



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p> <input type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC PW Staff <input type="checkbox"/> County Geologist </p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p> <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts </p> <p><u>LOCAL</u></p> <p><input type="checkbox"/> Fire District _____</p> <p style="padding-left: 20px;"> <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov <input type="checkbox"/> Consolidated – (email) fire@cccfdp.org <input type="checkbox"/> East CCC – (email) brodriguez@cccfdp.org </p> <p><input type="checkbox"/> Sanitary District _____</p> <p><input type="checkbox"/> Water District _____</p> <p><input type="checkbox"/> City of _____</p> <p><input type="checkbox"/> School District(s) _____</p> <p><input type="checkbox"/> LAFCO</p> <p><input type="checkbox"/> Reclamation District # _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p><input type="checkbox"/> MAC/TAC _____</p> <p><input type="checkbox"/> Improvement/Community Association</p> <p><input type="checkbox"/> CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p><input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)</p> <p><input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</p> <p><input type="checkbox"/> Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Active Fault Zone (Alquist-Priolo)</p> <p><input type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input type="checkbox"/> 60-dBA Noise Control</p> <p><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p style="padding-left: 40px;">High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p> </p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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Planning Application Summary

County File Number: CDVR24-01046

File Date: 9/24/2024

Applicant:

Robert Nunally
2758 del Monte Ave
El Cerrito, CA 94530

rob.nunally@meta-tek.com
(808) 987-5095

Property Owner:

Robert Nunally
2758 Del Monte Ave
El Cerrito, CA 94530

rob.nunally@meta-tek.com
(808) 987-5095

Project Description:

The applicant requests approval of a Variance and Small Lot Design Review to allow for an 8'-8.5" secondary frontage and public road setback (where 15' is the minimum and 10' minimum to the public road setback) and for the construction of second story addition and house remodel. The existing residence is currently encroaching onto the secondary frontage.

Project Location: (Address: 2758 DEL MONTE AVE, RICHMOND, CA 945301508), (APN: 521122001)

Additional APNs:

General Plan Designation(s): SH

Zoning District(s): R-6

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3337.00	3337.00

Richmond, California

Google Street View

Jun 2022 See more dates

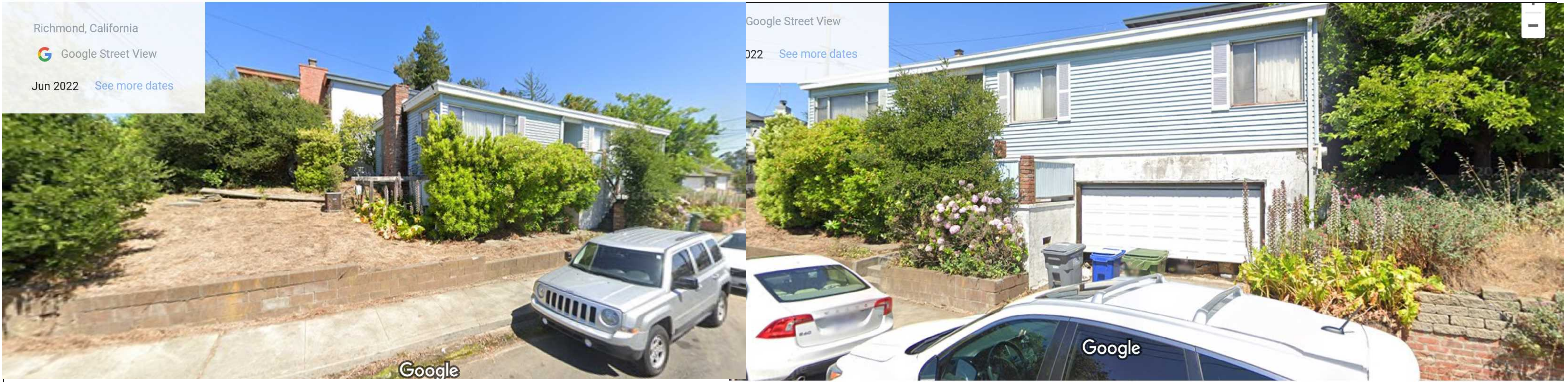


Image capture: Jun 2022 © 2024 Google

Residential Renovation

2758 Del Monte Ave El Cerrito CA

GENERAL PROJECT OUTLINE:

2758 DEL MONTE AVE, EL CERRITO, CA

Project: 2758 Del Monte Ave., is a single family home restoration project by Robert Nunally and The Greg Phipps Company. The current residence, built in 1954, is vacant due to neglect and deferred maintenance. This proposal will restore the home to a habitable state meeting current building codes while maintaining the existing foundation footprint.

Energy: Power will be 100% electric, supported by solar panels and back-up batteries including a state-of-the-art heat-to-water hydronic heat pump system, providing efficient hydronic radiant heat along with domestic hot water.

Footprint: Impact of construction will be renovating the main floor and adding bump-outs to increase the square footage by 145 sq ft. A second floor will be added accommodating a primary bedroom and bath, adding 570 sq ft. The current square footage, including garage, is 1502 sq ft. which will be expanded to 2217 sq ft., including the garage and bump outs in the living areas on the main floor. The existing foundation and footprint will remain unchanged.

Construction: Living spaces will be constructed with 9' ceilings, 2" x 6" exterior walls, and standard 2" x 4" interior walls. Decks will be added on the north and south sides of the property to expand outdoor use while providing ingress to and egress from the home. The main entry will be moved to the north side consistent with other residences on this street, improving accessibility to the front door. The "as built" west side entry will be eliminated, increasing the setback by 3 feet. The house is sited on a small, 3500 sq. ft. lot, like many in the East Richmond Heights area. This project strives to represent mid-century modern design consistent with existing architecture in the community.

