

COMMISSIONERS PRESENT: SNYDER, TERRELL, CLARK, SWENSON & WRIGHT
COMMISSIONERS ABSENT: STEELE & STEWART
STAFF: J. KOPCHIK, A. BHAT, K. DOUGLAS, R. HERNANDEZ, J. CRUZ, & H. LI
PW: J. LAROCQUE

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, OCTOBER 14, 2014
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Don Snyder
VICE-CHAIR: Duane Steele
COMMISSIONERS: Richard Clark, Marvin Terrell, 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 Hiliiana Li at least 48 hours before the meeting at (925) 674-7792.

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

1. PUBLIC COMMENTS: NONE

SUBDIVISION AND DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

2. MOHAMMAD AHMADIEH (Applicant) - MOHAMMAD & ZARIN AHMADIEH (Owners), County File #SD06-9100 and #DP06-3014: This is a request for a three-year extension of the vesting tentative map approval for the "Village at Pacheco" subdivision. The residential development involves the subdivision of two parcels totaling 1.56-acres into 32 townhomes with variances to be developed in accordance with the approved Final Development Plan #DP06-3014, the removal of 19 trees, and the establishment of an open lawn pocket park. The subject property is located at 3838 and 3845 Pacheco Boulevard in the Martinez area. (Zoning: Multiple-Family Residential District, M-29; Assessor's Parcel Number: 380-220-010 & 380-220-044) CYL [Staff Report](#)

REZONING AND DEVELOPMENT PLAN: PUBLIC HEARING

RECOMMENDED
DENIAL OF THE
PROJECT

3. HERAND DER SARKISSIAN (Applicant) - HEIDI AND CHRISTINA KOHLER (Owners), County Files #RZ12-3221 and DP12-3017: The proposed project is to rezone the subject property from Single-Family Residential Zoning District, R-15 to Planned Unit District, P-1 to establish a 14-unit apartment complex. The proposed project also involves the removal of 19 trees (ranging in size from 5.5 inches to 72 inches in diameter) and work within the drip line of 21 trees (ranging in size from 15 inches to 40 inches in diameter) for the demolition of the existing residence and accessory buildings, and construction of the apartment complex. Variance requests to allow three guest parking spaces on Del Hombre Lane (where four spaces are required) and to allow a 0.53 acre property to be rezoned to P-1 (where a minimum of 5 acres is required for residential uses) are included in the project. A 20-foot wide driveway access is proposed through the middle of the property. The proposed project also includes frontage improvements on Del Hombre Lane and replacement of the existing 15-inch storm drain in Del Hombre with a larger 18-inch line from the project site northerly to Las Juntas way (approx. 315 feet). All of the work anticipated would be within the existing road right-of-way. The subject property is located 3010 Del Hombre Lane in the unincorporated area of Walnut Creek. (Zoning: Single-Family Residential, R-15) (APN: 148-170-001) JRC [Staff Report](#)

Motion: Clark

Second: Terrell

Vote: (3-2)

Aves: Snyder, Terrell
and Clark

Noes: Swenson and
Wright

Absent: Steele and
Stewart

Abstain: None

ZONING TEXT AMENDMENT: PUBLIC HEARING

APPROVED ON
CONSENT AS
RECOMMENDED BY
STAFF

4. COUNTY FILE #ZT09-0004: A hearing on a proposal by the Department of Conservation and Development to amend the County Zoning Code to allow for the establishment of emergency shelters and single-room occupancy (SRO) facilities within specific zoning districts. The proposed amendments would bring the County Zoning Code into conformance with the 2009 Housing Element Update and would bring the zoning code into conformance with the provisions of California Government Code Section 65583 as amended by SB2 in 2007. The proposed amendments to the Zoning Code include:
 - Modifying the Commercial (C) Zoning District to identify emergency shelters as a permitted use;
 - Modifying the Retail-Business (R-B) and Planned Unit District (P-1) zoning districts to identify Single-Room Occupancy (SRO) facilities as a permitted use;
 - Adoption of an Emergency Shelter Ordinance establishing application, development and operational standards for the establishment of emergency shelters (Chapter 82-46);
 - Adoption of a Single Room Occupancy (SRO) Ordinance establishing development and operational standards for the establishment of single room occupancy facilities (Chapter 82-48); and
 - Adoption of definitions for “Emergency Shelter” and “Single Room Occupancy (SRO)”.CEQA: The County Planning Commission will consider a recommendation for adoption of a Negative Declaration by the County Board of Supervisors. [Staff Report](#)
5. STAFF REPORT: Staff reported that on October 7, 2014, the Board of Supervisors approved the following: 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 and Zoning Text Amendment (County File: ZT#14-0001): Amend the North Richmond P-1, Planned-Unit Zoning District Program.
6. COMMISSIONERS’ COMMENTS: NONE
7. COMMUNICATIONS: Adjourned at 8:23 p.m.

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