

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, FEBRUARY 23, 2011
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:
2. DETERMINATION OF EASEMENT RIGHTS:

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

3. DUANE DOHSE (Applicant & Owner) - County File #MS04-0004: The applicant requests approval of the following: (1) A vesting tentative map to subdivide a 19.57 acre parcel into three (3) lots (Parcel A - 5.16 acres, Parcel B - 5.87 acres, and Parcel C - 8.54 acres); (2) A zero foot front yard setback (where twenty-five feet is required) for the construction of retaining walls; (3) A request to allow work within the drip line of nine (9) Code Protected trees for the construction and installation, including but not limited to leach field, septic tank, and access improvements. The subject site is located at 305 Bollinger Estates Court in the unincorporated area of San Ramon. (A-2) (GP: AL) (CT: 3452.02) (Parcel #199-370-016 and 021) (Continued from 02/07/11: TM) JRC

LAND USE PERMIT: CONTINUED PUBLIC HEARING

4. T-MOBILE (Applicant), PACIFIC GAS & ELECTRIC (Owner) - County File # LP10-2068: The applicant requests approval of a land use permit to co-locate a wireless telecommunications facility consisting of two (2) panel antennas on an existing 39-foot tall utility pole (pole to be extended up to 51 feet above-ground-level). The applicant also proposes to locate four (4) equipment cabinets to serve the antennas lower on the existing utility pole. The subject pole is located within the public right-of-way on the eastern side of Felix Avenue, 150-feet southwest of the Felix/Bernhard Avenue intersection in the East Richmond Heights area. (R-6) (GP: SH) (CT 3620.00) (Parcel ROW 418-100-039) (Continued from 02/07/11: WRN) FA
5. T-MOBILE (Applicant), PACIFIC GAS & ELECTRIC (Owner) - County File # LP10-2074: The applicant requests approval of a land use permit to co-locate a wireless telecommunications facility consisting of two (2) panel antennas on an existing 40-foot tall utility pole (pole to be extended up to 52-feet above-ground-level). The applicant also proposes to locate four (4) equipment cabinets to serve the antennas lower on the existing utility pole. The subject pole is located within the public right-of-way on the eastern side of Taft Avenue, 150-feet west of the Highland/Taft Avenue intersection, in the East Richmond Heights area. (R-6) (GP: SH) (CT 3620.00) (Parcel ROW 521-041-013) (Continued from 02/07/11: WRN) FA

VARIANCE PERMIT: CONTINUED PUBLIC HEARING

6. YUEH MIU CHUUG (Applicant), HUEY MIUG LIAO (Owner) - County File #VR09-1048: A request for design review of a proposed 2,323-square-foot residence on a vacant lot that is substandard to minimum parcel size and width requirements for purposes of determining its compatibility with the surrounding neighborhood. The project also includes variances to the required rear yard setback and story limit (10-foot rear yard proposed, 15-foot minimum and 3-stories proposed for a stairwell, 2.5 stories maximum) and a tree permit request to perform minor alterations to one code protected Pine tree. The subject site is located at 6175 Bernhard Avenue in the East Richmond Heights area. (R-6) (GP: SH) (CT: 3620.00) (Parcel #418-143-030) (Continued from 02/07/11: WRN) FA

LAND USE PERMIT: PUBLIC HEARING

7. HAYOUNG LEE (Applicant) JULIA LEE (Owner), - County File #DP10-3039: The applicant requests approval to amend County File #DP3003-85 to add approximately 1,135 square feet of space to an existing office building and transforming it into a dental office, plus architectural changes to front façade. In addition, the applicant proposes to add new parking stalls to the existing parking lot and install landscaping improvements. A series of variances are requested to the O-1 Limited Office District – Lot Area, Section 84-44.602 and the Off-Street Parking Ordinance – Design and Layout, Section 82-16.012 as follows: Expansion of an existing building on a 9,914 square foot lot, 15,000 square feet lot required; Secondary frontage 12 feet existing, 15 feet required; 18 foot parking stall depth proposed, 19 feet required; 26 foot driveway width proposed, 28 feet required; 0 foot front planter landscaping strip requested, 4 foot front planter landscaping required. The subject site is located at 2211 Olympic Boulevard in the unincorporated Walnut Creek area. (O-1) (GP: CO) (CT: 3410.00) (Parcel #184-312-021) RMP

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, MARCH 7, 2011.

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.