

ALL COMMISSIONERS PRESENT
STAFF: A. BHAT, W. NELSON, G. KUPP & H. LI
PW: J. LAROCQUE

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, DECEMBER 16, 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 Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

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

1. PUBLIC COMMENTS: NONE

BOARD OF APPEALS: MINOR SUBDIVISION: PUBLIC HEARING

- DENIED THE APPEAL, UPHELD ZONING ADMINISTRATOR DECISION AND APPROVED THE VESTING TENTATIVE MAP
2. TRH HOLDINGS (Appellant) - ALBERT RUBEY (Applicant and Owner), County Files #MS11-0006: This is a hearing on an appeal of the Zoning Administrator's decision to approve a **Minor Subdivision File #MS11-0006** which proposes to subdivide a developed 58,326-square-foot parcel into two commercial parcels of 51,651 and 6,675 square feet in area. The subject property is located at 3189 Danville Boulevard in Alamo. (Zoning: R-B/S2—Retail Business District/Sign Control Combining District) (Assessor Parcel Number: 191-093-048) GK [Staff Report](#)

Motion: Steele
Second: Stewart
Vote: (7-0)

Aves: Wright, Stewart,
Steele, Terrell, Clark,
Swenson and Snyder

Noes: None

Abstain: None

Absent: None

BOARD OF APPEALS: DEVELOPMENT PLAN: PUBLIC HEARING

- DENIED THE APPEAL, UPHELD ZONING ADMINISTRATOR AND APPROVED THE FINAL DEVELOPMENT PLAN
3. TRH HOLDINGS (Appellant) - ALBERT RUBEY (Applicant and Owner), County Files #DP12-3029: This is a hearing on an appeal of the Zoning Administrator's decision to approve a **Development Plan File #DP12-3029** for the construction of a new approximately 3,000-square-foot, two-story commercial building, and to modify the site's off-street parking configuration. The applicant also requests approval of a Tree Permit to work within the driplines of five (5) code-protected Valley Oak trees for the construction of the proposed commercial building. The subject property is located at 3189 Danville Boulevard in Alamo. (Zoning: R-B/S2—Retail Business District/Sign Control Combining District) (Assessor Parcel Number: 191-093-048) GK [Staff Report](#)

Motion: Steele

Second: Stewart

Vote: (7-0)

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

Noes: None

Abstain: None

Absent: None

4. STAFF REPORT: NONE
5. COMMISSIONERS' COMMENTS: NONE
6. COMMUNICATIONS: Adjourned at 8:15 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 13, 2015.

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.