

COMMISSIONERS GADDIS AND TERRELL ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, DRAKE, ROCHE, PIETRAS, NELSON AND PARKES
PUBLIC WORKS: GOSPODCHIKOV

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, APRIL 27, 2010
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Don Snyder
VICE-CHAIR: Marvin Terrell
COMMISSIONERS: Richard Clark, Carmen Gaddis, 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

REZONING: CONTINUED PUBLIC HEARING

CONTINUED OPEN
PUBLIC HEARING
TO MAY 25, 2010
TO ALLOW THE
CITY OF PINOLE
TO COMMENT ON
THE PROJECT

2. 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) (Continued from 4/13/10). RMP

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

CONTINUED OPEN
PUBLIC HEARING
TO MAY 25, 2010
TO ALLOW THE
CITY OF PINOLE
TO COMMENT ON
THE PROJECT

3. 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) (Continued from 4/13/10). RMP

MANDATORY REFERRAL: PUBLIC HEARING

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

4. MANDATORY REFERRAL FOR THE ACQUISITION OF 8 (+/-) ACRES OF LAND, ASSESSOR PARCEL NO. 008-330-057, LOCATED ADJACENT TO 2500 CHANNEL ROAD IN THE DISCOVERY BAY AREA BY THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT, (CP# 10-24): This is a public hearing to consider the General Plan conformance of a proposed acquisition by the Town of Discovery Bay Community Services District of 8 (+/-) acres of land located adjacent to 2500 Channel Road in the unincorporated community of Discovery Bay. (CT 3040.00) PR

REZONING: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS ON
CONSENT

5. County File #RZ09-3209: A request to rezone a 33.0-acre parcel from A-4 Agricultural Preserve District to A-2 General Agricultural District. The subject property is addressed 129 Rancho de la Rosa Road in the Martinez area. (A-4) (GP: AL) (CT: 3560.02) (Parcel #365-040-016). WRN
6. STAFF REPORT: NONE
7. COMMISSIONERS' COMMENTS: NONE
8. COMMUNICATIONS: U.S. Fish and Wildlife Service, April 2010, Planning Update #2

Meeting adjourned at 8:32 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MAY 11, 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, 2nd 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.