

COMMISSIONER GADDIS ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: BHAT, GOETZ, ROCHE, RUBEN HERNANDEZ, STAMPS AND PARKES  
PW: GOSPODCHIKOV

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, FEBRUARY 22, 2011  
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

GENERAL PLAN AMENDMENT: CONTINUED PUBLIC HEARING

CLOSED THE  
PUBLIC HEARING,  
CONTINUED TO  
MARCH 22, 2011

2. DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT (COUNTY FILE: GP#02-0003): The proposed General Plan Amendment would revise the Land Use Element and the Transportation- Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the commercial core or downtown area of the unincorporated community of El Sobrante, California. More specifically it would: (1)a. Amend the Land Use Element to establish three new “mixed use” land use designations on selected blocks along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and on selected blocks along Appian Way from Valley View to San Pablo Dam Road, and (1)b. Amend the Land Use Element to revise and update policy language for the El Sobrante community in sections and figures under the heading “Policies for El Sobrante Area”, “Policies for Appian Way Corridor Special Concern Area”, and “Policies of the San Pablo Dam Road Commercial Special Concern Area”; and, (2) Amend the Roadway Network Map, Transportation-Circulation Element to remove all references to a planned six-lane bypass couplet for San Pablo Road between El Portal Drive and Appian Way, to instead, retain the current 4-lane plus center left turn lane configuration and add a new collector roadway connecting Pitt Way to Hillcrest Road, and to remove all references to a planned four-lane roadway for Appian Way extending from San Pablo Dam Road to the Pinole city limits, to instead, retain the existing two-lane roadway configuration as the planned roadway. (Census Tracts: 3690.02, 3610.00, 3630.00, 3602.00, and 3601.00) (Assessor Parcel Book Pages: 420-010, 420-020, 420-140, 420-150, 420-190, 425-100, 425-110, 425-120,425-140, 425-150, 425-170, 425-220, 425-230, 425-240, 425-300, 426-260, 430-150, and 430-050). (Continued from 01/11/11) PR

LAND USE PERMIT: CONTINUED PUBLIC HEARING – BOARD OF APPEALS

GRANTED THE APPEAL BASED ON THE OCTOBER 25, 2010 STAFF REPORT, SITE PLAN AND REVISED PROJECT DESCRIPTION, INCLUDING

- ELIMINATION OF CONDITIONS OF APPROVAL 14 AND 21
- A FOUR MONTH PROBATIONARY PERIOD FOR CORRECTION OF VIOLATIONS;

AND

CONTINUED REVOCATION HEARING TO JUNE 28, 2011 AS RECOMMENDED BY STAFF

3. PICKETT DEVELOPMENT CO (Applicant) - JDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) County File #LP05-2091: An appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to amend existing development plans 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). A revised site plan is seeking variances to the requirements of the Off-Street Parking Ordinance standards, including numbers of parking spaces and landscape improvements. 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 01/11/11) RLH

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING – BOARD OF APPEALS

SEE ITEM #3

4. JDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) - Development Permits #103-71, #167-72, #60-73, #58-74, and #DP96-3011: 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.
1. 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.
  2. 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.
  3. 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).
  4. 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.
  5. 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 site consists of six adjoining parcel on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (APN #159-210-003, -004, -027, 032, -039, & -040) (Continued from 01/11/11) RLH

5. STAFF REPORT: Aruna Bhat informed the commissioners that Karen Peterson was appointed to the District 2 seat on the commission.
6. COMMISSIONERS' COMMENTS: NONE
7. COMMUNICATIONS: "Keys to Housing" an EAH Housing Publication, Winter 2010/2011

Meeting adjourned at 7:48 p.m.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MARCH 8, 2011.

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, 2<sup>nd</sup> 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.