

COMMISSIONER STEELE ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, RYAN HERNANDEZ AND PARKES

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, SEPTEMBER 11, 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

REZONING: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS;

2. County File #RZ10-3216: A request to rezone three properties (Parcel A 22.77 acres, Parcel B 24.50 acres and Parcel C 25.82 acres) from A-4 Agricultural Preserve District to A-2 General Agricultural District. The subject properties are addressed 18311 Bollinger Canyon Road in the unincorporated San Ramon area. (Zoning: A-4) (General Plan Designation: Agricultural Lands) (Assessor Parcel Number: 199-030-060, 061 and 062) RAH

STRONGLY
RECOMMENDED THAT
STAFF, PRIOR TO
SCHEDULING BEFORE
THE BOARD OF
SUPERVISORS,
ADDRESS THE ISSUES
IN THE
CORRESPONDENCE
FROM MR. WARHOLIC
DATED 9-11-2012 AND
ISSUES RAISED IN
ANY OTHER LETTERS
WITH SIMILAR ISSUES

STAFF REPORT

ZONING TEXT AMENDMENT: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS WITH A
MODIFICATION TO
SECTION 82-40.012
(CHANGE TO READ "A
LAND USE PERMIT IS
REQUIRED FOR A
HOME OCCUPATION
FOR ANYTHING THAT
DOES NOT MEET ALL
OF THE
REQUIREMENTS OF
SECTION 82-40.010 [A-
J]")

3. ZONING TEXT AMENDMENT TO ESTABLISH THE HOME OCCUPATION ORDINANCE, County File #ZT01-0006: The Home Occupation Ordinance will add Chapter 82-40 to the County Ordinance Code and will provide a mechanism to distinguish between home occupations having minimal impact and those having the potential for greater impacts on surrounding properties so that home occupations having minimal impact may be allowed through a ministerial permit process. A home occupation means a business activity that is conducted entirely within a residential dwelling unit (e.g. single-family residence, townhome, and apartment) by a person residing in that dwelling and is a secondary and incidental use of the dwelling as a residence. The ministerial permitting process requires that the home occupation comply with standards (see Section 82-40.010 (a) through (j)) that restrict use, location, employees, clients or customers, vehicles, parking, traffic and deliveries, appearance, storage and nuisances. Home occupations that comply with all these standards will be administratively approved. Home occupations that do not comply with these standards have the right to file a land use permit. The Home Occupation Ordinance would replace the current Home Occupation definition within the County Ordinance Code, Section 82-4.240. Zoning: A home occupation that meets the requirements of the proposed ordinance may be located at any legally established residential dwelling unit in any zoning district. RAH

STAFF REPORT

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

Meeting adjourned at 7:42 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 25, 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.