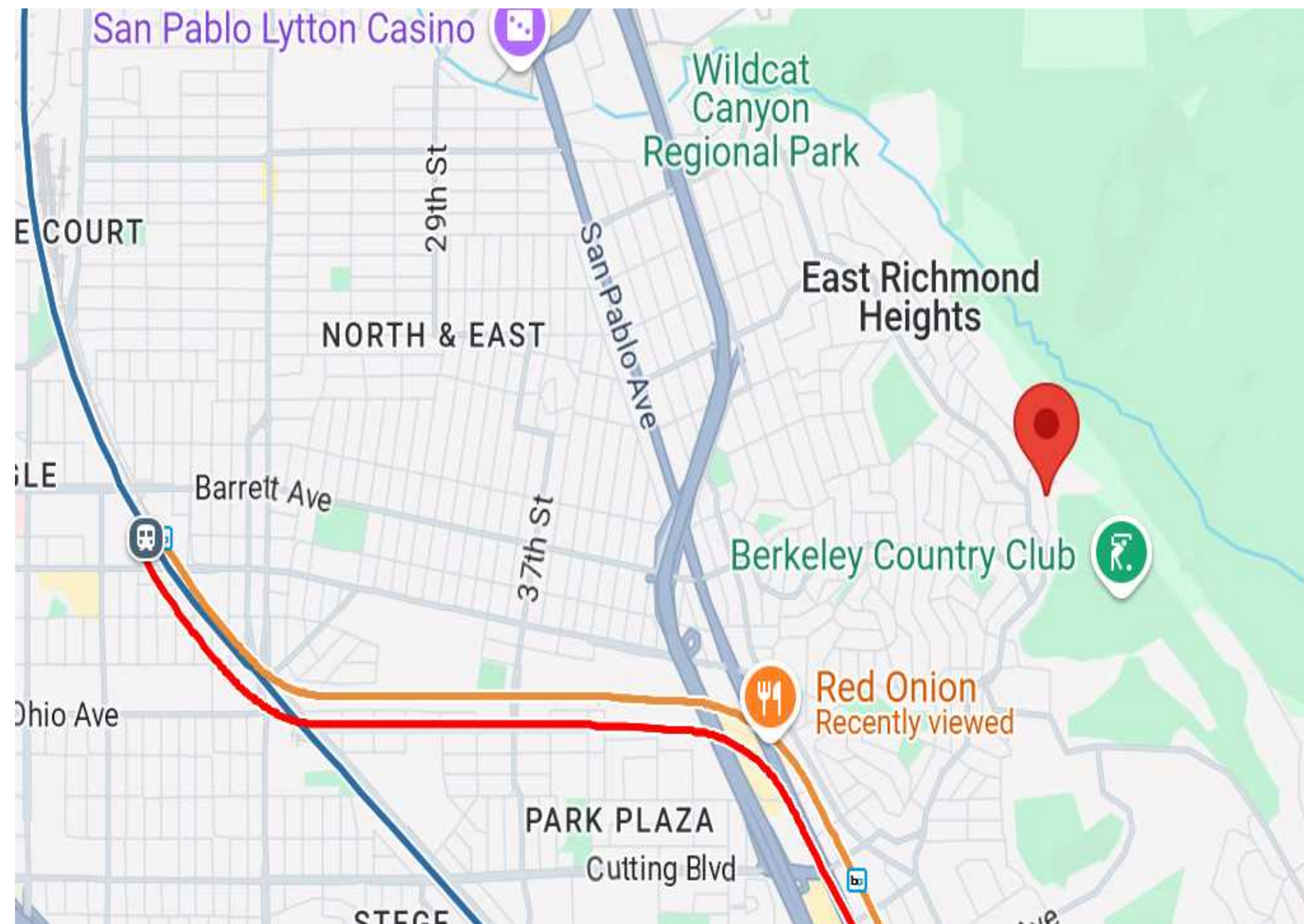


TABLE OF CONTENTS

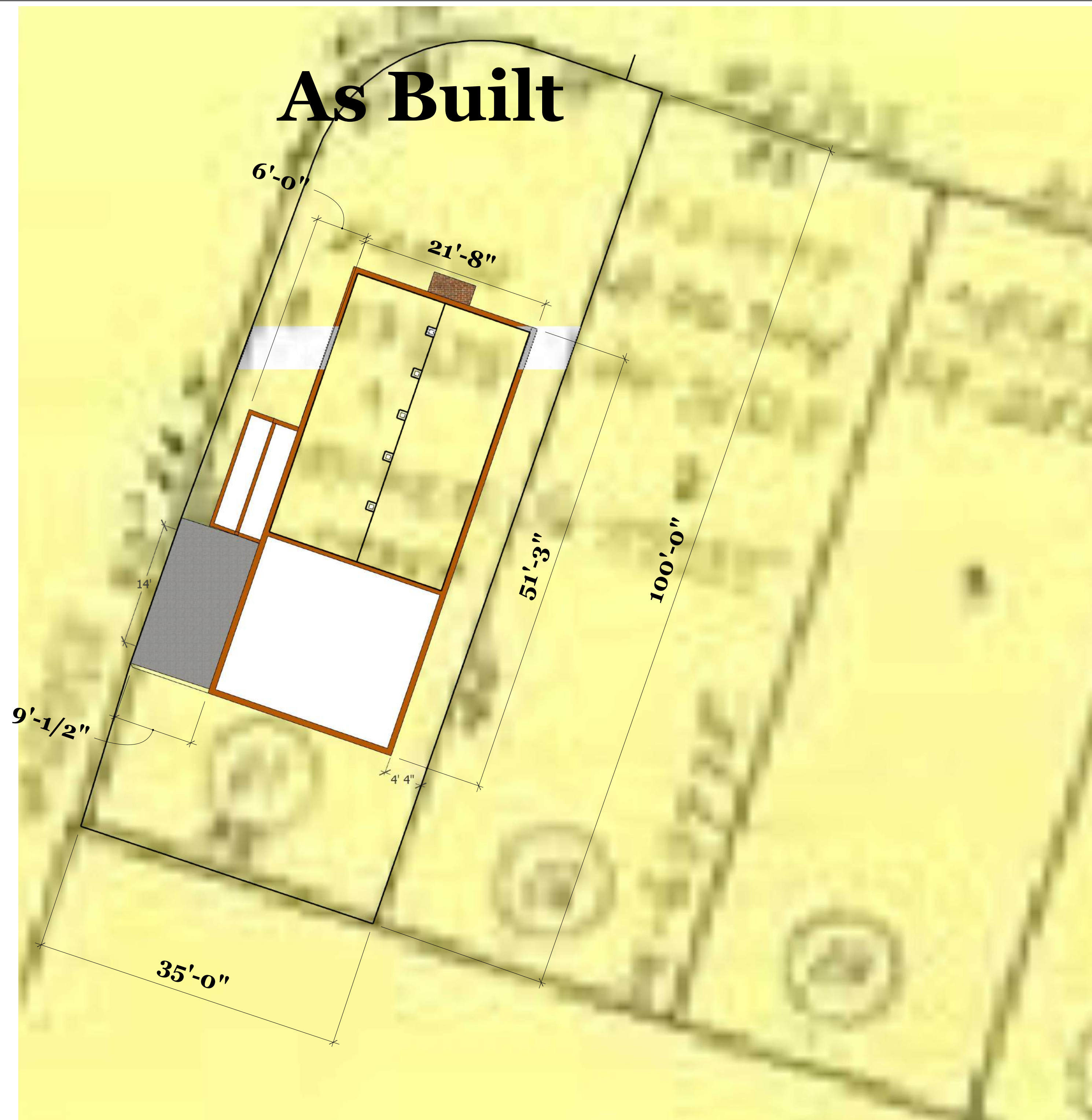
- 1 Site Plan
- 2 As Built Floor Plan/Elevations
- 3 Proposed Decks and Pathways
- 4 Floor Plan AB and Proposed
- 5 Site Plan/Foundation
- 6 Elevation Height Compliance
- 7 Topo Elevations
- 8 Roof and Deck Detail
- 9 Section Cut and Detail

