

El Sobrante Municipal Advisory Council

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

Chair: Barbara Pendergrass **Vice Chair:** George Cleveland **Secretary:** Sharon Thygesen, **Treasurer:** Mark Porter, **Members at-Large:** James Hermann, Kylan Patterson Sr., Tom Owens

The El Sobrante Municipal Advisory Council (ESMAC), or subcommittees of the ESMAC will provide reasonable accommodation, for persons with disabilities planning to attend ESMAC meetings or ESMAC sub committee meetings who contact the chair, Barbara Pendergrass at least 24 hours before the meeting. Phone Number 510-223-6091.

"Printed agendas are available for review at the El Sobrante Library and the Sheriff's Annex. Electronic copies are available for download at www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, APRIL 08, 2015

Pledge of Allegiance

Call to Order/Welcome

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

P.1 Presentation by Lt. D. J. Watts, Sheriff's Office Bay Station Commander.

Questions – limit 2 minutes per speaker

P.2 Presentation by Officer John Pruitt, California Highway Patrol

Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire Battalion Chief, Bob Atlas

Questions – limit 2 minutes per speaker

P.4 Presentation by Sharla Sullivan, East Bay Municipal Utility District, projects affecting El Sobrante

Questions – limit 2 minutes per speaker

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report.

Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

Limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department -

Discuss if a date was arranged for a joint meeting with the County and City of San Pablo on the effect on traffic etc. as a result of the new 100 room Hotel going in on San Pablo Dam Road by Raley's close to the Shopping Center

Questions – limit 2 minutes per speaker

DI.2 El Sobrante Municipal Advisory Council goals for 2015 year

Questions – limit 2 minutes per speaker

DI.3 Year End Report to the Board of Supervisor's

Questions – limit 2 minutes per speaker

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Co-Chair, Eleanor Loynd

Questions – Limit 2 minutes per speaker

Information Items

10.1 El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) packet for March 12, 2015

10.2 Contra Costa County Planning Commission Agenda and Revised Agenda for Tuesday March 24, 2015, 7:00 P.M. 30 Muir Road, Martinez , Ca 94553

10.3 El Sobrante Chamber of Commerce Newsletter for March, 2015 may be viewed at www.ElSobranteCaChamber.com

10.4 LAFCO Notice and Agenda for March 11, 2015 1:30 P.M. at Board of Supervisor's Chamber, 651 Pine Street, Martinez, Ca 94553

Sub Committee Reports

11.1 ESMAC Land Use – Tom Owens, George Cleveland

11.2 ESMAC Safety – James Hermann,

11.3 ESMAC Education Programs/ Out Reach – Sharon Thygesen, Mark Porter. Cleanup Day October 3, 2015

11.4 ESMAC will not be doing a Chamber Mixer in 2015 as no dates are available

New Business

Public Comment – for items not on the agenda

Limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Adjournment

El Sobrante Municipal Advisory Council

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7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante

Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Sharon Thygesen, Treasurer, George Cleveland, Members: James Hermann, Joseph Camacho, and Mark Porter for part of the year and for another part of the year Chair, Tom Owens, Vice Chair, George Cleveland, Secretary, Sharon Thygesen, Treasurer, Mark Porter, Members: James Hermann, Kylan Patterson Sr, Barbara Pendergrass

Year End Report for 2014

Activities

Speakers Presenting Reports Monthly

- Lt. Jon Moreland Bay Station Commander – crime report, retired and replaced with Lt. D.J. Watts
- Officer John Pruitt, California Highway Patrol- speeding on San Pablo Dam Road
- Michelle Blackwell, promoted and replaced with Sharla Sullivan Representative for East Bay Municipal Utility District-projects in El Sobrante
- Lon Goetsch, Contra Costa County Fire Battalion Chief-Stations activity, promoted and replaced with _____
- Terrance Cheung, Chief of Staff, Supervisor John Gioia-monthly report and replaced with James Lyons, District Coordinator
- Eleanor Loynd, Chair of the El Sobrante Valley Planning and Zoning Advisory Committee-Planning Projects in the El Sobrante Valley; includes valley projects in the City of Richmond and unincorporated El Sobrante
- Speaker from Public Works on the Appian Way sidewalk project

