



# CONTRA COSTA COUNTY

## AGENDA

### East Richmond Heights Municipal Advisory Council

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Monday, February 10, 2025

5:30 PM

Contra Costa County Supervisor Gioia's  
Office (11780 San Pablo Ave, El Cerrito,  
CA 94530) or Zoom:  
<https://cccouny-us.zoom.us/j/898653307>

80

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#### Land-Use Subcommittee

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions
2. Discussion Items

County File Number: CDVR24-01032

[25-344](#)

**Attachments:** [Packet CDVR24-01032](#)

*D.1 - The applicant requests approval of a variance to allow an as-built 3rd story (where 2.5 stories is the max) for the construction of a concrete slab in an unconditioned basement space.*

County File Number: CDVR24-01046

[25-345](#)

**Attachments:** [Packet CDVR24-01046](#)

*D.2 – UPDATE: 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.*

County File Number: CDLP25-02001

[25-412](#)

**Attachments:** [Packet CDLP25-02001](#)

*D.3 - Applicant requests approval of a land use permit with a small lot design review for the legalization of an existing second residence approximately 1,285 square feet in size on an agricultural lot that is substandard in size for the A-2 zoning district.*

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

**Adjourn**

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at Contra Costa County Supervisor Gioia's Office (11780 San Pablo Ave, El Cerrito, CA 94530) during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: For Additional Information Contact: Ronnie Mills | District Coordinator, Supervisor John Gioia | District 1, P (510) 942-2222, C (925) 839-3173



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-344

**Agenda Date:** 2/10/2025

**Agenda #:**

---

Advisory Board: East Richmond Heights Land Use Subcommittee

Subject: County File Number: CDVR24-01032

Information:

Accept County File Number: CDVR24-01032



## AGENCY COMMENT REQUEST

Date 10/31/24

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

**DISTRIBUTION**

**INTERNAL**

☒ Building Inspection      Grading Inspection  
 Advance Planning      Housing Programs  
 Trans. Planning      Telecom Planner  
 ALUC Staff      HCP/NCCP Staff  
 APC PW Staff      County Geologist

**HEALTH SERVICES DEPARTMENT**  
 Environmental Health      Hazardous Materials

**PUBLIC WORKS DEPARTMENT**  
 Engineering Services (1 Full-size + 3 email Contacts)  
 Traffic  
 Flood Control (Full-size)      Special Districts

**LOCAL**

☒ Fire District \_\_\_\_\_  
     San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
     Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)  
     East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)

☒ Sanitary District \_\_\_\_\_

☒ Water District \_\_\_\_\_  
 City of \_\_\_\_\_  
 School District(s) \_\_\_\_\_  
 LAFCO  
 Reclamation District # \_\_\_\_\_  
 East Bay Regional Park District  
 Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC East Richmond Heights \_\_\_\_\_  
 Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**  
 CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
 CA Fish and Wildlife, Region 3 – Bay Delta  
 Native American Tribes

**ADDITIONAL RECIPIENTS**  
 \_\_\_\_\_  
 \_\_\_\_\_

*Please submit your comments to:*

Project Planner Diana Lecca  
 Phone # 925-655-2869  
 E-mail diana.lecca@dcd.cccounty.us  
 County File # CDVR24-01032  
 Prior to Nov. 26, 2024

\*\*\*\*\*

We have found the following special programs apply to this application:

☒ Active Fault Zone (Alquist-Priolo)  
 Flood Hazard Area, Panel # \_\_\_\_\_  
 60-dBA Noise Control  
 CA EPA Hazardous Waste Site  
 High or Very High FHSZ

\*\*\*\*\*

**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.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDVR24-01032**

**File Date: 10/29/2024**

**Applicant:**

rene cardona construction  
140 spinaker way  
pittsburg, CA 94565

rene@cardonaconstruction.com  
(925) 642-6349

**Property Owner:**

PRABUDHYA BHATTACHARYYA  
6319 HIGHLAND AVE  
RICHMOND, CA 948051637

prabudhya@gmail.com  
(607) 793-8924

**Project Description:**

The applicant requests approval of a variance to allow an as-built 3rd story (where 2.5 stores is the max) for the construction of a concrete slab in an unconditioned basement space.

**Project Location: (Address: 6319 HIGHLAND AVE, RICHMOND, CA 948051637), (APN: 521051007)**

**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:** East Richmond Heights MAC

**Sphere of Influence:** Richmond

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** WEST CO WASTEWATER

**Housing Inventory Site:**

**Fees:**

| Fee Item | Description                     | Account Code                          | Total Fee | Paid    |
|----------|---------------------------------|---------------------------------------|-----------|---------|
| 048F     | Fish & Wildlife Fee (\$75)      | 002606-9660-REV-000-5B048F            | 75.00     | 75.00   |
| 052B     | Notification Fee (\$30)         | 002606-9660-REV-000-5B052B            | 30.00     | 30.00   |
| HSDR     | Environmental Health Fee (\$57) | 002606-9660-REV-000-5BHSDR <br>\$5.00 | 57.00     | 57.00   |
| VRS0044  | Zone Variance - DCD             | 002606-9660-REV-000-5B0044            | 3250.00   | 3250.00 |
| Total:   |                                 |                                       | 3412.00   | 3412.00 |

Codes

2022 California Building Code

Property Information

All existing and proposed  
Occupancy: R3  
Type V-B  
Single Family Residence  
No vertical or horizontal expansion

Scope of Work

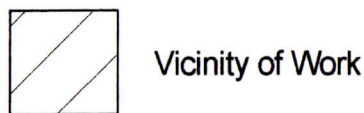
1. Voluntary seismic upgrade
2. Garage/basement retaining walls
3. Add necessary smoke and Carbon Monoxide alarms

Drawing Index

- Sheet 1 - General information and plot plan  
Sheet 2 - Foundation and framing plan  
Sheet 3 - Structural details  
Sheet 4 - Structural details

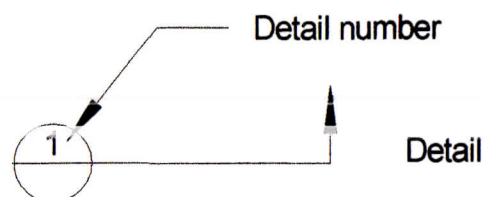
Legend

- (E) structural members  
----- (N) structural members  
----- Property line  
..... Demo'd structural members

