

ALL COMMISSIONERS PRESENT  
STAFF: BHAT AND PARKES

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, FEBRUARY 23, 2010  
ROOM 107 – COUNTY ADMINISTRATION BUILDING  
PINE AND ESCOBAR STREETS, MARTINEZ

COMMISSIONERS: Richard Clark, Carmen Gaddis, Don Snyder, Marvin Terrell, Hyman Wong, Jake Sloan, Duane Steele

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 Maureen Parkes at least 48 hours before the meeting at (925) 335-1209.

\*\*\*\* 7:00 P.M.\*\*\*\*

1. PUBLIC COMMENTS: NONE

ELECTION OF OFFICERS

COMMISSIONER  
SNYDER WAS  
ELECTED CHAIR;  
COMMISSIONER  
TERRELL WAS  
ELECTED VICE-  
CHAIR

2. The Commission will consider and may elect the offices of Chair and Vice Chair.

COMMITTEE APPOINTMENT

RECOMMENDED TO  
THE BOARD OF  
SUPERVISORS THAT  
COMMISSIONER  
CLARK BE  
APPOINTED AS  
REPRESENTATIVE  
TO TRANSPAC

3. Consider recommending to the Board of Supervisors a replacement for Michael Murray as the County Planning Commission representative to TRANSPAC under Measure C 1988 Contra Costa Transportation Authority Subregional Committee.

RECOMMENDED TO  
THE BOARD OF  
SUPERVISORS THAT  
COMMISSIONER  
STEELE BE  
APPOINTED AS A  
REPRESENTATIVE  
TO TRANSPLAN

4. Consider recommending to the Board of Supervisors a replacement for Jack Hanna as a County Planning Commission representative to TRANSPLAN per the TRANSPLAN *Administrative Procedures*.

MANDATORY REFERRAL: RESCHEDULED PUBLIC HEARING

DETERMINED TO BE  
IN CONFORMANCE  
WITH THE COUNTY  
GENERAL PLAN ON  
CONSENT

5. MANDATORY REFERRAL FOR THE ACQUISITION OF 1,644 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 005-090-006,005-100-005,005-140-003,005-150-003, 005-150-004 AND PORTION OF 005-160-004 (REFERRED TO AS VAQUERO FARMS), LOCATED WEST OF VASCO ROAD IN UNINCORPORATED AREA NEAR BYRON BY THE EAST BAY REGIONAL PARK DISTRICT (CP# 09-97): This is a public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of seven parcels totaling 1,644 (+/-) acres located west of Vasco Road in an unincorporated area south of Byron. (CT 3040.00) (Rescheduled from 1/26/10). PR

MANDATORY REFERRAL: PUBLIC HEARING

DETERMINED TO BE  
IN CONFORMANCE  
WITH THE COUNTY  
GENERAL PLAN ON  
CONSENT

6. MANDATORY REFERRAL FOR THE ACQUISITION OF 11.3 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 011-470-008 AND PORTIONS OF 008-010-037 AND 011-220-032, LOCATED EAST OF BIXLER ROAD AND ADJACENT TO KELLOGG CREEK IN THE DISCOVERY BAY AREA BY RECLAMATION DISTRICT NO. 800 (CP# 10-11): This is a public hearing to consider the General Plan conformance of a proposed acquisition by Reclamation District No. 800 of one parcel and portions of two parcels totaling 11.3 (+/-) acres located east of Bixler Road adjacent to Kellogg Creek in the unincorporated community of Discovery Bay. (CT 3040.00). PR

REZONING: RESCHEDULED PUBLIC HEARING

CONTINUED TO  
APRIL 13, 2010 ON  
CONSENT

7. County File #RZ083207: A request to rezone a 1.75-acre site from Single-Family Residential (R-7) Zoning District and Multiple-Family Residential (M-17) Zoning District to Planned Unit Development (P-1) Zoning District, with a variance to the required minimum land area of 5 acres. The subject site consists of two adjoining descriptive parcels identified as Lots 5 and 6 of Ranchitos Del Sobrante, San Pablo Rancho, fronting a distance of approximately 207 feet on the east side of Appian Way (970 Appian Way) in the El Sobrante/Pinole area. (M-17 and R-7) (CT: 3600.00) (Parcel #s430-280- 013, 014, 015, 016) (Rescheduled from 1/26/10). RMP

DEVELOPMENT PLAN: RESCHEDULED PUBLIC HEARING

CONTINUED TO  
APRIL 13, 2010 ON  
CONSENT

8. County File #DP083072: A request for approval of a Preliminary and Final Development Plan to establish a 17-unit multiple-family residential (apartment) complex. A proposed guest parking plan contains eight guest parking spaces (one handicap space). Also included is a 1,400 square-foot tot lot consisting of grass area, benches, swings, sandbox and slide. The applicant is proposing to dedicate development rights to the County shown on page A-1 of the site plan titled Scenic Easement Development Rights Restriction. The subject site consists of two adjoining descriptive parcels identified as Lots 5 and 6 of Ranchitos Del Sobrante, San Pablo Rancho, fronting a distance of approximately 207 feet on the east side of Appian Way (970 Appian Way) in the El Sobrante/Pinole area. (M-17 and R-7) (CT: 3600.00) (Parcel #s430-280- 013, 014, 015, 016) (Rescheduled from 1/26/10). RMP

CONSIDERATION OF SENDING LETTER OF SUPPORT

THE MAJORITY OF  
THE COMMISSION  
SUPPORTED THE  
PROJECT AND  
RECOMMENDED  
THAT THE BOARD  
OF SUPERVISORS  
SEND A LETTER OF  
SUPPORT AND  
STRONGLY  
SUGGESTED THAT  
THE DIRECTOR  
OF CONSERVATION  
AND  
DEVELOPMENT BE  
COPIED ON ALL  
CORRESPONDENCE  
WITH ENTITIES  
SUCH AS THE  
BYRON MAC,  
AIRPORT LAND USE  
COMMISSION AND  
THE CALIFORNIA  
ENERGY  
COMMISSION

9. Consider sending a letter of support to the California Energy Commission regarding the proposed 200 megawatt Mariposa Energy Project located in Alameda County six miles south of Byron at the intersection of Bruns Road and Kelso Road as recommended by Commissioner Clark.

10. STAFF REPORT: Aruna Bhat informed the commissioners that in early December 2009 the Board of Supervisors amended the Housing Element and staff is working on a few amendments to the Zoning Ordinance such as the Single Room Occupancy Ordinance, Emergency Housing Ordinance and the Farm Worker Housing Ordinance. These proposed ordinances will be scheduled to be reviewed by the commission in the next few months. Aruna asked the commissioners if they would like to have resolutions prepared for Len Battaglia and Michael Murray for their service on the County Planning Commission. The commissioners said yes and Commissioners Wong and Snyder added that they would like the resolutions presented to the former commissioners by the Board of Supervisors.
11. COMMISSIONERS' COMMENTS: Commissioner Clark thanked staff for placing on the agenda the consideration of sending a letter of support to the California Energy Commission regarding the proposed Mariposa Energy Project. Commissioner Gaddis requested clarification on whether she was still the County Planning Commission appointee on TRANSPLAN. Aruna Bhat informed her that she is, that there are two County Planning Commission appointees and that Duane Steele was nominated to be the second appointee. Commissioner Terrell informed the commission that he will be on vacation from the end of May through June and will not be attending meetings during that time.
12. COMMUNICATIONS:

Meeting adjourned at 7:54 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MARCH 9, 2010.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2<sup>nd</sup> floor, north wing, 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 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.