

COMMISSIONER SNYDER ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, NELSON, CROSS, LOUIE, TULLY AND PARKES
PW: LIERLY

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JULY 24, 2012
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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

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: CERTIFICATE OF COMPLIANCE: PUBLIC HEARING

GRANTED THE
APPEAL,
APPROVED THE
ISSUANCE OF
FOUR
CERTIFICATES
OF COMPLIANCE
FOR FOUR UNITS
OF LAND

2. County Files #ZC11-798, ZC11-799, ZC11-800, ZC11-801: This is a hearing on an appeal of the Zoning Administrator's decision to deny the issuance of four certificates of compliance for four units of land. The subject property is located on a descriptive parcel approximately 585.64 acres in size with frontages along Vasco Road and Walnut Boulevard. The property is located on the east side of Walnut Boulevard, approximately 1,900 feet south of Marsh Creek Road, and fronts approximately 6,400 feet on both sides of Vasco Road, beginning from the intersection of Walnut Boulevard and Vasco Road in the unincorporated areas of Brentwood and Byron. (General Plan: Agricultural Lands, AL) (Zoning: Agriculture Preserve District, A-4) (Assessor's Parcel Numbers: 003-010-016, 003-010-017, 007-150-017, 007-150-018, and 007-140-006) CYL Staff Report

Vote

Ayes: Clark, Steele, Peterson, Stewart and Terrell

Noes: None

Abstain: Sloan

Absent: Snyder

BOARD OF APPEALS: MINOR SUBDIVISION: PUBLIC HEARING

DENIED THE
APPEAL, UPHELD
THE ZONING
ADMINISTRATOR
DECISION

3. County File #MS10-0004: This is an appeal of the Zoning Administrator's decision to deny a vesting tentative map to subdivide a 4.37 acre property into four parcels, and variance requests to allow 1) a 23,615 square foot lot area for Parcel-A (minimum 40,000 square feet required); 2) a 30,000 square foot lot area for Parcel-B and Parcel-C (minimum 40,000 square feet required); and 3) an average lot width of 136 feet for Parcel-B and Parcel-C (minimum 140 feet required). The project also includes a request for approval of a tree permit to allow the removal of eight (8) code protected trees, and to allow work within the dripline of nineteen (19) code-protected trees for the construction of a 20-foot wide paved private roadway and the conversion of an existing open drainage ditch into an underground drainage pipe. The subject property is identified as 296 La Casa Via in the unincorporated area of Walnut Creek. (General Plan: SV) (Zoning: R-40) (Census Tract: 3430.02) (APN: 140-220-008) SFT Staff Report

Vote

Ayes: Steele, Sloan, Peterson, Stewart and Clark

Noes: Terrell

Abstain: None

Absent: Snyder

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

Meeting adjourned at 9:32 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, AUGUST 14, 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.