

COMMISSIONERS CLARK & SWENSON ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: A. BHAT, R. HERNANDEZ, D.VOGELPOHL & H. LI

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, AUGUST 9, 2016
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Marvin Terrell, Don Snyder, Jeffrey Wright

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. BOARD OF APPEALS: DEVELOPMENT PLAN: PUBLIC HEARING

OVERTURNED ZA'S
DECISION; DENIED
THE APPLICANT'S
APPEAL & UPHELD
APPELLANT'S
APPEAL

2a. GEORGE AND ANITA LUK (Appellant) - EDWARD DEAN AND DARLENE TONG (Appellant/Applicant/Owner), County File #DP15-3030: There are two appeals of the Zoning Administrator's Decision to approve a Development Plan and Kensington Design Review for the construction of a new single-family residence, accessory building, and structures, totaling 4,224 in gross floor area (where the Kensington Combining District gross floor area threshold is 4,000 square-feet). The project includes variance requests to allow: 3 stories (where 2 ½ stories is the maximum), a 3-foot front yard setback (where 20-feet is required) for a retaining wall with a maximum height of 7½-feet, a 0-foot side yard (where 5-feet is required) for a retaining wall with a maximum height of 4-feet, and a 0-foot rear yard (where 3-feet is required) for a fence with a maximum height of 6-feet, 9-inches. The project also includes a tree permit to remove 11 code-protected trees, and work within the driplines of 2 code-protected trees. The subject property is located on the vacant lot at the end of Lawson Road in the Kensington Area. (Zoning: R-6, Single-Family Residential, District, Tree Obstruction of Views (-TOV) Combining District, Kensington (-K) Combining District) (Assessor's Parcel Number: 572-034-018) DV [Staff Report](#)

Motion: M. Terrell

2nd: D. Snyder

Vote: 4-0

Ayes: Terrell, Steele,
Wright & Snyder

Noes: None

Absent: Clark &
Swenson

Abstain: None

APPROVED ON
CONSENT
UNANIMOUSLY

3. SUBDIVISION: PUBLIC HEARING
- 3a. ROBERT KARBER (Applicant) – BAY POINT VENTURE ONE, LLC. (Owner), County File #SD03-8720: The applicant requests to extend the period for filing a final map by one year, to July 13, 2017, for a vesting tentative map for the Bay Harbor Commerce Center in the Bay Point area, consisting of twenty three lots on 45 acres. This is the final extension to be granted for this project in accordance with the Subdivision Map Act. The project site is located off of Port Chicago Highway at Skipper Road, adjacent to 761 Port Chicago Highway in the unincorporated Bay Point area. (Zoning: P-1, Planned Unit District) (Parcel Numbers: 098-250-019 & 098-250-020) DV [Staff Report](#)
4. STAFF REPORT: None
5. COMMISSIONERS' COMMENTS: Commissioner Snyder welcomed planner Dominique Vogelpohl and complimented on her excellent work.
6. COMMUNICATIONS: Adjourned at 9:20 p.m.

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