

**\*\*REVISED\*\***

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, JANUARY 8, 2020  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

CHAIR: Vacant  
VICE-CHAIR: Rand Swenson  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin, Vacant

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:
2. ELECTION OF OFFICER
  - 2a. The Commission will consider and may elect the officers of Chair and Vice Chair.
3. BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING
- 3a. TIM & SCOTT PELLATON (Applicants and Appellants) - KARL & KAREN KOSTER (Owners), County File #LP16-2048: This is a continued public hearing for an appeal of the Zoning Administrator's June 19, 2017 decision to deny the application. The application is a request to modify Land Use Permit #LP10-2023 to remove or modify conditions of approval (COA) #'s 5, 25, 32, 33, 35, 36, and 46 citing reasons of infeasibility, financial hardship, and deprivation of property rights. The purpose of Land Use Permit #LP10-2023 was to legalize an existing recreational vehicle and boat storage facility. The item was continued as an open public hearing item to allow opportunity for the appellants and the Public Works Department to explore the proposed modifications further. The project site is located at 3510 Bixler Road in Byron, CA. (Zoning: A-3/-BS Heavy Agricultural District and Boat Storage Combining District) (APN: 011-200-050) GK [Staff Report](#)
4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JANUARY 22, 2020.

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.