

COMMISSIONERS SLOAN, SNYDER AND STEELE ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, MOREIRA, LOUIE AND PARKES

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MAY 14, 2013
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

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS AS
RECOMMENDED BY
STAFF

2. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE THAT ADDS CHAPTER 88-22, METEOROLOGICAL TOWERS (MET) ORDINANCE County File #ZT12-0003: This is a hearing on a County initiated proposal to adopt an amendment to the County Ordinance Code Chapter 88-22 to regulate meteorological towers in the unincorporated areas of Contra Costa County. The proposed zoning amendment includes: permitting procedures, visual markings, setbacks restrictions, and restriction within residential areas. The proposed zoning amendment would apply to both temporary and permanent meteorological towers in all unincorporated areas of Contra Costa County. (Continued from 03/18/12) TM **Staff Report**

BOARD OF APPEALS: VARIANCE: PUBLIC HEARING

DENIED APPEAL,
APPROVED THE
PROJECT WITH
THREE ADDED
CONDITIONS OF
APPROVAL

3. GWEN DOUGLASS (Appellant) - GORDON JURGENSON (Applicant & Owner), County File: #VR11-1024: This is a hearing on an appeal of the Zoning Administrator's decision to approve variances for a 1-foot 6-inch front yard setback (where a minimum of 20 feet is required) and a 1-foot 6-inch side yard setback (where a minimum of 10 feet is required) for the construction of a retaining wall structure 90 feet in length with driveway curb and bollards on top, a maximum height of 10 feet 9 inches above grade. The block retaining wall will be a maximum of 6 feet in height above grade with a 21-inch driveway curb and 3-foot tall bollards on the top of the proposed wall. The structure is intended to replace an existing damaged and deteriorating wood retaining wall that supports the existing driveway, and to support the widening of the existing driveway access on the property. The project includes approximately 75 cubic yards of fill. The subject property is located at 229 Miramonte Road in the Walnut Creek area. (Zoning: R-15, Single-Family Residential District) (Parcel Number 175-150-053) CYL **Staff Report**
4. STAFF REPORT: NONE
5. COMMISSIONERS' COMMENTS: Commissioner Clark expressed appreciation for the quality of the staff reports.

6. COMMUNICATIONS: NONE

Meeting adjourned at 8:21 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MAY 28, 2013.

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 Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.