Other Speakers and Topics

- Candidates running for the West County Waste Water District, West County Unified School District school Board, and State Assembly
- Rob Hom CCC Red Cross External Relations- Disaster Preparedness
- Robert T. Calkins, Department of Conservation and Development – Community Development Block Grant (CDBG)
- Kara Douglas, Department of Conservation and Development (DCD) Affordable Housing Program Manager –housing in West County
- Michele Mancuso, Contra Costa County Watershed Program, Watershed Planner – County's plan to reduce litter/trash countywide
- MAC hosted an El Sobrante Chamber Mixer; (members of the Chamber, other business owners and the general public attended). Mixer held prior to the regular meeting
- Other speakers not named here

- Participated in a unincorporated area ordinance for allowing Chickens, Goats, and Honey Bees in areas currently zoned residential single family residences
- Purchased name tags and business cards for Council members

Major Accomplishments

- Conducted Election of Officers
- Attended Semi-Monthly Code Enforcement meetings with Supervisor Gioia's Office and Code Enforcement Representative
- Council staffed a booth at the El Sobrante Stroll and passed out information on Council meetings, also coordinated CPR instruction by the County Fire District for the Stroll
- Supervisor John Gioia, El Sobrante Municipal Advisory Council, and Boys and Girls Club of El Sobrante held an El Sobrante Cleanup Day filling one dumpster with metal, one with green items and 3 dumpsters with trash
- Two members participate in the El Sobrante Valley Planning and Zoning Advisory Committee on a monthly basis
- Through law enforcement attendance we are able to identify problem areas and citizens problems
- Addressing the homeless problem in El Sobrante with county staff and the El Sobrante Chamber of Commerce ; this is an ongoing situation where many are drunk in Public. Lot of break-ins to businesses that may or may not be caused by homeless
- Participated in a Parks study for the El Sobrante Library
- Participated in the planning and starting of the Side Walk Project that includes, side walk replacement for parts of San Pablo Dam Road, tree replacement, planters, etc. due to be completed in April of 2015
- Participated in the Parklette Study for implementation in the unincorporated areas of the County
- Successfully filled all seven positions on the Council. Two vacant alternate positions, working on getting candidates for the positions
- Reviewed and updated Bylaws and Procedures/Ethics. Awaiting County Counsel and Board of Supervisors approval

Attendance Alert need Stats for Dec.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Barbara Pendergrass	^	^	^	^	^		^	C	^	^	^	
Tom Owens	^	^	^	^		^	^	C	^	^	^	
James Hermann	^		^	^	^		^	C		^	^	
George Cleveland	^	^		^	^	^	^	C		^	^	
Sharon Thygesen	^	^	^	^	^	^	^	C	^	^	^	
Joseph Camacho	^		^	^				C				
Mark Porter	^	^	^	^		^	^	C	^	^	^	
Kylan Patterson Sr												
Summary Monthly	7/7	5/7	6/7	7/7	4/7	4/7	6/7	0/7	4/7	6/7	6/7	1/7

attending /appointed No Quorum in August-Canceled
 Resignations: Joseph Camacho regular member and Mike Daly alternate New member Kylan Patterson Sr appointed. Barbara Pendergrass resigned due to appointment to the County Planning Commission (Conflict of Interest to belong to both)however, due to Health issues resigned from the Planning Commission and reappointed to the ESMAC

Goals for 2014

- Develop ways to increase attendance at Council meetings
- Participate in the annual El Sobrante Cleanup Day at the Boys and Girls Club
- Participate in the annual El Sobrante Stroll for awareness of the ESMAC and its activities
- Continue to address the homeless issue in El Sobrante, and the affect on merchants and the creek
- Continue to address Disaster Preparedness
- Explore Grants and revitalize San Pablo Dam Road and Appian Way
- Set up CPR classes with the County Health Department to assist in El Sobrante becoming a Heart Healthy Community Designation
- Address the number of absences of individuals
- Activate Sub-Committees, Land Use, Safety, Education and Out Reach(including scheduling speakers on subjects of interest for the Community
- Set up Seminar with Sheriff, Fire District Personnel, Police Agencies, CHP etc on reducing incidents in the El Sobrante Valley

