

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

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MARCH 22, 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, Karen Peterson

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

GENERAL PLAN AMENDMENT: CLOSED PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS

Vote

Ayes: Terrell, Steele,
Clark, Sloan and Snyder

Noes: None

Abstain: Peterson

Absent: Gaddis

2. 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). (Continued from 02/22/11) PR

BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

DENIED APPEAL,
UPHELD ZONING
ADMINISTRATOR’S
DECISION WITH
FOUR ADDED
CONDITIONS OF
APPROVAL

3. T-MOBILE WEST CORPORATION (Applicant) - BRUCE BORJESSON (Owner), SAVE MT. DIABLO (Appellant) County File #LP10-2052: This is a hearing on an appeal by Save Mt. Diablo of the Zoning Administrator’s decision approving a Land Use Permit for the collocation of a telecommunications facility. The applicant requests approval of a land use permit for an unmanned wireless communications facility consisting of new equipment cabinets, 6 new antennas and coaxial cable on an existing PG&E transmission tower with a twelve-foot extension. The site address is 5518 Pine Hollow Road in the Concord area. (A-2) (GP: AL) (CT: 3553.03) (Parcel #122-010-013) FA

Vote

Ayes: Terrell, Sloan,
Clark and Steele

Noes: Peterson and
Snyder

Absent: Gaddis

4. STAFF REPORT: NONE
5. COMMISSIONERS' COMMENTS: NONE
6. COMMUNICATIONS: NONE

Meeting adjourned at 7:38 pm.

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