

# **El Sobrante Municipal Advisory Council**

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

Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Roxanne Cruz,  
Treasurer, James Hermann, at-Large Members: Mike Daley, two vacancies

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 A. Pendergrass at least 24 hours before the meeting. Phone Number 510 223-6091.

## **AGENDA Wednesday December 08, 2010**

**7:00 P. M. Pledge of Allegiance**

**7:05 P.M. Call to Order/Welcome**

**7:10 P.M. Approval of Minutes and Agenda \* items have minutes included**

1. \* Approval of Minutes for April 14, 2010
2. \* Approval of Minutes for May 12, 2010
3. No Meeting in June
4. Approval of Minutes for July 14, 2010
5. Approval of Minutes for August 11, 2010
6. No quorum in September, No Minutes
7. \* Approval of Minutes for October 13, 2010
8. No quorum in November, No minutes

### **Treasurer's Report**

### **Introductions of Speakers/ Guests/ Topics**

### **Consider Consent Items**

CCL1

### **Presentations**

**7:10 P.M. to 7:15 P.M.**

**P.1 Presentation by Lt. Mark Williams, Bay Station Commander, Crime Report**

**7:15 P.M. to 7:25 P.M. Questions- limit 2 minutes per speaker**

**7:25 P.M. to 7:30 P.M.**

**P.2** Presentation by Officer John Pruitt, California Highway Patrol, activity on San Pablo Dam Road

**7:30 to 7:40 P.M.** Questions- limit 2 minutes per speaker

**7:40 P.M. to 7:45 P.M.**

**P.3** Presentation by Michelle Blackwell, East Bay Municipal Utility District, projects affecting El Sobrante

**7:45 P.M. to 7:55 P.M.** Questions- limit 2 minutes per speaker

**7:55 P.M. to 8:00 P.M.**

**P.4** Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia, monthly report

**8:00 P.M. to 8:10 P.M.** Questions – limit 2 minutes per speaker

**Public Comment** - Limit 2 minutes per speaker

**8:10 P.M. to 8:20 P.M.**

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

**8:20 P.M. to 8:25 P.M.**

**DI.1** Crime Prevention Sub Committee/ Neighborhood Watch- Sub Committee Report.  
Chair Jim Hermann

**8:25 P.M. to 8:30 P.M.** Questions – limit 2 minutes per speaker

**8:30 P.M. to 8:35 P.M.**

**DI.2** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Community Development Department

**8:35 P.M. to 9:00 P.M.** Questions – limit 2 minutes per speaker

**9:00 P.M. to 9:15 P.M.**

**DI.3** Review of comments to the Down Town El Sobrante General Plan Amendment Final Environmental Impact Report

**9:15 P.M. to 9:25 P.M.**

**Short Discussion Items-**

**9:25 P.M. to 9:30 P.M.**

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

**9:30 P.M. to 9:35 P.M.** Questions – Limit 2 minutes per speaker

**9:35 P.M. to 9:40 P.M.**

**Information Items-**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)  
Agenda and packet of information for November 2010

- 10.2 Memo from ESVP&ZAC to Supervisor John Gioia, Planner, regarding closed Public Meeting of the Zoning Administrator on the Down Town El Sobrante General Plan Amendment
- 10.3 Memo from ESVP&ZAC to Katie Foulks, Director EBMUD concerning home at 4312 Santa Rita Rd. El Sobrante
- 10.4 May Valley Neighborhood Council November 16, 2010 letter regarding lack of Fire Road Maintenance in the El Sobrante Valley
- 10.5 Memo from ESVP&ZAC to Patrick Roche Regarding the El Sobrante General Plan Amendment Meeting on 11-30-10
- 10.6 Memo from ESVP&ZAC to Supervisor John Gioia regarding three problem areas in the El Sobrante Valley
- 10.7 Contra Costa County Planning Commission's Notice of Public Hearing Meeting and Agenda for November 2nd, 2010, and November 30th, 2010, 7:00 P.M. meeting on the El Down Town El Sobrante General Plan Amendment
- 10.8 Contra Costa County Zoning Administrator's Notice of Public Hearings and Agenda for November 15, 2010, 1:30 P.M.
- 10.9 LAFCO Regular Meeting and Agenda for November 10, 2010

### **11.0 Community Group Updates**

- 11.1 District 1 Staff Report- Terrance Cheung
- 11.2 East Bay Municipal Utility District- Katy Foulkes
- 11.3 ESVP&ZAC
- 11.4 ES Chamber of Commerce
- 11.5 ESMAC Sheriff's Annex
- 11.6 Fire District-
- 11.7 CSA R-9 Committee-
- 11.8 West County Alcohol Policy Working Group
- 11.9 ESMAC Library- Barbara A. Pendergrass
- 11.10 ES Boys and Girls Club
- 11.11 El Sobrante Coordinating Council-Tom Owens, Barbara Pendergrass

### **Sub Committee Reports**

- 12.1 ESMAC Land Use- Barbara Pendergrass, Chair
- 12.2 ESMAC Grants/ Fund Raising-
- 12.3 ESMAC Traffic / Transportation-
- 12.4 ESMAC Web Site and Outreach- Tom Owens
- 12.5 ESMAC Cleanup Day-
- 12.6 ESMAC El Sobrante Stroll-
- 12.7 ESMAC Crime- Chair,Jim Hermann
- 12.8 ESMAC Farmers Market, Barbara Pendergrass, Chair

### **Old Business**

- 13.1 Suggestion for meetings on increasing attendance. Suggestion that the Mac set up a list of groups to send letters to for attendance at meetings. Groups like the Chamber of Commerce Board of Directors, Boys and Girls Club Board of Directors, neighborhood groups like Manor Neighborhood Group, Bicycle Riders, Churches etc. Have the group

Speak for 30 minutes or so and discuss what they would like to see improved. Suggestions for improvement. Place items in the Chamber News Letter and send letters to people on their different streets. Develop information flyer explaining the ESMAC activities.

**New Business**

14.1

**Public Comment**

9:40 P.M. to 9:50 P.M. -limit 2 minutes per speaker

**Announcements**

**Agenda Items/ Speakers for Up Coming ESMAC Meetings**

**Adjournment**

9:50 P.M.

# El Sobrante Municipal Advisory Council

3769 B. San Pablo Dan Road, El Sobrante 94803- Meetings 2<sup>nd</sup> Wednesday of the Month.

7:00 p.m. El Sobrante Public Library, 4191 Appian Way, El Sobrante

**Chair:** Barbara Pendergrass, **Vice Chair:** Tom Owens, **Secretary:** Roxanne Cruz  
**Treasurer:** James Hermann, **Members:** Emily Lane, Mike Daley

Draft Minutes for Wednesday, April 14, 2010

**Present:** Barbara Pendergrass, Tom Owens, Roxanne Cruz, James Hermann, Emily Lane, Mike Daley

**Pledge of Allegiance led by Mike Daley**

**Call to Order 7:04 p.m.**

Minutes for March 10, 2010: Motion to accept minutes as presented.  
Approved 6, 0, 0

**Treasurer's Report:** Current budget holds \$457.52. Budget will change due to the purchase of paper.

## **Presentations**

Lt. Ron Bradley provided monthly crime report for the time period of March to April. No CHP report this month.

EBMUD Update given by Michelle Blackwell.

La Colina regulator installation project to begin in the summer months.

Valley View regulator installation project to begin sometime in the winter months.

Tree program: May 15 deadline for suggestion of tree placement project. There are about 400 trees that need new homes. For additional information contact EBMUD or Michelle Blackwell.

Michael Angelo Silva from the Building Inspection Division, Contra Costa County Conservation and Development Department presented on the new proposed changes to current Rental Inspection Program in El Sobrante.

Terrance Cheng, Chief of Staff for Supervisor John Gioia, monthly report out. Reminded MAC of upcoming events.

Crime Public Safety committee meeting scheduled from 7 – 9pm on April 21.

Creating dispensable space at your home scheduled from 10 – 12 noon on May 15.

Code Enforcement meeting scheduled for every 2<sup>nd</sup> Tuesday of the month at Supervisor Gioia's office from 2 – 3pm. This is a working meeting.  
Candidates Forum scheduled for April 19, 6pm at Easter Hill.  
Emergency Medical Response scheduled for May 8, 10 – 2pm  
Disaster Preparedness Fair scheduled for September 25.

### **Public Comments**

Attendees expressed concern regarding Measure D.  
Attendees expressed concerns regarding Monte Verde possible drug and gang activities.

### **Consent**

No items to consent

### **Discussion Items-**

DI. 1 – Council review proposed letter of appreciation of Lt. Bradley. Council motioned to submitted letter with recommended changes.  
Passed at 6,0,0

DI. 2 – Crime Sub Committee/Neighborhood Watch- Sub Committee Report and action items.  
The sub-committee has been speaking to PTA groups regarding safety in schools and has been encouraging their attendance to sub-committee meetings.  
Report accepted

DI. 3 – Discussed and voted to support in concept to pursue converting El Sobrante Manor Neighborhood school into the El Sobrante Community Center.  
Terrance Chang provided information regarding the possible funding sources to create the center. The Boys and Girls club may pursue same funding source for their proposed community center.  
Passed 6,0,0

DI 4. Item moved to May meeting.

### **Short Discussion Items**

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

Adjournment  
Motion to adjourn 9:00 p.m.

Respectfully submitted by Roxanne Cruz (2010 Secretary)

**Land Use Activity Report on Items Received From the Contra Costa  
County Community Development Department for December 08, 2010**

**LP10-2059** Notice of Approved Permit October 18, 2010. Applicant and Owner Manoj Tripathi, approved land Use Permit to allow take out food for a new Subway Restaurant in an existing building. Site 3850 San Pablo Dam Road in El Sobrante.

PI.2.6



CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION

APPROVED PERMIT

APPLICANT: Manoj Tripathi  
1191 Crestmont Drive  
Lafayette CA 94549

APPLICATION NO: LP10-2059  
ASSESSOR'S PARCEL NO.: 420-150-016  
SITE ADDRESS: 3850 San Pablo Dam  
ZONING DISTRICT: R-B  
APPROVED DATE: October 18, 2010  
EFFECTIVE DATE: October 28, 2010

OWNER: Same as Applicant

This matter having not been appealed in the time prescribed by law, a LAND USE PERMIT to allow take out food for a new Subway Restaurant in an existing building. The site address is 3850 San Pablo Dam Road, located in the El Sobrante area is hereby GRANTED, subject to the attached conditions.

Aruna M. Bhat, Deputy Director  
Community Development Division

By:

Robert H. Drake  
Deputy Zoning Administrator

Unless otherwise provided, THIS PERMIT WILL EXPIRE ONE (1) YEAR from the effective date if the action allowed by this permit is not undertaken within that time.

PLEASE NOTE THE EFFECTIVE DATE, as no further notification will be sent by this office.



FINDINGS AND CONDITIONS OF APPROVAL FOR LAND USE PERMIT #LP102059 AS APPROVED BY THE ZONING ADMINISTRATOR ON OCTOBER 18, 2010.

A. Land Use Permit Findings:

- 1) The proposed project will not be detrimental to the health, safety and general welfare of the County.

*The proposed Subway Restaurant will not be detrimental to the general welfare of the County. The site is appropriately zoned for the use and existing building is sufficient in size to accommodate the existing improvements.*

- 2) The proposed project, as conditioned will not adversely affect the orderly development within the county or the community.

*The proposed project will not interfere with the development or enjoyment of other properties in the vicinity as the Subway Restaurant will be a consistent use to the surrounding area.*

- 3) The proposed project as conditioned will not adversely affect the preservation of property values and the protection of the tax base within the County.

*The proposal is an allowable use in the R-B Zoning District and appropriate for the area. Parcels immediately surrounding the site have the same zoning designation. Conditions placed on the project will ensure the preservation of property values in the area.*

- 4) The proposed project is consistent with the policies and goals as set by the General Plan.

*The proposed use is consistent with the General Plan designation of Commercial (CO) which allows for restaurants and other types of take out food establishments. This designation provides standard for maximum site coverage, building height, floor area ratio and average employees per gross acre. The proposed project as conditioned will comply with the General Plan standards for commercial development.*

- 5) The proposed project will not create a nuisance and/or enforcement problem within the neighborhood or community.

*The proposed Subway Restaurant can easily be accommodated on the site in the existing building consisting of 1700 +/- square feet. It will not generate excessive noise or create a nuisance on site or to surrounding areas. The Subway Restaurant will not interfere with on site parking, access, or circulation.*

- 6) The proposed project will not encourage marginal development in the neighborhood.

