

~ R E V I S E D ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, SEPTEMBER 23, 2014
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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

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

MAJOR SUBDIVISION: PUBLIC HEARING

APPROVED ON
CONSENT

Motion: Terrell

2ND: Steele

Vote: (7-0)

2. LCA ARCHITECTS (Applicant) – PEREZ THOMAS, ET AL AND CARL CAMPOS, ET AL (Owners), County Files #SD05-9065 and #DP05-3095: This is a request for a three year extension of the vesting tentative map approval for the “Village at Howe” subdivision located within the Martinez area. The residential development involves the subdivision of two parcels totaling 1.49-acres into 30 townhomes with variances to be developed in accordance with the approved Final Development Plan #DP05-3095 and the removal of 45 trees. The subject property is located at 3128 Sycamore Street and 1044 Santa Fe Avenue in the Martinez area. (Zoning: Multiple-Family Residential District, M-29; Assessor’s Parcel Number: 375-311-001 & 375-311-003) CYL [Staff Report](#)

PLANNING CONSIDERATION: PUBLIC HEARING

APPROVED ON
CONSENT

Motion: Terrell

2ND: Steele

Vote: (7-0)

3. HABITAT FOR HUMANITY EAST BAY / SILICON VALLEY (Applicant and Owner), County File #PC14-0008: The applicant is requesting to modify condition of approval #8 for County File #'s SD7418 / DP04-3048 to add Saturday construction hours of 8:00 a.m. to 4:00 p.m., to their normal weekday hours so that volunteers and future homeowners, who would only be available on the weekend, are able to participate in the Volunteer Program for Habitat for Humanity to construct new homes on the project site. (Site address: Muir Ridge Development / Pacheco Boulevard / 401 Heron Lane and surrounding 19 vacant parcels on the same project site, Martinez) (Zoning P-1) (Parcel Numbers 161-570-001 – 021) JO [Staff Report](#)

GENERAL PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS

Motion: Clark

2ND: Terrell

Vote: (6-1)

4. GENERAL PLAN AMENDMENT (County File: GP#12-0002): Amend the subsection in Chapter 3. Land Use Element entitled “POLICIES FOR THE NORTH RICHMOND AREA”, Contra Costa County General Plan, 2005-2020 (starting at page 3-67, see online version), to add two new policies:
 - Policy #3-191 – A policy statement that defines urban agriculture, provides specific support and promotion of urban agriculture in North Richmond, and recognizes specific activities and uses related to urban agriculture in North Richmond.
 - Policy #3-192 – A policy statement supporting the development and implementation of best management practices for urban agriculture in North Richmond. PR [Staff Report](#)

Ayes: Wright, Stewart,
Terrell, Clark, Swenson,
and Snyder

Noes: Steele

Abstain: None

Absent: None

ZONING TEXT AMENDMENT: PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS

Motion: Clark

2nd: Terrell

Vote (6-1)

Ayes: Wright, Stewart,
Terrell, Clark, Swenson,
and Snyder

Noes: Steele

Abstain: None

Absent: None

5. **ZONING TEXT AMENDMENT** (County File: ZT#14-0001): Amend the North Richmond P-1, Planned-Unit Zoning District Program, as follows:
 - **Update Section B. Development Standards Table to add** footnote to clarify that structures housing animals must comply with the setback requirements under existing County Ordinance Code Section 84-12.1402 (Animal Structures – General Provisions)
 - **Update Section C. Land Use Matrix to add** *Community Garden, Demonstration/Education Garden, Edible Landscape, Home Garden, Processing Incidental to Agriculture, Urban Agriculture Demonstration Site, and Urban Farm* (on parcel more than 1 acre in size) as permitted uses under the “Agricultural” category to the matrix, and add *Petting Zoo* under the “Animals” category to the matrix as a use permitted subject to a Land Use Permit.
 - **Update Section D. Conditions for Development and Use of Property in the North Richmond Area to add** under subsection heading “Development Standards” standards for operating a petting zoo based on safe petting zoo operating procedures as recommended by the National Association of State Public Health Veterinarians. **PR** [Staff Report](#)
6. **STAFF REPORT:** NONE
7. **COMMISSIONERS’ COMMENTS:** Commissioner Swenson requested a monthly update of applications approved by the County Planning Commission and Board of Supervisors.
8. **COMMUNICATIONS:** Adjourned at 7:55 p.m.

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