The Greg Phipps Company
Contractor

Residential Renovation
2758 Del Monte Ave

January 18, 2025

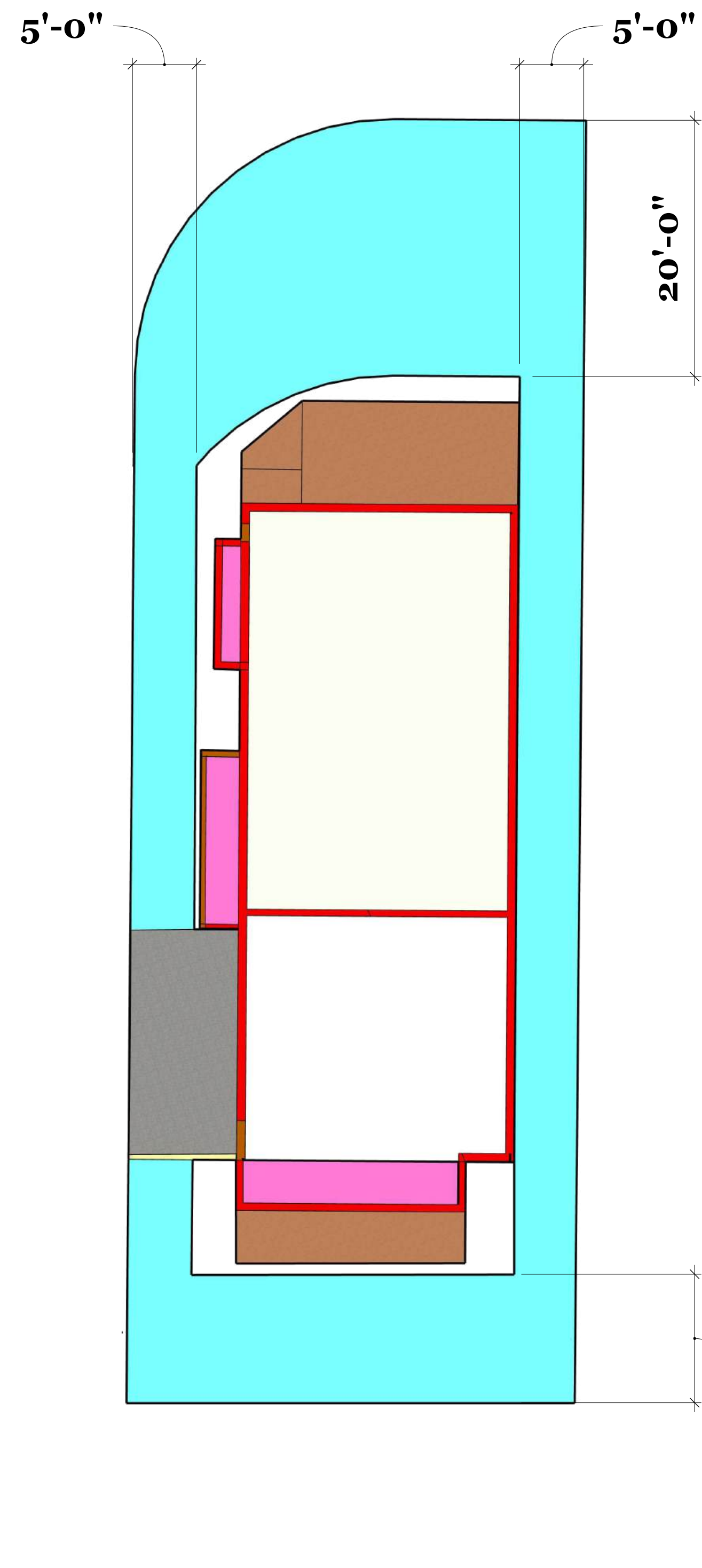
As Built



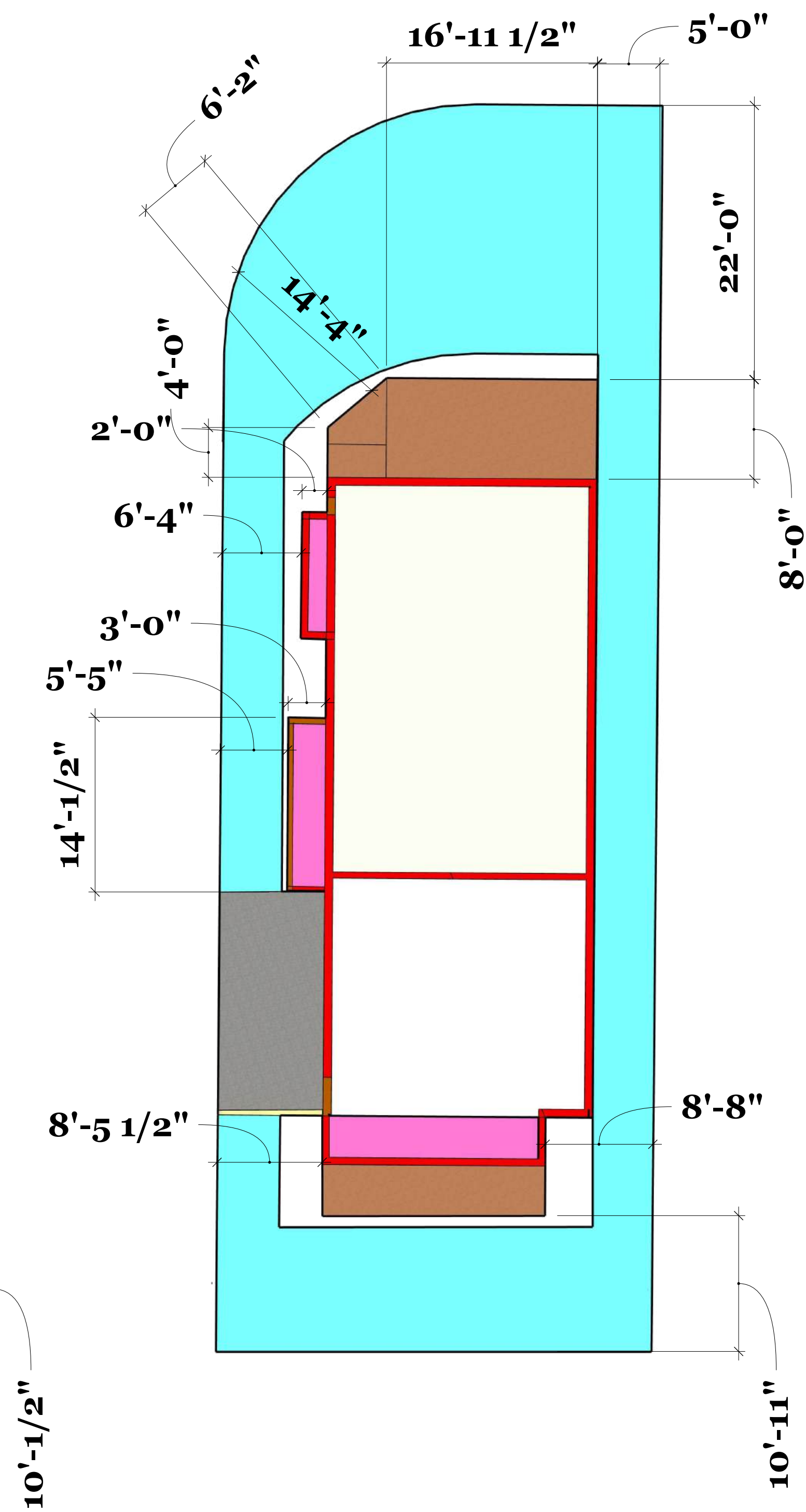
- Setback Lines**
- Bump Outs**
- Decks**
- Fireplace**

Proposed Site

Setbacks



Proposed Setbacks



SCALE 1/8" = 1'

