HABITAT FOR HUMANITY (Applicant & Owner); County File #DP13-3027: The applicant proposes to construct new townhome units on each new 29 residential parcel with associated site improvements for the entire development, a request for a tree permit to remove 13 code-protected trees ranging in size from 10 to 48 inches in diameter. The subject property is located at 589 Pacifica Avenue 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: Single-Family Residential (R-10) and General Agricultural (A-2); APN: 098-210-001) DB [Staff Report](#)

**Motion:** Swenson  
**2<sup>nd</sup>:** Clark

**Vote:** 3-2

**Ayes:** Swenson, Clark &  
Wright

**Noes:** Steele & Van  
Buskirk

**Absent:** Allen & Amin

6. ZONING TEXT AMENDMENT: PUBLIC HEARING

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

- 6a. CONTRA COSTA COUNTY (Applicant)-County File #ZT19-0003: A County initiated zoning text amendment to include the Blackhawk and Bollinger Canyon areas into the list of communities and geographic areas of the cannabis exclusion (-CE) combining district (Chapter 84-86) RLH [Staff Report](#)

**Motion:** Swenson

**2<sup>nd</sup>:** Van Buskirk

**Vote:** 3-2

**Ayes:** Swenson, Van  
Buskirk & Steele

**Noes:** Wright & Clark

**Absent:** Allen & Amin

7. **REZONING: PUBLIC HEARING**

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

**Motion:** Swenson

**2<sup>nd</sup>:** Van Buskirk

**Vote:** 3-2

**Ayes:** Swenson, Van  
Buskirk & Steele

**Noes:** Wright & Clark

**Absent:** Allen & Amin

- 7a. **COUNTY FILE #RZ19-3248:** A County initiated proposal to rezone several properties in various parts of the County into the Cannabis Exclusion Combining District (-CE). The properties to be rezoned are described as follows; two vacant parcels located on the north and south side of the eastern terminus of Sandy Lane in Bethel Island; a vacant 9.9-acre parcel (5900 Bethel Island Road) located on the east side of Bethel Island Road between Sandmound Boulevard and Wells Road; all eight parcels within the Saranap Village Mixed-Use Project area in Saranap; Oak Tree Plaza in Alamo (3000 Danville Blvd); a parking lot located at 1328 Treat Boulevard in the Contra Costa Centre area; 18120 Bollinger Canyon Road; East Bay Regional Park District Properties located at 18160 and 18114 Bollinger Canyon Road, 9 Holly Court and an adjacent District property; Blackhawk Plaza; and the Blackhawk Executive Center property. The rezoning of the properties listed above would prohibit the establishment of any commercial cannabis activities on any portion of the properties including the retail sale of cannabis, cannabis delivery, commercial cannabis cultivation, and cannabis manufacturing, testing and distribution. **RLH** [Staff Report](#)

8. **HERITAGE TREE: PUBLIC HEARING**

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

**Motion:** Van Buskirk

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

**Vote:** 5-0

**Ayes:** Van Buskirk,  
Wright, Swenson, Clark  
& Steele

**Noes:** None

**Absent:** Allen & Amin

- 8a. **CRAIG FRIEDERS** (Applicant & Owner), County File #HT18-0001: This is a request to nominate one Valley Oak tree, measuring approximately 175 inches in circumference, pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4). The subject property is located at 2031 Doris Avenue in the Walnut Creek area. (Zoning: Single-Family Residential (R-20); APN: 183-231-009) **RLH** [Staff Report](#)

9. **STAFF REPORT:** The mental health facility project has been continued to May 22, 2019 and the May 8, 2019 meeting has been cancelled.

- 10.. **COMMISSIONERS' COMMENTS:** None

- 11.. **COMMUNICATIONS:** Adjourned at 9:25 p.m.

PLEASE NOTE: **THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 8, 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.