

COMMISSIONER SNYDER ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: J. KOPCHIK, A. BHAT, F. AVILA,  
S. TULLY, A. VELIZ & H. LI

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**TUESDAY, JANUARY 12, 2016**  
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: Catherine Deneergaard inquired about the Commissioner's background
2. BOARD OF APPEALS: DEVELOPMENT PLAN: PUBLIC HEARING

DENIED THE APPEAL  
AND UPHELD THE ZA  
DECISION

- 2a. CATHERINE DENEERGAARD (Appellant) - WADE SKEELS (Applicant) - DEAN WILLIAMS (Owner), County File #DP15-3011: This is an appeal of the Zoning Administrator's decision to approve a Development Plan and Kensington Design Review for the purpose of adding 753 square-feet of conditioned space to an existing single family residence. The project includes converting 599 square-feet of unconditioned basement into conditioned living area. A 154 square-foot addition is also proposed to the basement level. The proposed project is entirely within the footprint of the level above. The improvements will result in a gross floor area of 2,448 square-feet, which exceeds the design review threshold of 2,100 square feet for the subject site. The project is located at 148 Highland Boulevard in the Kensington area. (Zoning: R-6, Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 572-090-009) AV [Staff Report](#)

Vote: (6-0)

Motion: Clark

2<sup>nd</sup>: Wright

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

Noes: None

Absent: Snyder

3. BOARD OF APPEALS: TREE PERMIT: PUBLIC HEARING

DENIED THE APPEAL  
AND UPHELD THE ZA  
DECISION WITH  
ADDED COA'S

- 3a. KENNETH HOFFMAN, ANDREW BENN, NORTON LEVINE, and J. GARY ROGERS (Appellants) - MICHAEL AFFINITO (Applicant and Owner), County File #TP15-0003: This is an appeal of the Zoning Administrator's decision to approve a tree permit to allow the removal of six (6) code-protected Oak trees and work within the dripline of one (1) additional Oak tree for the construction of a new residential second unit. The subject property is located at 2155 Ridgewood Road in the unincorporated Alamo area. (Zoning: General Agricultural, A-2) (Parcel Number: 191-150-009) ST [Staff Report](#)

Vote: (5-1)

Motion: Clark

2<sup>nd</sup>: Terrell

Ayes: Clark, Wright,  
Steele, Terrell Swenson

Noes: Stewart

Absent: Snyder

4. STAFF REPORT: As requested by the Planning Commission, Staff polled few cities within Contra Costa County regarding speaker time limits imposed by the Planning Commission. Generally, public was limited to 3 minutes. The applicant and appellant were limited to 10 minutes each.
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS: Adjourned at 8:40 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 26, 2016.

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 96 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.