REVISIONS

REMARKS

MM/DD/YY

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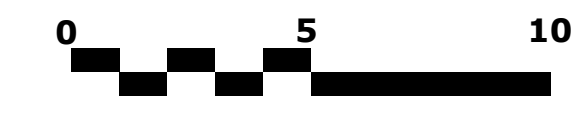
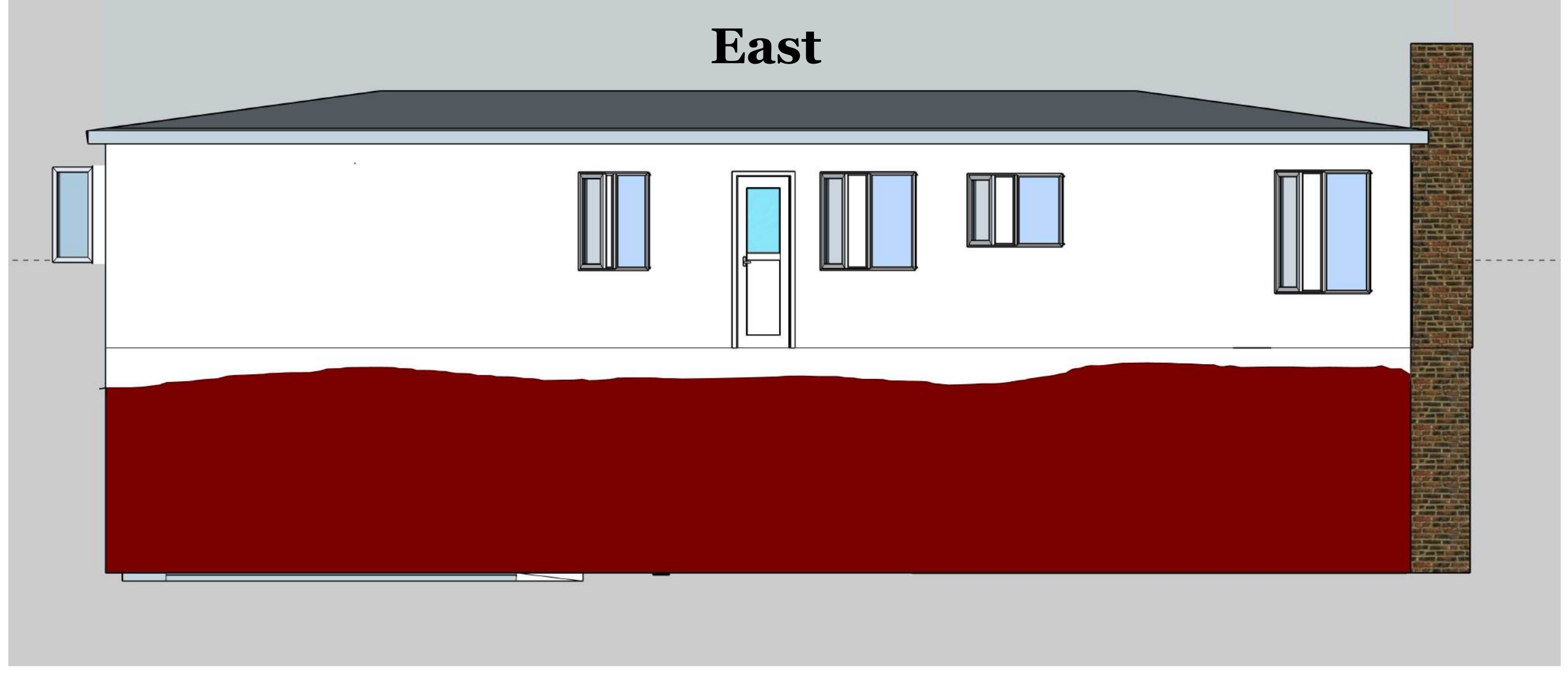
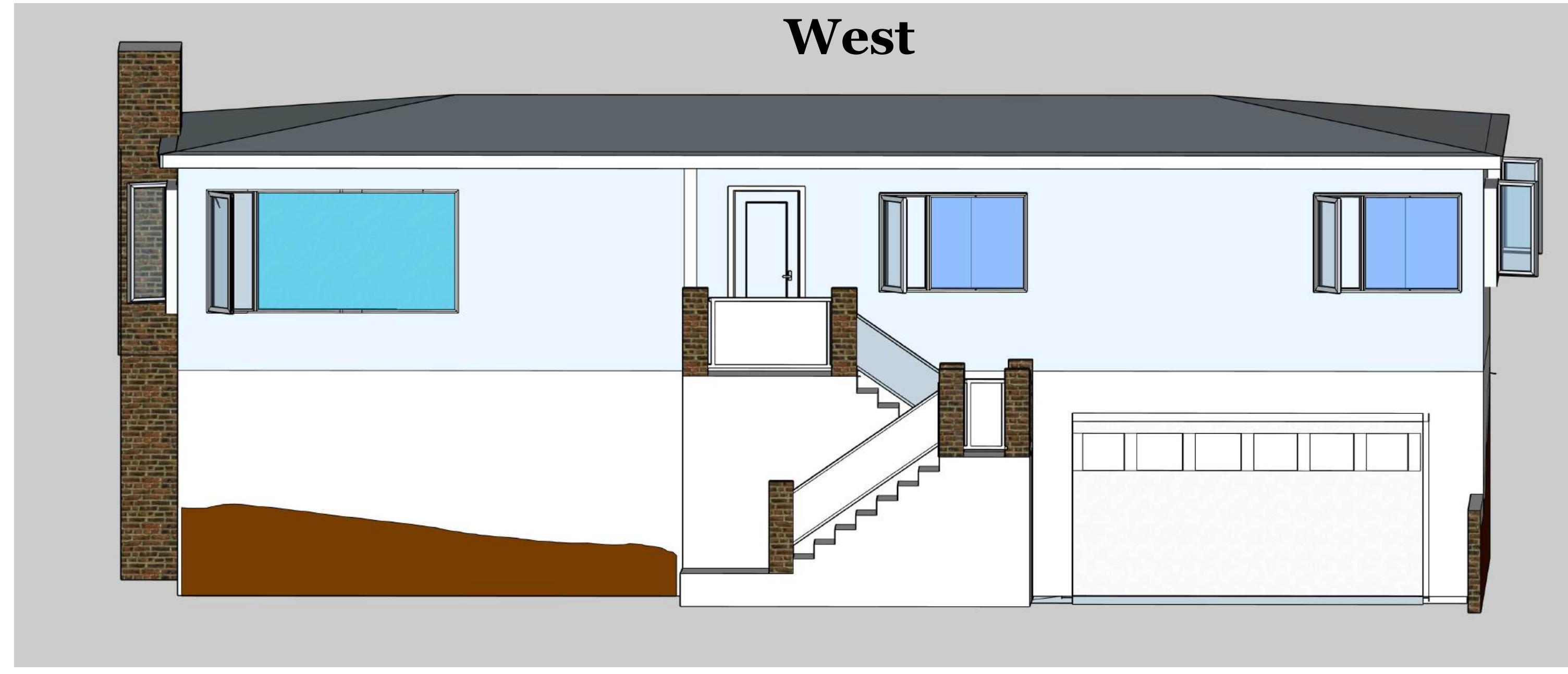
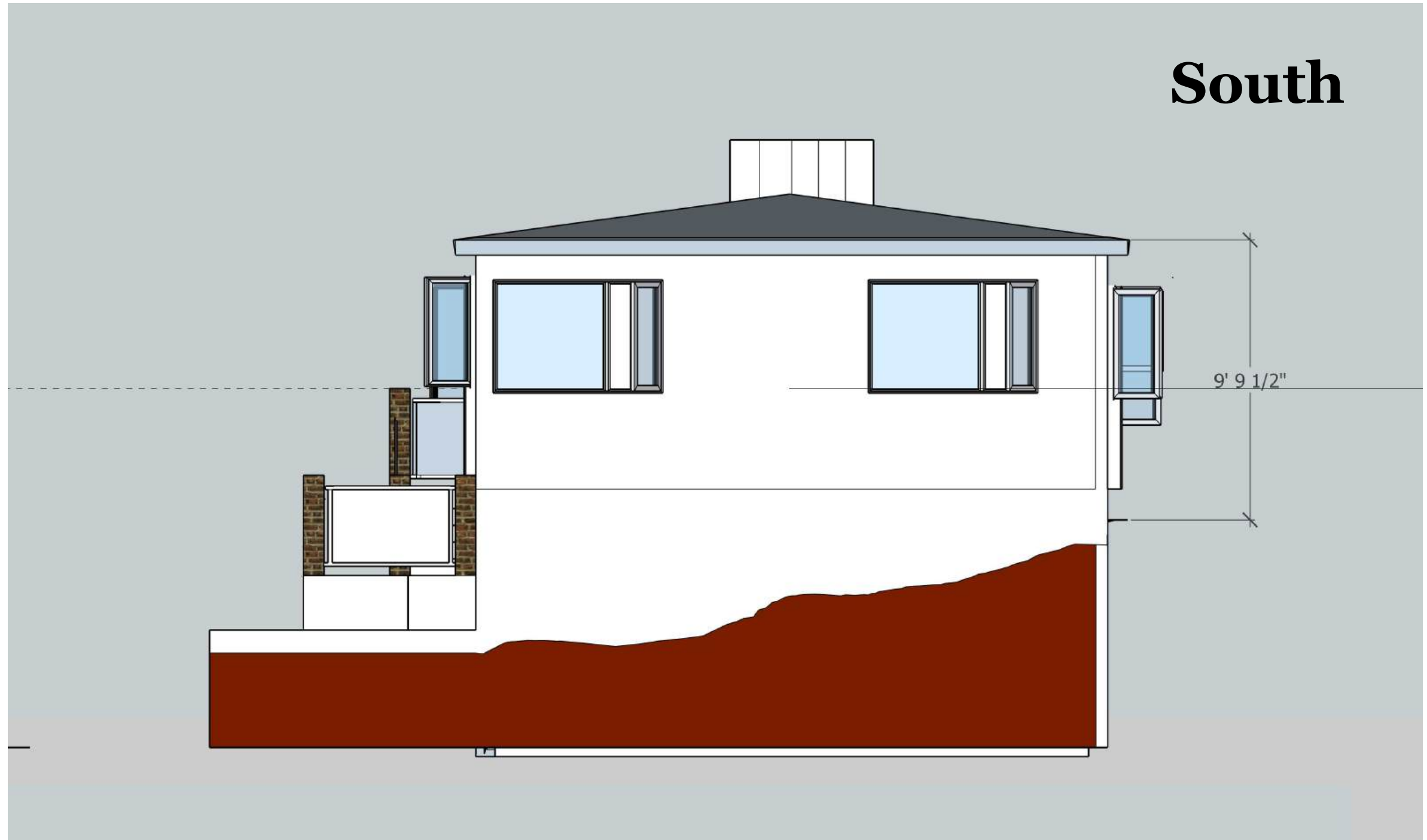
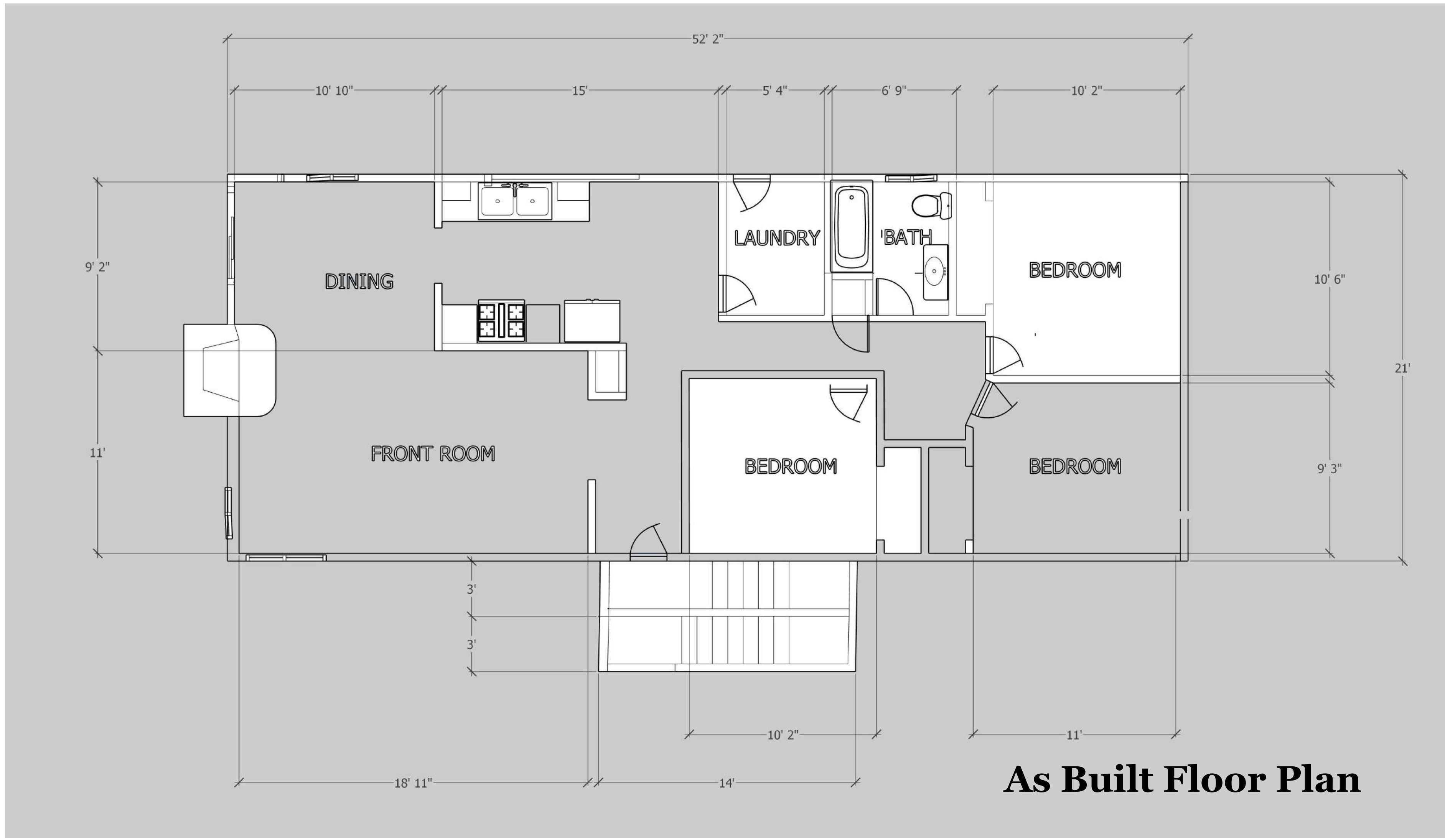
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2728 De Monte Av El Cerrito CA

