

ALL COMMISSIONERS PRESENT
STAFF: BHAT, DRAKE, ROCHE, RUBEN HERNANDEZ, RYAN HERNANDEZ, AVILA, VILLA AND PARKES
PW: SEN

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JULY 13, 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: LAND USE PERMIT: CONTINUED PUBLIC HEARING

GRANTED THE
APPEAL,
APPROVED
OPTION "A" WITH
MODIFIED
CONDITION OF
APPROVAL #4

2. County File #LP08-2031: This is a hearing on an appeal by the property owner of the Zoning Administrator's decision approving a Land Use Permit and Development Plan to legalize two studio apartments within an existing commercial building for a total of three dwelling units at the site. The project also includes variances to the off-street parking and setback requirements as follows: 4 parking spaces proposed (6 parking spaces required), 6-inch side yard setback (5-foot side yard setback required minimum), and a zero-foot front yard setback (20-foot front yard setback required minimum), for the construction of the proposed parking improvements on a substandard lot. The subject site is located at 733 Loring Avenue within the Crockett area. (RB/R6) (GP: CO/ML) (CT: 3570) (Parcel #354-092-003) (Continued from 6/8/10). FA

UPHELD ZONING
ADMINISTRATOR
DECISION WITH
MODIFIED
CONDITION OF
APPROVAL #4
AND A TWO
YEAR TERM
LIMIT WITH
ADDITIONAL
REVIEW

3. 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) ((Continued from 6/8/10). RAH

Vote: Ayes - 4,
Noes - 2

Ayes: Clark, Steele,
Sloan and Snyder
Noes: Terrell and
Gaddis

Abstain: None
Absent: None

PROGRESS
REPORT
RECEIVED;
CONTINUED
OPEN PUBLIC
HEARING TO
AUGUST 10, 2010

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 6/22/10). LV

APPEAL: REVOCATION: LAND USE PERMIT: CONTINUED PUBLIC HEARING

PROGRESS
REPORT
RECEIVED;
CONTINUED
OPEN PUBLIC
HEARING TO
AUGUST 10, 2010

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 (JDF Holdings – Current Owner and Permittee) – 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 (JDF Holdings – Current Owner and Permittee) – 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 (JDF Holdings – Current Owner and Permittee) – A land use permit for expanded recreational vehicle storage at #4691 Pacheco Boulevard (currently APN 159-210-039).
 - D. County File #58-74 (JDF Holdings – Current Owner and Permittee) – 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 (JDF Holdings – Current Owner and Permittee) – 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 6/22/10). LV

APPEAL: LAND USE PERMIT: PUBLIC HEARING

GRANTED THE
APPEAL,
APPROVED
PROJECT
WITH MODIFIED
CONDITION OF
APPROVAL #18
AND DELETED
CONDITION OF
APPROVAL #19

6. County File #LP09-2064: An appeal of the County Zoning Administrator approval of a land use permit for a wireless telecommunication facility. The proposed wireless facility would be located on the 17.23-acre East Bay Municipal Utility District's Amador Reservoir property, located in a hilly open space area between Alcosta Boulevard and Dougherty Road in the San Ramon/Dougherty Valley area. (A-80) (ZA: X-18) (CT: 3451.06) (Parcel #222-270-003). RLH

MANDATORY REFERRAL: PUBLIC HEARING

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

7. MANDATORY REFERRAL FOR THE ACQUISITION OF 460.4 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 075-080-007, 075-200-002/009, LOCATED AT 8040 BLACK DIAMOND WAY IN THE UNINCORPORATED AREA WEST OF CLAYTON (KNOWN AS THE EASTERN DEVELOPMENT CORP. PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT, (CP# 10-42): This is a public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of one parcel totaling 460.4 (+/-) acres located at 8040 Black Diamond Way in an unincorporated area west of Clayton. (CT 3551.06). PR
8. STAFF REPORT: NONE

9. COMMISSIONERS' COMMENTS: NONE

10. COMMUNICATIONS: NONE

Meeting adjourned at 9:13 P.M.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JULY 27, 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.