

ZA: A. BHAT & L. CROSS
PW: J. LAROCQUE
STAFF: S. GONG

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 5, 2015
30 MUIR ROAD
MARTINEZ, CA 94553

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 Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS: NONE

DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

- ADOPT RESOLUTION AS RECOMMENDED BY STAFF (AMB)
2. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR14-0117: This is a public hearing on the Project Year 2014. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). TM [Staff Report](#)

- ADOPT RESOLUTION AS RECOMMENDED BY STAFF (AMB)
3. DEVELOPMENT AGREEMENT ANNUAL REVIEW - WINDEMERE BLC, LLC (Applicant & Owner), County File #AR14-0118: This is a public hearing on the Project Year 2014. Annual Review of the Windemere BLC, LLC Development Agreement dated January 11, 1996 by and between the County of Contra Costa and Windemere BLC, LLC relative to the Windemere Ranch Development. The subject property includes lands north to the Lawrence Road area, on both sides of Dougherty Road from Camp Parks on the south to the Shapell property line on the west and the Tassajara Valley Ridge to the east. (P-1) (ZA: W-19-M, W-17, X-18, W-18, V-16, V-17, V-18, V-19) (Parcel Nos. various). LC [Staff Report](#)

SETTELEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

- ACCEPT COMPLIANCE REPORT AND ADOPT RESOLUTION AS RECOMMENDED BY STAFF (AMB)
4. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA14-0006: This is a public hearing on the Twentieth Annual Compliance Report for project year 2014, dated October 28, 2014, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM [Staff Report](#)

- ACCEPT COMPLIANCE REPORT AND ADOPT RESOLUTION AS RECOMMENDED BY STAFF (AMB)
5. WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA14-0006: This is a public hearing on the Twentieth Annual Compliance Report for Project Year 2014, dated December 5, 2014, prepared and submitted by Windemere Ranch BLC, LLC to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994 by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere Ranch Partners and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. LC [Staff Report](#)

MINOR SUBDIVISION: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA's: #7, 8 & 11 (LC)

6. SCOTT BUSBY (Applicant and Owner); County File #MS14-0009: The applicant is requesting approval of a tentative map to subdivide a 13,303 square foot parcel into two parcels - Parcel A at 6,652 square feet, and Parcel B at 6, 652 square feet. The applicant proposes to construct a 16-foot-wide paved private access within a 20-foot easement on Parcel "A," and a single-family residence on both resultant parcels in the future. The application also includes a request for a tree permit to allow the removal of six code-protected trees (18-26 inches in diameter). The subject property is located at 24B Goree Court in the unincorporated area of Martinez. [Zoning: Single-Family Residential District (R-6); Assessor's Parcel Number: 380-231-020] DCB [Staff Report](#)

LAND USE PERMIT: PUBLIC HEARING

APPROVED AS
RECOMMENDED BY
STAFF (LC)

7. PAM & DON HEIER (Applicants and Owners), County File #LP14-2007: The applicant is requesting approval of a land use permit and design review to determine compatibility with the neighborhood for the purpose of establishing a temporary family member mobile home due to a health hardship. The subject property is located at 2832 Mountain View Drive in Brentwood. [Zoning: General Agricultural District (A-2); Assessor's Parcel Number: 020-190-034] DCB [Staff Report](#)

VARIANCE: PUBLIC HEARING

CONTINUED AS OPEN
HEARING TO 01/21/15
SO ZA CAN VISIT THE
SITE (LC)

8. WILLIAM BEXTON (Applicant) - BABAK AND DORIS OFOGH (Owners), County File VR14-1032: The applicant is requesting approval of a variance for a 3-foot side yard setback, where 15 feet is required for an eight foot high retaining wall. The application includes a small Lot Design Review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design of the proposed project. The subject property is a vacant lot located at 263 Las Quebradas Lane in the unincorporated Alamo area. (Zoning: R-20, Single Family Residential) (Parcel #193-080-095). LV [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 21, 2015. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to 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, 30 Muir Road, Martinez, California 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, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.