

ALL COMMISSIONERS PRESENT  
STAFF: A. BHAT, C. LOUIE, J. STAMPS & H. LI  
PW: W. LAI & J. LAROCQUE

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, AUGUST 28, 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

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

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON  
CONSENT AS  
RECOMMENDED BY  
STAFF

2. SCOTT PELLATON (Applicant) – KARL & KAREN KOSTER (Owners), County File #LP10-2023: This is a request for a land use permit for the legalization of an existing recreational vehicle (RV) and boat storage facility located on 9 acres on a 29.90-acre parcel. The proposed development includes covered and uncovered RV and boat storage spaces with 509 uncovered spaces, 22 indoor spaces, 24 covered tent spaces, 6 tent structures for miscellaneous storage shelter of RVs and boats, and signage located on the existing buildings and a free-standing sign on the levee. The proposed development includes the closing off of existing facility access, reconfiguration of existing off-street parking spaces, the relocation of the facility entrance driveway and new gate, including a new curb cut and asphalt entry 100-feet in width, located approximately 250-feet from the intersection of Highway 4 on Bixler Road. Both the retail business and the boat repair uses are not permitted within the zoning district and are not a part of this review. The subject property is located at 3510 Bixler Road in the Byron area. (General Plan: Agricultural Lands, AL) (Zoning: Heavy Agricultural and Boat Storage Combining District, A-3, -BS) (Assessor Parcel Number (APN): 011-200-050) CYL

[Staff Report](#)

ZONING TEXT AMENDMENT: PUBLIC HEARING

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS WITH  
MODIFICATIONS

3. COUNTY-INITIATED ZONING TEXT AMENDMENT, County File #ZT09-0005: This is a hearing to consider a proposed zoning text amendment that would modify several sections of County Code Chapter 82-16 – Off-Street Parking. The proposed parking ordinance includes: modifications to the design and layout standards, parking space dimensions and required number of parking spaces; addition of provisions for tandem parking, shared parking, tree shading, electric vehicle, bicycle parking and other related modifications. The proposed parking ordinance would apply to all unincorporated areas of Contra Costa County. JS

[Staff Report](#)

4. STAFF REPORT: Jason Crapo will be providing an update on the foreclosure crisis in the County within the next month.
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS: NONE

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 11, 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.