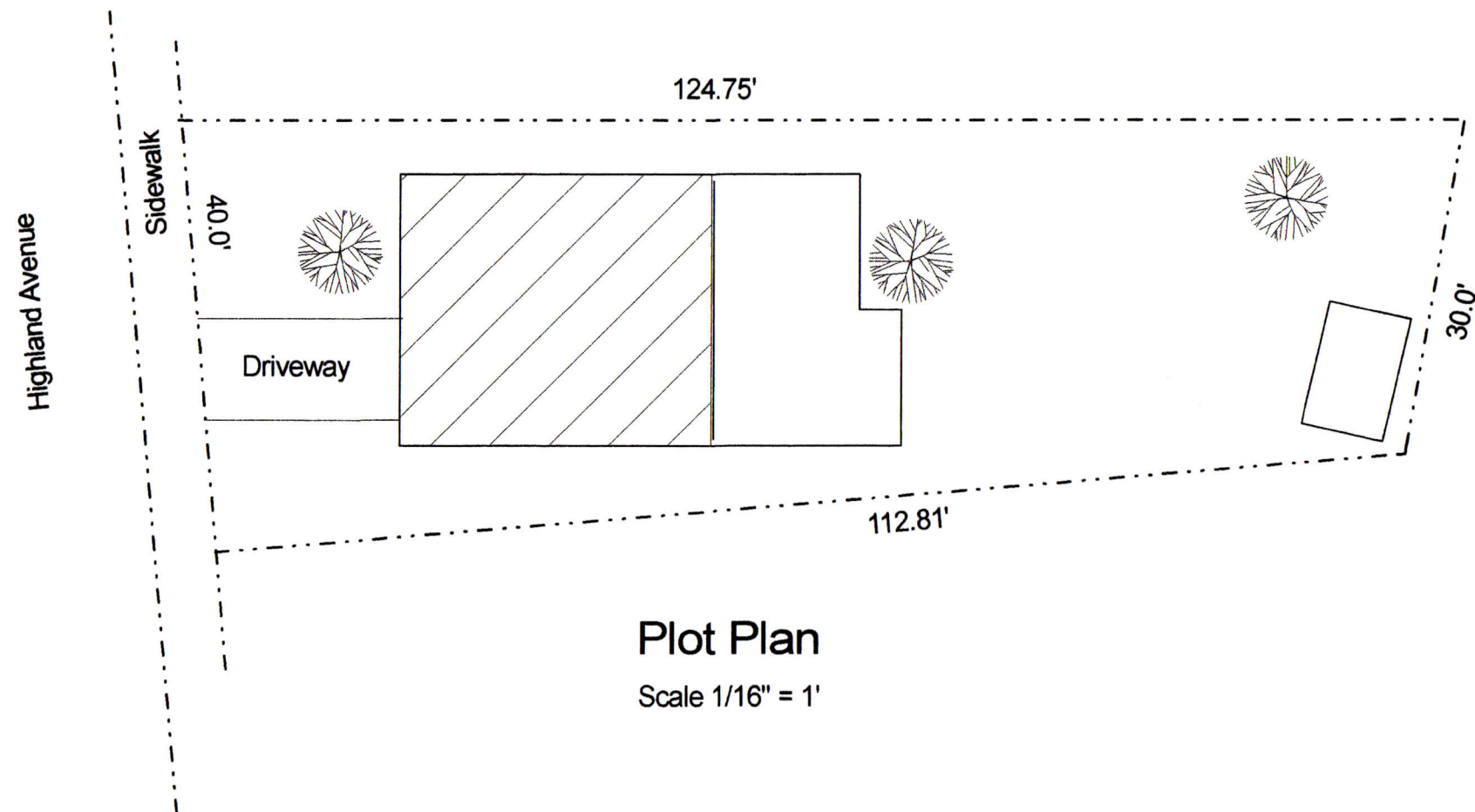


Vicinity of Work

Abbreviations and symbols



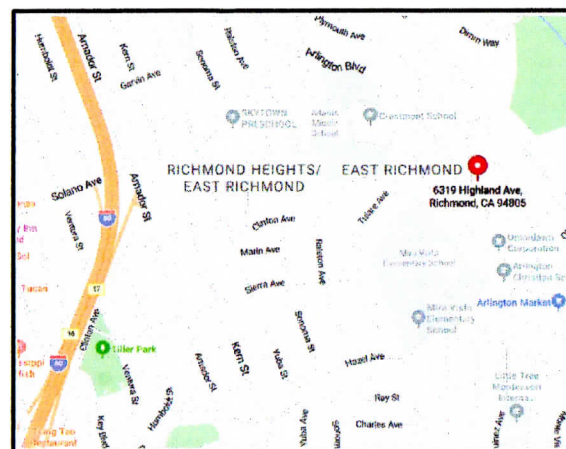
(N) New (E) Existing FJ floor joist  
PTDF Pressure treated Douglas Fir  
OCE On center edge OCF On center field



Plot Plan

Scale 1/16" = 1'

