

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 9, 2017
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: PUBLIC HEARING

- 2a. DAN GREENE (Applicant) - DEVON BOLLA (Owner), County File #DP16-3029: The applicant is requesting approval of a Development Plan/Kensington Design Review for the purpose of constructing a 231 square-foot rear yard deck and stairwell. The new deck would replace a pre-existing deck in the same location. The enlarged footprint protrudes 4 feet beyond the previous deck's footprint. This results in approximately 72 square feet of proposed new deck area. The project is located at 20 Jessen Court in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K)) (Assessor's Parcel Number: 572-222-018) AV [Staff Report](#)

3. DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

- 3a. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR16-0117: This is a public hearing on the Project Year 2016. 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](#)

- 3b. DEVELOPMENT AGREEMENT ANNUAL REVIEW - WINDEMERE BLC, LLC (Applicant & Owner), County File #AR16-0118: This is a public hearing on the Project Year 2016. 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](#)

4. SETTLEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

- 4a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA16-0006: This is a public hearing on the Twenty-Second Annual Compliance Report for project year 2016, dated November 11, 2016, 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](#)

WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA16-0006: This is a public hearing on the Twenty-Second Annual Compliance Report for Project Year 2016, dated December 2, 2016, 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](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 23, 2017.

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.