

COMMISSIONER GADDIS ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, GOETZ, ROCHE, MOREIRA, RUBEN HERNANDEZ , NORRIS, CRUZ, STAMPS AND PARKES
PUBLIC WORKS: SEN

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JANUARY 11, 2011
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, TENTATIVE MAP & A DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

RECOMMENDED
APPROVAL OF
COUNTY FILES RZ05-
3166 AND DP05-3073
TO THE BOARD OF
SUPERVISORS

2. SOSNOWSKI & ASSOCIATES INCORPORATED (Applicant & Owner), County File: RZ05-3166, DP05-3073 and MS05-37: The applicant is requesting approval of the following applications in order to establish a commercial shopping center that will include the construction of up to 11 buildings with up to 122,215 square feet of total floor area. The applications are described as follows:

- A. County File #RZ05-3166: Rezoning of the subject property from Retail-Business (R-B) to a Planned Unit District (P-1);
- B. County File #DP05-3073: A Final Development Plan for the Coronado Village Commercial shopping center for the construction of 11 buildings with up to 84,715 square feet of retail floor area and 37,500 square feet of office space in addition to complete site improvements;
- C. County File #MS05-0037: A vesting tentative parcel map to subdivide the 10-acre parcel into four (4) commercial parcels.

AND

APPROVED COUNTY
FILE MS05-0037

VOTE

Ayes: Steele, Terrell and Sloan

Noes: Clark and Snyder

Absent: Gaddis

Abstain: None

The site consists of a vacant 10-acre parcel located on the east side of Bethel Island Road and north of Sandmound Boulevard in the Oakley area. (R-B) (GP: CO) (CT: 3141.01) (APN: 032-112-008). (Continued from 12/14/10). RLH

RECOMMENDED
APPROVAL OF
COUNTY FILES RZ06-
3185 AND DP06-9141
TO THE BOARD OF
SUPERVISORS

AND

APPROVED COUNTY
FILE SD06-9141

VOTE

Ayes: Steele, Terrell and
Sloan

Noes: Clark and Snyder

Absent: Gaddis

Abstain: None

3. SOSNOWSKI & ASSOCIATES INCORPORATED (Applicant & Owner), County File: RZ06-3185, DP06-3058 and SD06-9141: The applicant is requesting approval of the following applications in order to establish a residential development project that will include the construction up to 185 dwelling units on an 80-acre parcel. The project will include multiple housing types including attached and detached single-family units as well as two, eight (8) unit apartments. The proposed development will also include the establishment of a 46-acre nine-hole golf course. The applications are described as follows:

- A. File #RZ06-3185: A request for approval to adopt the Coronado Village Final Development Plan to rezone an 80-acre parcel from expired Planned Unit District (P-1) to a new Planned Unit District (P-1) as modified by the Final Development Plan below.
- B. File #DP06-3058: A request for approval of the Coronado Estates Final Development Plan which involves the establishment of 113 townhouse units, 56 single family units, two 8-unit apartment buildings and a 9 hole executive golf course and clubhouse.
- C. File #SD06-9141: A request for approval of vesting tentative map to subdivide an 80-acre parcel into 171 lots plus a golf course parcel.

The site consists of an 80-acre vacant parcel located on the north side of Sandmound Boulevard just east of Bethel Island Road in the Oakley area. (P-1) (GP: AL/Off-Island Bonus Area) (CT: 3010) (Parcel # 032-112-007). (Continued from 12/14/10). RLH

GENERAL PLAN AMENDMENT: RESCHEDULED PUBLIC HEARING

CONTINUED OPEN
PUBLIC HEARING TO
FEBRUARY 22, 2011

4. DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT (COUNTY FILE: GP#02-0003): The proposed General Plan Amendment would revise the Land Use Element and the Transportation- Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the commercial core or downtown area of the unincorporated community of El Sobrante, California. More specifically it would: (1)a. Amend the Land Use Element to establish three new "mixed use" land use designations on selected blocks along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and on selected blocks along Appian Way from Valley View to San Pablo Dam Road, and (1)b. Amend the Land Use Element to revise and update policy language for the El Sobrante community in sections and figures under the heading "*Policies for El Sobrante Area*", "*Policies for Appian Way Corridor Special Concern Area*", and "*Policies of the San Pablo Dam Road Commercial Special Concern Area*"; and, (2) Amend the Roadway Network Map, Transportation-Circulation Element to remove all references to a planned six-lane bypass couplet for San Pablo Road between El Portal Drive and Appian Way, to instead, retain the current 4-lane plus center left turn lane configuration and add a new collector roadway connecting Pitt Way to Hillcrest Road, and to remove all references to a planned four-lane roadway for Appian Way extending from San Pablo Dam Road to the Pinole city limits, to instead, retain the existing two-lane roadway configuration as the planned roadway. (Census Tracts: 3690.02, 3610.00, 3630.00, 3602.00, and 3601.00) (Assessor Parcel Book Pages: 420-010, 420-020, 420-140, 420-150, 420-190, 425-100, 425-110, 425-120,425-140, 425-150, 425-170, 425-220, 425-230, 425-240, 425-300, 426-260, 430-150, and 430-050). (Rescheduled from 11/30/10). PR