**RECEIVED** on 10/29/2024 CDVR24-01032  
By Contra Costa County  
Department of Conservation and Development



Vicinity Map

Project North

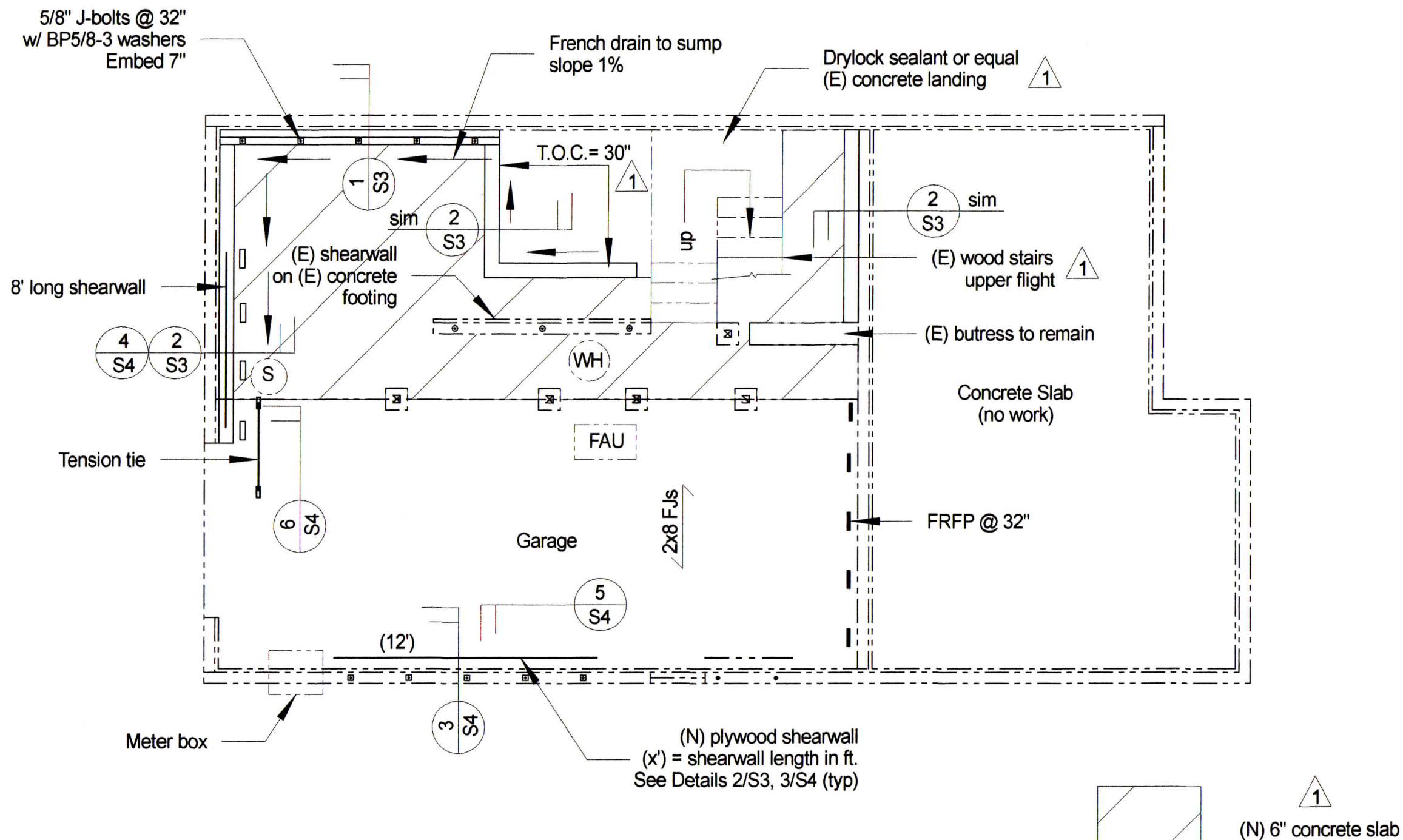
| REV | DATE      |
|-----|-----------|
| 1   | 7/27/2023 |

**BENT RETAINING WALL & SEISMIC UPGRADE**  
**6319 HIGHLAND AVE., RICHMOND, CA 94805**  
KSF STRUCTURAL 1805 LEIMERT BLVD OAKLAND, CA 94602 (510) 531-4177

BY: KSF  
DATE: 2/11/2024  
SHEET: S1







## Foundation & Framing Plan

Scale: 3/16" = 1'

- Engineer shall be notified of any discrepancies between the drawings and field conditions prior to construction
- Work shall be performed in accordance with the 2022 California Building Code.
- Plywood shall be APA rated, 5-Ply, 15/32", Struct 1 grade Nails shall be 10d common.
- Fasteners in contact with pressure treated shall be galvanized per ASTM A653 or A153.
- Do not overdrive, countersink, or otherwise damage outer ply.
- Concrete shall have 28-day compressive strength = 2500 psi Reinforcing steel shall conform to ASTM A 615, Gr. 60
- Wood shall be Douglas Fir Larch. All wood members shall be #1 and better. Outdoor exposure shall be pressure treated.
- Metal connectors shall be Simpson or equal. Epoxy shall be Simpson SET- XP or equal Use SET-3G for holdowns..
- Shearwalls may be moved along length to avoid interferences. Provide openings in shearwalls around existing vents & openings.
- Special inspections shall be conducted for epoxy bolts, and shearwall nails with spacing 4" or less. Inspections shall be performed by the engineer-of-record or a City approved lab.

| REV   | DATE     |
|---|----------|
| 1   | 4/1/2024 |
| <p><b>BENT RETAINING WALL &amp; SEISMIC UPGRADE</b><br/> <b>6319 HIGHLAND AVE., RICHMOND, CA 94805</b></p> <p>KSF STRUCTURAL 1805 LEIMERT BLVD OAKLAND, CA 94602 (510) 531-4177</p> |          |
| <p>BY: KSF</p> <p>DATE: 2/11/2024</p> <p>SHEET: S2</p>  |          |
| <p>REGISTERED PROFESSIONAL ENGINEER<br/> KENT S. FERRE<br/> S-3122<br/> EXP. 09/30/25<br/> STRUCTURAL<br/> STATE OF CALIFORNIA</p>  |          |



