

STAFF: A. BHAT, W. NELSON & S. TULLY
PW: J. LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 9, 2012
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 Hiliana Li at least 48 hours before the meeting at (925) 335-1203.

1. PUBLIC COMMENTS: NONE
2. DETERMINATION OF EASEMENT RIGHTS: NONE

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

CONTINUED TO
JANUARY 23, 2012 (AMB
)

3. ROBERT CHALLEY (Applicant) – WESTVIEW PARK PARTNERS (Owners), County File #DP00-3058: The applicant is requesting approval to amend a previously approved Development Plan for the existing Park Place Office Complex for the construction of an additional three-story 12,812 square foot office building and 693 square feet of covered deck space with an amendment to the existing variance for 270 parking spaces with 19% compact spaces. The applicant proposes 271 parking spaces (where an additional 51 parking spaces are required) for the new office building with parking space dimensions of 9 feet by 18 feet (where 9 feet in width by 19 feet in depth is required) and a drive aisle of 25 feet (where 28 feet is required). The combined property acreage is approximately 4.24 acres and is located on the north side of Camino Diablo at 2960 Camino Diablo in the Walnut Creek area of Contra Costa County. (R-B/R-15) (GP: CO/SL) (ZA: N-13) (CT: 3400.02) (Parcel Numbers 177-140-051 and -057) (Continued from 12/05/11 TM) LC

DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

ACCEPT COMPLIANCE
REPORT AND ADOPT
RESOLUTION AS
RECOMMENDED BY
STAFF (AMB)

4. DEVELOPMENT AGREEMENT ANNUAL REVIEW = SHAPELL INDUSTRIES (Applicant and Owner), County File #AR11-0117: This is a public hearing on the Project Year 2011. 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

ACCEPT COMPLIANCE
REPORT AND ADOPT
RESOLUTION AS
RECOMMENDED BY
STAFF (AMB)

5. DEVELOPMENT AGREEMENT ANNUAL REVIEW - Windemere BLC, LLC (Applicant & Owner), County File #AR11-0118: This is a public hearing on the Project Year 2011. 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. (A-80) (ZA: W-19-M, W-17, X-18, W-18, V-16, V-17, V-18, V-19) (Parcel Nos. various). LC

SETTELEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

ACCEPT COMPLIANCE
REPORT AND ADOPT
RESOLUTION AS
RECOMMENDED BY
STAFF (AMB)

6. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA11-0006: This is a public hearing on the Seventeenth Annual Compliance Report for project year 2011, dated October 14, 2011, 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

ACCEPT COMPLIANCE
REPORT AND ADOPT
RESOLUTION AS
RECOMMENDED BY
STAFF (AMB)

7. WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA11-0006: This is a public hearing on the Seventeenth Annual Compliance Report for Project Year 2011, dated October 15, 2011, prepared and submitted by Windemere Ranch BLC, LLC to summarize its compliance with the (*Agreement s 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

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
CONDITION OF
APPROVAL #6 (WRN)

8. SPRINT PCS (Applicant) – JOHN DIMARTINI RANCH, LLC (Owner), County File #LP11-2059: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP96-2061) for the operation of a wireless telecommunication facility and to upgrade the technology at the site. This permit renewal proposes to remove and replace two existing panel antennas with two new antennas on pole mounts, adding four remote radio units (RRUs) at the antennas, installing two new equipment cabinets and removing three obsolete cabinets inside the existing equipment area. The lease area for the project is within an approximately 31.72 acre parcel, located on the north side of Franklin Canyon Road and approximately 1,200 feet east of Cummings Skyway in the unincorporated Crockett area (A-4) (CT: 3510) (Parcel #354-310-017). DAB

APPROVED WITH
MODIFICATIONS TO
CONDITION OF
APPROVAL #18 (WRN)

9. CORTEL LLC c/o SPRINT (Applicant) - CS LAND INC. (Owner), County File #LP11-2076: This is a request for approval of a land use permit to modify County File #LP96-2065 to allow the replacement of 4 existing panel antennas with 4 new upgraded panel antennas, replace 2 existing equipment cabinets, replace 1 existing GPS antenna, and install 6 new remote radio units (RRUs) at an existing Sprint lease area located on a 117-acre agricultural parcel located approximately 2000 feet east of the Palm Avenue/Highway 4 overpass on the south side of Highway 4 in the unincorporated Hercules/Rodeo area. (A-4) (GP: AL) (CT: 3592.01) (ZA: F-8) (Parcel #362-010-007) GK

DEVELOPMENT PLAN: PUBLIC HEARING

DESIGN REVIEW
ELEMENTS APPROVED,
VARIANCES DENIED. M
ODIFIED CONDITION OF
APPROVAL #9, CONDITI
ONS OF APPROVAL TO
BE RE-NUMBERED;
ADVISORY NOTE "B"
REMOVED. (WRN)

10. ALBERT SETO (Applicant) - LAWRENCE WONG (Owner), County File #DP11-3002: Request for approval of a development plan to legalize an existing detached trellis and an existing fence/outdoor kitchen structure that were constructed on a substandard-size lot without building permits, for the purpose of determining compatibility with the surrounding neighborhood. The project also includes a request for approval of variances to allow 1) a 0-foot side yard setback (minimum 3 feet required) for a fence/outdoor kitchen structure and 2) a 1.5-foot side yard setback (minimum 3 feet required) for a trellis. The subject property is located at 2704 Danville Boulevard in the Alamo area. (R-20) (GP: SL) (CT: 3440.00) (Parcel #192-011-041) SFT

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JANUARY 23, 2012.

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, 2nd 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, 2nd 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.