

**COMMISSIONER WRIGHT ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: T. MOREIRA, J. CRUZ, D. BARRIOS & H. LI
PW: J. LAROCQUE**

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, AUGUST 25, 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 Hiliانا Li at least 48 hours before the meeting at (925) 674-7792.

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

NONE

1. PUBLIC COMMENTS:

BOARD OF APPEALS: LAND USE PERMIT: CONTINUED PUBLIC HEARING

STAFF
RECOMMENDED TO
BE CONTINUED TO
09/15/15

2. WHITNEY JOHNSON-VALENTINE (Applicant, Owner & Appellant), County File #LP14-2059: This is an appeal of the Zoning Administrator's decision to deny a land use permit for the establishment of a wine tasting room with associated wine storage to be located within an existing approximately 2,400 square-foot building, with an additional request for the use of the facility for 15 special events per year, such as fundraisers, weddings, corporate events, and winemakers' dinners. The subject site is located at 8010 Camino Tassajara in the Unincorporated Pleasanton area. (Zoning: General Agricultural (A-2) District; APN: 223-042-011) (Continued from 07/21/15) DB [Staff Report](#)

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

TO BE CONTINUED
TO 09/29/15

3. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE CODE THAT ADDS CHAPTER 88-24, WIRELESS TELECOMMUNICATION FACILITIES, County File #ZT13-0001: This is a hearing on a County initiated proposal to adopt an amendment to the County Ordinance Code Chapter 88-24 that sets forth criteria for the location, design, and approval of wireless telecommunication facilities throughout Contra Costa County. For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance, State Clearinghouse SCH #2013032035, has been issued for this project. The County Planning Commission will be recommending the Board of Supervisors to consider adoption of a Negative Declaration and related findings for the proposed zoning text amendment. (Continued from 07/21/15) TM [Staff Report](#)

SUBDIVISION: PUBLIC HEARING

APPROVED ON
CONSENT

Vote: (6-0)

Motion: Clark

2nd: Steele

Ayes: Terrell , Stewart,
Steele, Clark, Swenson
& Snyder

Noes: None

Absent: Wright

4. JAHANSHIR JAVANIFARD (Applicant) - 6284 SAN PABLO DAM, LLC. (Owner), County File #SD05-9064: The proposed project is to allow an additional three year extension to record the Final Map for SD05-9064. The proposed project address is 6284 San Pablo Dam Road, El Sobrante. (Zoning: R-10, Single-Family Residential) (Parcel Number #435-160-002) JRC [Staff Report](#)
5. STAFF REPORT: NONE
6. COMMISSIONERS' COMMENTS: Commissioner Terrell inquired about the Saranap project and Chair Snyder requested an update on the Creekside Cemetery and Tassajara Parks projects.
7. COMMUNICATIONS: Adjourned at 7:05 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 15, 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.