

ZA: C. KUTSURIS & T. MOREIRA
PW: J. LAROCQUE
STAFF: D. BARRIOS

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 16, 2014
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

LAND USE PERMIT: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
COA#3 & 10, ADDED
COA #12 AND
MODIFIED ADVISORY
NOTE B (TM)

2. MJ KROLL (Applicant) - ALAMO PLAZA, LLC c/o COLLIERS (Owner), County File #LP14-2023: The applicant requests approval of a land use permit/development plan combination to establish an outdoor farmers market at the Alamo Plaza Shopping Center. The farmers market will be located within the existing Alamo Plaza parking lot adjacent to the Bank of America building on Sundays from 9:00 A.M. to 1:00 P.M. The subject site is the Alamo Plaza Shopping Center, located at the intersection of Danville Boulevard and Stone Valley Road in the Unincorporated Alamo area. (Zoning: R-B/-S-2, Retail Business District/Sign Control Combining District; Parcel Number: 191-180-018) DCB [Staff Report](#)

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED WITH
MODIFICATIONS TO
FINDINGS HEADINGS
(TM)

3. SHAPELL HOMES (Applicant and Owner), County File #DP14-3013: A request to modify the approved "Corsia" townhome final map and final development plan. The final map modification involves converting the approved final map for 133 townhouse units to a condominium map for 136 units (to be known as the Cantera Condominiums at Gale Ranch). The final development plan modification involves the addition of three (3) units to the project and other minor changes to building layouts, building designs and landscaping. The additional three units for the Cantera condominiums will be transferred from the Village Center senior units located in Phase IV of Gale Ranch. The total number of approved units for Gale Ranch Phase III and IV will not exceed the previously approved unit count with this application. The Cantera Condominiums will be located at the southwest corner of the Main Branch Road and South Monarch Road intersection in Gale Ranch Phase III of Dougherty Valley in San Ramon. (Zoning: P-1, Planned Unit District) RLH [Staff Report](#)

APPROVED WITH
MODIFICATIONS TO
FINDING #1 (TM)

4. IAN MACLEOD (Applicant) - KRISTIN MYLES (Owner), County File #DP13-3031: The applicant requests approval of a Development Plan to allow a 576-square-foot second-story residential addition and a 184-square-foot expansion of the first-floor family room, for a total of 6,451 square feet of gross floor area. The property is located at 1 Eagle Hill Road, in Kensington. (Zoning: R-6, Single-Family Residential District, -TOV, Tree Obstruction of Views Combining District, -K, Kensington Combining District) (Parcel Number: 571-070-018) DCB [Staff Report](#)

3:30 P.M.

5. PUBLIC COMMENTS: NONE

SCOPING SESSION: PUBLIC HEARING

CLOSED HEARING; NO
PUBLIC COMMENTS ON
SUBJECT MATTER (CK)

6. FT LAND, LLC (Applicant c/o Nadia Costa) - FT LAND, LLC (Owner c/o Mike Bonnifield), County File Numbers GP07-0009, RZ09-3214, SD10-9280, DP10-3008: This is a scoping meeting for the environmental impact report (EIR) for the Tassajara Parks Project. The applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision, and Preliminary and Final Development Plan to allow development of 152-unit single-family residential subdivision with substantial park, recreation and open space components. Included in the project is approximately 10-acres of land set aside for a San Ramon Valley Fire District Training Facility and San Ramon Valley Unified School District use. The project site is located adjacent to and outside the Contra Costa County Urban Limit Line (ULL). The Applicant seeks approval to adjust the ULL on the Northern Site to include the proposed 30-acre Tassajara Parks residential development footprint pursuant to Contra Costa County Code section 82-1.018 (a) (4) & (b). The project site involves 771-acres of land composed of the Northern Site and Southern Site, located along Camino Tassajara, east of the City of San Ramon and Town of Danville in the Tassajara Valley area of unincorporated Contra Costa County. (Zoning: A-80, Exclusive Agricultural) (Parcel Numbers: 220-100-023, 206-030-065, 223-020-018, 223-020-021) JO [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 7, 2014. 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.