

COMMISSIONER SLOAN ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: KUTSURIS, BHAT, RYAN HERNANDEZ AND PARKES

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MAY 11, 2010
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

REVISED ANNOTATED AGENDA

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

APPEAL: LAND USE PERMIT: PUBLIC HEARING

CONTINUED TO
JUNE 8, 2010 TO:
1) ALLOW THE
APPLICANT AN
ADDITIONAL
OPPORTUNITY TO
SUBMIT
INFORMATION
AND/OR OTHERWISE
DEMONSTRATE
COMPLIANCE WITH
THE LAND USE
PERMIT FINDINGS;
AND
2) ASK STAFF TO
PREPARE FINDINGS
FOR DENIAL IN THE
EVENT THAT THE
COMMISSION
DECIDES TO DENY
THE PROJECT

2. BONITA HOUSE INC. (Applicant, Owner & Appellant) – HOWARD & KIM REVEL (Appellants), County File #LP082042: A hearing on two appeals of a decision by the Zoning Administrator to approve a land use permit to allow a State-licensed Adult Residential Care Facility that provides 24-hour a day non-medical care and supervision; and that provides long term housing for a maximum of ten (10) unrelated adults, men and women ages 18-59. The use also includes improving an existing 2,760 square foot single-family residence located on one legal lot (10.45 acres). The subject site is located at 2950 Penny Lane in the Knightsen area. (A-3) (GP: AL) (CT: 3031.0) (Parcel # 015-100-043). RAH

APPEAL: LAND USE PERMIT: PUBLIC HEARING

WITHDRAWN

3. VINCE D'ALO c/o ALIQUOT ASSOCIATES (Applicant) – DIABLO VALLEY ESTATE COMPANY (Owner) – MARYANN CELLA, et al. (Appellant), County File #TP06-0011: A hearing on an appeal of a decision by the County Zoning Administrator to approve a tree permit allowing the removal of five (5) trees and work within the dripline of fifteen (15) additional trees. The tree removal and impacts are related to the installation of a storm drain line on Parcels 'A', 'B' and 'C' of Minor Subdivision #MS21-93. The parcels are located on Avenida Nueva between Calle Los Callados and La Cadena, and along approximately 680 feet of La Cadena (Road) between Avenida Nueva and Alameda Diablo in the Diablo area. (R-20) (GP: SV) (CT: 3462.01) (Parcel # 195-260-001, 002, 003, 010, 011, 013, 014 and 015). RLH

4. STAFF REPORT: Catherine Kutsuris informed the commissioners that the Board of Supervisors adopted a resolution honoring Len Battaglia and Michael Murray for their service on the commission, and complimented Maureen Parkes for her exceptional writing skills. She also noted that Hyman Wong will be honored at the next Board of Supervisors meeting at 9:30 a.m.
5. COMMISSIONERS' COMMENTS: Commissioner Terrell will be absent from the May 25, 2010 meeting.
6. COMMUNICATIONS: NONE

Meeting adjourned at 9:03 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MAY 25, 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.