

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, NOVEMBER 18, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/82217945861>

Meeting ID: 822 1794 5861

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M.****

1. PUBLIC COMMENTS:
2. COMMITTEE APPOINTMENT
- 2a. Consider recommending to the Board of Supervisors a County Planning Commission representative to TRANSPLAN per the TRANSPLAN Administrative Procedures.
3. GENERAL PLAN UPDATE: STUDY SESSION
- 3a. ENVISION CONTRA COSTA 2040 (County File #GP18-0001): This is a study session related to *Envision Contra Costa 2040*, the program to update the Contra Costa County General Plan, Zoning Code, and Climate Action Plan. The focus of this study session will be the draft Community Profiles for the updated General Plan.
WRN [Staff Report](#)

Item to be continued to
December 9, 2020

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. SEQUOIA LAND INVESTMENTS (Applicant and Owner); County File DP05-3058: The project proposes: 1) to amend the site's final development plan (County File), including regrading and realignment of a portion of Oak Branch Way and two turnarounds, and construction of subdivision improvements and retaining walls; 2) an exception to the standards of the Title 9 Subdivision Ordinance governing the design of private roads to allow a portion of Oak Branch way to exceed 20 percent in gradient; 3) an updated tree permit to supersede Tree Permit #TP02-0008 (which permitted removal of 112 trees) to now allow removal of 113 trees (including 68 trees already removed by previous work) to accommodate the construction of the proposed remedial subdivision improvements and eventual lot development, and to reduce the replanting requirement from up to 221 trees to 25 trees, and to work within the driplines of 12 trees to be preserved; 4) a grading permit to grade 3,131 cubic yards of soil; 5) approval of the proposed location of residences based on the conceptual plans provided, and details of retaining walls (i.e. location, height, type, batter); 6) modify the boundary of the deed restricted scenic easement space and increase the restricted development easement area from the 311,844 square feet to 317,270 square feet to insure that all graded and developed areas are kept outside of the private open space areas; and 7) the applicant requests to have Notices of Violation of Subdivision Law that have been recorded against the subdivision properties removed. The site is located near the southeast terminus of King Drive at Oak Branch Way (not in Rossmoor), in the Saranap area of Walnut Creek. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (APN: 238-040-011, 238-040-012, 238-040-013, 238-040-014, 238-040-015, 238-040-016) (Zoning: (P-1) Planned Unit District. GK [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 WEDNESDAY, DECEMBER 9, 2020.