

COMMISSIONERS SLOAN AND SNYDER ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: BHAT, CROSS, TULLY, KELLY AND PARKES

# ~ REVISED ~

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, APRIL 10, 2012  
30 MUIR ROAD  
MARTINEZ, CA 94553

CHAIR: Don Snyder  
VICE-CHAIR: Marvin Terrell  
COMMISSIONERS: Richard Clark, 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) 674-7831.

\*\*\*\* 7:00 P.M.\*\*\*\*

1. PUBLIC COMMENTS: NONE

## BOARD OF APPEALS: DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

GRANTED THE  
APPEAL, APPROVED  
VARIANCES

2. County File #DP11-3002: This is an appeal of the Zoning Administrator's decision to deny minimum side yard variances for existing accessory structures located on a substandard-size lot. The denied variance requests are described as follows: 1) a 0-foot side yard setback (minimum 3 feet required) for an existing fence/outdoor kitchen structure; and 2) a 1.5-foot side yard setback (minimum 3-feet required) for an existing detached trellis. The subject property is located at 2704 Danville Boulevard in the Alamo area. (R-20) (GP: SL) (CT: 3440.00) (Parcel #192-011-041) SFT

Vote  
3 - 1

Ayes: Clark, Terrell and  
Peterson

Noes: Steele

## BOARD OF APPEALS: TREE PERMIT: PUBLIC HEARING

DENIED APPEAL,  
UPHELD ZONING  
ADMINISTRATOR  
DECISION WITH ONE  
ADDED CONDITION  
OF APPROVAL

3. County File #TP11-0022: This is an appeal of the County Zoning Administrator's decision to approve a Tree Permit to allow removal of fifteen (15) code-protected trees to include: five (5) 15-inch to 29-inch American Elms; two (2) 16-inch to 17-inch diameter Monterey Pines; one (1) 8-inch diameter Mimosa; one (1) 30-inch diameter Date Palm; one (1) 16-inch diameter Sitka Spruce; one (1) 6-inch diameter Magnolia; and four (4) 4-inch to 11-inch diameter Italian Cypresses, and to allow work within the driplines of five (5) code-protected trees for the demolition of an existing 2,339 square-foot single-family residence and the construction of a 7,034 square-foot single-family residence. The subject property is identified as 2470 Warren Road in the Walnut Creek (Saranap) area. (General Plan: Single-Family Residential High-Density) (Zoning: R-10 Single-Family Residential District) (Assessor's Parcel Number: 184-450-011) MK

Vote  
4 - 0

4. STAFF REPORT: NONE

5. COMMISSIONERS' COMMENTS: Commissioner Terrell will not be at the April 24<sup>th</sup> meeting.

6. COMMUNICATIONS: NONE

Meeting adjourned at 7:59 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, APRIL 24, 2012.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, 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, 30 Muir Road, Martinez, California 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, 30 Muir Road, Martinez, California 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) 674-7205.