10.1.a

**EL SOBRANTE VALLEY PLANNING AND ZONING
ADVISORY COMMITTEE
(ESVP&ZAC)**

**MEETING AGENDA
Thursday, March 12, 2015
El Sobrante Library Meeting Room – 6:00 P.M.**

- 1. Call to Order**
- 2. Approval of Minutes of January 8, 2015 & February 12, 2015**
- 3. Treasurer's Report**
- 4. Public Comment**
- 5. New Business**
 - a. Letter from Maurice Abraham, Chamber of Commerce -
Re: San Pablo Dam Rd. Speed Control/Safety Upgrades**
 - b. CCC Department of Conservation & Development -
Re: Appian Way Mixed Use New Office/Apartment Bldg.
Plans**
- 6. Old Business**
- 7. Adjournment**

The next Meeting will be held on April 9, 2015

10.1.6

Minutes: January 8, 2015
El Sobrante Valley Planning and Zoning Advisory Committee
El Sobrante Library Meeting Room 6:00 P.M.-8:00 P.M.

Members Present:

- Vice President - Mike Zeelen
- Secretary - Shirley Sharp
- Treasurer - Barbara Pendergrass
- Bob Sharp
- Retiring Chair - Eleanor Loynd

Members Absent:

- Chair John Lisenko (Excused)
- Jim Hermann
- Alt. Jacqueline Hermann
- George Schmidt
- Jamin Pursell (not confirmed)

Call to Order:

Minutes: The minutes from December 11, 2014 were read as submitted.

Treasurer's Report: The Treasurer's Reports were submitted for December 11, 2014 and January 11, 2015. The balance for December 2014 was \$1062.07 and the balance for January 11, 2015 was \$1,045.88.

The Minutes and Treasurer's Reports could not be approved as there was no quorum of members to vote.

Public Comment:

Eleanor Loynd provided the following information starting March 2, 2015: Richmond Sanitary Service will begin collection of recycling organics and garbage from all 3 garbage cans, green, blue and brown. She asks the question, will garbage rates go up?

ALERT: A concerned resident of Fariss Lane, Ann del Tredici, 4207 Fariss Lane, called with the following alert: The owner of the open undeveloped land at the top of Fariss Lane beyond the current houses has proposed building 17 houses on that open land. This is not the same land as Fariss/Lane/Fariss Court/Lambert Road project. This is the 3-plus acres that are beyond a locked gate at the top of Fariss Lane.

NEW BUSINESS:

10.1.12

Revised Plan for 432 Valley View Road:

Architect Steven Kubitschek and an engineer from Humman Co. Inc. appeared to discuss a proposed project including single family homes. Currently the property, a development property has been rezoned for mixed use. Mr Kubitschek stated that the County said that the property is currently zoned M 12 . The existing subdivision is for 4 parcels and 2 multiples. The proposal for the property now is for 3 parcels and is for 9 single family residents. The architect showed plans for proposed homes. P&Z members were asked to view the plans and to ask questions. Thoughts were exchanged with Mr. Kubitschek who has been advised by the county to find out the impact on area residences and businesses to find out how they feel about the plan. No application has been submitted to P&Z from the County. A previous application was made on this undeveloped land before it was rezoned.

The engineer, Izzat Nashashibi, will get the names and addresses of owners and residents within 500 feet of the proposed project. He will address the envelopes and stamp them. He will deliver the envelopes to Mike Zeelen. Mike Zeelen will include a brochure with date and time of the town meeting. He will mail them. Mike Zeelen will be responsible for brochure included in envelope with directions and instructions about project.

The meeting was adjourned.

Shirley Sharp

Secretary El Sobrante Valley Planning and Zoning Advisory Committee

The next meeting of the ESVP&ZC will be on February 12, 2015. in the El Sobrante Library Meeting Room, 6:00 P.M.- 8:00 P.M.

10.1.d

MINUTES: February 12, 2015
El Sobrante Valley Planning and Zoning Advisory Committee
El Sobrante Meeting Room- 6:00-8:00 P.M.

Members Present

- Vice-Chair Mike Zeelen
- Secretary Shirley Sharp
- Treasurer Barbara Pendergrass
- Bob Sharp
- George Schmidt
- Jamin Pursell
- Jim Hermann
- Past Chairman Eleanor Loynd

Members Absent

- Alternate Jacqueline Hermann
- Chair John Lisenko (excused)

Minutes: January 8, 2015 e-mailed to Mike Zeelen.

Treasurers Report: January 8, 2008 and February 12, 2008 were submitted and approved. Balance for both months \$1,045.