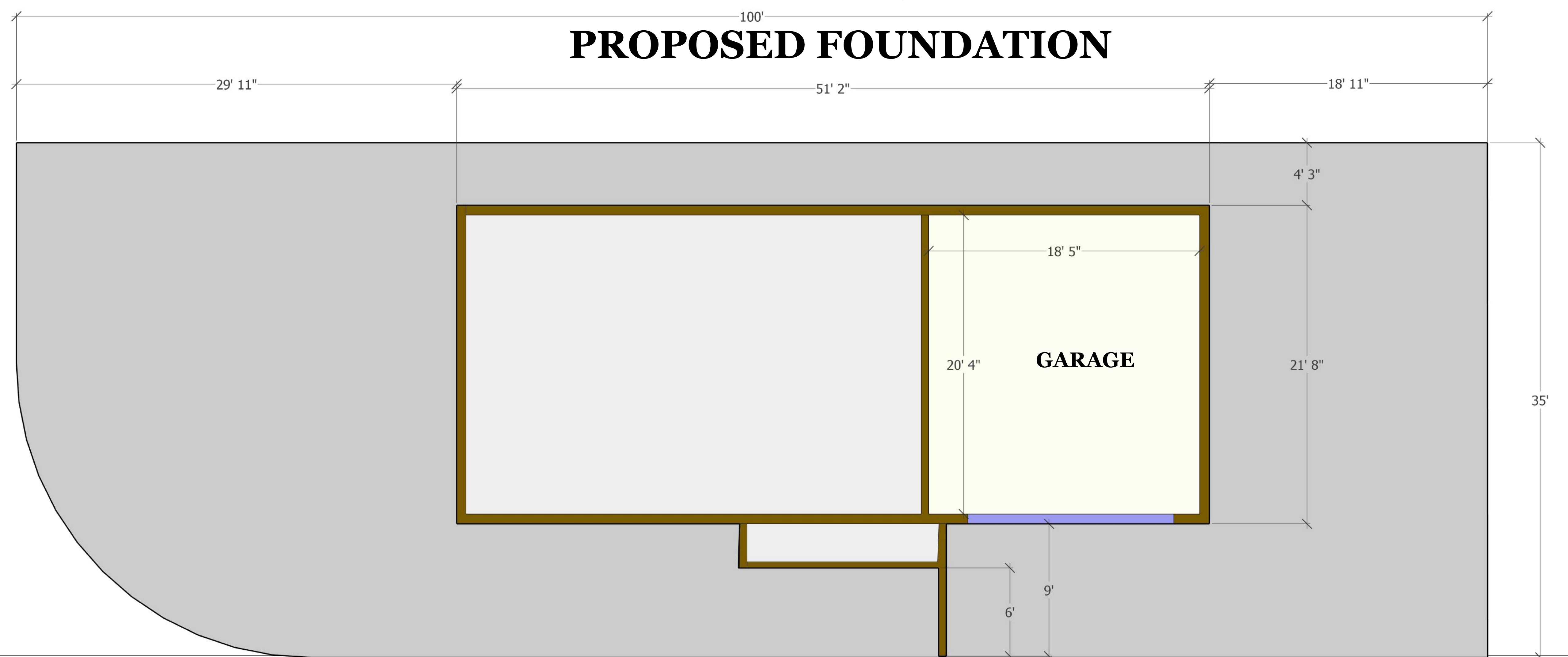
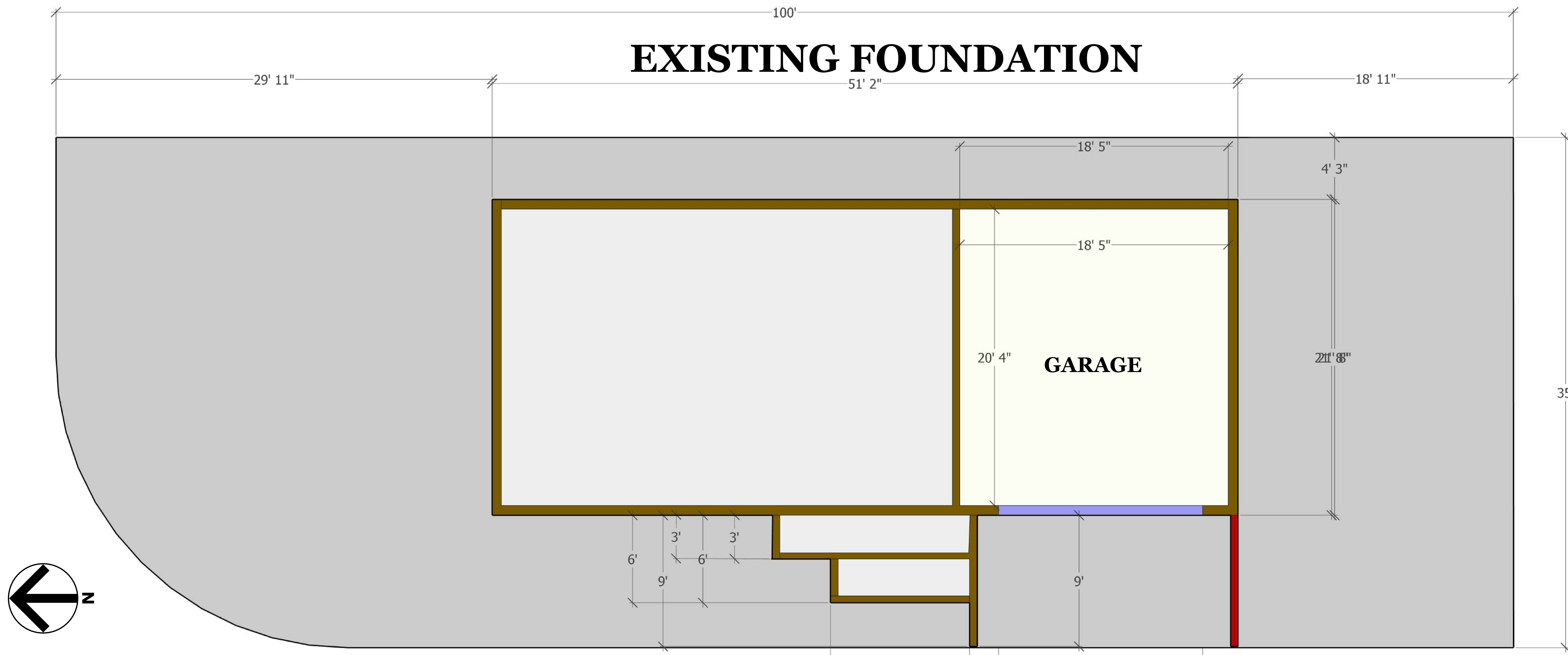
Site Plan



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2728 De Monte Av El Cerrito CA