| REV | DATE:    |
|-----|----------|
| 1   | 4/1/2024 |
|     |          |

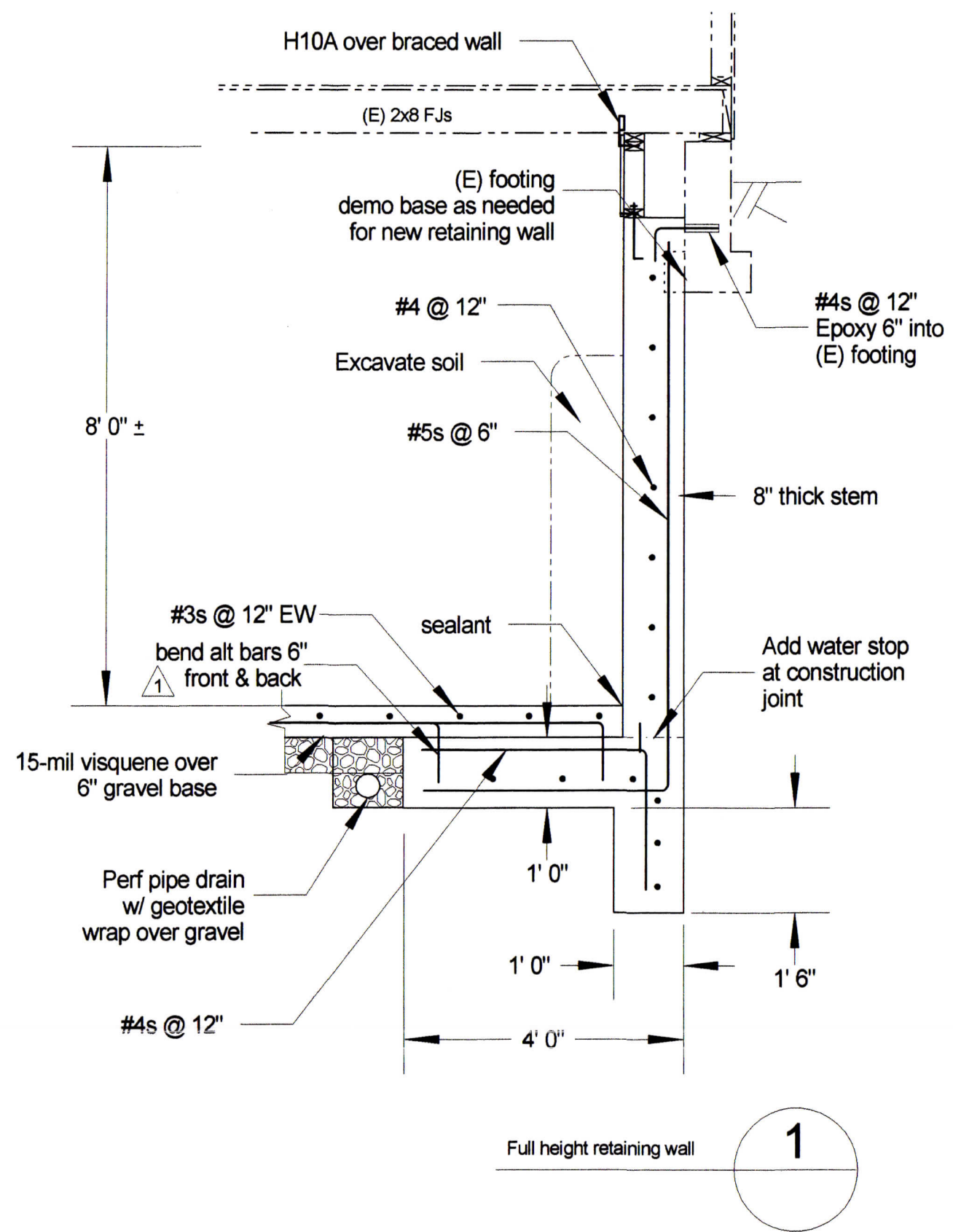
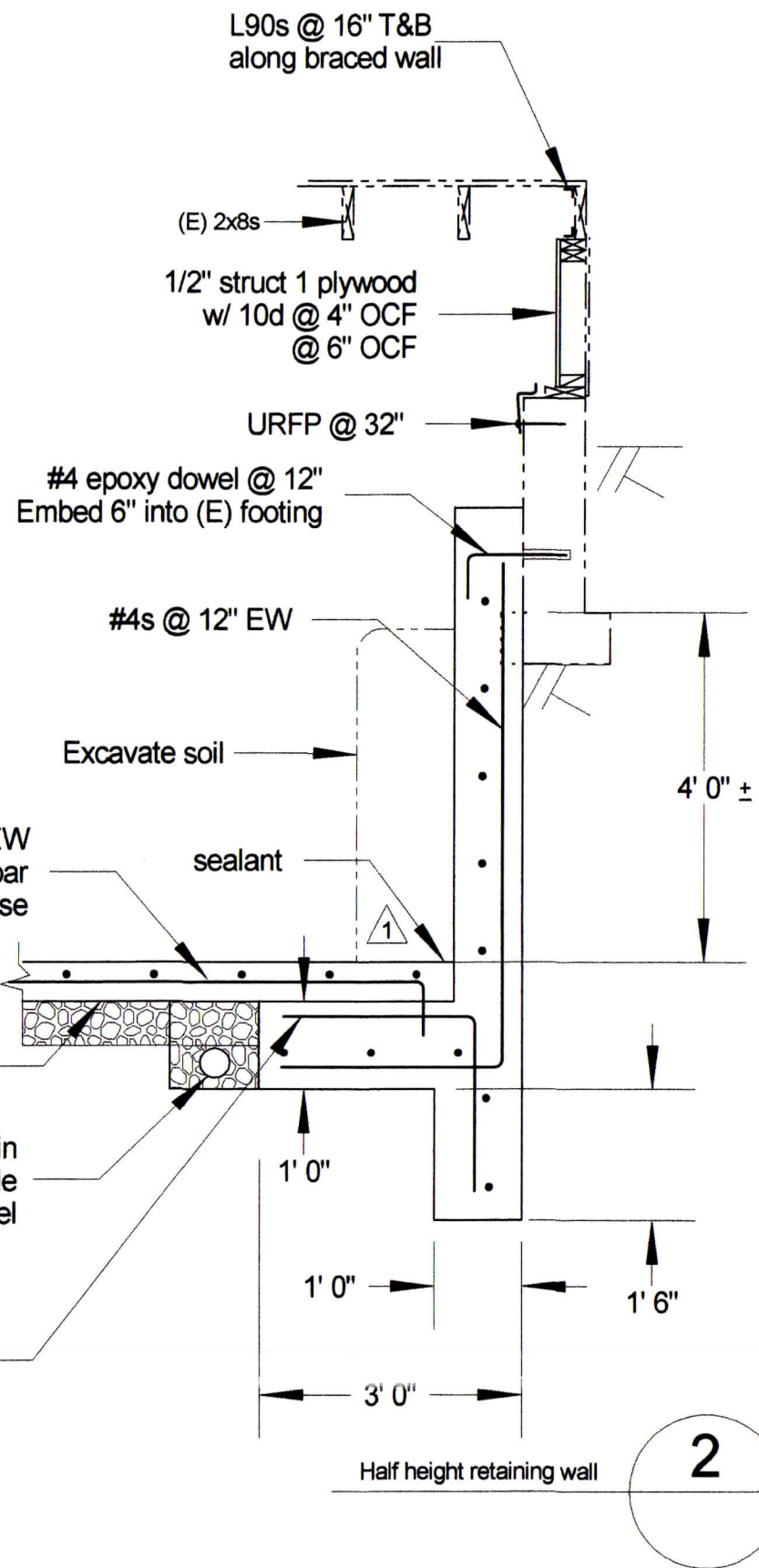
**BENT RETAINING WALL & SEISMIC UPGRADE  
6319 HIGHLAND AVE., RICHMOND, CA 94805**

