

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

## MONDAY, JANUARY 6, 2020

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:
2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING
- 2a. ROD SCHLENKER C/O INSURANCE AUTO AUCTIONS, INC. (Applicant) - NGL SF BAY STORAGE & TRANSFER, LLC (Owner), County File #DP18-3005: A request for approval of a development plan to allow the expansion of an existing vehicle storage facility to allow the storage of an additional 1,236 theft recovered and damaged vehicles, with a deviation to the Bay Point P-1 Development Standards for no proposed landscaping (where 10% of the site is required to be landscaped). The request for approval also includes a tree permit for the removal of 39 code-protected trees ranging in size from 7" to 60" in diameter. The subject property is a 10.35-acre property located at 2770 Willow Pass Road in the Bay Point area. (Zoning: Planned Unit Development (P-1) District) (APN: 098-240-031) (Continued from 12/02/19 RH) GF [Staff Report](#)
- 2b. HOWARD MCNENNY (Applicant) - MARY HANLEY (Owner), County File #DP19-3019: This is an application for a Kensington Design Review Development Plan to allow an approximately 326-square-foot two-story addition to the rear of an existing three-story single-family residence, including the replacement of an existing rear deck. The subject property is located at 120 St. Albans Road in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 572-124-006) (Continued from 12/16/19 AB) MM [Staff Report](#)
3. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING
- 3a. CHARLES FARR (Applicant and Owner), County File #CV18-0060: This is a public hearing requested in response to a 1,000-yard notice of intent relating to grading permit application #BIG17-2781. The grading permit application is a request to grade 6,727 cubic yards of earth material to construct a driveway and a residential building pad on Parcel B of Minor Subdivision #MS90-141, which was approved September 9, 1997 for three parcels. The project site is located at 18311 Bollinger Canyon Road in the unincorporated San Ramon area. (Zoning: A-2 General Agricultural District) (APN: 199-030-066) (Continued from 12/16/19 TM) GK [Staff Report](#)
4. LAND USE PERMIT: PUBLIC HEARING
- 4a. JEFF RASMUSSEN (Applicant) - EAST BAY REGIONAL PARKS DISTRICT (Owner), County File #LP18-2026: An application for a land use permit for the construction of a new 600-square-foot caretakers residence at the Vasco Caves Regional Preserve. The caretakers residence will replace an existing temporary mobile-home. The subject property is a 449 acre publicly-owned park property located along Byron Hot Springs Road in the Byron area. (Zoning: A-2) (General Plan: PR) (APN: 005-170-006) GF [Staff Report](#)

5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. FLAVIO MORAIS (Applicant & Owner), County File #DP18-3034: A continued hearing for a request for approval of a Development Plan with a Small Lot Design Review to construct a new single-family residence that is approximately 1,450 square feet with an attached 300-square-foot garage on a vacant lot. The subject property is a vacant parcel located between 5995 and 6001 Dimm Way in the East Richmond Heights neighborhood. (Zoning: Single-Family Residential (R-6) (APN: 418-132-026) GF [Staff Report](#)
6. DEVELOPMENT AGREEMENT: PUBLIC HEARING
- 6a. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR19-0117: This is a public hearing on the Project Year 2019. 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](#)
7. SETTLEMENT AGREEMENT: PUBLIC HEARING
- 7a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA19-0006: This is a public hearing on the Twenty-Fifth Annual Compliance Report for project year 2019, dated November 18, 2019, 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](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 22, 2020.

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.