**As Built Floor Plan and
Elevations**

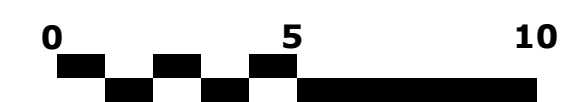
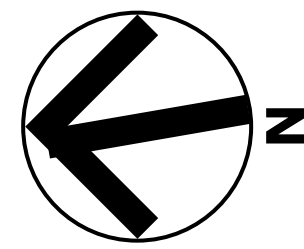
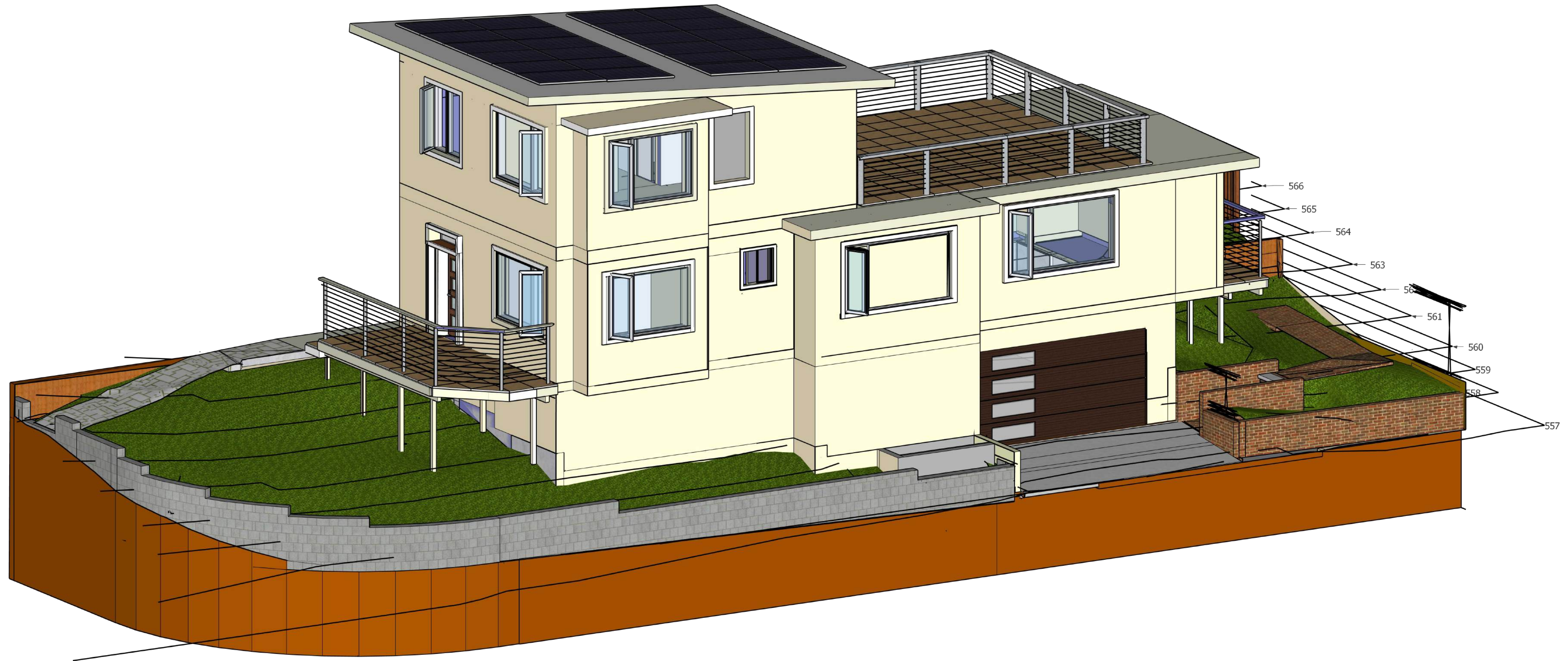


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 2728 De Monte Av El Cerrito CA

Site Plan
Foundatiuon

Topo Site Plan with Decks, Pathways, Fences



REVISIONS

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**The Greg Phipps Company
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2728 De Monte Av El Cerrito CA

**Topo Site Plan with
Decks, Pathways, Fences**

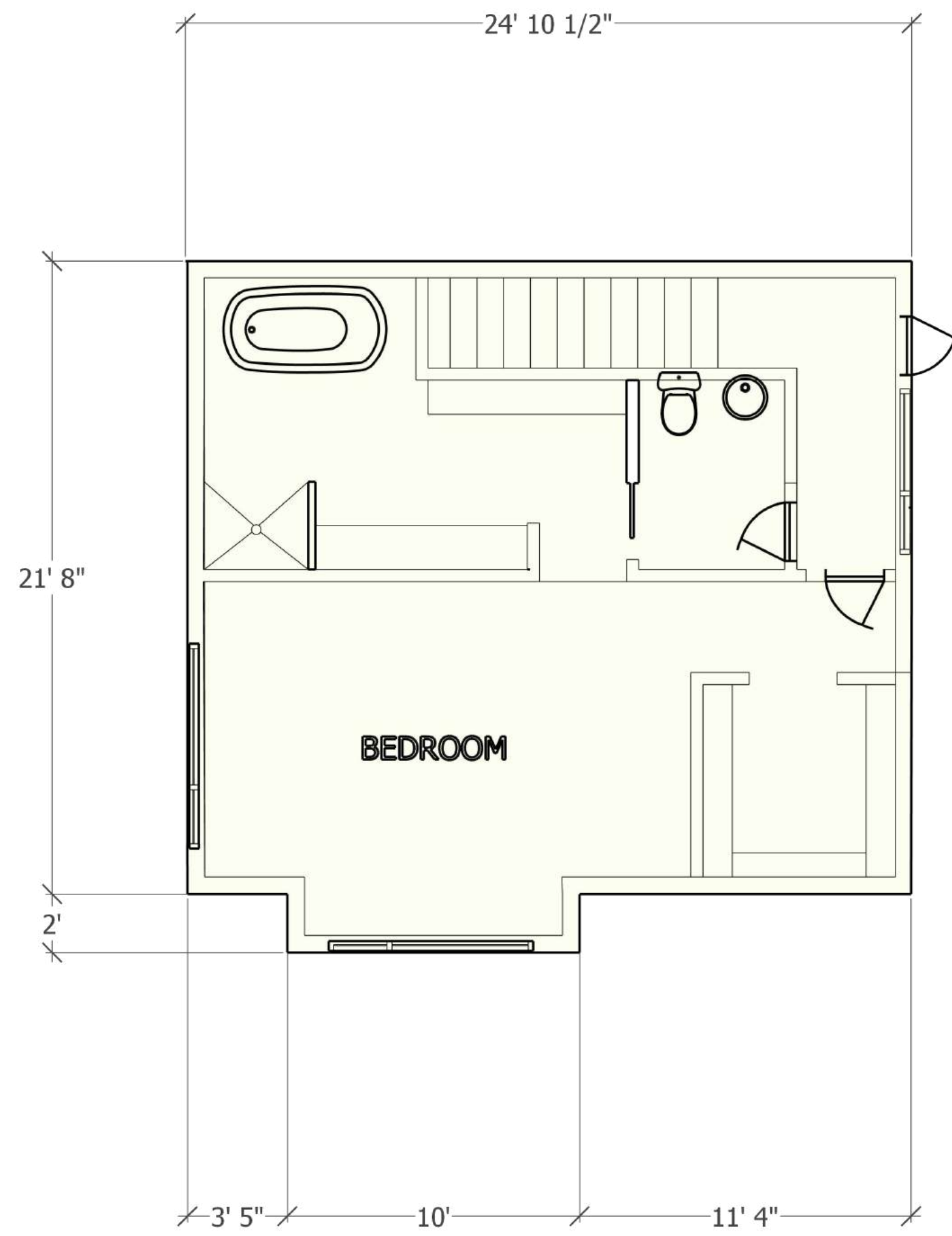
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04

Square Footage

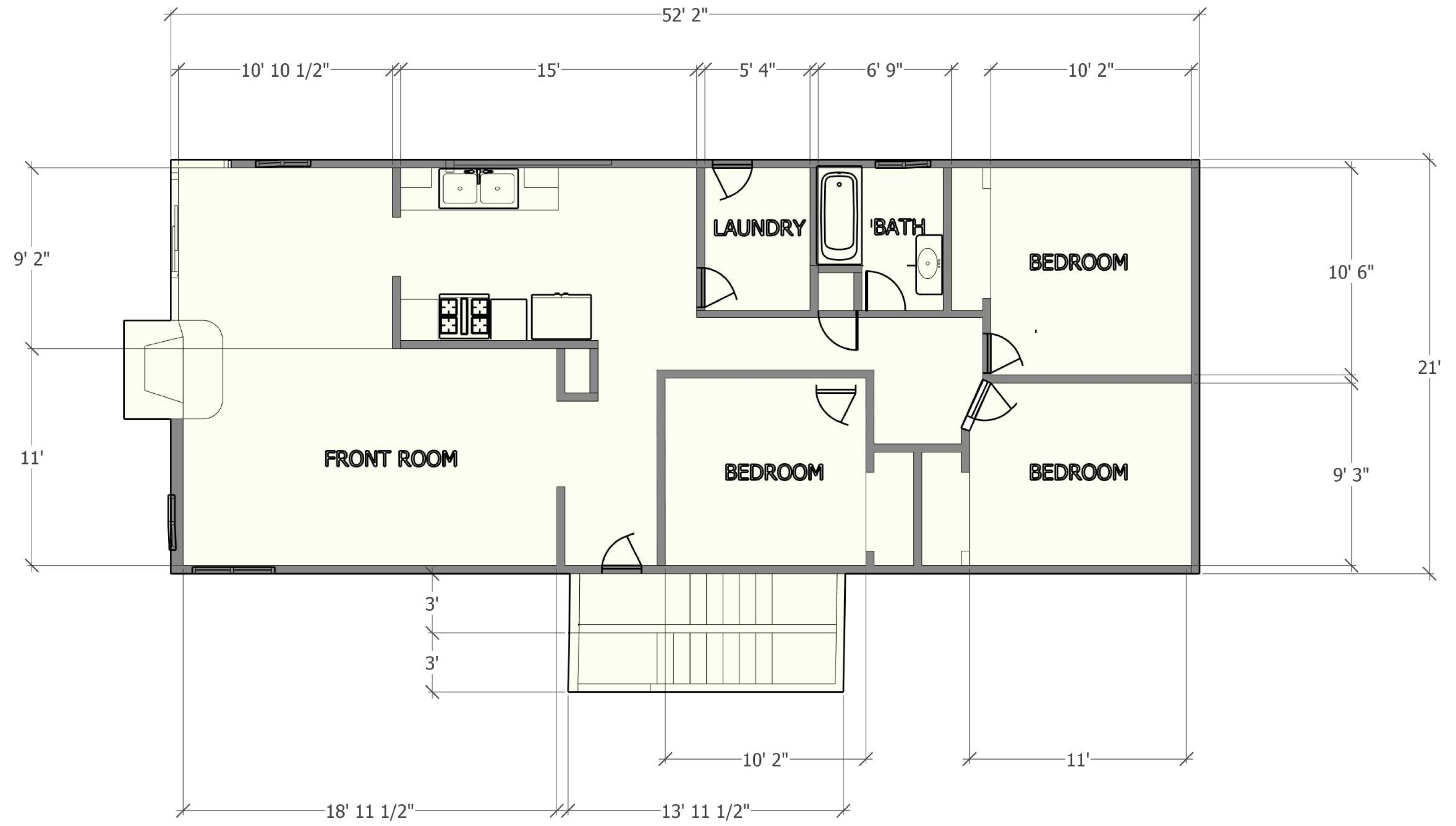
Existing square footage of residence – 1138
 Existing square footage of garage – 380
 Total existing square footage – 1518