*The proposed use is a conditionally permitted use in the R-B Zoning District. The Subway Restaurant will not encourage marginal development in the existing building. The proposed Subway Restaurant is consistent with the surrounding food establishments.*

- 7) Unique characteristics of the subject property and its location or surroundings are established.

*The applicant will utilize the existing building on the property. The use can be considered a low intensity use in the R-B district that will not create a negative impact to the surrounding uses.*

#### B. Management Performance Standards

1. Traffic: It is unlikely that the project will result in significant increase in additional vehicle truck trips to the site since the previous use was also a food establishment which generated the same amount of traffic along a dense commercial district.
2. Water: The parcel is serviced by East Bay Municipal Utility District.
3. Sanitary Sewer: The project is serviced by West County Wastewater District.
4. Fire Protection: The subject property is within the Contra Costa County Consolidated Fire District boundaries and will be required to comply with all of the District's requirements.
5. Public Protection: The project will not substantially increase the demand for police service facilities.
6. Parks & Recreation: The project would not lead to a growth in population and therefore would not impact parks and recreation.
7. Flood Control & Drainage: The project site is located in Flood Zone X, of minimal flooding, Panel #0233F.

### CONDITIONS OF APPROVAL

#### **Administration**

1. \_\_\_\_\_ Development is approved for a Subway Restaurant, as shown on the site plan submitted to Community Development Division on July 27, 2010, subject to final review and approval by the County Zoning Administrator.

**Take Out Food Establishments**

- 2. \_\_\_\_\_ At least three times a week, pick up and properly dispose of trash, litter and garbage originating from such take-out food establishment, deposited on public property within four hundred feet of any boundary of the premises on which such take-out food establishment is located.
  
- 3. \_\_\_\_\_ Upon the request of any owner of private property located within four hundred feet of any boundary of the premises on which the take-out food establishment is located, at least three times a week, pick up and properly dispose of trash, litter and garbage originating from such take-out food establishment, deposited on such private property visible from a public street. (Ordinance 89-5 § 2).
  
- 4. \_\_\_\_\_ Prior to issuance of a building permit, the proprietor shall post a cash deposit, in the amount of \$1,125.00 to cover possible costs of trash, litter or garbage removal should the proprietor of the take-out food establishment fail to properly police the area. If the cash deposit falls below \$1,125.00, then the proprietor of the take-out food establishment shall deposit the difference forthwith. If inflation makes an increase necessary in the security amount, the Zoning Administrator may make the necessary changes at a public hearing.

**Limits of Land Use Permit**

- 5. \_\_\_\_\_ Any deviation from or expansion beyond the limits of this permit approved under this application may necessitate the filing of a request for modification of the Land Use Permit

**General Restrictions on Construction Activity**

- 6. \_\_\_\_\_ Contractor and/or applicant shall comply with the following construction, noise, dust and litter control requirements:
  - A. All construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and shall be prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

- New Year's Day (State and Federal)
- Birthday of Martin Luther King Jr. (State and Federal)
- Washington's Birthday (Federal)
- Lincoln's Birthday (State)
- President's Day (State)
- Caesar Chavez Day (State)

Memorial Day (State and Federal)  
Independence Day (State and Federal)  
Labor Day (State and Federal)  
Columbus Day (State and Federal)  
Veteran's Day (State and Federal)  
Thanksgiving Day (State and Federal)  
Day After Thanksgiving (State)  
Christmas Day (State)

For specific details on the actual day the state and federal holidays occur, please visit the following websites:

Federal Holidays <http://www.opm.gov/federal/2006.asp>

California Holidays <http://www.edd.ca.gov/eddstholidays.htm>

- B. Transporting of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM. and shall be prohibited on state and federal holidays.
- C. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors and concrete pumpers as far away from existing residences as possible.
- D. The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows.
- E. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
- F. The project shall comply with the dust control requirements of the Grading Ordinance including provisions pertaining to water conservation.
- G. Haul routes shall be limited to those areas of the site that are proposed to be graded to avoid unnecessary disturbance of the natural environment.

### Compliance Report

- 7. \_\_\_\_\_ Prior to filing the issuance of a building/grading permit, the applicant shall submit an application for Condition of Approval Compliance Review. Currently, the fee for this application is a deposit of \$500 that is subject to time and materials costs. Should staff costs exceed the deposit, additional fees will be required.

11. \_\_\_\_\_ Applicant shall comply with the Bridge/Thoroughfare Fee Ordinance requirements for the Richmond/El Sobrante, WCCTAC Bridges/Roads, and WCCTAC Transit/Pedestrian Areas of Benefit, as adopted by the Board of Supervisors. These fees must be paid prior to issuance of building permits.

**ADVISORY NOTES**

**PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.**

1. The County Building Inspection Division may impose additional requirements and fees. It is advisable to check with this Division prior to requesting a building permit or proceeding with the project.
2. Comply with all the requirements of the Contra Costa County Fire Protection District.
3. Comply with all the requirements of the Contra Costa County Health Services Department.

To: County Planning Commissioners

11-30-2010

From: Barbara A. Pendergrass, Chair, El Sobrante Municipal Advisory Council (ESMAC)

Subject: Down Town El Sobrante General Plan Amendment

On November 19th at 4:00 P.M. I received the Draft EIR for the Down Town El Sobrante General Plan Amendment and a copy of the Staff recommendations to the County Planning Commission. I did not receive the Down Town El Sobrante General Plan Amendment Final Environmental Impact Report dated October 2010. Eleanor Loynd, Chair, of the El Sobrante Valley Planning and Zoning Advisory Committee was kind enough to loan me a copy of the Final EIR Report. Our Council meets on the 2nd Wednesday of each month and as a result the Council was unable to draft a response to the report in time for the Planning Commission meeting. Therefore, I am speaking as a concerned citizen and a member of the El Sobrante Municipal Advisory Council.

I am concerned that a Public hearing has not been held to review the final EIR with the community. I am also concerned that the report was released during the Holidays with little time to devote to reviewing the plan from busy holiday schedules.

A lot of time and work has been devoted to the Down Town General Plan Amendment and I want to thank Supervisor Gioia , Patrick Roche and all parties that worked on developing the document.

The city of Pinole has finalized their General Plan and the plan addresses Appian Way as a four lane roadway from San Pablo avenue to the border of El Sobrante. At the border the roadway narrows to a two lane road and remains two lanes until it becomes Valley View at the triangle. There it widens to four lanes.

There is already an extreme back up problem where the road narrows to two lanes during commute hours, and the problem will become worse as time passes. I know the Down town Plan only covers Appian Way up to the Triangle, however, some plan in the future should address making Appian Way four lanes from the Pinole border to Valley View reducing some of the bottle neck at commute time.

Staff Report to the Planning Commission, item B. Existing Conditions and Settings, line 7, add churches and other non profits, Boys and Girls Club, and Salvation Army.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.a

P . O . B o x 2 0 1 3 6 • E l S o b r a n t e , C A 9 4 8 2 0

EL SOBRANTE VALLEY PLANNING & ZONING  
ADVISORY COMMITTEE MEETING

Tentative AGENDA for Thursday, November 4, 2010\*\*

El Sobrante Library Meeting Room, 4191 Appian Way

6:00 p.m. – 8:00 p.m. or longer

Committee Members: Ch. Eleanor Loynd V. Ch. Ruby Molinari  
Treas. Barbara Pendergrass Sec. Shirley Sharp John Lisenko  
George Schmidt Mike Zeelen Robert Sharp Jim Hermann

AGENDA:

1. Call to Order. Agenda Review
2. Review/Approve Minutes of 10/14/10
3. Treasurer's Report
4. Introduction of Guests.
5. Correspondence in Packet
6. Correspondence Circulating

NOTE: No NEW Projects on the Agenda.

7. Review & Updates on Projects (Times are estimated)

7.1 6:00 p.m. Committee Business – Review of projects & Updates

-LP03-2052. Sikh Temple Slide Repairs/Expansion: Bldg. permits to be submitted to County & Richmond in Nov. or Dec. 2010. Fence spikes covered with flat steel bars.

-VR07-1083. Barn to office, 5529 Olinda Rd. Bd. Of Sups. Approved the appeal to convert barn to office.

-SD01-8533. 35 homes, Afshar Project off Hilltop Dr. Still in Court. Decisions still to be made. Bank hired Americap to review the project

-TP08-0025. Removal of 10 code protected trees. New 11,000 SF home planned with entrance off Galbreth Rd., Pinole (No new information)

-PR10-0001. Pre-application review for 3 story bldg. at 2400 Valley View Rd. NOTE: Property not sold.

-RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way.

Review changes to plans. Project held over to January 2011.

-LP10-2051. AT&T Mobility to modify cell tower site at 4068 San Pablo Dam Rd. Comments sent-to be shared with Public Works.

- Sub. 8791, Americap Project on Appian Way, across from the Salvation Army. 32 homes at 4577 Appian Way-Project underway.

-Update on plans for Buddhist Temple on Naphan Ranch on Castro Ranch Rd. Realtor: Lori Sacco. Purchase plan moves ahead.

- Problems with homeless persons

- E. S. General Plan. On Zon. Admin. Agenda for 11/1. Closed Public Hearing. No Public Hearing yet Scheduled.

- LP10-2059 New Subway Restaurant, 3850 S.P. Dam Rd.

- Discussion of Fire Roads in the El Sobrante Valley

- DP10-3034. Request to add to an existing resident at 4171 Garden Lane. Applicant: Nancy Mancheno Update on information.

8. Adjourn- Next Mtg. Thurs., December 9th from 6 p.m. to 8 p.m. in the El Sobrante Library Meeting Room.

*\*\* Special Date*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.11b

P. O. Box 20136 • El Sobrante, CA - 94820

EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE

THURSDAY, NOVEMBER 4, 2010

EL SOBRANTE LIBRARY MEETING ROOM - 6:00-8:00 p.m.

Members:	Chair Eleanor Loynd	Vice Chair Ruby Molinari
Secretary Shirley Sharp	Treasurer Barbara Pendergrass	George Schmidt
John Lisenko	Robert Sharp	Mike Zeelen
Jim Hermann		

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes
2. Approval of Minutes of October 14, 2010
3. Treasurer's Report
4. Introduction of Guests: 4.1 4.2
5. Correspondence Sent/Received - included in packet
  - 5.1 From Spawners. 2010 Year in Review
  - 5.2 To C. Kutsuris, Dir. Dept. of Conserv. & Dev. Questions on new home being built between 5481-5489 Olinda Rd.
  - 5.3 From R. Plan. Dept. DR-1100513. Revised Agenda for R. Design Review Board Mtg. on Wed., Oct. 27 at 6 p.m. Item 3. Three new homes on Knobcone Ct. taken off the agenda. No final bldg. designs for the project.
  - 5.4 From May Valley N.C. List of Major Problems in their Area.
  - 5.5 From County. Zon. Admin. Agenda for Nov. 1 beginning at 1:30 pm. GP02-0003. A closed public hearing to consider a recommendation to the Board of Supervisors on the adequacy of the Final Environmental Impact Report for the Downtown El Sobrante General Plan Amendment. No staff report received.
  - 5.6 Call from Rose Marie Pietras, C. Planner. Bldg. permit # 433-160005 issued for building a new home at 5485 Olinda Rd. Approved 2009. No variances. If you have questions, call County Building Dept.
6. Announcements and Correspondence Circulating for Review
  - 6.1 From County 10/20. DP10-3034. Letter to N. Mancheno re info needed on application to expand house at 4171 Garden Lane, E.S.
  - 6.2 To James Cisney, C. Planner. DP10-3034. Home addition at 4171 Garden Lane. Request for more details.
  - 6.3 From County 10/21. DP10-3034. Revised letter with 1 important Paragraph:

Also, please note that any outstanding permits that have not been completed will need to receive final inspection approval prior to obtaining building permits for this proposal. Please contact the Building Inspection Division at your earliest convenience to determine if there are outstanding building permits that have not been finalized. There is also an outstanding balance of \$289.31 from your prior application, County File #DP09-3020, that we would like you to make a final payment on.



101.c

6.4 To P&Z Members. DP10-3034. Info update. (2 letters)

NOTE: Copies of these 4 letters already sent to P&Z Members.

