

COMMISSIONER GADDIS ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: BHAT, ROCHE, TOMS AND PARKES

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, SEPTEMBER 28, 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

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO  
NOVEMBER 9, 2010  
AS RECOMMENDED  
BY STAFF ON  
CONSENT

2. 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 8/10/10). LV

CONTINUED TO  
NOVEMBER 9, 2010  
AS RECOMMENDED  
BY STAFF ON  
CONSENT

3. 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 8/10/10). LV

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

CONTINUED OPEN  
PUBLIC HEARING TO  
NOVEMBER 9, 2010

4. AMENDMENT TO THE RESIDENTIAL SECOND UNIT ORDINANCE, County File #ZT10-00002: A proposal to adopt a text amendment to the Residential Second Unit Ordinance (Chapter 82-24) to provide for a discretionary process for applications that do not meet one or more of the development standards. Such an application would be considered by the Zoning Administrator under Article 26-2.21 of the County Code. Under the draft ordinance, no changes are proposed for a second unit permit application that meets the development requirements and development standards, which would be approved ministerially. The draft ordinance also includes some minor changes to the development standards, related to design, neighborhood compatibility, and accessory structure size. In addition, an amendment to the Kensington Combining District Ordinance (Chapter 84-74) is also proposed which would limit the exemptions of Residential Second Units in Kensington to those that do not expand the envelope of an existing building or structure. (Rescheduled from 09/14/10) MT

MANDATORY REFERRAL: PUBLIC HEARING

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

5. MANDATORY REFERRAL FOR THE ACQUISITION OF 250 (+/-) ACRES OF LAND, ASSESSOR PARCEL NO. 257-010-006, LOCATED ON PINEHURST ROAD IN UNINCORPORATED AREA OF CANYON BY THE EAST BAY REGIONAL PARK DISTRICT, (CP# 10-50): 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 250 (+/-) acres located along Pinehurst Road in the unincorporated community of Canyon. (CT 3522.02)

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

6. MANDATORY REFERRAL FOR THE ACQUISITION OF 71 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 358-050-003 AND 358-050-008, LOCATED ON CUMMINGS SKYWAY IN THE UNINCORPORATED AREA OF CROCKETT, (CP# 10-51): This is public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of two parcels totaling 71 (+/-) acres located along Cummings Skyway in an unincorporated area near Crockett. (CT 3560.01)

TIME EXTENSION: SUBDIVISION: PUBLIC HEARING

GRANTED  
EXTENSION TO  
SEPTEMBER 14, 2015

7. County File #SD05-9064: This is a request for an extension to file a final map for a subdivision approved for seven residential lots and two private open space parcels. The subject site is located at 6284 San Pablo Dam Road in the El Sobrante area. (R-10) (GP: SM) (CT: 3610) (Parcel #435-160-002). JRC
8. STAFF REPORT: Maureen Toms invited all of the commissioners to the Transit Village Open House on Saturday, October 2, 2010 from 10:00 A.M – 2:00 P.M. for the Grand Opening Celebration of the Avalon Walnut Creek at Contra Costa Centre and Robert I. Schroder Overcrossing.
9. COMMISSIONERS' COMMENTS: Commissioner Terrell stated that he will not be attending the November 30, 2010 and December 14, 2010 meetings.
10. COMMUNICATIONS: The California County Planning Commissioners Association 80<sup>th</sup> Annual CCPCA State Conference Announcement – November 5<sup>th</sup> – 6<sup>th</sup>, 2010

Meeting adjourned at 8:24 P.M.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, OCTOBER 12, 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.