



CONTRA COSTA COUNTY

Committee Meeting Minutes - Final

Contra Costa County Zoning Administrator

Monday, February 2, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855)758-1310 US Toll Free or (408) 961-3928. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/85491390617> Webinar ID: 854 9139 0617.

Those participating via Zoom should indicate they wish to speak on an agenda item by using the “raise your hand” feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

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) 655-2860.

1. PUBLIC COMMENTS

No Public Comments.

2. ANNUAL COMPLIANCE REVIEW: PUBLIC HEARING

2a. SHAPELL INDUSTRIES (Applicant and Owner), County File #SA25-0006:

[26-343](#)

This is a public hearing on the Thirty-First Annual Compliance Report for

project year 2025, dated November 25, 2025, 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. AV

FIND that the Gale Ranch Annual Compliance report is in compliance with the Settlement Agreement

ADOPT Resolution # 1-2026 finding that Shapell Industries is in good faith compliance with the Settlement Agreement for the Gale Ranch development

- 2b. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPELL INDUSTRIES (Applicant and Owner), County File #AR25-0117: This is a public hearing on the Project Year 2025. 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). AV** **26-344**

FIND that the Gale Ranch Annual Compliance report is in compliance with the Development Agreement;

FIND that no modifications or termination of the Development Agreement are necessary;

ADOPT Resolution # 2-2026 finding that Shapell Industries is in good faith compliance with the Development Agreement for the Gale Ranch development

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. U-HAUL (Applicant), AMERCO REAL ESTATE COMPANY AND U-HAUL TAX DEPARTMENT (Owners), County File CDLP24-02007. The applicant requests approval of a Land Use Permit to establish a new, 5,709-square-foot U-Haul retail business within an existing U-Haul warehouse. The application includes Sign Review to allow six exterior wall signs totaling 416 square feet to be installed on the front of the warehouse. The project site is located at 4658 Evora Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: L-I Light Industrial District) (Assessor's Parcel Numbers: 099-160-026, 099-160-027) (CONTINUED TO 02.18.2026) NS** **26-345**

CONTINUED to ZA Meeting on 02.18.2026

- 3b.** THE ARTIST TREE V LLC (Applicant) - PAMELA BISHOP TRUST (Owner), County File #CDLP25-02046: The applicant requests approval of a Land Use Permit to allow for a five-year renewal of a licensed cannabis retailer and delivery business operation “The Artist Tree” within an existing building that was previously approved under CDLP20-02016. There are no modifications or changes to the existing business proposed at this time. The project site is addressed as 4100 San Pablo Dam Road in the El Sobrante area of the County. (Zoning: P-1 Planned Unit District) (APN: 420-191-021) EL [26-346](#)

APPROVE County File #CDLP25-02046 based on staff’s findings and subject to staff’s recommended COAs w/ the modifications made by the Deputy Zoning Administrator.

- **COA #1: Reword COA to read “Land Use Permit approval is granted to renew the entitlement for the operation of “The Artist Tree” cannabis retail and delivery facility initially approved under County File #LP20-02016.”**
- **COA #4: Delete COA #4**
- **Added COAs: After COA #9 the following COA from CDLP20-02016 shall be added as COAs for this permit**
 - o **COAs #7 - 11, 13 - 25, 27, 39.**
- **Advisory Note: Delete Advisory Note B as there is no physical or operational change being proposed as part of this permit.**

FIND that the project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;

DIRECT staff to file a Notice of Exemption with the County Clerk.

4. VARIANCE: PUBLIC HEARING

- 4a.** ROBERT WEEDON (Applicant & Owner), County File #CDVR25-01053: The applicant requests approval of a Variance application to allow for a 15’ front setback from Hadden Road (where 25’ is the minimum required) and a 14’ secondary frontage setback from Blackwood Drive (where 20’ is the minimum required) for the construction of a 192-square-foot shed. The project also includes a small lot design review for the shed on a lot of substandard area. The subject property is located at 2189 Hadden Road in [26-347](#)

the unincorporated Walnut Creek area of Contra Costa County (Zoning: Single-Family Residential, R-20) (APN: 183-182-025).EL

DENIAL STATEMENT:

DENY the requested variance to allow a 15ft primary front setback where 25ft is required;

DENY the requested variance to allow a 14ft secondary front setback where 20ft is required;

DENY the requested design review approval to allow the structure on a substandard sized lot.

Direct staff to notify the Code Enforcement Division that this variance was not granted.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, FEBRUARY 18, 2026.