6.5 From County. C. Plan. Com. Mtg. of Oct. 26 cancelled.

6.6 To E. S. Rotary Club. Info on EBMUD work along Castro Ranch Rd. & Alhambra Valley Rd. Contact with Code Enforcement Joe Losado. Code Enf. Mtg. second Tues. of each month at Sup. Gioia's office.

7. Appearances/Updates on Projects (Times are estimated)

6:00 7.1 -Committee Business: Review of Projects & Updates

-LP03-2052. Sikh Temple Slide Repairs/Expansion-Updates: Bldg. permits to be submitted to County & Richmond in Nov. or Dec. 2010. Bldg. to start in Spring 2011. Fence spikes covered with steel bars.

-VR07-1083. Barn to Office, 5529 Olinda Rd. Bd. Of Supervisors approved the appeal to convert the barn to office. Remove ?

-SD01-8533. 35 homes, Afshar Project off Hilltop Dr. Update: No hearing dates set. Americap hired by bank to review project.

- TP08-0025. Removal of 10 trees on vacant lot. New 11,000 SF home with entrance off Galbreth Rd., Pinole. No new information.

- PR10-0001. Pre-application review for 3 story bldg. at 2400 Valley View Rd. Move existing residence on site and allow the horse stable to remain with up to 40 horses. Note: No application filed. Note: Owner Reza Valiyee. Property not sold.

-RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way. Project held over to January 2011 at the request of the applicant.

- Sub. 8791 Americap Project, 32 homes 4577 Appian Way. Underway

- Update on plans for Buddhist Temple on Naphan Ranch on Castro Ranch Rd. Realtor: Lori Sacco Moving ahead with purchase plans.

- Problems with the homeless persons in the area.

- Short Review of Pinole General Plan: Comments?

- E.S. General Plan. Tentative Hearing: Zon. Admin 11/1. Closed Public hearing. No staff report. Public Mtg. Oct./Nov. 2010?

- LP10-2059. New Subway Restaurant at 3850 S.P.Dam Rd. No info

6:45 7.3 Discussion of Fire Roads in the E.S. Valley. Maintenance needed. Fire Road between Sikh Temple and Quail Hill HOA.

7:00 7.4 DP10-3034. Request to add to an existing residence at 4171 Garden Lane. Applicant: Nancy Manchino. Review info from County.

7.5 Richmond. 3 parcels on Knobcone Dr. Removed from Design Review Mtg. Agenda. No info on house designs.

NOTE: There is no information on any new projects to review

8. Public Comment:

MEMBERS OF THE PUBLIC ARE INVITED TO ADDRESS THE COMMITTEE REGARDING ANY ITEM WHICH IS NOT LISTED ON THE AGENDA. GUEST SPEAKERS WILL BE LIMITED TO THREE (3) MINUTE PRESENTATIONS UNLESS EXTENDED BY THE COMMITTEE.

9. OLD Business

Richmond projects:

- 9.1 **Castro Ranch** , R 51 homes on 33 acres. Barra Ltd. filed a lawsuit against Richmond. No new information. Asgnd: EL
- 9.2 **Clark Road** project, R, 180 homes,144 acres. Property for sale for \$9.5M. Tentative plan for 56 homes on 25 acres, 119 ac left out. No action.
- 9.3 **Forest Green** , R. 188 (now 120) homes on 80.6 acres. No date set for when Vol.2 EIR will be done. Project on hold. Assigned: RM, EL
- 9.4 **Canyon Oaks, phase 2.** 36 homes on 23 acres, 300 acres in a conservation landbank. Tentative Map OK. Land for sale 4/5/09 Assigned: JL,EL
- 9.5 **Taylor Ranch.** 70 ac., 65 ac. dedicated open space. Now-FOR SALE
- 9.6 **Two homes on Greenridge.** R. Plan. Dept. asking for more information about approval of layout of homes. Assigned: ELRichmond
- 9.7 **General Plan:** E. Loynd and G. Schmidt are on the Gen. Plan. Adv. Committee. No Public Meetings scheduled yet.
- 9.8 **R. Sunset Dr., 9 homes on 1.37 acres on Valley View Rd.** Plan. Com. Hrg. Approved 8 homes. Project for sale. Asgnd: EL,SS, RS

County Projects:

- 9.9 **PR09-0001. Naphan Ranch, 1255 Castro Ranch Rd.** Under review for Buddhist Temple. No applications filed. Asgd: SS, MZ,EL
- 9.10 **SD01 -8533. 35 homes on 10 ac. At 4823 Hilltop Dr.** Still in court. Supplemental EIR on traffic being done. Assigned: EL, BP
- 9.11 **LP03-2052 Expand Sikh Temple.** Approved. Slide in Richmond to be fixed first. No permits. Ad: SS, EL
- 9.12 **Wang property, 100 acres off Castro Ranch Rd.** 8/7/07 Bd. Of Supervisors denied request to move urban limit line.
- 9.13 **Golden Oaks-250 acres on Castro Ranch Rd., next to Countryside.** 160 acres-Carter property-now under review for Senior Houses and apartments. Annexation to Richmond being considered.
- 9.14 **County Gen Plan.** E. S. General Plan to be updated. Comments turned in. Tentative Hearing Oct./Nov. 2010 Asgnd:BP, RM
- 9.15 **SD05-8986, DP05-3038. 10 condos, 4441 Appian.** DP not acted on. Habitat for Humanity interested in property/project. Asgd: SS
- 9.16 **RZ05 -3161, MS05-0023. Divide 1.83 acres into 3 parcels at 5574 Amend Rd.** P&Z rec. denial. Asgd: JL
- 9.17 **SD06-9066. 12 homes off Fariss Lane.** NO action. Ad: RM
- 9.18 **VR06-1029. New home, 37 Holly Lane.** Drainage. Asgd: RM,MZ
- 9.19 **RZ06-3177, SD06-9106. 15 homes, 5330 SP Dam Rd.** Mit. Neg. Dec.- Sleepy Hollow approved. Ad: ME. MZ. EL
- 9.20 **TP06-0039. Tree permit, new home, 1161 Hillside Dr.** Now DP07-3004. Public Hearing to be scheduled. Active. Asgd: JRF,GS
- 9.21 **VR07-1083. Barn to office, 5529 Olinda Rd.** P&Z rec. approval. James Cisney, Planner. Hrg. 9/21 Bd. Of Sups. Assigned:SS,RS,EL

- 9.22 MS07-0016. 1.53 acres into 3 lots, 5172 La Honda Rd. James Cisney, Planner. Ad:RM,MZ
- 9.23 MS07-0020. Split parcel into 2 lots, 4312 Santa Rita Rd. P&Z recommends approval. Planner Demian Hardman Asgd: JH
- 9.24 DP07-3076. Legalize apartments, 408 La Paloma Rd. Asgd:SS,ME Deck approved, no 2<sup>nd</sup> apartment. No Parking signs to be put up.
- 9.25 VR08-1008. Variances for sideyard and total sideyard due to construction of deck without permit at 4202 Foster Lane. Denied. Appeal filed-to be heard 5/12, Bd. Of Sups. Ad:ME, JH
- 9.26 DP08 -3014. Duplex at 421-431 Rincon Lane. Hrg. 5/4Ad:RM, BP
- 9.27 DP08 -3038. Home additions (2) at 2114 Rancho Rd. Asgd: RM,BP
- 9.28 DP04 -2009.Global Auto, 476-478 Appian Way. Approved 4/20. Work to be done by March. Lifts removed. Asgd: GS. JL
- 9.29 DP08 -3067. Antennas in faux chimney, 448 Valley View. Under Review. Asgd. RS
- 9.30 RZ08 -3207, DP08-3072. Now 17 apts., 970 Appian Way Asgd: RS
- 9.31 DP08 -3070. Patio attached to home, 408 Barranca St. Asgd: SS/RS
- 9.32 435 Valley View Rd. 7 unit apartment bldg. Asgd: MZ, EL
- 9.33 Senior Housing Dev., Carter Property, Castro Ranch Rd. Asgd: ?
- 9.34 LP09 -2042. Renewal of cell phone facility, 4068 S.P.Dam Rd. Ad?
- 9.35 TP08 -0025. Tree cut permit. More info required on house, utilities, Entrance off Galbreth, Pinole.
- 9.36 PR10 -0001. Pre-ap. 3 story bldg. at 2400 Valley View Rd. Move house On site. Allow up to 40 horses to be on site. No application filed.
- 9.37 VR10 -1022. Expand kitchen, frontage setback 1141 Kelvin Rd. P&Z recommended approval
- 9.38 Buddhist Temple on Naphan Ranch
- 9.39 Pinole General Plan
- 9.40 LP10 -2059 Subway Restaurant at 3850 San Pablo Dam Rd.
- 9.41 Fire Ro ads-Review of Maintenance by R. Fire & C. Fire.
- 9.42 DP10 -3034. House addition at 4171 Garden Lane.
- 9.43 Richmond. 3 Homes on Knobcone Ct.

**10. NEW BUSINESS**

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**11. Community Reports (if time)**11.1 ESMAC - Meetings 2<sup>nd</sup> Wed. at 7 p.m. in the E.S. Library

11.2 May Valley N. C. Next Mtg. -Thurs., Dec.2 at 7:15 pm in the May Valley Community Center, 3530 Morningside Dr.,

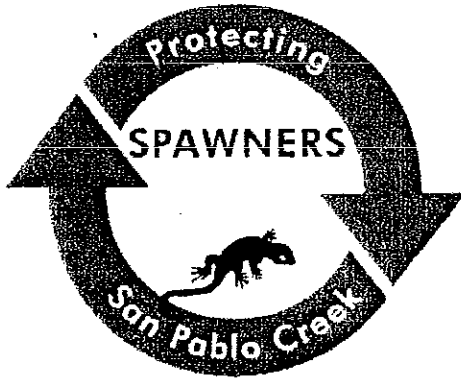
11.3 CSA R-9 Committee - Joined with ESMACCommittee.

**12. Adjournment. NEXT ESVP&ZAC MEETING: Thurs., Dec. 9, 2010.**

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10-19-10



Dear Friend of San Pablo Creek:

Thank you for your past support of SPAWNERS. With your help, our group has continued to expand its efforts to preserve, protect, and restore San Pablo Creek and its tributaries.

This year we completed the planting and restoration of the right bank of Appian Creek, at the Boys and Girls Club. We have also prepared the site along Wilkie Creek, near De Anza High School, and will begin planting later this year. Both of these projects are partially funded by EBMUD as part of their mitigation requirements. Both projects have involved the participation of local high school students, many of whom were unaware of the existence of year-round flowing creeks in their neighborhoods, or of the stresses that these ecosystems are subject to. It is hoped that, as these sites are on school or youth recreational grounds, they will continue to be a source of environmental learning and experience for young people.

We have continued our clean-up efforts in the creeks, and have conducted water-quality monitoring in the tributaries; in addition, we have conducted further GPS surveys, and are closing in on our task of mapping the entire creek, from the dam to San Pablo Bay. Naturally, our original site, behind the El Sobrante library, has received on-going attention. Planting is completed along the creek banks there, and virtually all of the ivy has been removed. This site will continue to receive low-level maintenance, primarily to keep on top of re-appearing ivy.

Much work remains to be done, but exciting things are coming up. Along with all of our work along the creek in El Sobrante, San Pablo, and Richmond, we are looking forward to the opening of the Landfill Loop section of Richmond's Bay Trail, either later this year or early next year. At that point, the mouth of San Pablo Creek, along with its marshland, will be opened up to the hiker and nature-lover. This is a part of the creek that has, until now, been inaccessible to the public. SPAWNERS plans to be a part of the celebration when this major portion of the trail and creek opens up.

For information about upcoming events, please go to our website at SPAWNERS.ORG. Please consider renewing your membership in SPAWNERS, a private, non-profit organization. Our efforts depend upon the support of people like you.

Sincerely,

A handwritten signature in black ink that reads "Donald Bastin".

Donald Bastin, Membership Secretary

(5.2 on back)



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.09 5.2  
6.7

P . O . B o x 2 0 1 3 6 • E l S o b r a n t e , C A - 9 4 8 2 0

October 26, 2010

Catherine Kutsuris, Director  
Dept. of Conservation & Development  
CCC Admin. Bldg.  
651 Pine St., 4<sup>th</sup> floor NORTH  
Martinez, CA 94553-1229

By Fax & Mail  
Fax: 925-335-1222

RE: Home building on lot between 5481 and 5489 Olinda Rd., El Sobrante

Dear Ms. Kutsuris,

Your help is needed to provide us with answers to questions from area residents. This home is under construction between 5481 and 5489 Olinda Road in El Sobrante. I think that we reviewed this site some 3-5 years ago, but I have no paperwork to support that thought.

