

**COMMISSIONER TERRELL ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: A. BHAT, W. NELSON, F. AVILA, D. BARRIOS & H. LI**

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MAY 13, 2014
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Marvin Terrell
VICE CHAIR: Don Snyder
COMMISSIONERS: Richard Clark, Duane Steele, Doug Stewart, Jeffrey Wright, Rand Swenson

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 Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS: NONE

SUBDIVISION: PUBLIC HEARING

APPROVED ON
CONSENT

2. LAREN HIRST (Applicant) - LAUREL LANE, LLC (Owner), County File #SD06-9106: A request for a two year extension of the tentative map approval for the "Sleepy Hollow" subdivision located in the El Sobrante area. The Sleepy Hollow residential development involves the subdivision of a 1.58-acre parcel into 15 residential lots to be developed in accordance with the approved Final Development Plan. The property is located at 5330 San Pablo Dam Road in the El Sobrante area. The Sleepy Hollow tentative map was approved by the County Planning Commission on October 14, 2008 and the Final Development Plan and Rezone to Planned Unit Development (P-1) was subsequently approved by the County Board of Supervisors on January 27, 2009. (Zoning P-1) (Parcel Numbers: 435-100-012 and 013) RLH [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF

3. NEW CINGULAR WIRELESS – AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP14-2014: The applicant is requesting approval of a Land Use Permit to attach a New Cingular Wireless distributed antenna system (DAS) node to an existing utility pole in the public right-of-way. The project consists of replacing the existing 39-foot tall pole and attaching two panel antennas atop the new pole for a total height of 50-feet 5-inches above-ground-level. The project also includes attaching the associated electrical equipment to the pole between 7-feet and 19-feet above-ground-level. The subject pole is located within the public right-of-way at 801 Coventry Road in the Kensington area. (Zoning: R-6, -TOV, -K) (Parcel Number: ROW 571-080-012) FA [Staff Report](#)

Motion: Stewart
Second: Snyder

Vote: (6-0)

Aves: Stewart, Snyder,
Steele, Wright, Swenson
& Clark

Noes: None

Abstain: None

Absent: Terrell

TREE PERMIT: PUBLIC HEARING

APPROVED WITH
ADDED CONDITION
OF APPROVAL

Motion: Clark
Second: Swenson

Vote: (5-1)

Ayes: Clark, Swenson,
Wright, Stewart &
Snyder

Noes: Steele

Abstain: None

Absent: Terrell

4. MARC YOUNG (Applicant and Owner), County File #TP13-0043: The applicant is requesting approval of a tree permit to allow for the removal of one code-protected Coast Redwood tree located 4 feet from an existing single-family residence, approximately 72 inches in diameter. The subject property is located at 5 Deodar Lane in the Alamo area of the County. (Zoning: R-20, Single-Family Residential District) (Parcel Number: 197-070-018) DLB [Staff Report](#)
5. STAFF REPORT: NONE
6. COMMISSIONERS' COMMENTS: NONE
7. COMMUNICATIONS: Adjourned at 8:40 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MAY 27, 2014.

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.