

COMMISSIONERS STEWART & SWENSON ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: A. BHAT, M. TOMS, J. STAMPS, D. BARRIOS & H. LI

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**TUESDAY, MARCH 8, 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. ELECTION OF OFFICERS

2a. The Commission will consider and may elect the officers of Chair and Vice Chair.

COMMISSIONER  
STEELE WAS  
ELECTED CHAIR AND  
COMMISSIONER  
SWENSON WAS  
ELECTED VICE  
CHAIR

Vote: (5-0)

Motion: Terrell

2<sup>nd</sup>: Clark

Ayes: Wright, Snyder,  
Terrell, Clark & Steele

Noes: None

Absent: Swenson &  
Stewart

3. BOARD OF APPEALS: VARIANCE: PUBLIC HEARING

APPROVED APPEAL  
AND VARIANCE  
GRANTED

- 3a. JOHNNY D. & DARCY D. SIMMONS (Applicants & Owners); County File #VR13-1034: This is an appeal of the Zoning Administrator's decision to deny a variance for a 1-foot 6-inch side yard (where 5 feet is the required minimum) and a 6-foot 6-inch aggregate side yard (where 15 feet is the required minimum) for the purpose of legalizing an existing 408 square-foot carport attached to the single-family residence. The subject site is located at 4017 Via de Flores in the unincorporated Martinez area. (Zoning: Single-Family Residential District (R-6); APN: 380-191-003) DCB [Staff Report](#)

Vote: (4-1)

Motion: Clark

2<sup>nd</sup>: Wright

Ayes: Clark, Wright,  
Terrell & Snyder

Noes: Steele

Absent: Swenson &  
Stewart

4. GENERAL PLAN AMENDMENT: PUBLIC HEARING

RECOMMENDED  
APPROVAL TO THE  
BOARD OF  
SUPERVISORS

- 4a. 2005-2020 CONTRA COSTA COUNTY GENERAL PLAN – AMENDMENT TO THE GROWTH MANAGEMENT ELEMENT (County File: GP#16-0001): The proposed General Plan Amendment would revise the Growth Management Element of the 2005-2020 Contra Costa County General Plan to add the Contra Costa Transportation Authority (CCTA) Correspondence Table, which demonstrates consistency between the CCTA Measure J Model Growth Management Element and the County General Plan. The County Planning Commission will receive public comment on the proposed amendment to the County General Plan Growth Management Element and forward a recommendation to the Board of Supervisors. WRN [Staff Report](#)

Vote: 5-0

Motion: Terrell

2<sup>nd</sup>: Clark

Ayes: Wright, Steele,  
Snyder, Terrell & Clark

Absent: Swenson &  
Stewart

5. STAFF REPORT: None

6. COMMISSIONERS' COMMENTS: Commissioner Clark reminded the Commissioners to fill out the Form 700 by April 1<sup>st</sup>. Commissioner Terrell thanked Commissioner Snyder for his great job as Chair. Commissioner Snyder mentioned the incredible work Commissioner Stewart has done for the homeless.

7. COMMUNICATIONS: Staff informed that the agenda item approved on February 23, 2016 by the County Planning Commission was not appealed and the decision was final.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MARCH 22, 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.