Can you please answer these questions and/or find a staff member who can?

1. Has this structure been approved for construction by the County?
2. Does the present work being done on site meet the usual County standards?

You can call me at 510-223-6398 or fax me information at 510-758-7697.

Thank you.

Sincerely,

Eleanor Loynd  
ESVP&ZAC Chair



10.1.10 5,3 a

# City of Richmond Design Review Board REVISED AGENDA

Wednesday, October 27, 2010 at 6pm  
Civic Center Multipurpose Room, Basement Level  
440 Civic Center Plaza, Richmond CA 94804

- Roll Call** Andrew Butt, Chair Otheree Christian Eileen Whitty Vacant  
Raymond Welter, Vice Chair Michael Woldemar Don Woodrow
- Introductions** Introduction of staff members and other guests.
- Approval of Minutes** From the meeting held on September 22, 2010.
- Approval of Agenda** At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.
- Meeting Procedures** Members of the public attending a Design Review Board meeting for the first time are encouraged to read the "Meeting Procedures" information following the agenda.
- Public Forum** Anyone who wishes to address the Board on a topic that is not on the agenda must file a speaker form with the staff..... 2 minute limit.
- City Council Liaison Report** The City Council member serving as liaison to the Board may make a report on City Council actions of interest to the Board.
- Consent Calendar** Item Number(s): 1, 2, 3
- Appeal Date** The appeal date for actions taken by the Board at this meeting is no later than 5:00 p.m. on Monday, November 8, 2010.
- Public Hearings**

**CC 1. PLN10-157** **GONZALES SECOND-STORY ADDITION ON COLUMBIA AVENUE**  
 Description REQUEST FOR DESIGN REVIEW BOARD APPROVAL TO CONSTRUCT A  
 ±977 SQUARE FOOT SECOND-STORY ADDITION TO AN EXISTING  
 RESIDENCE.  
 Location 5120 COLUMBIA AVENUE  
 APN 510-081-005  
 Zoning MFR-3 (MULTI-FAMILY HIGH DENSITY RESIDENTIAL)  
 Owner PEDRO GONZALES  
 Applicant ROBERTO PENA  
 Staff Contact KIERON SLAUGHTER Recommendation: **HOLD OVER TO 11/10/2010**

**CC 2. DR1100513** **FONG'S THREE NEW RESIDENCES ON KNOBCONE COURT**  
 Description REQUEST FOR DESIGN REVIEW BOARD APPROVAL FOR THREE NEW  
 DETACHED SPLIT-LEVEL RESIDENCES RANGING IN SIZE FROM ±2,400 TO  
 3,600 SQUARE FEET.  
 Location 5801 KNOBCONE COURT  
 APN 435-300-010  
 Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL)  
 Owner RONG FONG  
 Applicant WILLIAM R. RANDOLPH III  
 Staff Contact LAMONT THOMPSON Recommendation: **REMOVE FROM  
 DESIGN REVIEW BOARD CONSIDERATION**

10.1.1

**CC 3. PLN09-148 T-MOBILE WIRELESS FACILITY ON SAN PABLO AVENUE**  
Description REQUEST FOR DESIGN REVIEW BOARD APPROVAL TO INSTÂLL A NEW WIRELESS TELECOMMUNICATION ANTENNA ON THE ROOF OF AN EXISTING COMMERCIAL BUILDING.  
Location 12989 SAN PABLO AVENUE  
APN 526-040-003  
Zoning C-2 (GENERAL COMMERCIAL)  
Owner KIM SANG PIL & NAM IM  
Applicant T-MOBILE - JEFF LIENERT  
Staff Contact HECTOR LOPEZ Recommendation: **HOLD OVER TO 11/10/2010**

**4. PLN10-081 HAUSER'S LIGHT INDUSTRIAL BUILDING AND CARETAKER'S UNIT ADDITION ON S. 2<sup>ND</sup> STREET & FLORIDA AVENUE**  
Description **(Held Over from 10/13/2010)** REQUEST FOR DESIGN REVIEW BOARD APPROVAL FOR AN ADDITION TO AN EXISTING LIGHT-INDUSTRIAL BUILDING INCLUDING A NEW CARETAKER'S RESIDENTIAL UNIT.  
Location 150 S. 2<sup>ND</sup> STREET & 225 FLORIDA AVENUE  
APNs 550-130-013 & 550-130-022  
Zoning M-2 (LIGHT INDUSTRIAL)  
Specific Plan KCSP (KNOX-CUTTING SPECIFIC PLAN)  
Owner/  
Applicant KENNETH HAUSER  
Staff Contact HECTOR LOPEZ Recommendation: **HOLD OVER TO 11/10/2010**

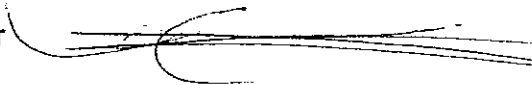
**Board Business**  
A. Staff reports, requests, or announcements  
1. Continue review and discussion on DRB Union Pacific fencing within railroad right of way along Carlson Blvd

B. Board member reports, requests, or announcements

**Adjournment**  
**The next meeting of the City of Richmond Design Review Board is scheduled on Wednesday, November 10, 2010.**

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File: DR 1100513  
DRB Meeting: 10/27/2010  
Agenda Item No.: 2  
Page: 1 of 1

**TO:** Design Review Board  
**FROM:** Planning and Building Services Department  
**PREPARED BY:** Lamont Thompson, Senior Planner   
**SUBJECT:** DESIGN REVIEW (DR 1100513) FONG'S THREE NEW RESIDENCES ON KNOBCONE COURT

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**APPLICANT:** William R. Randolph III (RAM Engineering Consultant)  
**OWNER:** Rong Fang  
**LOCATION:** 5801 Knobcone Court (APN: 435-300-010)  
**ZONING:** SFR-1 Single-Family: Rural Residential District; Hillside Physical Constraint Area (overlay); Fire Physical Constraint Area (overlay)  
**GENERAL PLAN:** 942, Very Low Density Residential (0-5 units/net acre)  
**CEQA REVIEW:** Mitigated Negative Declaration

**STAFF RECOMMENDATION:** After publication of the final agenda for the Design Review Board meeting scheduled for Wednesday, October 27, 2010, it was determined that Item Number 2 (Subdivision map for Knobcone Court) is to be removed from Design Review Board consideration. The application is for a subdivision map and there are no final building designs for the project.

cc: William R. Randolph III  
423 Tudor Road  
San Leandro, CA 94577

Rong Fang  
12568 Skyline Blvd.  
Oakland, CA 94619-3127

Eleanor Loynd  
P.O. Box 21551  
El Sobrante, CA 94820



**Meeting Procedures** **Function of a Public Hearing** • A public hearing is intended to inform the public of pending proposals and to enable members of the public to present relevant information and viewpoints before any Board action. The Board encourages community participation at its meetings and has established procedures that are intended to accommodate public input in a timely manner as follows.

**Speaker Registration** • Persons wishing to speak on a particular item on the agenda must file a speaker form with the staff prior to the Board's consideration of the item. Once discussion on the agenda item begins, only those persons who have previously submitted speaker forms will be permitted to speak on the item.

**Consent Calendar** • Applications that are considered routine by the Staff have been placed on the consent calendar with a recommendation to approve, conditionally approve, or continue the item to a date certain. The Board may act in one motion to adopt the staff recommendations on those items.

Prior to voting on the consent calendar, the Chair will ask if any member of the public wishes to speak on any of the items listed on the consent calendar. If you wish to speak, please rise and request that the agenda item be removed from the consent calendar. Items removed will be discussed in the numerical order listed in the agenda.

**Public Hearing Procedure**

1. Chair identifies the agenda item and explains any deviation from the standard speaker rules.
2. Staff presents a brief project summary and makes a preliminary recommendation.
3. Board members may ask questions of Staff regarding the proposal.
4. Applicant is invited to describe and explain the proposal..... 5 minute limit.
5. Registered speakers..... 2 minute limit.
6. Applicant may make rebuttal comments ..... 2 minute limit.
7. Board members may ask follow-up questions of the speakers at any time.
8. Staff presents a final summary and recommendation.
9. Board members discuss the proposal and vote to either to close or to continue the public hearing to a specific date.
10. If the public hearing is closed, Board members further discuss the proposal and vote to approve, to approve with conditions, or to deny the application.
11. Chair informs the audience of the Board's action and appeal process.

**Appeals** • Decisions of the Design-Review Board may be appealed to the City Council within ten days. Appeals must be submitted to the City Clerk's office in writing and must indicate the reasons that the Board's action should be reversed.

**Legal Challenge Notice** • If you challenge a decision on any of the items on this agenda in court, you may be limited to only those issues you or someone else raised at any public hearing on the item challenged, or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

**Meeting Time Limits** • If all of the agenda items are not completed by 9:00 PM, the items remaining shall be continued to the next regular meeting unless the Board votes to extend the meeting.

**Staff Reports and Tentative Recommendations** • Copies of the Staff reports for the public hearing items on this agenda can be viewed on the City of Richmond's website at: [www.ci.richmond.ca.us/documentcenterii.asp](http://www.ci.richmond.ca.us/documentcenterii.asp)  
Go to: Planning and Building Services > Planning Division > Boards and Commissions > Design Review Board > Reports.

**Cell Phones** • Please silence all cell phones, pagers, and other electronic devices during the meeting.

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10.1.06 5.4

From: MJC

## Major Problems in Our Area:

1. **Fire Safety:** Richmond Fire & County Fire have brought back their agreement to work together on fire fighting in the El Sobrante Valley. The closest station is supposed to respond, regardless of serving Richmond or El Sobrante residents.

It is our understanding that, right now, Richmond and County Fire Depts. are reviewing all the fire roads in the El Sobrante Valley to determine if the roads are usable or if they need maintenance work to be done. They will also determine which roads should be maintained by the County and which roads should be maintained by Richmond.

Because of the large open areas and the steep hillsides, the Richmond area in the El Sobrante Valley has been designated as a high fire danger zone. The information on the status of the fire roads needs to be brought to the public as soon as possible. Road repairs need to be done.

2. **Road Repairs:** As you know, state workers recently replaced and improved the over crossing at I 80 and Hilltop Drive. There was no repair work done on the Hilltop Drive area near the cemetery. There was no repair work done on the entrance to I-80 (Sacramento) off Hilltop Drive. When state workers were asked by they didn't fix the potholes on Hilltop Drive, we were told that those repairs were the responsibility of Richmond. The roads are still not fixed.

After problems for 20+ years, the gutters on Morwood Drive are scheduled for repair in July 2011. Water builds up along the curb for months with algae and slippery debris. Kids and adults have slipped and fallen. The cost of the fix is about \$20,000. It may get done.

3. **Richmond General Plan:** The Richmond General Plan has not yet been approved. It has been under study for at least 2 years. Is the separately done Housing Element now finished? Has it been approved? Has more information been added about city parks since a specific study was done on the location, size, and usability of city parks? Are we still keeping the restrictions on building homes above the 400 ft. elevation level? We need to have answers to our questions.

10.6.M 5.5

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, NOVEMBER 1, 2010  
McBRIEN ADMINISTRATION BUILDING  
ROOM 107  
PINE & ESCOBAR STREETS  
MARTINEZ, CA

\*\*\*1:30 P.M.\*\*\*

NOTICE: The Zoning Administrator may alter the order of agenda items at the 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 Zoning Administrator meetings. Please contact Simar Gill at least 48 hours before the meeting at (925) 335-1244.

