## COMMISSIONER SNYDER ABSENT ALL OTHER COMMISSIONERS PRESENT STAFF: A. BHAT, W. NELSON, C. LOUIE & H. LI

2.

PW: R. LIERLY

## ~REVISED~

COUNTY PLANNING COMMISSION CONTRA COSTA COUNTY TUESDAY, JANUARY 14, 2014 30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Marvin Terrell VICE CHAIR: Don Snyder

COMMISSIONERS: Richard Clark, Duane Steele, 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: NONE

**BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING** 

DENIED APPEAL AND APPROVED PROJECT WITH A MODIFICATION TO COA#8, AND ADDITION OF 10 NEW CONDITIONS OF APPROVAL REGARDING LANDSCAPING. ACOUSTIC REPORT, SCHEDULE OF NON-CHURCH ACTIVITIES, TRANSPORTATION MANAGEMENT AND PARKING.

PALMER MADDEN AND SUSAN PAULUS (Appellants) - QUENTIN\_ ALEXANDER (Applicant), SAN RAMON UNITED METHODIST CHURCH (Owner); County File #LP12-2110: This is a hearing on an appeal of the Zoning Administrator's decision to approve a Land Use Permit for a modification to an existing church to add a 7,935-square-foot multi-purpose recreational building. The project includes reconfiguration and expansion of the existing parking lot, replacement of existing parking lot lighting, new parking lot lighting, new parking lot landscape planters, a new curb cut to widen the existing access, and approval of a sign program for the existing signs. The project includes variances for a substandard parking aisle width, a building height of 37 feet 3 inches (where a maximum of 35 feet is allowed), and a 0-foot front yard setback (where a minimum of 25 feet is required) for the existing church and preschool signage. The project also includes removal of three code-protected trees and work within the driplines of seven additional codeprotected trees. The property is located at 902 Danville Boulevard, in the unincorporated Alamo area. (Zoning: R-20, Single-Family Residential District; Parcel Number: 197-090-003). CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. CYL Staff Report

Vote:

**Ayes**: Clark, Steele, Wright, Swenson, Steward and Terrell

Noes: None

Abstain: None

Absent: Snyder

3. STAFF REPORT: NONE

4. <u>COMMISSIONERS' COMMENTS</u>: NONE

5. <u>COMMUNICATIONS</u>: NONE

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## PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 28, 2014.

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.

Information about this hearing may be obtained online from the Contra Costa County website at <a href="http://www.co.contra-costa.ca.us">http://www.co.contra-costa.ca.us</a> 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.