

ALL COMMISSIONERS PRESENT  
STAFF: KUTSURI, CROSS, CRUZ AND PARKES  
PW: LAI

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, MAY 22, 2012  
30 MUIR ROAD  
MARTINEZ, CA 94553

CHAIR: Marvin Terrell  
VICE-CHAIR: Karen Peterson  
COMMISSIONERS: Richard Clark, Jake Sloan, Don Snyder, Duane Steele and Doug Stewart

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

ELECTION OF OFFICERS

COMMISSIONER  
TERRELL WAS  
ELECTED CHAIR;  
COMMISSIONER  
PETERSON WAS  
ELECTED VICE-  
CHAIR.

2. The Commission will consider and may elect the offices of Chair and Vice Chair.

BOARD OF APEALS: MINOR SUBDIVISION: PUBLIC HEARING

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

3. County File #MS10-0001: This is a hearing on an appeal of the Zoning Administrator's decision to approve a minor subdivision to subdivide a 0.92-acre parcel into two lots resulting in a 15,000 square foot lot – Parcel A and 25,100 square foot lot – Parcel B. The proposed project includes the following variance requests: (1) 11-foot secondary front yard setback (where 15 feet is required) for the existing residence on Parcel A; (2) 16-foot front yard setback (where 20 feet is required) for the construction of a retaining wall over 3 feet tall on Parcel B; (3) 6-foot side yard setback (where 15 feet is required) for the construction of a retaining over 3 feet tall on Parcel B; and (4) 8-foot side yard setback (where 10 feet is required) for the construction of a retaining wall over 3 feet tall on Parcel B. The project also includes a request to remove four (4) trees and to work within the drip line of two (2) trees. The subject property is located at 1568 Springbrook Road in the unincorporated area of Walnut Creek. (Zoning: R-15) (General Plan: Single-Family Residential-Low Density) (Assessor's Parcel Number: 177-160-009) JRC

TENTATIVE MAP AND A DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED ON  
CONSENT

4. County Files #DP10-3038 and #SD10-9293: A request for approval of a Vesting Tentative Map, and a Preliminary and Final Development Plan to subdivide 29.2 acres (two parcels) into 240 residential units. This is a modification to a previous project by the same Applicant that was approved in 2007 (County Files #SD05-8938, #DP05-3024 & #GP04-0008) to develop 370 residential units. The new project includes 240 units comprised of 190 two-story single-family residences and 50 apartment units (two 3-story buildings), where a minimum of 36 apartments will be affordable units. The Applicant is requesting approval of a deviation to the North Richmond Area P-1 development standards to allow a 3,775 square foot lot size (minimum of 10,000 square feet is required) in the Multiple-Family Residential, Medium Density land use designation. All required off-street parking would be onsite, and approximately two acres of open space/park area is proposed. The two parcels are currently undeveloped, but preliminary grading and deep dynamic compaction have occurred on site as result of the previously approved entitlements. The subject property's address is 500 Pittsburg Avenue in the North Richmond area. The site is bordered by Richmond Parkway to the west, Pittsburg Avenue to the north, Central Avenue to the east, and Wildcat Creek, a Contra Costa County Flood Control District channel, to the south. (Zoning: P-1) (Zoning Atlas: J-4) (Census Tract: 3650.02) (Assessor Parcel Numbers: 408-170-072 & 408-180-010) DAB

5. STAFF REPORT: Lashun Cross informed the Commission of two possible items on the June 26<sup>th</sup> agenda, an appeal of the Zoning Administrator decision on a certificate of compliance in the Byron area and an appeal of the Zoning Administrator decision on the Round Hill Country Club tennis court lighting in the Alamo area.
6. COMMISSIONERS' COMMENTS: Chair Terrell shared the sad news of the recent passing of Supervisor Gayle B. Uilkema, expressed kind sentiments, read the rosary service and funeral mass announcement and requested a moment of silence in her honor.
7. COMMUNICATIONS: NONE

Meeting adjourned at 8:17 pm.

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