Public Comment

Information presented by Barbara Pendergrass from ESMAC: Supervisor Gioia is beginning to gather information for a zoning ordinance regarding chickens, goats and bees existing in residential areas. There will be a recommendation in about a month.

Information from past chairman Eleanor Loynd:

Report from West Contra County Unified School District 2013-2014.

Report on American horses being shipped across American borders where they are killed, sent to Europe, and sold to meat markets.

Jim Cowen of El Sobrante Chamber of Commerce has offered to store 4 or 5 boxes of P&Z records.

To put on agenda next meeting: Who will keep P&Z paper work? Can one member store a filing cabinet? Can 1 or 2 members help me go through items from about 1980 to present? Does any member have a storage shed?

Copy of letter to CCC Department of Conservation and Development written to Aruna Bhat with questions on the Sikh Temple expansion. Clarification needs to be done on progress on stabilizing hillside across from Sikh Temple on Hillside Road. What is the status of the 2 homes for priests to be built on

Richmond land?

Paving has not been done on Meadowbrook. What is progress on Meadowbrook?

Richmond paving has been completed on 3 1/2 blocks on Fieldcrest Drive at a cost of \$80,000,00. Will Richmond continue paving with new approved tax funds as promised?

There are changes in Richmond. Richmond mayor is now Tom Butt. His Chief of staff is now Terrance Cheung who used to work for Supervisor Gioia. Now Reporter Robert Rogers of West County Times has quit his job as reporter and has now taken a job at Supervisor Gioia's office.

Copy of Home Security Checklist from Richmond Police Department. Check out the Richmond Police website.

Beginning March 2, 2015, Richmond Sanitary has announced, for residents of Richmond, all three cans will be picked up every week, recycling, organics and garbage.

Old Business

Plan for 432 valley view Road. Architect Steven Kubutcheck and engineer Izzat Nashashibi appeared on January 8 to propose a project including 9 single family residences. The project is currently zoned M12 and mixed use. The existing subdivision is for 4 parcels and 2 multiples. The proposal now is for 3 parcels and 9 single family residences. The potential applicant owner was advised to find out how the neighborhood felt about the project. 500 letters were sent out to nearby residences to attend this February 12 meeting and talk with the architect and engineer. 5 people came to the meeting. The P&Z could not make any determination as only an advisory committee. It was decided that the project should be considered further with the County planners to determine any future steps.

New Business

Fred Gabriel of El Sobrante. Mr. Gabriel is having a problem regarding his property on San Pablo Dam Road. The County shows no records showing that his 2nd floor is permitted as a residence. The County has only one record of permit in 1995 which was for 4 offices spaces (Commercial) on the 2nd floor. He showed the County a copy of the "Commercial Building Record". This document describes the 2nd floor as having a kitchen, bathroom w/tub and three bedrooms. County will not accept this description. They are requiring him to do a redevelopment plan. This means the whole building has to come up to code. Planning will not sign off on a remodeling plan because according to County records the building is commercial. Mr. Gabriel did not come to the meeting. He is going to the Planning Department to discuss his problem.

The meeting was adjourned.

10.1.f

Respectfully submitted,

Shirley Sharp,
Secretary El Sobrante Valley
Planning and Zoning Advisory Committee

The next meeting of the ESVP&ZC will be on march.12, 2015, in the El Sobrante Library
Meeting Room 6:00P/M.-8:00 P.M.

Subject: P&Z Committee Request

10.1.9

From: Maurice Abraham (mpabraham@aol.com)

To: zrealtyinv@sbcglobal.net;

Cc: mariecofces@yahoo.com; rpende970@aol.com;

Date: Wednesday, March 4, 2015 7:01 AM

Hello Mike...

On behalf of the Chamber of Commerce Board of Directors, I'm sending the attached DRAFT letter and requesting the P&Z Committee consider joining with the Chamber and Citizens for a Greener El Sobrante in signing and sending this to Supervisor John Gioia. Also attached is a study that will accompany the letter.

We'd like P&Z to consider this at its March 11th meeting.

The purpose of the letter is to request the County install certain speed control/safety upgrades along San Pablo Dam Road within the downtown business district. This is a 25 MPH speed zone which is frequently exceeded. The specific improvements being requested are:

1. Install improved speed limit signage along San Pablo Dam Road in the downtown business district.
2. Install solar-powered electronic speed control signs at two locations in the downtown business district. The specific location should be determined by the County Public Works Department.
3. Install thermoplastic pavement markers to (a) demark and reinforce the 25 MPH speed limit, and (b) demark the two outer traffic lanes as 'shared lanes' for bicycles and cars.

