

COMMISSIONERS SNYDER & CLARK ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: J. KOPCHIK, A. BHAT, T. MOREIRA, S. MURAOKA, J. OBORNE, J. CRUZ, D. KELLY
PW: W. LAI & J. LAROCQUE

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, FEBRUARY 9, 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. ****

NONE

1. PUBLIC COMMENTS:

2. ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

RECOMMENDED
APPROVAL
W/MODIFICATIONS
TO SECTION 88.24.412
& SECTION 82-2.010
OF THE ZONING
TEXT AMENDMENT
TO THE BOARD OF
SUPERVISORS

2a. 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 12/15/15) TM/SM [Staff Report](#)

Vote: (5-0)

Motion: Swensen

2nd: Terrell

Ayes: Wright, Stewart,
Terrell, Swenson &
Steele.

Noes: None

Absent: Snyder & Clark

3. DEVELOPMENT PLAN: BOARD OF APPEALS: PUBLIC HEARING

DENIED THE APPEAL,
UPHELD ZONING
ADMINISTRATOR
DECISION

3a. DAVID GERSTEL (Appellant) - PHOEBE KWAN AND RALPH LEIGHTON (Applicants and Owners), County File #DP15-3009: This is an appeal of the Zoning Administrator's decision to approve a Kensington Design Review Development Plan to allow an approximately 335-square-foot addition and an uncovered deck to an existing residence. The addition involves a bedroom, a bathroom, and a deck with a hot tub, and an expansion of the existing kitchen. The new gross floor area will be approximately 2,241 square feet, where the gross floor area threshold of 2,600 square feet is allowed for the subject property. The subject property is located at 285 Colusa Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6/Tree of Obstruction of Views, -TOV/ Kensington Combining District, -K) (Assessor's Parcel Number: 571-350-016) JRC [Staff Report](#)

Vote: (5-0)

Motion: Terrell

2nd: Wright

Ayes: Wright, Stewart,
Terrell, Swensen, &
Steele.

Noes: None

Absent: Snyder & Clark

APPROVED ON
CONSENT
Vote: (5-0)

4. COMPLIANCE REVIEW: PUBLIC HEARING
- 4a. HABITAT FOR HUMANITY EAST BAY/SILICON VALLEY (Applicant and Owner), County File #CV15-0103: The applicant is requesting construction work hours of 9 a.m. to 4 p.m. on four Sundays in 2016 and 9 a.m. to 4 p.m. on four Sundays in 2017. This would require modification to condition of approval #8 for County File #'s SD7418/DP04-3048. (Site address: Muir Ridge Development/Pacheco Boulevard/401 Heron Lane and surrounding 19 parcels on the same project site, Martinez) (Zoning: P-1, Planned Unit Development) (Parcel Numbers 161-570-001-021) JO [Staff Report](#)
5. STAFF REPORT: None
6. COMMISSIONERS' COMMENTS: None
7. COMMUNICATIONS: Adjourned at 9:00 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, FEBRUARY 23, 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.