

COMMISSIONER SLOAN ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: KUTSURIS, DRAKE, ROCHE, NELSON, OBORNE, CISNEY, VILLA AND PARKES
PW: GOSPODCHIKOV

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JUNE 22, 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

APPEAL: VARIANCE: RESCHEDULED PUBLIC HEARING

Motion #1

Approve the project with added conditions of approval and the required findings to grant the variance.

2. County File #VR07-1083: This is an appeal of the Zoning Administrator's decision to deny variances to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (R-7) (GP: SH/OS) (CT: 3601.00) (Parcel #433-310-022) (Rescheduled from 6/8/10). JCC

Vote: Ayes - 2, Noes - 3

Ayes: Clark and Gaddis
Noes: Steele, Terrell and Snyder
Abstain: None
Absent: Sloan

The motion failed.

Motion #2:

Deny the appeal and uphold the Zoning Administrator decision.

Vote: Ayes – 3, Noes - 2

Ayes: Terrell, Snyder and Steele
Noes: Gaddis and Clark
Abstain: None
Absent: Sloan

The motion passed.

ZONING TEXT AMENDMENT: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS

3. AMENDMENT OF THE COUNTY ORDINANCE CODE CHAPTER 82-44, TEMPORARY EVENTS, IN ALL ZONES WITHIN UNINCORPORATED CONTRA COSTA COUNTY, County File #ZT10-0001: This is a County initiated proposal to amend the County Ordinance Code Chapter 82-44, the Temporary Events Ordinance. The proposed ordinance text amendment will apply to private property in all zones within the unincorporated areas of Contra Costa County. Changes proposed include streamlining the permit application procedures and exempting certain temporary events from the requirements to obtain a permit. JO

APPEAL: LAND USE PERMIT: CONTINUED PUBLIC HEARING

TOOK PUBLIC
TESTIMONY;
CONTINUED OPEN
PUBLIC HEARING TO
JULY 13, 2010 FOR A
PROGRESS REPORT

4. County File #LP05-2091: A hearing on an appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to allow (1) expansion of an existing sales, service and storage business of trailers and recreational vehicles; and (2) a non-accessory freeway oriented sign on six adjoining parcels that are zoned Retail-Business (R-B), Multiple Family Residential (M-29), and Single Family Residential (R-7), due to continued violations and lack of interest. The subject site consists of 6+ acres and is located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Continued from 6/8/10). LV

APPEAL: REVOCATION: LAND USE PERMIT: CONTINUED PUBLIC HEARING

TOOK PUBLIC
TESTIMONY;
CONTINUED OPEN
PUBLIC HEARING TO
JULY 13, 2010 FOR A
PROGRESS REPORT

5. County Files #103-71, #167-72, #60-73, #58-74, and #DP96-3011: A hearing on an appeal of the Zoning Administrator's decision to revoke the following land use permits previously granted by the County for portions of the site that are subject to the proposed application, County File #LP05-2091, due to continued County Ordinance Code violations and an apparent lack of interest on the part of the permittees to correct the Code violations.
- A. County File #103-71– A land use permit for a trailer sales and storage yard on APN 159-210-040 fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - B. County File #167-72 – A land use permit for an expanded trailer sales and storage area on a portion of APN 159-210-040, fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - C. County File #60-73 – A land use permit for expanded recreational vehicle storage at #4691 Pacheco Boulevard (currently APN 159-210-039).
 - D. County File #58-74 – A land use permit to allow storage of recreational vehicles. The subject site consists of APN 159-210-003, -027, & 032 at 4910 Blum Road, Hansen Ct.
 - E. County File #DP96-3011 – An amendment of Land Use Permit #60-73 to replace an office and sales building for sales and parts for mobile homes. The subject site is located at #4961 Pacheco Boulevard

In aggregate, the subject sites consist of six adjoining parcels on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Continued from 6/8/10). LV

MANDATORY REFERRAL: PUBLIC HEARING

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

6. MANDATORY REFERRAL FOR THE ACQUISITION OF 1593 (+/-) ACRES OF LAND IN THE UNINCORPORATED AREA SOUTH OF BYRON BY THE EAST BAY REGIONAL PARK DISTRICT FOR THE BYRON VERNAL POOLS AND VASCO CAVES REGIONAL PRESERVE (INVOLVING MULTIPLE PARCELS), (CP# 10-36): This is a public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District of 1593 (+/-) acres of land located in the unincorporated area south of Byron. PR

7. STAFF REPORT: Catherine Kutsuris congratulated Commissioner Terrell for his reappointment to the County Planning Commission.

8. COMMISSIONERS' COMMENTS: NONE

9. COMMUNICATIONS: NONE
Meeting adjourned at 9:28 PM.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JULY 13, 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.