

COMMISSIONERS GADDIS AND STEELE ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: KUTSURIS, ROCHE, RUBEN HERNANDEZ, TULLY AND PARKES
PW: GOSPODCHIKOV

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, AUGUST 23, 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

BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

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

2. DAN HALLER, et al. (Appellant) - ATI ARCHITECTS (Applicant) & SAN RAMON VALLEY FIRE PROTECTION DISTRICT (Owner), County File #LP092026: A hearing on an appeal of a decision by the County Zoning Administrator to approve a land use permit application for a new 9,400-square foot fire station. The new fire station will replace fire station #32 currently located approximately 0.4-miles west on Stone Valley Road. The new fire station will be constructed on a 1.1-acre site located at 2100 Stone Valley Road in the Alamo area. (R-20) (CT: 3461.02) (GP: SL) (Parcel # 193-130-025) RLH

MANDATORY REFERRAL: PUBLIC HEARING

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

3. MANDATORY REFERRAL FOR THE ACQUISITION OF 1,012 ACRES OF LAND, ASSESSOR PARCEL NOS. 075-060-008 AND 075-200-003, LOCATED SOUTHEAST OF KIRKER PASS ROAD, AND 075-160-003 AND 075-160-004, LOCATED SOUTH OF BLACK DIAMOND WAY IN UNINCORPORATED AREA SOUTH OF PITTSBURG (KNOWN AS THE AUSTIN-THOMAS FAMILY PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT (CP# 11-55) PR

TREE PERMIT: PUBLIC HEARING

DENIED THE APPEAL,
APPROVED THE TREE
PERMIT WITH STAFF
RECOMMENDED
CHANGES BASED ON
THE REVISED
PROJECT DESIGN

4. BRIAN KILIAN & PATRICIA SMAYDA (Appellants) - NEETU MACHAIAH (Applicant & Owner), County File #TP11-00012: This is an appeal of the Zoning Administrator's decision to approve a tree permit to allow work within the dripline of two (2) code-protected Redwood trees (39 and 45 inches in diameter) to allow for the demolition of an existing detached garage and the construction of a new detached residential second unit. Subsequent to receipt of the appeal, the project design was altered. The project now consists of a request for approval of a tree permit to allow the removal of one (1) 45-inch Redwood tree and to allow work within the dripline of one (1) 39-inch Redwood tree to allow for the remodel of an existing detached garage and the construction of a new detached residential second unit. The residential second unit is being reviewed administratively under County File #SU11-0002 as permitted by Section 82-24.006 (Permitting Procedure) of the County Ordinance, and is not part of this tree permit application. The subject property is located at 1321 Dewing Lane in the unincorporated area of Walnut Creek. (GP: SM) (R-10) (CT: 3410.00) (Parcel #184-120-089) SFT

5. STAFF REPORT: Catherine Kutsuris informed the commissioners about upcoming hearings, which included:
 - The September 13, 2011 continued hearing on the rezoning and subdivision applications pertaining to 1125 North Gate Road in the Walnut Creek area.
 - The Sufisim Reoriented project is tentatively scheduled for September 27, 2011. Staff is getting an estimate of the numbers of individuals that may attend this hearing and is assessing whether the hearing will need to be moved another venue.
6. COMMISSIONERS' COMMENTS: Commissioner Snyder thanked staff for their excellent work on the staff reports.
7. COMMUNICATIONS: NONE

Meeting adjourned at 9:30pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 13, 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.