

**COMMISSIONER SWENSON ABSENT
ALL OTHER COMMISSIONERS WERE PRESENT
STAFF: A. BHAT, R. HERNANDEZ, D. BARRIOS & H. LI
PW: J. LAROCQUE & L. GOSSETT**

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, SEPTEMBER 15, 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 Hilaria 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

DENIED THE APPEAL & UPHELD THE ZA DECISION 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 08/25/15) DB [Staff Report](#)

Vote: (6-0)

Motion: Steele

2nd: Snyder

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

Noes: None

Absent: Swenson

DEVELOPMENT PLAN: PUBLIC HEARING

CONTINUED TO 10/13/15 3. SDC DELTA COVES, LLC (Applicant & Owner), County File #DP14-3028: A request for approval of a modification to the Delta Coves development plan to allow 28 of the 66 approved Delta Coves condominium units to be constructed on Parcel 'E', which was reserved for commercial facilities per the approved Delta Coves development plan, and to allow a community facilities complex and yacht club to be constructed on Parcel 'B' which was reserved for the condominium units. The applicant is also requesting design review and site plan approval for the condominium units, the community facilities complex, the yacht club and an overflow parking lot on Parcel 'G'. A request to allow shared parking, as well as variances to the County Off-Street Parking Ordinance is also proposed. The subject parcels are identified as Parcels 'B', 'E' and 'G' of the Delta Coves subdivision and are located at the eastern end of the Delta Coves subdivision along Windsweep Road in the Behtel Island area. CEQA: It has been determined that the project is consistent with the project description as described in the certified 1976 Delta Coves Environmental Impact Report (EIR). (Zoning: P-1) (APN: 031-010-011, 012 and 013) RLH [Staff Report](#)

Vote: (-0)

Motion: Steele

2nd: Terrell

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

Noes: None

Absent: Swenson

4. STAFF REPORT: None
5. COMMISSIONERS' COMMENTS: None
6. COMMUNICATIONS: Adjourned at 8:47 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 29, 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.