KSF STRUCTURAL 1805 LEIMERT BLVD. OAKLAND, CA 94602 (510) 531-5120

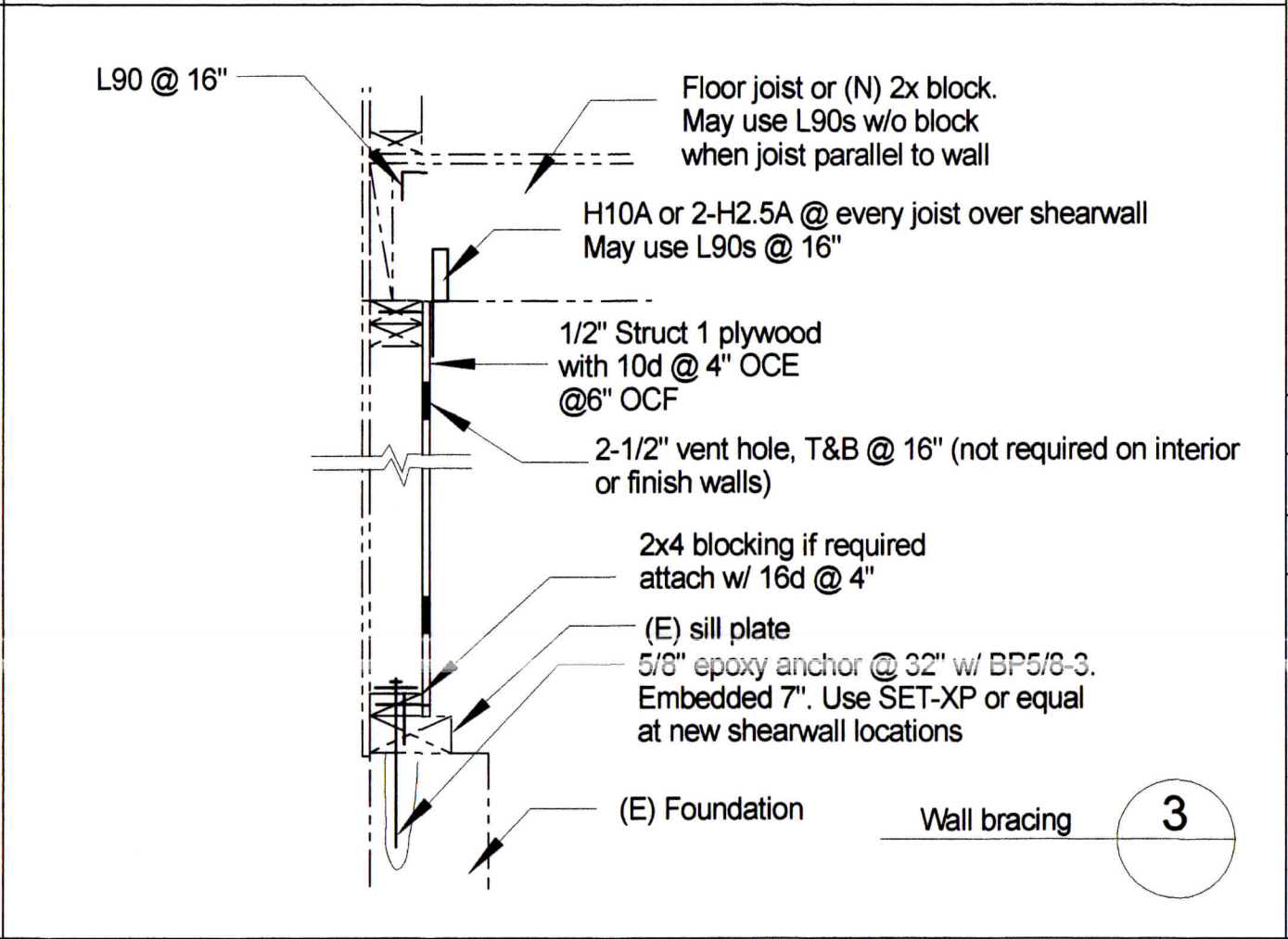
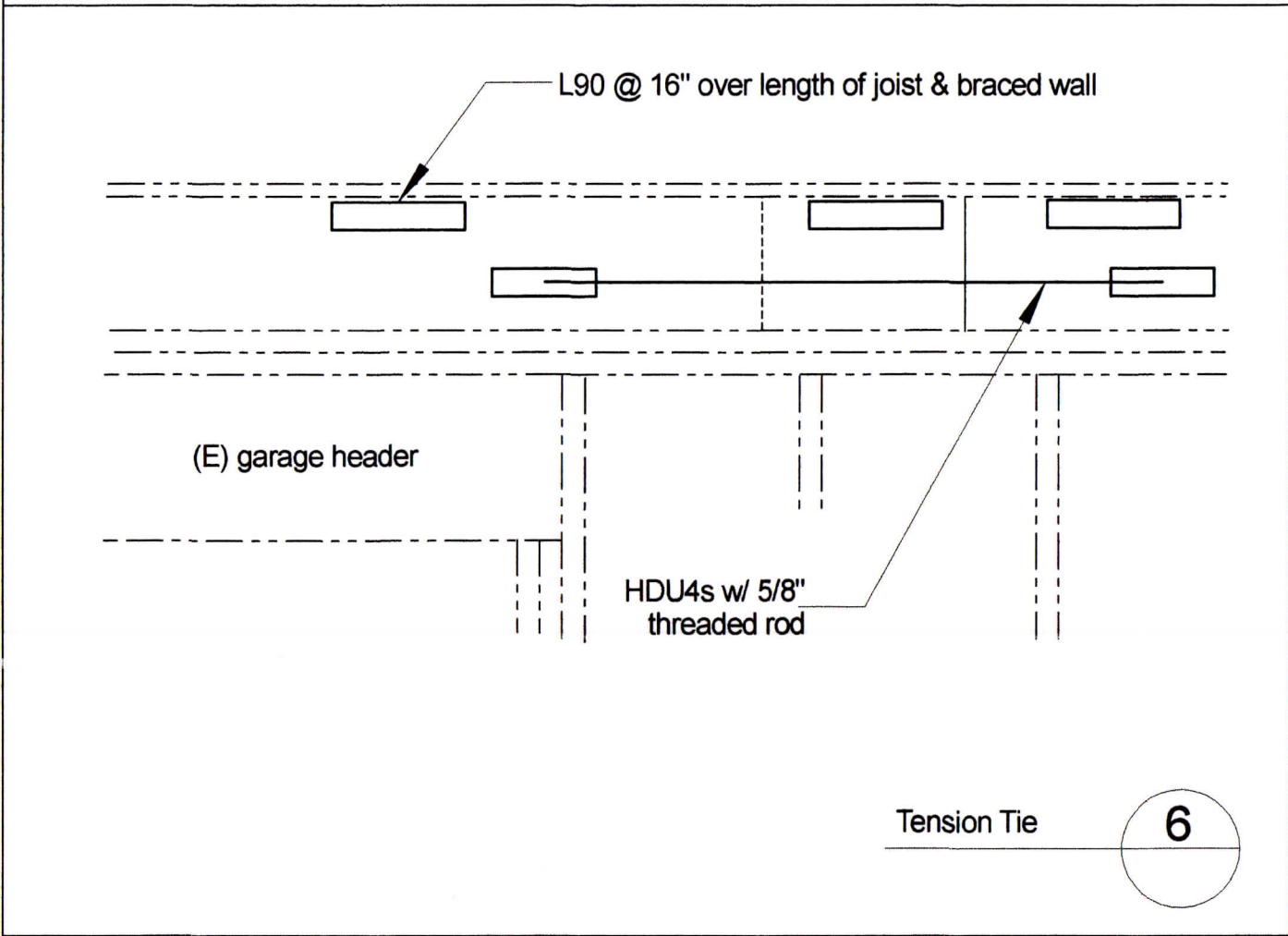