The attached study deals with deficiencies in existing speed limit signage and primarily supports request item 1.

I will call you later today to confirm you've received this email. I appreciate your help on this.

10.1.17

Print

Thank you,

Maurice Abraham
Board Member, El Sobrante Chamber of Commerce
510 243-6652 home; 408 921-9176 mobile



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

1001.1

DEVELOPMENT PLAN APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

PROPERTY OWNER(S) Name <u>BALDEV S. RAHI</u>	APPLICANT Name <u>BALDEV S. RAHI</u>
Address _____	Address <u>1092 TURQUOISE DR.</u>
City, State/Zip <u>EL SOBRANTE CA. 94803</u>	City, State/Zip <u>HERCULES CA. 94547</u>
Phone <u>510-666-4506</u> email	Phone <u>510-666-4506</u> email

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u>Baldev Rahi</u>	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature <u>Baldev Rahi</u>
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CONTACT PERSON (optional) Name <u>BALDEV S. RAHI</u>	PROJECT DATA Total Parcel Size: <u>.21 acres (9,147.6 sqft)</u>
Address <u>1092 TURQUOISE DR</u>	Proposed Number of Units: <u>6</u>
City, State/Zip <u>HERCULES CA. 94547</u>	Proposed Square Footage: <u>4,230</u>
Phone <u>510-666-4506</u> email	Estimated Project Value: _____

Project description (attach supplemental statement if necessary):
OFFICE & APARTMENT

Project description: Applicant requests approval of a development plan to establish a mixed use building consisting of 3 office spaces and 3 Apartment units

Property description: Parcel "C" of MS79-0036

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <u>426-261-050</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit	\$ <u>1000</u>	S-	Site Address: <u>0 Appian Wy</u>
Fire District: <u>Consolidated Fire</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>P-1</u>
Sphere of Influence: <u>Richmond</u>	#Units <u>6</u> x \$195.00	<u>1170.00</u>	S-014	Census Tract: <u>3630</u>
Flood Zone: <u>X</u>	<u>4,230</u> Sq. Ft. x \$0.20	<u>846.00</u>		Atlas Page: <u>ZM: H-6</u>
Panel Number:	Notification Fee	<u>15.00 / 30.00</u>	S-052	General Plan: <u>M-12</u>
x-ref Files:	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	S-048	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Environmental Health Dept.	<u>57.00</u>	5884	Supervisorial District: <u>1</u>
	Other:			Received by: <u>Jadlyn</u>
Concurrent Files:	TOTAL	\$ <u>3178.00</u>		Date Filed: <u>2/11/15</u>
	Receipt	# <u>150001598</u>		File # <u>DP15-3004</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE



AGENCY COMMENT REQUEST

Date Feb 12, 15 *10.1.5*

We request your comments regarding the attached application currently under review.

<p align="center">DISTRIBUTION</p> <p><u>Internal</u></p> <p><input checked="" type="checkbox"/> Building Inspection ___ Grading Inspection ___ Advance Planning ___ Housing Programs <input checked="" type="checkbox"/> Trans. Planning ___ Telecom Planner ___ ALUC Staff ___ HCP/NCCP Staff ___ APC Floodplain Tech ___ County Geologist</p> <p><u>Health Services Department</u></p> <p><input checked="" type="checkbox"/> Environmental Health ___ Hazardous Materials</p> <p><u>Public Works Department</u></p> <p><input checked="" type="checkbox"/> Engineering Services (Full-size) ___ Traffic ___ Flood Control (Full-size) ___ Special Districts</p> <p><u>Local</u> fire@cccfd.org</p> <p><input checked="" type="checkbox"/> Fire District <u>Consolidated fire</u> <input checked="" type="checkbox"/> Sanitary District <u>West Co. Wastewater</u> <input checked="" type="checkbox"/> Water District <u>EBMUD</u> <input checked="" type="checkbox"/> City of <u>Richmond</u> <input checked="" type="checkbox"/> School District(s) <u>W. CC Unified</u></p> <p>___ LAFCO ___ Reclamation District # _____ ___ East Bay Regional Park District ___ Diablo/Discovery Bay/Crockett CSD <input checked="" type="checkbox"/> MAC/TAC <u>El Sobrante MAC</u> ___ Improvement/Community Association</p> <p><u>Others/Non-local</u></p> <p><input checked="" type="checkbox"/> CHRIS - Sonoma State ___ CA Fish and Wildlife, Region 3 - Bay Delta</p> <p><u>Additional Recipients</u></p> <p><u>El Sobrante Planning and Zoning</u> <u>CCC Sheriff's Office</u></p>	<p>Please submit your comments to: Project Planner <u>Sharon Gong</u> Phone # <u>925 674-7802</u> E-mail <u>sharon.gong@dcd.cccounty.us</u> County File # <u>DP15-3004</u></p> <p>Prior to <u>March 10, 2015</u></p> <p align="center">*****</p> <p>We have found the following special programs apply to this application:</p> <p><u>NO</u> Active Fault Zone (Alquist-Priolo) <input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____ <u>YES</u> 60-dBA Noise Control <u>NO</u> CA EPA Hazardous Waste Site</p> <p align="center">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: ___ None ___ Below ___ Attached</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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El Sobrante Valley Planning and Zoning Advisory Committee**Treasurer's Report for March 12, 2015**