Proposed square footage of first floor - 1273
 Proposed square footage of second floor – 636
 Proposed square footage of living area- 1902
 Existing square footage of garage - 380
 Total proposed square footage - 2282

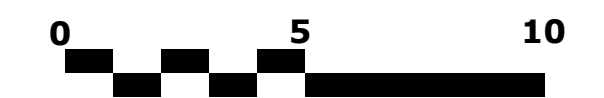
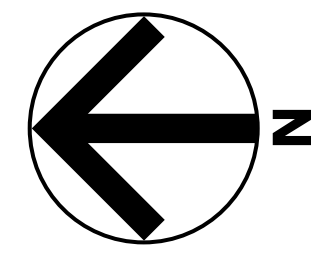
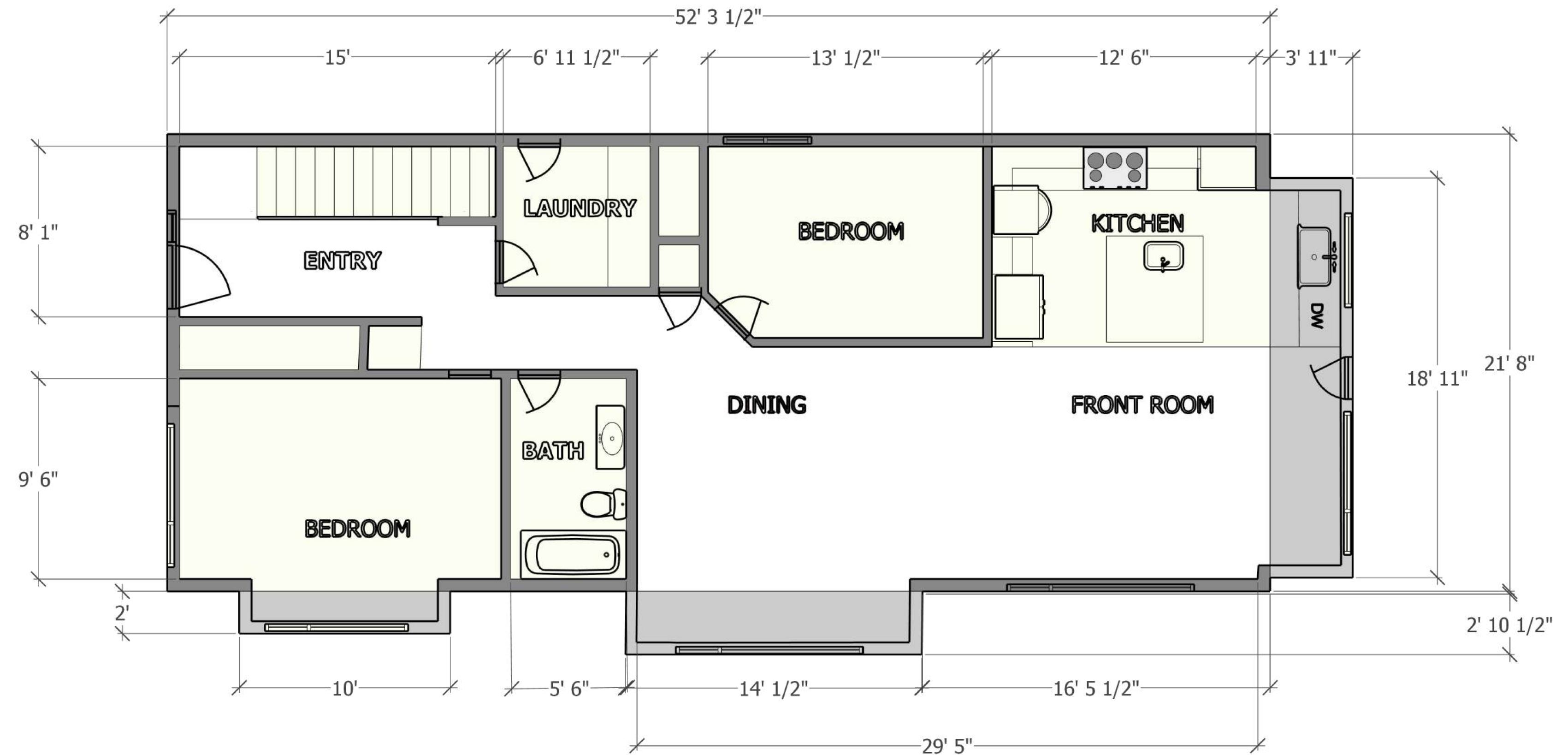


Proposed 2nd Floor

As Built Floor Plan



Proposed Main Floor



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 2728 De Monte Av El Cerrito CA

As Built,
Proposed Floor Plans

Back, South Facing Elevation



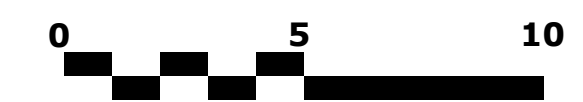
Front, North Facing Elevation



West Facing Elevation



Note: Measurements taken from base of foundation



REVISIONS

REMARKS

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2728 De Monte Av El Cerrito CA

**Elevation Height
Compliance**

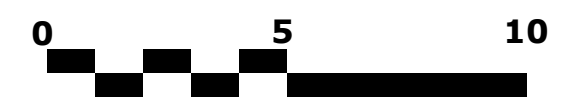
West Facing Elevation



South Facing Elevation



North Facing Elevation



REVISIONS
REMARKS

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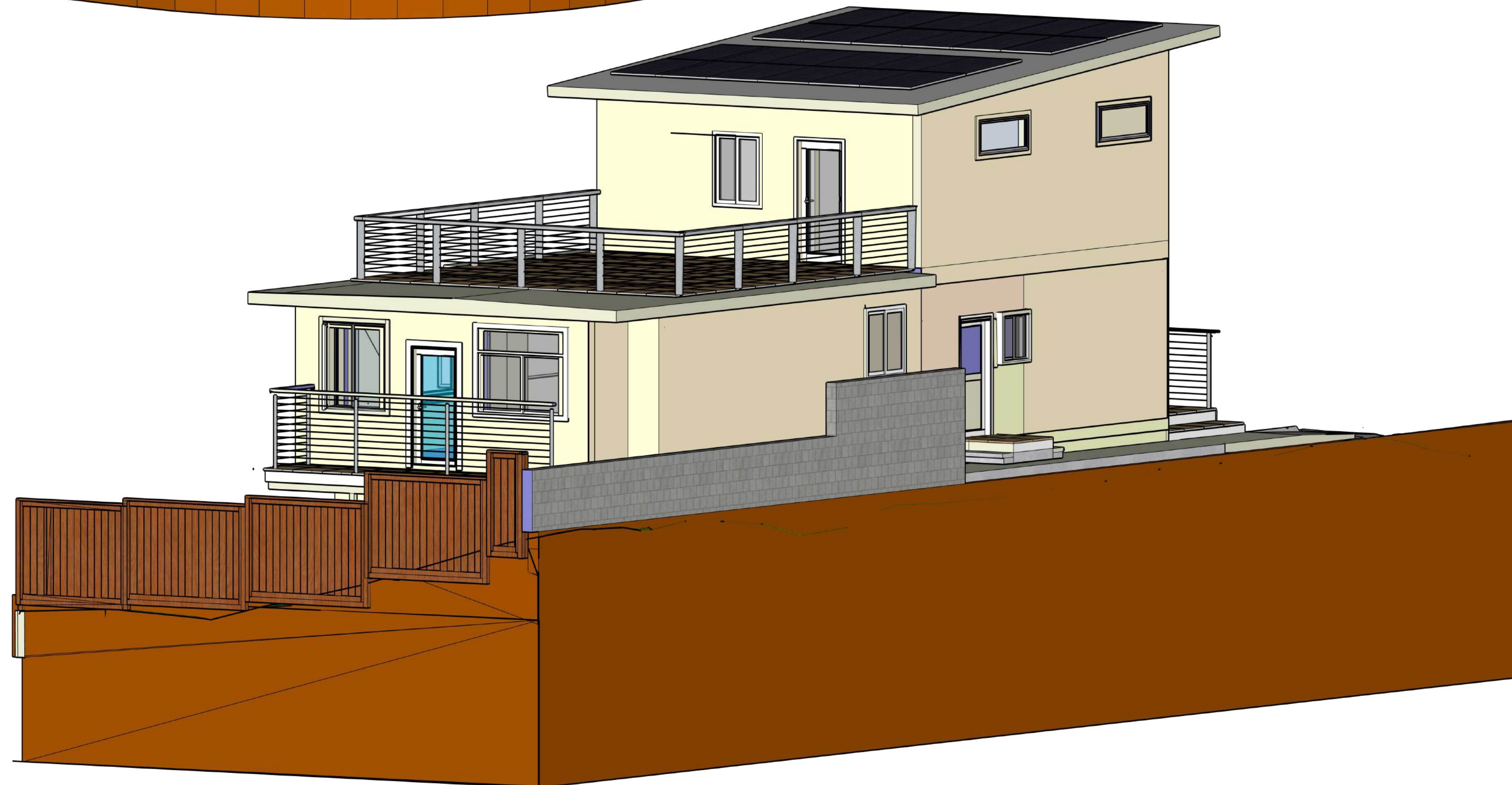
2728 De Monte Av El Cerrito CA

