

**COMMISSIONERS SNYDER AND STEELE ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: BHAT, CROSS, GONG AND PARKES**

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, FEBRUARY 24, 2015  
**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: VARIANCE: PUBLIC HEARING

DENIED APPEAL,  
APPROVED PROJECT  
AS APPROVED BY  
THE ZONING  
ADMINISTRATOR ON  
OCTOBER 6, 2014  
WITH TWO  
ADDITIONAL  
CONDITIONS (#12  
AND #13) RELATED  
TO THE OPEN SPACE  
UNDER THE HOUSE

2. GAGEN, McCOY, ET AL. (Appellants) – AHMAD RASSAI (Applicant and Owner), County File #VR14-1021: This is an appeal of the Zoning Administrator's decision to approve a variance to allow a front yard setback of 3 feet, where 25 feet is required, to construct a raised entry pathway for a residence. The applicant also requests approval of a tree permit to remove (3) code-protected trees (21 to 27 inches in diameter), and work within the drip lines of (3) code-protected trees (6 to 10 inches in diameter). The property is located at 200 Sydney Drive in Alamo. (Zoning: Single Family Residential, R-20) (Assessor's Parcel Number: 188-412-014) SYG [Staff Report](#)

**Vote:** (3-2)

Motion: Swenson

Second: Wright

Ayes: Swenson,  
Terrell and Wright

Noes: Clark and  
Stewart

Absent: Snyder and  
Steele

Abstain: None

3. STAFF REPORT: NONE
4. COMMISSIONERS' COMMENTS: NONE

5. COMMUNICATIONS: NONE

Meeting adjourned at 9:54 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MARCH 10, 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.