<u>Balance</u> as of February, 2015	\$1045.88
<u>Deposits</u>	\$000.00
Total Deposits	<u>\$000.00</u>
Expenses-	\$000.00
Total Expenses	<u>\$000.00</u>
Balance in Bank as of February 11, 2015	\$1045.88
No Bank Statement Received for February	

10.2a

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MARCH 24, 2015
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. ****

1. PUBLIC COMMENTS:

GENERAL PLAN AMENDMENT: PUBLIC HEARING

2. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County File #GP13-0004: The applicant requests approval of a General Plan Amendment to change the land use designation from Commercial (CO) and Single Family High Density (SH) to Mixed Use (MU). The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001,020, 021, 016, 015 & 014 and 013). CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. JO Staff Report

MINOR SUBDIVISION: PUBLIC HEARING

3. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County Files #MS14-0007: The applicant requests approval of a Vesting Tentative Map to combine seven lots into 2 lots. The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001,020, 021, 016, 015 & 014 and 013). CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. JO Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

4. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County Files #DP14-3026: The applicant requests approval of a Preliminary and Final Development Plan to construct a 4-story, 42 unit, multi-family affordable housing development with small retail and office uses on the ground floor. Also proposed are frontage improvements which include modifications to the median strip in Fred Jackson Way to provide more room for emergency vehicles, possible off-site improvements along Fred Jackson way, north to the Wildcat Creek, involving sidewalk reconstruction, installation of corner curb cuts and/or bulb-outs, utility pole relocation and striping for bike lanes. Acquisition of an adjacent 1,060 sq. ft. property is also contemplated. The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001,020, 021, 016, 015 & 014 and 013) CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. JO Staff Report

ZONING TEXT AMENDMENT: PUBLIC HEARING

5. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County File #ZT15-0001: This is a public hearing to consider recommending to the Board of Supervisors a proposed revision to the County Code, Chapter 82-38—Alcoholic Beverage Sales Commercial Activities Ordinance (“Deemed Approved Ordinance”). The proposed revision would add language to Section 82-38.814(d)(9) that would authorize the County to prohibit the sale of alcoholic beverage products commonly known as “alcopops” at any establishment not in compliance with the Deemed Approved Ordinance, and also add text to Section 82-38.810 regarding the posting requirements of the Deemed Approved Performance Standards notice, and requiring the posted performance standards notice to be a 11”x17” in size and the font size on the notice to be 20-point type. Along with the proposed code changes, various policy revisions are also being recommended in order to better coordinate the efforts of the Department of Conservation and Development with other County departments and agencies for implementation and enforcement of the Deemed Approved Ordinance. Such policy revisions would include establishing protocols with the Office of the Sheriff, the Tax Collector, and the Health Services Department for improved information and data sharing concerning Deemed Approved alcohol establishments in the unincorporated areas of Contra Costa County. GK Staff Report
6. STAFF REPORT:
7. COMMISSIONERS’ COMMENTS:
8. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, APRIL 14, 2015.

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 72 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.