1. PUBLIC COMMENTS:
2. DETERMINATION OF EASEMENT RIGHTS:

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

3. CYNTHIA C. ERB (Applicant) - JARED STONE (Owner), County File #MS07-0003: The applicant requests approval of a substantial modification to amend condition of approval # 21 under County Files MS04-0024 and ZI07-11676. The property is located at 102 Muir Lane, in the unincorporated Alamo area. (R-20) (GP: SL) (CT: 3452.01) (Parcel # 198-160-037) (Continued from 10-18-10 BD) LC

LAND USE PERMIT: CONTINUED PUBLIC HEARING

4. AT & T MOBILITY (Applicant) - JOHN COOK, TRUSTEE (Owner), County File #LP10-2020: This is a request for a land use permit to allow for a new unmanned telecommunications facility. The proposed project includes 6 panel antennas mounted onto an existing PG&E transmission tower, a new approximately 485-square-foot fenced-in equipment area, and 4 equipment cabinets and 3 future equipment cabinets mounted onto a concrete pad. The project also includes a request for a variance to allow a 7-foot front yard setback (where 20 feet is required) for the construction of the fence and equipment area. The subject site is an undeveloped property located north of the Richmond Parkway and U.S. Highway 80 intersection, approximately 30 feet north of the road connecting the two. (R-6) (GP: SH) (CT: 3650.01) (Parcel # 426-070-020). (Continued from 09/20/10 TBM). TH

LAND USE PERMIT: PUBLIC HEARING

5. WEST CORPORATION (Applicant) - PACIFIC GAS & ELECTRIC CO. (Owner), County File #LP10-2069: The applicant requests approval of a land use permit for an unmanned wireless communications facility consisting of three new panel antennas, three equipment cabinets and a coaxial cable riser to be mounted on an existing 40-foot tall PG&E distribution pole. This project includes housing the panel antennas within a radome shield, which would be mounted on top of a seven-foot wood extension that will be added to the distribution pole for a new maximum height of approximately 52 feet. The PG&E pole is located on the west side of San Pablo Avenue near the corner of Bonnie Drive and Madeline Road in the unincorporated San Pablo area. (R-6) (GP: SH) (CT: 3640.01) (Parcel # 405-161-024). DAB

VARIANCE: PUBLIC HEARING

6. GORDON N. BALL (Applicant & Owner), County File #VR10-1005: The applicant requests approval of a Variance to allow a zero (0) foot sideyard setback (where a ten (10) foot minimum setback is required) and a twelve (12) foot aggregate sideyard setback (where a 25 foot minimum is required) for a 128 square-foot existing storage shed. The improvement was constructed without a building permit. The subject property is located at 2442 Roundhill Drive in the Alamo area. (GP: SL) (R-15) (CT: 3461.02) (Parcel # 193-262-005). JCC

FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

7. ✓ FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2002102119): PROPOSED DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT County File # GP02-0003: This is a closed public hearing to consider a recommendation to the Board of Supervisors on the adequacy of the Final Environmental Impact Report (State Clearinghouse #2002102119) for the Downtown El Sobrante General Plan Amendment. The project evaluated by this EIR is a General Plan Amendment that would revise the Land Use Element and Transportation-Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the unincorporated community of El Sobrante, California. Contra Costa County is proposing to: (1) amend the Land Use Element to establish three new "mixed use" land use designations along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and along Appian Way from Valley View to San Pablo Dam Road, and revise and update the sections and figures in the Land Use Element 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 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 and replace with a planned collector street 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 and retain the existing two-lane roadway configuration as the planned roadway. Contra Costa County issued a Draft Environmental Impact Report on this project on November 4, 2009. PR

PUBLIC COMMENTS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, NOVEMBER 15, 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, 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 the Zoning Administrator 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, 2<sup>nd</sup> 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.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.0

P. O. Box 20136 • El Sobrante, CA 94820

Additional MAIL for NOVEMBER 4<sup>th</sup> ESP&ZAC MEETING

- 6.7 From Richmond Planner Lamont Thompson. Info and drawings on 3 homes planned for Knobcone Ct. No written reports on soils stability, water run-off, or other subjects. Note: Partial Info attached.
- 6.8 To R. Planner Lamont Thompson. 5801 Knobcone Ct. Concerns on traffic, fire safety, water movement. Also sent to: 5 Neighbors
- 6.9 To Neighbors on Garden Lane. Agenda for our Nov. 4th Mtg.
- 6.10 To Joe Losado, Code Enforcement. Questions on home construction at 4112 Fariss Lane. Construction began 8 months to a year ago. Frontyard & driveway filled with materials, dirt, toilet, etc. Questions on construction.
- 6.11 To Sup. John Gioia & COS Terrance Cheung. Request info on Zon. Ad. Mtg. of Nov. 1. Item: Closed Public Hearing on adequacy of Final EIR for the Downtown E.S. General Plan Amendment. No staff report. My guess: It appears staff was asked to review the final EIR and decide if is ready for approval from the Bd. Of Sups.
- 6.12 Talk with Neighbor on Knobcone Dr. Concerns: Water run-off. Stability of the road (Years ago creek was blocked). Large home unoccupied for 5 yrs., problems? Sewer connection at 5801 Knobcone is a separate system owned & maintained by the property owner. The WCWastewater District would not accept ownership. Will new sewer pipe be needed and be maintained by the new owners? Concerns with traffic up Bristlecone Drive.
- 6.13 Call from R. Planner Lamont Thompson. 5801 Knobcone Ct.-Mitigated Negative Declaration done. City Atty. said it could be released or more info gathered. R. doing additional reviews. Our concerns: No one living at 5801 Knobcone Ct.-anything wrong with the house? Current buyer bought home at low cost because of foreclosure. No problems known at house. Info from Neighbors shared with Planner. HOA to be set up. Copy of Mit. Neg. Dec. requested.
- 6.14 From ESMAC. Packet for ESMAC Nov. 10<sup>th</sup> Mtg.
- 6.15 From Sec. Shirley Sharp. Minutes of 10/14 dropped off.
- 6.16 Call from Joe Losado, C. Code Enforcement. 4112 Fariss Lane-house being rebuilt, to be finished in 2 or 3 months.
- 6.17 Calls from Ruby Molinari and James Hermann. Unable to be at 11/4 mtg.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.10

P . O . B o x 2 0 1 3 6 • E l S o b r a n t e , C A 9 4 8 2 0

November 2, 2010

Sup. John Gioia  
COS Terrance Cheung  
11780 San Pablo Ave., Suite D  
El Cerrito, CA 94530

By Fax & Mail  
Fax: \_\_\_\_\_

Re: Zon. AD. Mtg. Mon., Nov. 1  
Closed Public Hearing on Adequacy of the Final EIR for the  
Downtown E.S. General Plan Amendment

Dear John & Terrance,

Could you request that a County Staff person give us a summary of what happened before, during, and after this discussion on Nov. 1 before the County Zoning Administrator?

Why was this a closed public hearing? Why didn't the ESMAC and this Committee each receive a copy of the staff report? What happens next? Does the information from this closed hearing go back to the Board of Sups? Will a public meeting be set up in El Sobrante to share the information with area residents or has the final decision been made? Will there now be meetings held on the Downtown E.S. General Plan?

We hope to hear from you soon. My phone: 510-223-6398. My fax: 510-758-7697. Thank you.

LETTER Signed by Eleanor Loynd, ESVP&ZAC and cc to the ESMAC.



RESPONSE from Pat Roche, County Planner:

On Nov. 4<sup>th</sup> about 3:30 pm, I received a call from Pat Roche, County Planner. He provided me with this information. The Zon. Admin. recommended that the Bd. Of Supervisors certify the EIR on the Downtown E.S. General Plan. The Tentative Hearing before the County Planning Commission is Tuesday, 11/30. The Notice of the hearing and the Staff Report should be out by Tues., Nov. 16.

NO Meeting is planned to take place in the E. S. Area. At the meeting of 11/30, County staff will provide details of the General plan amendment. Pat Roche is planning to be at the ESMAC Mtg. on Nov. 10<sup>th</sup>. He will provide information on the status of the General Plan. He said that he would not be answering questions because at that time, he is still putting together the Staff Report. Final decisions to be made by the Board of Supervisors.

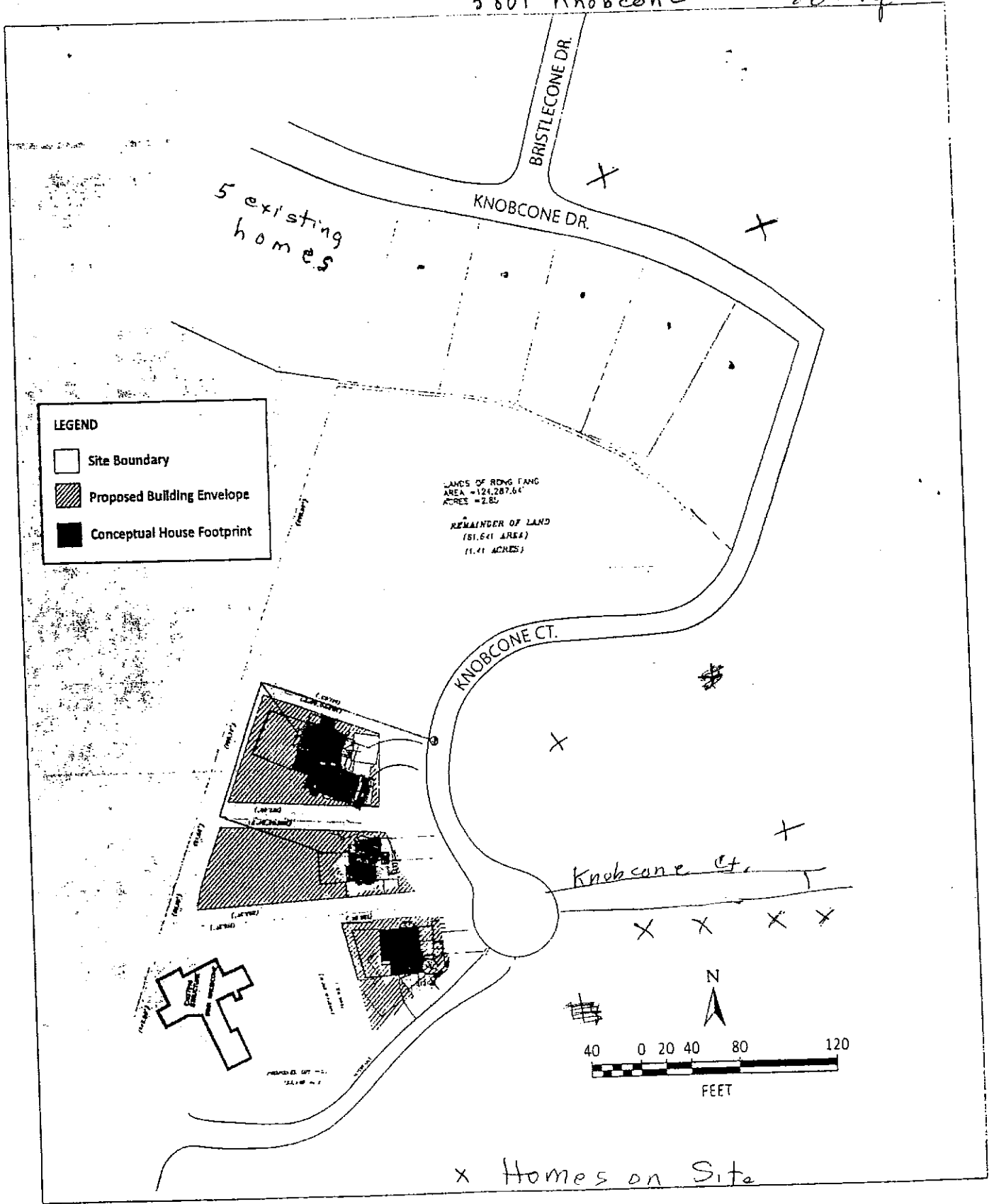
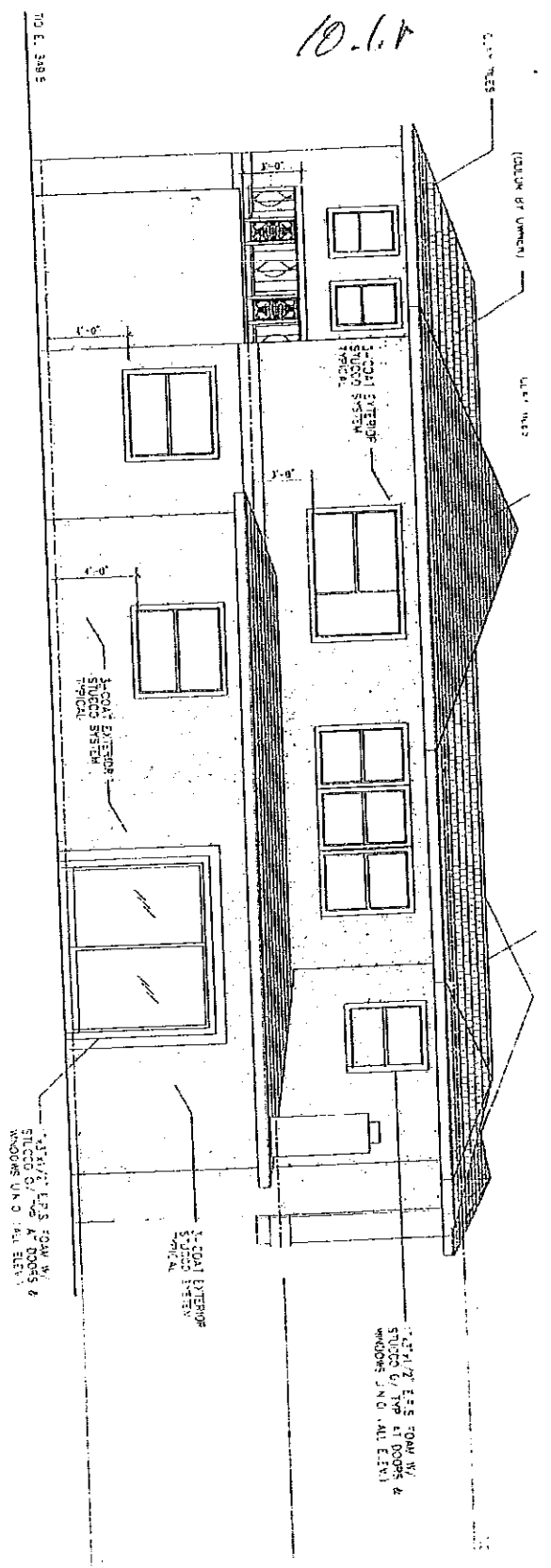


