

COMMISSIONER SLOAN ABSENT
ALL OTHER COMMISSIONERS PRESENT
STAFF: BHAT, TOMS AND PARKES

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, NOVEMBER 9, 2010
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Don Snyder
VICE-CHAIR: Marvin Terrell
COMMISSIONERS: Richard Clark, Carmen Gaddis, Jake Sloan, Duane Steele

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 Maureen Parkes at least 48 hours before the meeting at (925) 335-1209.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS: NONE

LAND USE PERMIT: CONTINUED PUBLIC HEARING

CONTINUED TO
DECEMBER 14, 2010 ON
CONSENT AS
RECOMMENDED BY
STAFF

2. JAMIE FINEGOLD AND JDF HOLDINGS L.L.C. (Applicants, Owners, Permittees, and Appellants), County File #LP05-2091: A hearing on an appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to allow (1) expansion of an existing sales, service and storage business of trailers and recreational vehicles; and (2) a non-accessory freeway oriented sign on six adjoining parcels that are zoned Retail-Business (R-B), Multiple Family Residential (M-29), and Single Family Residential (R-7), due to continued violations and lack of interest. The subject site consists of 6+ acres and is located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Continued from 09/28/10). RHD

CONTINUED TO
DECEMBER 14, 2010 ON
CONSENT AS
RECOMMENDED BY
STAFF

3. JAMIE FINEGOLD AND JDF HOLDINGS L.L.C. (Applicants, Owners, Permittees, and Appellants), County Files #103-71, #167-72, #60-73, #58-74, and #DP96-3011: A hearing on an appeal of the Zoning Administrator's decision to revoke the following land use permits previously granted by the County for portions of the site that are subject to the proposed application, County File #LP05-2091, due to continued County Ordinance Code violations and an apparent lack of interest on the part of the permittees to correct the Code violations.
 - A. County File #103-71 (JDF Holdings – Current Owner and Permittee) – A land use permit for a trailer sales and storage yard on APN 159-210-040 fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - B. County File #167-72 (JDF Holdings – Current Owner and Permittee) – A land use permit for an expanded trailer sales and storage area on a portion of APN 159-210-040, fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - C. County File #60-73 (JDF Holdings – Current Owner and Permittee) – A land use permit for expanded recreational vehicle storage at #4691 Pacheco Boulevard (currently APN 159-210-039).
 - D. County File #58-74 (JDF Holdings – Current Owner and Permittee) – A land use permit to allow storage of recreational vehicles. The subject site consists of APN 159-210-003, -027, & 032 at 4910 Blum Road, Hansen Ct.
 - E. County File #DP96-3011 (JDF Holdings – Current Owner and Permittee) – An amendment of Land Use Permit #60-73 to replace an office and sales building for sales and parts for mobile homes. The subject site is located at #4961 Pacheco Boulevard

In aggregate, the subject sites consist of six adjoining parcels on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Continued from 09/28/10). RHD

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

RECOMMENDED
APPROVAL TO THE
BOARD OF
SUPERVISORS AS
RECOMMENDED BY
STAFF WITH ONE
CORRECTION AND
MODIFY THE
ORDINANCE
CONSISTENT WITH
STAFF
RECOMMENDATIONS
RELATED TO
STANDARDS WHERE
A VARIANCE COULD
BE CONSIDERED

4. AMENDMENT TO THE RESIDENTIAL SECOND UNIT ORDINANCE, County File #ZT10-00002: A proposal to adopt a text amendment to the Residential Second Unit Ordinance (Chapter 82-24) to provide for a discretionary process for applications that do not meet one or more of the development standards. Such an application would be considered by the Zoning Administrator under Article 26-2.21 of the County Code. Under the draft ordinance, no changes are proposed for a second unit permit application that meets the development requirements and development standards, which would be approved ministerially. The draft ordinance also includes some minor changes to the development standards, related to design, neighborhood compatibility, and accessory structure size. In addition, an amendment to the Kensington Combining District Ordinance (Chapter 84-74) is also proposed which would limit the exemptions of Residential Second Units in Kensington to those that do not expand the envelope of an existing building or structure. (Rescheduled from 09/28/10) MT
5. STAFF REPORT: Aruna Bhat provided the 2011 Zoning Administrator and County Planning Commission schedule to the commissioners.
6. COMMISSIONERS' COMMENTS: NONE
7. COMMUNICATIONS: Email correspondence dated November 9, 2010 from Abe Gupta to Jennifer Cruz

Meeting adjourned at 8:54 pm.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 30, 2010.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, 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 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.