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10.2.C
~REVISED~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MARCH 24, 2015
1000 MUIR ROAD
SAN RAFAEL, 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. ****

1. PUBLIC COMMENTS:

GENERAL PLAN AMENDMENT: PUBLIC HEARING

2. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County File #GP13-0004: The applicant requests approval of a General Plan Amendment to change the land use designation from Commercial (CO) and Single Family High Density (SH) to Mixed Use (MU). The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001, 020, 021, 016, 015 & 014 and 013). CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. JO Staff Report

MINOR SUBDIVISION: PUBLIC HEARING

3. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County Files #MS14-0007: The applicant requests approval of a Vesting Tentative Map to combine seven lots into 2 lots. The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001, 020, 021, 016, 015 & 014 and 013). CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. JO Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

4. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner), County Files #DP14-3026: The applicant requests approval of a Preliminary and Final Development Plan to construct a 4-story, 42 unit, multi-family affordable housing development with small retail and office-uses on the ground floor. Also proposed are frontage improvements which include modifications to the median strip in Fred Jackson Way to provide more room for emergency vehicles, possible off-site improvements along Fred Jackson way, north to the Wildcat Creek, involving sidewalk reconstruction, installation of corner curb cuts and/or bulb-outs, utility pole relocation and striping for bike lanes. Acquisition of an adjacent 1,060 sq. ft. property is also contemplated. The project is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond area. (Zoning P-1) (APN's 409-080-001, 020, 021, 016, 015 & 014 and 013) CEQA: The County Planning Commission will consider a recommendation for adoption of a Mitigated Negative Declaration and related findings by the County Board of Supervisors. JO Staff Report

ZONING TEXT AMENDMENT: PUBLIC HEARING

5. CONTRA COSTA COUNTY (Applicant & Owner), County File #ZT15-0001: This is a public hearing to consider recommending to the Board of Supervisors a proposed revision to the County Code, Chapter 82-38—Alcoholic Beverage Sales Commercial Activities Ordinance (“Deemed Approved Ordinance”). The proposed revision would add language to Section 82-38.814(d)(9) that would authorize the County to prohibit the sale of alcoholic beverage products commonly known as “alcopops” at any establishment not in compliance with the Deemed Approved Ordinance, and also add text to Section 82-38.810 regarding the posting requirements of the Deemed Approved Performance Standards notice, and requiring the posted performance standards notice to be a 11”x17” in size and the font size on the notice to be 20-point type. Along with the proposed code changes, various policy revisions are also being recommended in order to better coordinate the efforts of the Department of Conservation and Development with other County departments and agencies for implementation and enforcement of the Deemed Approved Ordinance. Such policy revisions would include establishing protocols with the Office of the Sheriff, the Tax Collector, and the Health Services Department for improved information and data sharing concerning Deemed Approved alcohol establishments in the unincorporated areas of Contra Costa County. GK Staff Report
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NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, March 11, 2015, 1:30 PM

PLACE: Board of Supervisors Chambers
651 Pine Street, Martinez, CA 94553

NOTICE IS HEREBY GIVEN that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 651 Pine Street, Six Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

MARCH 11, 2015 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the February 11, 2015 regular LAFCO meeting

SPHERE OF INFLUENCE/BOUNDARY CHANGES

6. ***LAFCO 14-04 –Reorganization 185: Annexations to Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD)*** - On January 14, 2015, the Commission approved a proposal to annex properties to CCCSD and EBMUD, comprising 172.3± acres (20 parcels) in seven separate areas in Danville and Lafayette. On February 24, 2015, a protest hearing was held. On March 11, 2015, the Commission will receive the results of the protest hearing.

BUSINESS ITEMS

7. ***Proposed Budget and Work Plan for FY 2015-16*** - the Commission will be asked to approve the proposed budget and work plan for FY 2015-16 ***Public Hearing***
8. ***Agriculture & Open Space Preservation Policy and Workshop*** - the Commission will receive an update regarding development of a LAFCO Agriculture & Open Space Preservation policy and upcoming workshop and be asked to provide input

CORRESPONDENCE

9. Correspondence from Contra Costa County Employees’ Retirement Association (CCCERA)

INFORMATIONAL ITEMS

10. Commissioner Comments and Announcements
11. Staff Announcements
 - CALAFCO Updates
 - Pending Projects
 - Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting – April 8, 2015 at 1:30 p.m.

LAFCO STAFF REPORTS AVAILABLE AT http://www.contracostalafco.org/meeting_archive.htm