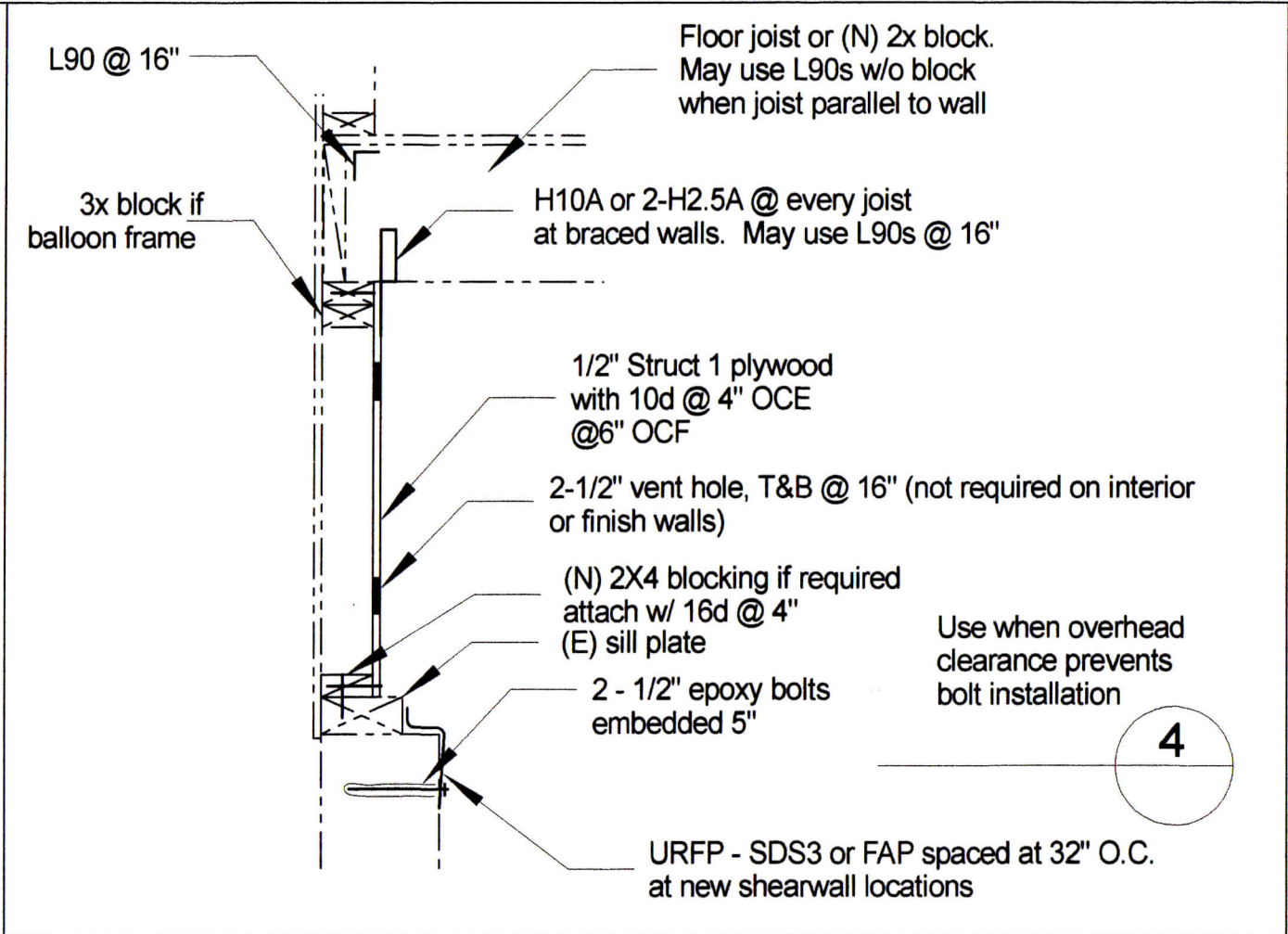
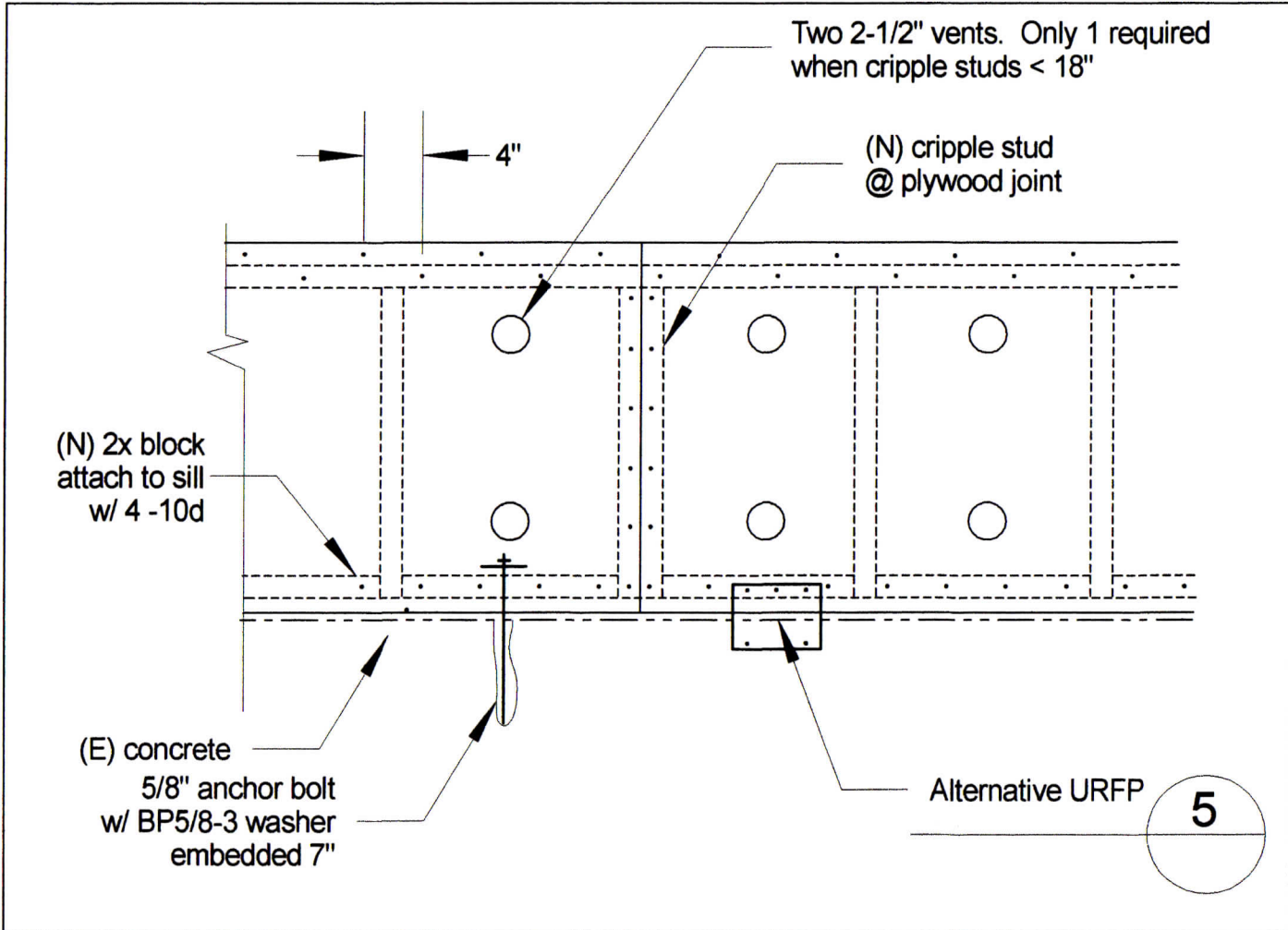
BY: KSF

