

COMMISSIONER PETERSON ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, ROCHE, RUBEN HERNANDEZ, KUPP AND PARKES
PW: GOSPODCHIKOV

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JUNE 28, 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

COMMITTEE APPOINTMENT:

CONTINUED TO
JULY 12, 2011

2. Consider recommending to the Board of Supervisors a replacement for Richard Clark as the County Planning Commission representative to TRANSPAC under Measure C 1988 Contra Costa Transportation Authority Subregional Committee.

BOARD OF APPEALS: LAND USE PERMIT: CONTINUED PUBLIC HEARING

DENIED APPEALS,
APPROVED THE
APPLICATION WITH
FIVE ADDED
CONDITIONS OF
APPROVAL

3. CLAYTON REGENCY, LLC (Applicant & Owner), County File #LP10-2009 – ROCCO COVALT (Appellant) – SAVE MOUNT DIABLO (Appellant): A hearing on two separate appeals of a decision by the Zoning Administrator to approve an amendment to the land use permit (County Files: LP#26-62 and LP#194-69) which established a mobile home park at 16711 Marsh Creek Road, more commonly known as the Clayton Regency Mobile Home Park. The amendment to the land use permit involves the following changes: 1) change the source of drinking water for the mobile home park from the current trucked-in water source to the water service to be provided by Contra Costa Water District; 2) eliminate the 8 temporary recreational vehicle spaces at the mobile home park; 3) eliminate recreational vehicles being occupied at the mobile home park; 4) limit the maximum number of mobile home spaces to the current 192 spaces; 5) prohibit 2-story mobile homes, with the exception of the existing 2-story unit, from being located in the spaces adjacent to Marsh Creek Road; 6) designate the use of a 1.3 acre property (Assessor Parcel No. 007-191-003) within the mobile park for community facilities, park and recreation and office uses, and restricting retail business and commercial uses from being established in that location to serve customers other than mobile home park residents. The mobile home park is located at 16711 Marsh Creek Road approximately seven miles southeast of Clayton. (Zoning: T-1/A-2) (ZA: Q-22m) (CT: 3551.02) (General Plan: AL) (Assessor Parcel Nos. 007-191-004,003,002) (Continued from 06/14/11) PR

BOARD OF APPEALS: LAND USE PERMIT: CONTINUED PUBLIC HEARING

DENIED APPEAL,
UPHELD ZONING
ADMINISTRATOR
DECISION

4. RUFINO TORRES (Appellant & Owner), County File #VR10-1021: This is an appeal of the Zoning Administrator's decision to deny a variance to allow a 3-foot side yard setback (where 5 feet is required) and an 8-foot aggregate side yard setback (where 15 feet is required) to legalize an existing covered porch that was built without permits. Additionally, the application also includes a variance for a 0-foot front setback (where 20 feet is required) and 0-foot side setbacks for both side yards (where an aggregate of 15 feet is required) to legalize two masonry walls ranging in height from 5 feet 9 inches to approximately 8 feet that were built without permits. The subject property is located at 2143 Cypress Avenue in the San Pablo area. (R-6) (GP: SH) (Zoning Atlas: F-5) (CT: 3040.01) (Parcel #403-381-007) (Continued from 06/14/11) GK

VOTE:

Ayes: Terrell, Steele and
Snyder

Noes: Sloan, Clark and
Gaddis

Abstain: None

Absent: Peterson

LAND USE PERMIT: CONTINUED PUBLIC HEARING

WITHDRAWN ON
6/16/2011 BY
APPLICANT

5. VERIZON WIRELESS (Applicant), WALTER MERLINO & JANE WELLS (Owners), County File #LP09-2078: The applicant requests approval of a land use permit to establish an unmanned wireless telecommunications facility; the proposed project involves construction of one 30-foot tall and two 16-foot tall communications towers with a total of 12 antennas, one 20x20 concrete pad surrounded by an 8-foot tall fence to house the equipment cabinets and one 10x17 concrete pad to support a back-up generator, on a 16.89-acre site. As part of the project the applicant is also requesting approval of a tree permit to work within the dripline of 13 code protected oak trees. The subject site is located at 16700 Marsh Creek Road, in the Clayton area. (A-2) (CT: 3551.03) (Parcel # 007-192-002) (Continued from 06/14/11) FA

LAND USE PERMIT: CONTINUED PUBLIC HEARING

TOOK TESTIMONY,
CLOSED PUBLIC
HEARING,
CONTINUED TO JULY
12, 2011, DIRECTED
STAFF TO PREPARE
FINDINGS FOR
REVOCAION

6. PICKETT DEVELOPMENT CO (Applicant); JDF HOLDINGS L.L.C. (Owner): County File #LP052091: A continued hearing to determine compliance with conditions of approval for County File #LP052091 which was approved by the County Planning Commission on February 22, 2011, and to determine if cause exists to revoke the aforementioned land use permit and all other permits associated with existing uses on the site. All of the permits relate to activities currently taking place at the site including, recreational vehicle sales, service and storage and building contractor's yards. The subject site consists of six adjoining parcels on approximately 6+ acres, located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (APN 159-210-003, -004, -027, 032, -039, & -040) (Continued from 02/22/10) RLH
7. STAFF REPORT: Aruna Bhat informed the commissioners that there will be a presentation regarding Vasco Road at the July 12, 2011 meeting.
8. COMMISSIONERS' COMMENTS: Commissioner Sloan commented that the area around Cypress Avenue in the San Pablo area has many structures built without permits and thought that the applicant had probably been singled out.

9. COMMUNICATIONS: Bay Area Monitor, June/July 2011

Meeting adjourned at 9:36pm.

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

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. 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.