

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, MARCH 21, 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:

VARIANCE PERMIT: CONTINUED PUBLIC HEARING

3. 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 02/23/11: WRN) FA

MINOR SUBDIVISION: PUBLIC HEARING

4. ALAN McKEAN (Applicant) and DAVID & MARY CHRISTENSEN (Owners), County File #MS06-0036: The applicant and owners request to subdivide 3.21 acres into 2 parcels, Parcel A 2.21 acres and Parcel B 1.00 acres. The applicant also requests a tree permit for removal of 13 code protected trees. Nine of those trees are oaks. Additionally, earthwork is proposed in the dripline of 11 trees that are to be preserved. They are associated with construction of road and drainage improvements. A variance is requested for a 0-foot front yard setback (where 25- feet is required) to construct two retaining walls with a range from 3 feet to a maximum of 5.5 feet and 7 feet in height. The variances are located where the property line is proposed and along the proposed onsite driveway improvements for access to parcel B. The property is a flag lot that fronts for 39.5 feet on the west side of Dean Road, approximately 350 feet northwest of the Dean Road/Marks Road intersection. The property is addressed 141 Dean Road, in the Alamo area. (R-40) (GP:SV) (ZoningAtlas:R16) (CT:3462.0) (Parcel #196-031-009) LC

DEVELOPMENT PLAN: PUBLIC HEARING

5. GOLDEN OAK DEVELOPMENT (Applicant and Owner), County File #DP10-3009: Request for approval of a development plan to allow modification of the conditions of approval for the Hillside Estates Subdivision, County Files #SD05-9004 and #DP05-3101. The proposed modification consists of adding a condition of approval to allow phasing of the subdivision. Lot-1 of the approved tentative map would be recorded in the first phase; and the remaining lots to be recorded in the future as a second phase. The subject property is a 2.58-acre property identified as 150 Hillside Lane in the unincorporated area of Martinez. (GP: SH) (P-1) (CT: 3200.02) (Parcel #159-190-007) SFT

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, APRIL 4, 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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.