Figure 2  
Site Plan

10-1-17



NORTH ELEVATION

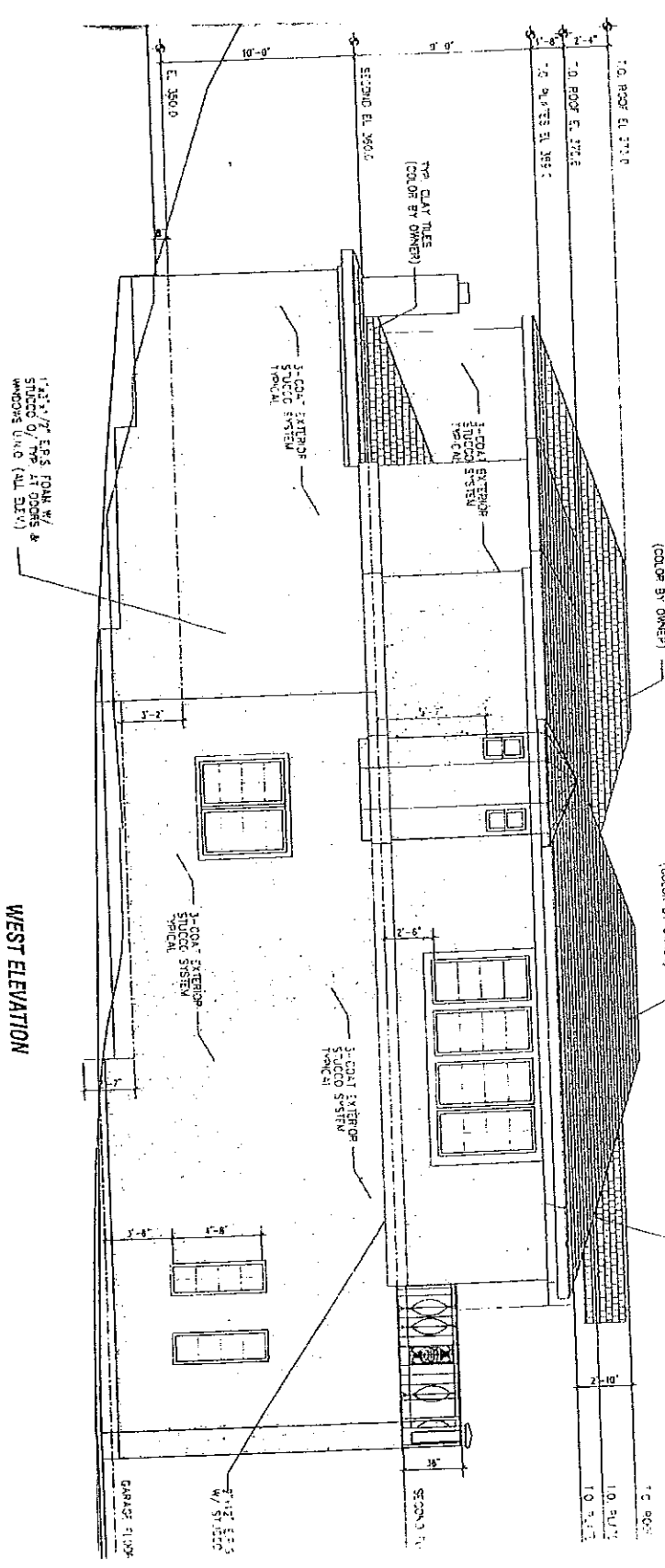
2 story

Model 1

Home S.F.: 3,328.7 sf

Garage 468.7 sf  
Deck 185.5 sf

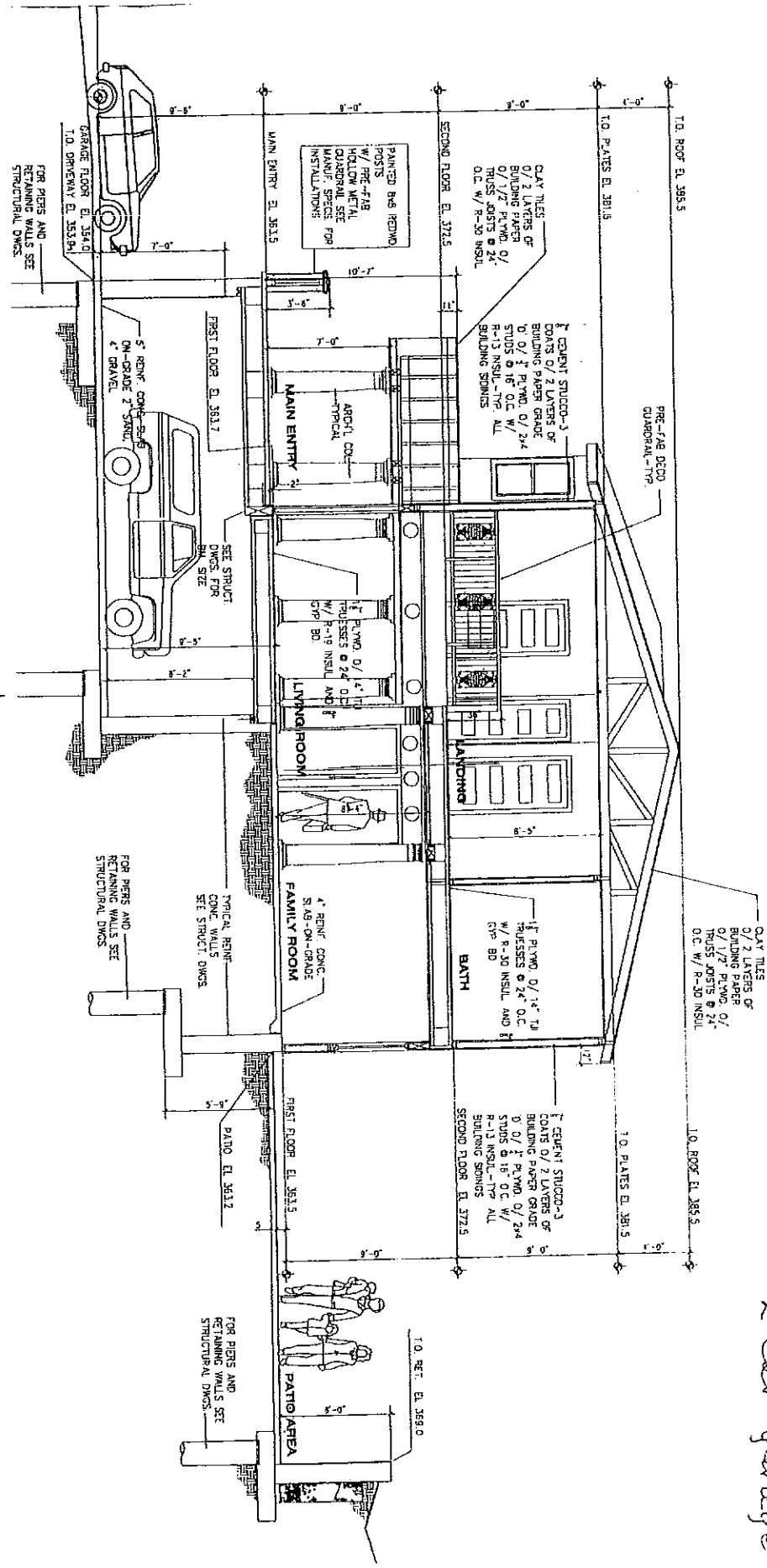
2 car garage



WEST ELEVATION







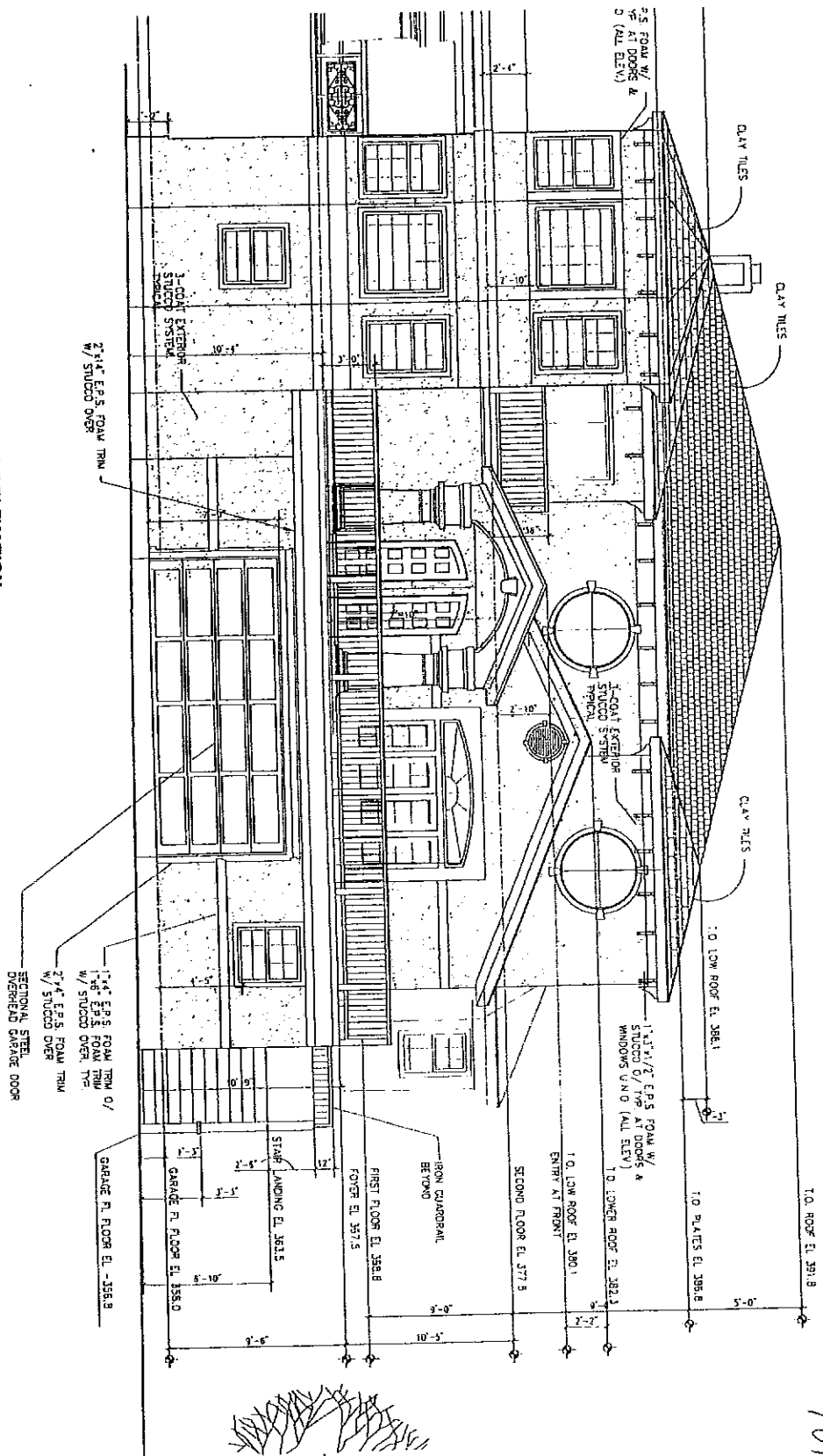
Model 2

1st Floor	1331.5	(SF)
2nd floor	1189	(SF)
Total	2,442	(SF)

