

County Planning Commission Resolution

RESOLUTION OF THE COUNTY PLANNING COMMISSION, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, CONCERNING THE REVIEW OF AN APPEAL OF THE COUNTY ZONING ADMINISTRATOR'S DECISION TO DENY ISSUANCE OF FOUR CERTIFICATES OF COMPLIANCE ON A UNIT OF REAL PROPERTY LOCATED WITHIN THE BRENTWOOD/BYRON AREA, COUNTY FILES #ZC11-798, #ZC11-799, #ZC11-800, AND #ZC11-801.

WHEREAS, requests by Ron Nunn (Applicant) and Ron Nunn et al (Owners) for four certificates of compliance for four units of property were received by the Department of Conservation and Development, Community Development Division on May 17, 2011, and June 13, 2011 (County Files #ZC11-798, #ZC11-799, #ZC11-800, and #ZC11-801) [Assessor's Parcel Numbers (APNs): 003-010-016, 003-010-017, 007-150-017, 007-150-018, and 007-140-006]; and

WHEREAS, on April 19, 2012, the County Zoning Administrator, having considered the documentation received on the matter, determined that the subject property consists of one legal lot created in compliance with the Subdivision Map Act and local subdivision ordinance and denied the request for issuance of four certificates of compliance; and

WHEREAS, on April 25, 2012, an appeal of the Zoning Administrator's decision was filed by Ms. Lisa Borba on behalf of the applicant and owners; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled before the County Planning Commission ("Commission") on Tuesday, July 24, 2012, whereat all persons interested in the matter might appear and be heard; and

WHEREAS, on Tuesday, July 24, 2012, the Commission fully reviewed, considered and evaluated all of the testimony and evidence submitted in this matter;

NOW, THEREFORE BE IT RESOLVED that the County Planning Commission takes the following action:

1. FINDS, based on the evidence and testimony received, that the subject property consists of four lots created legally in accordance with the provisions of the Subdivision Map Act and local subdivision ordinance.
2. APPROVES issuance of four unconditional certificates of compliance, pursuant to Government Code Section 66499.35, one for each of the four units of real property depicted on the map prepared by Cunha Engineering, Inc., received by the Community Development Division on May 17, 2011.

BE IT FURTHER RESOLVED that the Secretary of the County Planning Commission will sign and attest the certified copy of this resolution and deliver the same to the Board of Supervisors, all in accordance with the Government Code of the State of California.

The instructions by the County Planning Commission to prepare this resolution were given by motion of said Commission on Tuesday, July 24, 2012, by the following vote:

AYES: Commissioner(s) - Clark, Steele, Peterson, Stewart, Terrell

NOES: Commissioner(s) - None

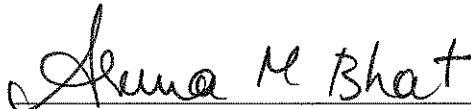
ABSENT: Commissioner(s) - Snyder

ABSTAIN: Commissioner(s) - Sloan

DON SNYDER

Chair of the County Planning Commission
County of Contra Costa, State of California

ATTEST:

A handwritten signature in cursive script, reading "Aruna M Bhat", is written over a horizontal line.

Aruna M. Bhat, Secretary
County Planning Commission
County of Contra Costa
State of California