Topo Elevations

North West Elevation



South East Elevation



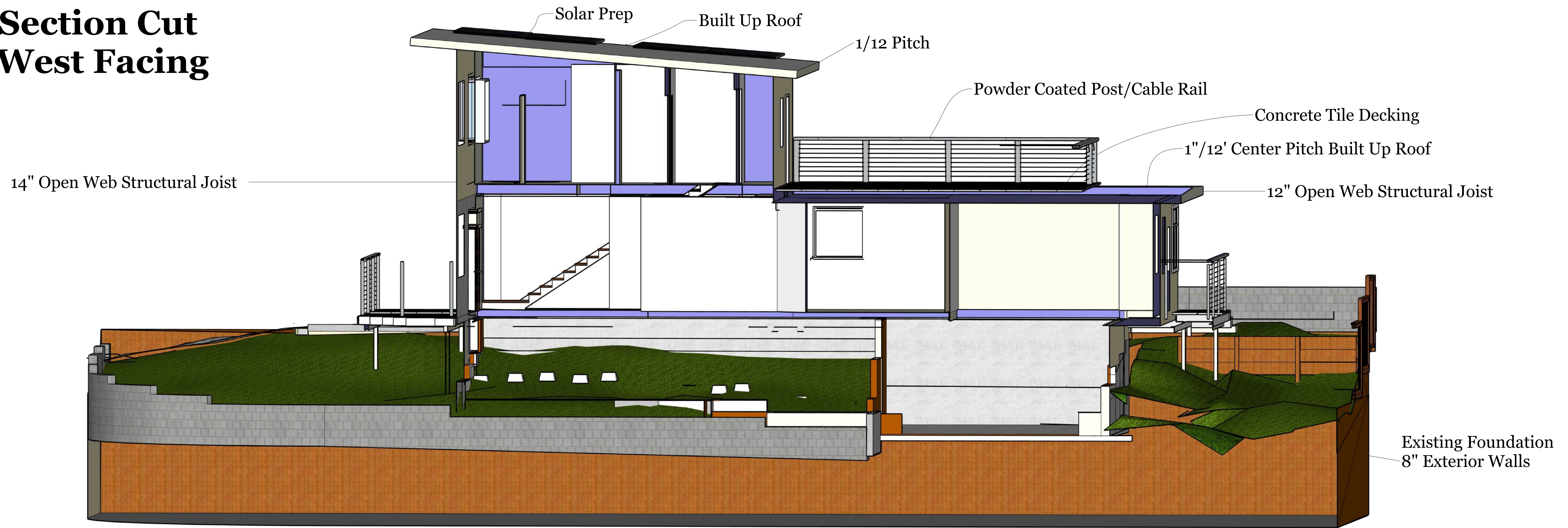
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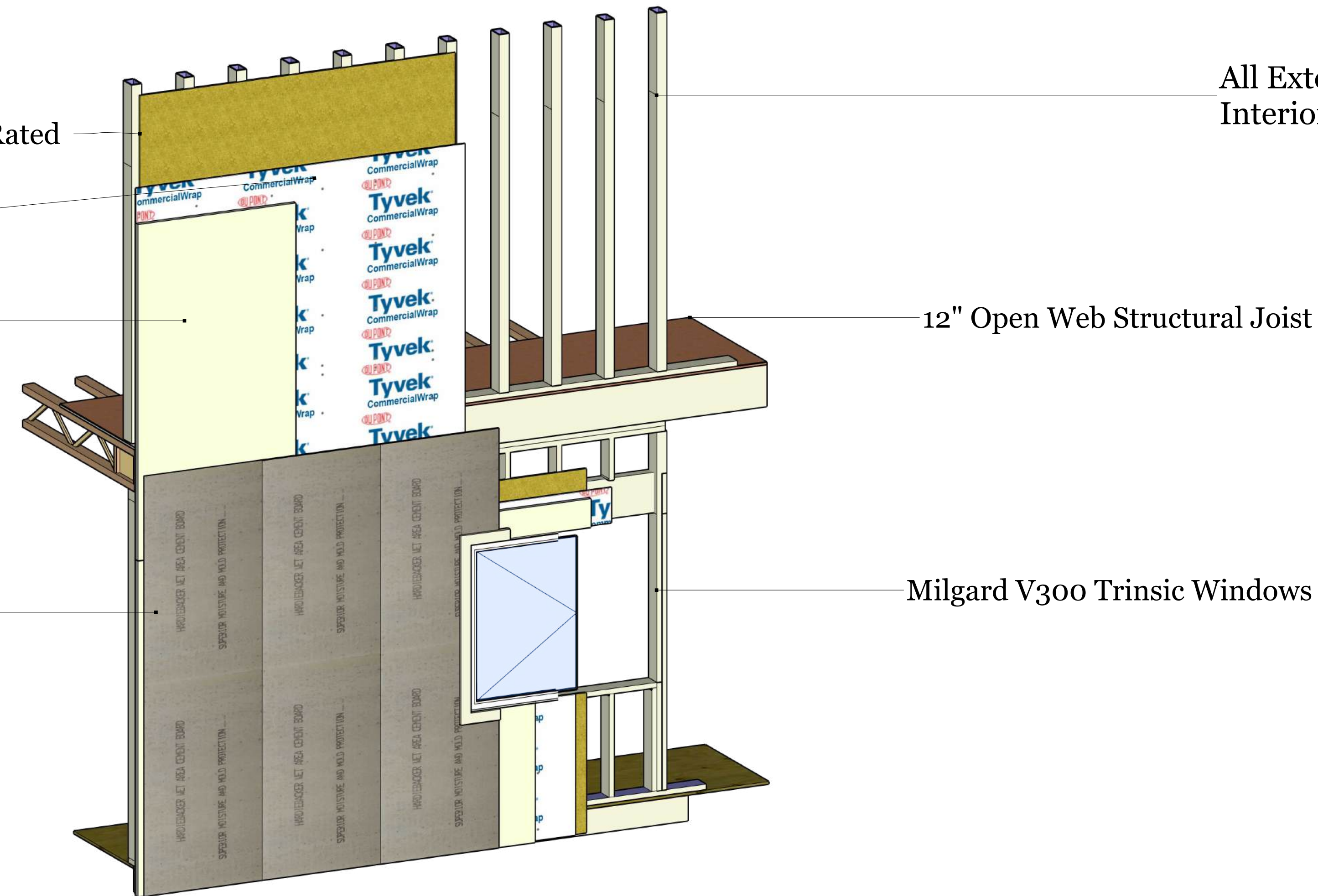
North/South Elevations

Section Cut West Facing



Exterior Wall Detail

- 5/8" 5 Ply Structural Rated Plywood
- Tyvek Self Adhesive Moisture Barrier
- 1" Hard Foam Insulation



All Exterior Walls 2" x 6" x 9' Construction
Interior Walls 2" x 4" Construction

Interior Walls 5/8" Gypsum Board, R22 Insulation

3/8" Hardie Panel

Milgard V300 Trinsic Windows

REVISIONS

REMARKS

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The Greg Phipps Company
Contractor

2728 De Monte Av El Cerrito CA

Structure Details