LAND USE PERMIT: RESCHEDULED PUBLIC HEARING – BOARD OF APPEALS

CONTINUED TO
FEBRUARY 22, 2011
ON CONSENT

5. PICKETT DEVELOPMENT CO (Applicant) - JDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) County File #LP05-2091 – An appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to amend existing development plans 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). A revised site plan is seeking variances to the requirements of the Off-Street Parking Ordinance standards, including numbers of parking spaces and hardscape improvements. 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) (Rescheduled from 12/14/10). RHD

CONTINUED TO
FEBRUARY 22, 2011
ON CONSENT

6. JDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) - Development Permits #103-71, #167-72, #60-73, #58-74, and #DP96-3011 – 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.
1. 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.
 2. 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.
 3. 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).
 4. 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.
 5. 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 site consists of six adjoining parcel on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (APN #159-210-003, -004, -027, 032, -039, & -040). (Rescheduled from 12/14/10). RHD

LAND USE PERMIT: RESCHEDULED PUBLIC HEARING – BOARD OF APPEALS

GRANTED THE
APPEAL; APPROVED
THE PROJECT

7. RIDGE COMMUNICATIONS, INC. (Applicant on behalf of Verizon Wireless) – BETTY BRENKLE CARGO (Owner) County File #LP10-2013: This is an appeal of the County Zoning Administrator’s approval of a land use permit to extend the life of and to allow modifications to an existing telecommunication facility (Approved by County File #LP01-2102) to add one additional 2-foot diameter microwave dish to an existing 20-foot telecommunication pole. The project area is located on top of a hill directly south of the intersection of Franklin Canyon Road and Cummings Skyway. Access is provided via an unpaved road leading eastwards from the eastern edge of the southern terminus of Cummings Skyway in the Martinez area of the County. (GP: Agricultural Lands) (A-4) (CT: 3560.02) (Parcel # 362-070-014). (Rescheduled from 12/14/10). RJN

GRANTED THE
APPEAL; APPROVED
THE PROJECT

8. RIDGE COMMUNICATIONS, INC. (Applicant on behalf of Verizon Wireless) – SHIRLEY PACHECO, ET AL (Owner) County File #LP10-2014: This is an appeal of the County Zoning Administrator’s approval of a land use permit to extend the life of and to allow modifications to an existing telecommunication facility (Approved by County File #LP01-2110) to add one (1) additional 2.5-foot diameter microwave dish to an existing 20-foot telecommunication pole. The project area is located on top of a hill located between Franklin Canyon Road and Highway 4. Access is provided from a ½ mile dirt road accessed from the north side of Franklin Canyon Road 0.2 miles northwest of the intersection of Franklin Canyon Road and Wolcott Lane in the Martinez area of the County. (GP: Agricultural Lands) (A-4) (CT: 3560.02) (Parcel # 368-030-011). (Rescheduled from 12/14/10). RJN

DEVELOPMENT PLAN & GENERAL PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS WITH
ONE ADDED
CONDITION OF
APPROVAL

VOTE

Ayes: Sloan, Terrell,
Steele and Snyder

Noes: Clark

Absent: Gaddis

Abstain: None

9. JAMES COY (Applicant), BLACKHAWK HOMEOWNERS ASSOCIATION (Owner), County Files GP08-0003 & DP10-3004: Applicant requests approval of a General Plan Amendment and a modification to the Final Development Plan as follows:

- A. General Plan Amendment # GP08-0003: This is a request to change one acre of the General Plan land use designation from Open Space (OS) to Office (OF). The remaining five acres will maintain the (OS) General Plan land use designation;
- B. Development Plan # DP10-3004: This is a request for a modification to the final Development Plan to allow the construction of a 2,160 square foot office building and twelve (12) parking spaces. In addition, the applicant request the removal of one (1) ten inch Acacia tree and work within the drip line of five (5) trees to allow for the construction of the driveway, office building, and parking lot improvements.

The subject site is located at the corner of Eagle Ridge Drive and Eagle Nest Place in the Blackhawk area. (P-1) (GP: OS) (CT: 3551.03) (Parcel # 203-770-004). JRC

STAFF REPORT: Aruna Bhat informed the commissioners that Bob Drake passed away in December 2010 and requested that the meeting be adjourned in his memory. Bob had been with the department for over 32 years and will be dearly missed.

COMMISSIONERS' COMMENTS: Commissioner Clark requested that staff put an agenda item on an upcoming meeting for the commission to examine the question of whether there ought to be a County policy against approving new developments with wells.

COMMUNICATIONS: NONE

Commissioner Snyder adjourned the meeting in honor and memory of Bob Drake and his dedication and work for the commission and the department.

Meeting adjourned at 9:50 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 25, 2011.

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.