2 car garage

10.1V

**EAST ELEVATION**



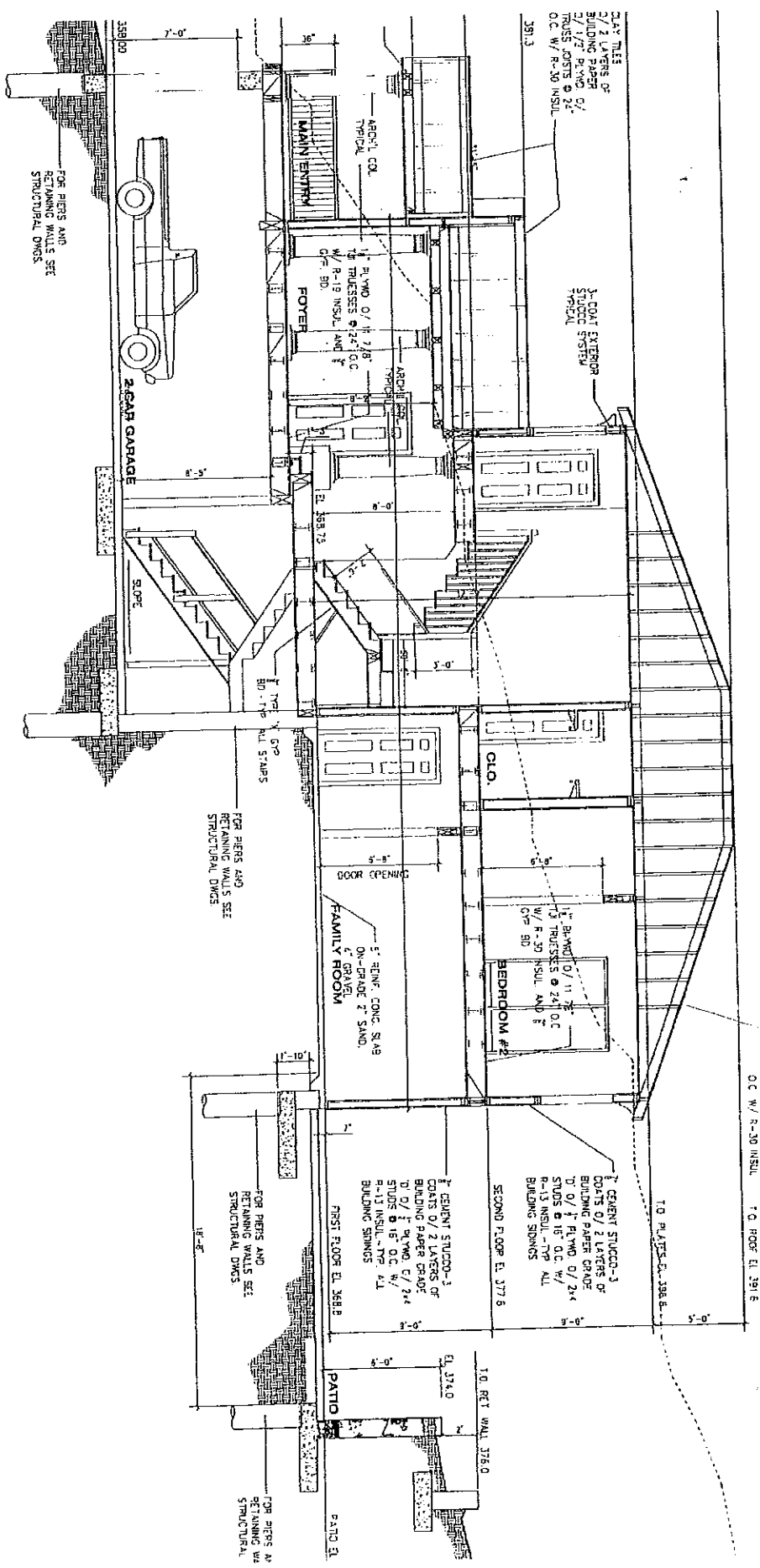
Model 3

First floor 1,979.83 (SF)

2nd floor 1,585 (SF)

TOTAL 3,564.63 (SF)

10.16W



A SECTION  
A4 1'-0"

CLAY TILE  
O/ 2 LAYERS OF  
BOND'D BLYND O/L  
TRUSS JOISTS @ 24"  
O.C. W/ R-30 INSUL.

1.0 ROOF EL. 391.6

1.0 FLOOR EL. 369.8

1.0 RET. WALL 376.0

1.0 RET. WALL 376.0

1.0 RET. WALL 376.0

Model 3

10.17

**MINUTES, THURSDAY, OCTOBER 14, 2010**

El Sobrante Planning and Zoning Advisory Committee  
El Sobrante Library Meeting Room, 4191 Appian Way, 6:00-8:00 p.m.

Members: Chair, Eleanor Loynd, Vice Chair, Ruby Molinari, Secretary, Shirley Sharp, Treasurer, Barbara Pendergrass, Robert Sharp, George Schmidt, Mike Zeelen, John Lisenko, Jim Hermann.

**Minutes** were approved as corrected. Our next meeting will be November 4, 2010.

**Treasurer Report** submitted for the record.

Balance as of September, 2010, \$557.18.  
Expenses of Eleanor Loynd, \$20.00 for copy costs.  
Balance in Bank as of 10-14-10, \$493.18.

**Review of Correspondence and Project Updates**

**Fire Roads in El Sobrante Valley**

The fire roads have long been neglected. We need a map with locations and review of the roads that need maintenance. It has been agreed that the Richmond and County Fire Officials shall get together, start a working plan sharing information and equipment. Eleanor Loynd suggests that when a report is available, a Community Meeting be set up to share the information and results with the El Sobrante Valley residents

**El Sobrante School**

Barbara Pendergrass brought up the ongoing project to convert the old El Sobrante School into a Community Center. She was asking anyone who might know about a location for a consignment shop which could be rented for a reasonable rent. The purpose of the shop would be to raise funds for the Community Center development. She mentioned that Len Battaglia had run a profitable consignment business.

**Neighborhood Watch**

There have been break-ins in the streets behind De Anza High School and neighborhood watch groups are being organized around the area.

**Sikh Temple**

Regarding the request to the Sikh Temple to repair the fence on their property which is dangerous to animals and people. A guard rail has been placed over the spikes.

Hillcrest

**Hillside Road**

Regarding the road repairs being completed on Hillside Road, the EBMUD changed the pipes but did not agree to repair the whole road. The City of Richmond and the County have the responsibility to do road repairs on Hillcrest Road.

**Barn to Office**

The appeal to convert the Barn to Office on Olinda Road was approved by the Board of Supervisors. *with CONDITIONS*

**Americap**

The 32 homes at 4577 Appian Way, the Americap Project, are under construction and recently have been sold to a developer.

**Appearances and Presentations by Guests**

**File DP10-3034.**(DP09-3020, DP07-3073). Application and Request for a Development Plan to add to an existing single family residence; Request for small Lot Design Approval for proposed addition at 4171 Garden Lane, El Sobrante, California. Application was received by Jesus Delton, County Staff.

Applicant Nancy Mancheno did not appear. Brenda Munoz appeared as her contact person. She failed to resolve the problems of the ~~false~~ measurements in the application. Numerous neighbors appeared to protest the project. Complaints from neighbors were heard, however the discrepancies on the site plan accompanying the application contradict the scope of the work. The proposed addition appears to be too large and is inconsistent with the houses in the neighborhood. Property lines and square footage is inconsistent with professional surveys. The building appears to be a miscalculation in the square footage of the two story rear addition where only one floor is included in the calculations. Set backs are misrepresented. It was decided that Eleanor Loynd write a letter to planning stating our concerns. Further review by county staff would be necessary to resolve the consistencies in this application so that it might be considered by the P & Z. *IN*

**Design Review**

Mr. William Randolph appeared to explain a project in Design Review in Richmond, 3200-3499 Knobcone, plans for 2 story houses. There are 5 lots, 1 lot cannot be built on so it could be open space. Of the four lots, one has an existing house. Three homes will be built. They will establish a HOA for maintenance.

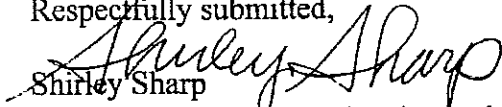
10.1.2

**Cell Towers**

Mike Zeelen brought in an article which pointed out that in Garden City New York, they now prohibit construction of cell towers near schools, day care centers, homes and places of worship Cell towers and their effect on our community have been a concern to our committee.

The meeting was adjourned. The next meeting will be held on November 4, 2010, at the El Sobrante Library meeting Room. at 6.00 p.m..

Respectfully submitted,

  
Shirley Sharp  
Secretary, El Sobrante Planning and Zoning  
Advisory Committee



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.2

P . O . B o x 2 0 1 3 6 • E l S o b r a n t e , C A 9 4 8 2 0

November 2, 2010

Sup. John Gioia  
COS Terrance Cheung  
11780 San Pablo Ave., Suite D  
El Cerrito, CA 94530

By Fax & Mail  
Fax: 374-3429

Re: Zon. AD. Mtg. Mon., Nov. 1  
Closed Public Hearing on Adequacy of the Final EIR for the  
Downtown E.S. General Plan Amendment

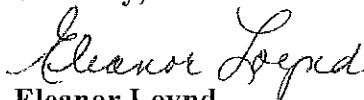
Dear John & Terrance,

Could you request that a County Staff person give us a summary of what happened before, during, and after this discussion on Nov. 1 before the County Zoning Administrator?

Why was this a closed public hearing? Why didn't the ESMAC and this Committee each receive a copy of the staff report? What happens next? Does the information from this closed hearing go back to the Board of Sups? Will a public meeting be set up in El Sobrante to share the information with area residents or has the final decision been made? Will there now be meetings held on the Downtown E.S. General Plan?

We hope to hear from you soon. My phone: 510-223-6398. My fax: 510-758-7697. Thank you.

Sincerely,

  
Eleanor Loynd  
ESVP&ZAC Chair

cc: ESMAC





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.3

P. O. Box 20136 • El Sobrante, CA 94820

Katie Foulkes, Director  
EBMUD  
P. O. Box 24055  
Oakland, CA 94623

November 16, 2010  
By Fax & Mail  
Fax: 287-0555

Re: Concerns on the home at 4312 Santa Rita Rd., El Sobrante

Dear Katie,

I received a call from Jimmy Connor, owner of the home at 4312 Santa Rita Rd. He had been given my name and number by a neighbor who thought I might be able to help him with his problems.

As you know, I've worked with EBMUD staff and elected officials on a variety of projects. I always found the EBMUD staff and elected officials to be caring and knowledgeable. I request that you take time to review this problem, check with some EBMUD staff, and see if there is any way you can help.

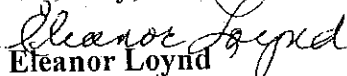
Jimmy Connor bought the home in 2009. The unfinished home was foreclosed and sold. At that time, the home had no gas connection, no electric connections, no sewer service, and no water service. Jim Connor got in touch with staff from each company. The gas and electric connections were done. The sewer connection was done. But the water connection still has not been completed.

In August 2009, Jim Connor was told that the water service would cost \$12,000-\$15,000. That helped him make the decision to buy the house. Within a few months, that cost was changed to \$14,000-\$21,000 after an EBMUD review of the plans and printouts. In November 2009, EBMUD staff Mark Swerengen said that the cost of the water connection is now \$52,000. The reasoning was that the installation of a larger water pipe was needed so that more than 1 house could be served. However, Jim Connor has no plans to add houses onto his property. Jim was also told that he might have to take out the complete cement driveway, which is about 20 ft. wide and 80 ft. long, to put in the water service.

Because there is no water service, no one is living in the house. Jim and his fiancé had planned to get married in the house this year. That probably won't happen. Is there anything that you can do to help the water service move ahead? For example, does EBMUD usually require enlarged water pipes just in case another home is built near by? Can you ask a different staff person to review the plans to see if there is an alternate plan that would cost less?

