

ALL COMMISSIONERS PRESENT
STAFF: T. MOREIRA, W. NELSON, F. AVILA, A. VELIZ & H. LI

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, OCTOBER 25, 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

DENIED THE APPEAL
AND UPHELD THE ZA
DECISION

2a. TERENCE HAWLEY (Appellant) - WADE SKEELS (Applicant) - PATRICK & CARA MARASCO (Owners), County File #DP15-3012: This is an appeal of the Zoning Administrators July 18, 2016 decision to approve a Development Plan with a Kensington Design Review to construct a residential addition, totaling 716 square feet of new livable area, to an existing single-family residence. The proposed addition results in a total gross floor area of 2,778 square feet which exceeds the threshold by 178 square feet. The project involves a 225 square-foot addition to the homes main level, as well as the construction of a new 491 square-foot second story. The project is located at 215 Columbia Avenue in the Kensington area. (Zoning: R-6 Single-Family Residential, Tree Obstruction of Views Combining District, Kensington Combining District) (Assessor's Parcel Number: 570-180-025) AV [Staff Report](#)

Vote: (5-1)

Motion: Terrell

2nd: Swenson

Ayes: Wright, Terrell,
Snyder, Swenson &
Steele

Noes: Clark

Absent: None

3. GENERAL PLAN AMENDMENT: PUBLIC HEARING

ADOPTED A
RESOLUTION
RECOMMENDING
THE BOARD OF
SUPERVISORS ADOPT
THE PROPOSED CEQA
FINDING AND
GENERAL PLAN
AMENDMENT

3a. AMENDMENTS TO THE CONTRA COSTA COUNTY GENERAL PLAN (County File #GP16-0006): This project consists of County-initiated amendments to the Land Use Element and Transportation and Circulation Element of the 2005-2020 Contra Costa County General Plan related to the Camino Tassajara right-of-way in the South County area, and the proposed TriLink and Vasco Road-Byron Highway Connector rights-of-way in the Southeast County area. WRN [Staff Report](#)

Vote: (6-0)

Motion: Snyder

2nd: Terrell

Ayes: Wright, Terrell,
Swenson, Snyder, Clark
& Steele

Noes: None

Absent: None

4. **STAFF REPORT:** Staff gave an update on the Tassajara Parks Project. The recirculated EIR for the Tassajara Project will be heard by the Zoning Administrator on November 7, 2016, and the public period comment will extend until November 14, 2016. Staff also informed the Commission that the County is currently reviewing the Final EIR for the Saranap Project and that there is a slight chance that it will be brought to the Commission before the end of the year for their consideration. Finally, staff informed the Commission that on October the 24th, the Board voted unanimously to grant the appeal of Ed Dean and Darlene Tong on a related Kensington variance, DP15-3030, where the Commission had denied approval last August 9th.

COMMISSIONERS' COMMENTS: None

5. **COMMUNICATIONS:** Adjourned at 9:15 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 8, 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.