You are welcome to call Jimmy Connor at 510-228-2226 or you could fax him at 510-633-1785. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Your time spent on this problem is much appreciated.

Sincerely,

  
Eleanor Loynd  
ESVP&ZAC Chair

cc: Jimmy Connor

ESMAC

Sup. J. Gioia & COS T. Cheung



10.4.a

# MAY VALLEY NEIGHBORHOOD COUNCIL

P.O. Box 21551 / Richmond, CA 94820-1551

November 16, 2010

**TO: Various Groups, Homeowners Asso., Neighborhood Councils, Elected Officials, City & County Staff, Residents in El Sobrante Valley, & MORE**

**Re: Lack of Fire Road Maintenance in El Sobrante Valley**

I am currently President of the May Valley N.C. and Chair of the E. S. Valley Planning & Zoning Advisory Committee. I decided to write to Richmond and County residents, both sides of the boundary line, because your help is needed. I am not asking for money. I am asking for your time. Please share this information with neighbors and members of local groups. Put your thoughts in writing.

Together, we can get improvements on our fire roads which may save lives of area residents and may avoid damage and/or destruction of local homes. In 2002, there were about 31 listed fire roads in the El Sobrante Valley Area. In 2009, there was a fire off Greenridge Dr. and the lack of maintenance of the fire road became a problem. County Fire said Richmond was responsible for the maintenance. Richmond Fire said County was responsible for the maintenance. We now know that the Greenridge fire road problem is Richmond's responsibility.

About 3 months ago, Sup. Gioia and his Chief of Staff Terrance Cheung put a discussion of the fire roads on the agenda for a monthly meeting. Richmond Fire and County Fire agreed to review the fire roads to determine who was responsible for each one. At the November meeting, County Fire said that they had determined that the County was responsible for 8 fire roads in the area. No rep from Richmond Fire came to the meeting. Richmond may be responsible for as many as 17 fire roads. At an earlier meeting, Richmond Fire had stated that they had no money in their budget to take care of any fire road maintenance problems.

With our recent election, I thought this problem should be brought to the attention of the Mayor, the City Council, the City Manager as well as the County Supervisor, County residents, Firefighters, and more. We are more likely to get help for this problem if a number of residents or groups send letters to Richmond and/or to County Fire and elected Officials. I suggest that you add a request in your comments for the Richmond Fire and County Fire to set up a Community Meeting in March or April 2011 to give the whole area an update on our fire safety.

You are welcome to call me at 510-223-6398 or fax me at 758-7697. Your help is very much needed and appreciated. Thank you.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd

NOTE: See the Back for More Information

2002

**RICHMOND/ EL SOBRANTE AREA**  
**FIRE TRAILS AND/OR ACCESS POINTS**

- 1. 63-1 Leisure Lane
- 2. 63-1A Taylor Ranch at end of Valley View Rd.
- 3. 63-1B San Pablo Dam Rd. at Castro Ranch Rd. (road not operable)
- 4. 63-2 Tri Lane
- 5. 63-3 ??Is this number assigned to an access point??
- 6. 63-4 By dam at San Pablo Reservoir, S.P.Dam Rd.
- 7. 63-5 Trail across S.P. Dam Rd., by S.P. Reservoir
- 8. 63-6 Kennedy Grove Rec. Area, Hillside Dr.
- 9. 63-7 Patra Drive, off Hillside Dr.
- 10. 63-7A Hillside Dr. near Castro Ranch Rd.
- 11. 63-8 Naphan Ranch, 1255 Castro Ranch Rd. (shared entrance with Dame property)
- 12. 63-9 Castro Ranch Rd. (between 1255 Castro Ranch Rd. & Countryside subdiv.)
- 13. 63-10 Castro Ranch Rd. near Deer Run
- 14. 63-11 Castro Ranch Rd., adjacent to Carriage Hills South subdivision
- 15. 63-11A Chariot Court, CH North sub.\*
- 16. 63-12 Conestoga Way, CH North sub.
- 17. 63-13 Coach Drive, CH North sub.
- 18. 63-14 Silver Belt Dr., off Raincloud Dr.
- 19. 63-14A ??off Silver Belt Dr. or off Snowdrift Ct.??
- 20. 63-15 Heavenly Ridge Lane
- 21. 63-16 Hidden Springs Ct., off Rocky Rd.
  
- 22. 69-1 Grand Canyon
- 23. 69-2 Grand Canyon
- 24. 69-3 Monte Cresta
- 25. 69-4 Los Arboles (off La Colina Rd.) \*
- 26. 69-4A La Colina Rd.
- 27. 69-5 Wesley Way\*
- 28. 69-6 Clark Rd. \*
- 29. 69-7 Upland Dr. \*

2010

Notes:

---

FIRE ROADS  
Total: 29

8 County

17 Richmond

---

25

Info from 11-9-2010  
Meeting at dep. Garcia's  
office

Notes:

\*Fire Trails/access points not visited on June 19 or June 20, 2002

?? Questions on location of trail

This list made using the Thomas Bros. Map Guide, Contra Costa County 2002 by Eleanor Loynd, ESVP&ZAC Chair.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

1059

P . O . B o x 2 0 1 3 6 • E l S o b r a n t e , C A 9 4 8 2 0

November 19, 2010

Patrick Roche, County Planner  
CCC Ad. Bldg., Dept. of C&D  
Community Development Division  
651 Pine St., 4<sup>th</sup> floor NORTH  
Martinez, CA 94553

RE: El Sobrante General Plan Amendment Mtg. 11/30/10

Dear Pat,

I received a copy of the Meeting Notice on the E.S. General Plan Amendment on Nov. 19<sup>th</sup>. I also got a fax from Terrance Cheung that printed copies of the E.S. Gen. Plan. Amendment would be mailed out this week. The purpose of this letter is to request a copy of your new staff report for the listed groups, if you do write up one for the 11/30 Plan. Com. Mtg.

I request that you send a copy of any new staff report to:  
El Sobrante Chamber of Commerce                      The E.S. Municipal Adv. Council  
3769 B San Pablo Dam Rd.                                      745 Renfrew Rd.  
El Sobrante, CA 94803    El Sobrante, CA 94803

E.S.V. Plan. & Zon. Adv. Committee  
P.O. Box 20136  
El Sobrante, CA 94820

Your help on this request would be very much appreciated. Thank you.

Sincerely,

Eleanor Loynd  
Chair, ESVP&ZAC

cc: Terrance Cheung, COS  
ESMAC

E.S. Chamber of Commerce  
ESVP&ZAC

# NOTICE OF A PUBLIC HEARING

You are hereby notified that on TUESDAY, NOVEMBER 30, 2010 at 7:00 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Planning Commission will consider a GENERAL PLAN AMENDMENT application as described as follows:

**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)

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report has been issued for this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or Patrick Roche at 925-335-1242.

Aruna Bhat  
Deputy Director - Community Development

**Terrance Cheung**

10.5.C

**Subject:** FW: El Sobrante General Plan Amendment

Greetings,

Printed copies of the El Sobrante General Plan Amendment will be mailed to you this week. You'll be receiving two packets (because we didn't have big enough envelopes for the documents).

The updated materials will be available on-line starting next week (11/22). I'll also make the documents available for public viewing at the El Sobrante Library.

[CLICK HERE](#) to view the documents on line or go to the our [County's website](#) at [www.co.contra-costa.ca.us](http://www.co.contra-costa.ca.us), then go to the [Conservation & Development](#) page under "[Departments](#)", select "[What's New](#)", then "[Downtown El Sobrante GPA](#)".

Terrance Cheung  
Chief of Staff  
Office of Supervisor John Gioia | Contra Costa County  
11780 San Pablo Avenue, Suite D | El Cerrito, CA. 94530  
(510) 374-3231 - Office | (510) 374-3429 - Fax | (415) 990-2087 - Cell  
[Terrance.Cheung@bos.county.us](mailto:Terrance.Cheung@bos.county.us)  
Website: [www.cocobos.org/gioia](http://www.cocobos.org/gioia)

10.6  
FYI



**EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE**

P . O . B o x 2 0 1 3 6 • E l S o b r a n t e , C A 9 4 8 2 0

Sup. John Gioia  
C.O.S. Terrance Cheung  
11780 San Pablo Ave., Suite D  
El Cerrito, CA 94530

By Fax & Mail  
Fax: 374-3429  
Nov. 23, 2010

**Re: Updates on Problems in the Area & Request for Your Help**

Dear John & Terrance,

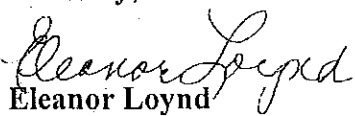
I decided to put this in writing. These are 3 of the problems (other than the General Plan Amendment) now blooming in the El Sobrante Valley area.

Problem 1: Fire Roads. Still no answer from Richmond Fire to my letter asking for info on Richmond fire roads. I sent you a copy of my letter that went out to 35 groups. I spoke with Ken Blonski, EBRPD Fire Chief also. The EBRPD is responsible for some of the fire road maintenance in this area. So, I suggest you invite him to our next meeting on Jan. 11, 2011. He should be involved because if there is a fire, the EBRPD fire could need to use some of the Richmond and/or County fire roads. The final document might be the 3 listed Fire Depts. with a list of the specific fire roads that are each jurisdiction's responsibility to maintain.

Problem 2: House under construction at 5485 Olinda Rd. This house is under construction but some of the neighbors were never informed of the new home and/or its size. It is a 2 story home with about 3 ft. from the home to the side fences. So the upstairs windows look down into the neighbors' yards. Idea-Could you set up a meeting with a County staff person, some neighbors, & some P&Z members so info could be passed on and questions answered?

Problem 3: 4312 Santa Rita Rd. This home was purchased for \$350,000 in 2009. There is still no water connection, so no one lives in the home. EBMUD went from about a \$15,000 cost to connect to a 2010 estimate of \$52,000. Could you set up a meeting with EBMUD staff, the home owner, some neighbors, & some P&Z members to review this process? It would also be helpful if a County staff person could sit in to update the group on what the County has to do before this house can be moved into.

Dear PROBLEM SOLVER: Your help on these listed problems would be very much appreciated. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Thank you.

Sincerely,  
  
Eleanor Loynd  
Chair ESVP&ZAC

16.7.20

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, NOVEMBER 30, 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:

GENERAL PLAN AMENDMENT: PUBLIC HEARING

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). PR

3. STAFF REPORT:

4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

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

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10.7.b

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:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

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
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

10.7.2

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

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:
6. COMMISSIONERS' COMMENTS:
7. COMMUNICATIONS:

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

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PUBLIC COMMENTS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, DECEMBER 6, 2010.

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Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator 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, 2<sup>nd</sup> 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.



10.9.2

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229  
e-mail: LTexte@lafco.eccounty.us  
(925) 335-1094 • (925) 646-1228 FAX

## NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, November 10, 2010, 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 annexations and detachments it is the intent of the Commission to waive subsequent protest and election proceedings provided that all of the owners of land located within the proposal area have consented and those agencies whose boundaries would be changed have consented to the waiver of protest proceedings.

### 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.**

**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 October 13, 2010 meeting

**SPHERE OF INFLUENCE/BOUNDARY CHANGES**

6. ***LAFCO 10-06 – Reorganization CCCSD 181 and MVSD 2010-1 - Central Contra Costa Sanitary District and Mt. View Sanitary District Annexations/Detachments:*** proposal to adjust (annex/detach) service boundaries of the two districts in four separate areas to correct boundary and service irregularities. The areas are located in the City of Martinez.

**BUSINESS ITEMS**

7. ***Fire Service Report*** – the Commission will discuss short, mid and long range goals and provide further direction regarding to fire service issues.
8. ***2011 LAFCO Meeting Schedule*** – the Commission will be asked to approve the 2011 schedule of LAFCO meetings.
9. ***First Quarter Budget Report for FY 2010-11*** – the Commission will receive the first quarter budget report for FY 2010-11.

**CORRESPONDENCE**

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

**INFORMATIONAL ITEMS**

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

**ADJOURNMENT**

*Next regular LAFCO meeting – December 8, 2010 at 1:30 p.m.*

LAFCO STAFF REPORTS AVAILABLE AT [http://www.contracostalafco.org/meeting\\_archive.htm](http://www.contracostalafco.org/meeting_archive.htm)