DATE: 2/11/2024

SHEET: 3 of 4







| REV. | DATE |
|------|------|
|      |      |
|      |      |

**BENT SEISMIC UPGRADE DETAILS**

**6319 HIGHLAND AVE., RICHMOND, CA 94805**

KSF STRUCTURAL 1805 LEIMERT BLVD., OAKLAND, CA (510) 531-4177

|                 |
|-----------------|
| BY: KSF         |
| DATE: 2/11/2024 |
| SHEET: S4       |





## Map Legend

Assessment  
Parcels

### Planning Layers (DCD)

Unincorporated  
 Board of  
Supervisors'  
Districts

### Base Data

Address Points



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984



## Map Legend

Assessment  
Parcels

Planning Layers  
(DCD)

General Plan

SH (Single  
Family  
Residential -  
High) 5.0 - 7.2  
Units per Net  
Acre

Unincorporated

Board of  
Supervisors'  
Districts

Base Data

Address Points

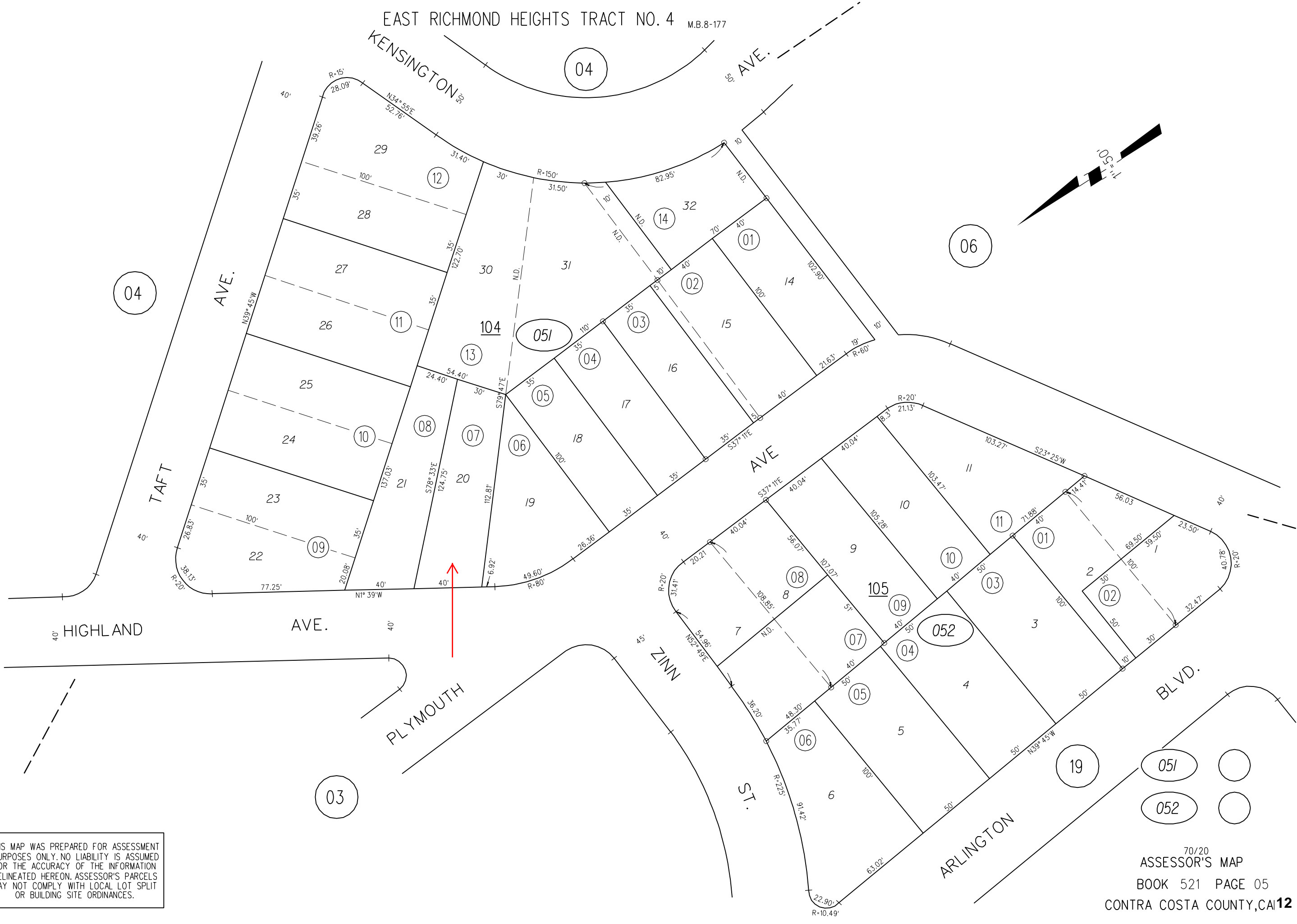
**DOIT**  
**GIS**  
CONTRA COSTA COUNTY

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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984





NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.





## Map Legend

Assessment  
Parcels

Planning Layers  
(DCD)

Zoning

ZONE\_OVER

R-6 (Single  
Family  
Residential)

Unincorporated

Board of  
Supervisors'  
Districts

Base Data

Address Points



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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 25-345

**Agenda Date:** 2/10/2025

**Agenda #:**

---

Advisory Board: East Richmond Heights Land Use Subcommittee

Subject: County File Number: CDVR24-01046

Information:

Accept County File Number: CDVR24-01046



## AGENCY COMMENT REQUEST

Date \_\_\_\_\_

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

**DISTRIBUTION**

**INTERNAL**

☐ Building Inspection      ☐ Grading Inspection  
☐ Advance Planning      ☐ Housing Programs  
☐ Trans. Planning      ☐ Telecom Planner  
☐ ALUC Staff      ☐ HCP/NCCP Staff  
☐ APC PW Staff      ☐ County Geologist

**HEALTH SERVICES DEPARTMENT**

☐ Environmental Health    ☐ Hazardous Materials

**PUBLIC WORKS DEPARTMENT**

☐ Engineering Services (1 Full-size + 3 email Contacts)  
☐ Traffic  
☐ Flood Control (Full-size)    ☐ Special Districts

**LOCAL**

☐ Fire District \_\_\_\_\_  
     ☐ San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
     ☐ Consolidated – (email) [fire@cccfdp.org](mailto:fire@cccfdp.org)  
     ☐ East CCC – (email) [brodriguez@cccfdp.org](mailto:brodriguez@cccfdp.org)  
☐ Sanitary District \_\_\_\_\_  
☐ Water District \_\_\_\_\_  
☐ City of \_\_\_\_\_  
☐ School District(s) \_\_\_\_\_  
☐ LAFCO \_\_\_\_\_  
☐ Reclamation District # \_\_\_\_\_  
☐ East Bay Regional Park District  
☐ Diablo/Discovery Bay/Crockett CSD  
☐ MAC/TAC \_\_\_\_\_  
☐ Improvement/Community Association  
☐ CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

☐ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
☐ CA Fish and Wildlife, Region 3 – Bay Delta  
☐ Native American Tribes

**ADDITIONAL RECIPIENTS**

\_\_\_\_\_

\_\_\_\_\_

*Please submit your comments to:*

Project Planner \_\_\_\_\_

Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

County File # \_\_\_\_\_

Prior to \_\_\_\_\_

\*\*\*\*\*

We have found the following special programs apply to this application:

☐ Active Fault Zone (Alquist-Priolo)  
☐ Flood Hazard Area, Panel # \_\_\_\_\_  
☐ 60-dBA Noise Control  
☐ CA EPA Hazardous Waste Site  
     High or Very High FHSZ

\*\*\*\*\*

**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.

Comments: ☐ None    ☐ Below    ☐ Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



## 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

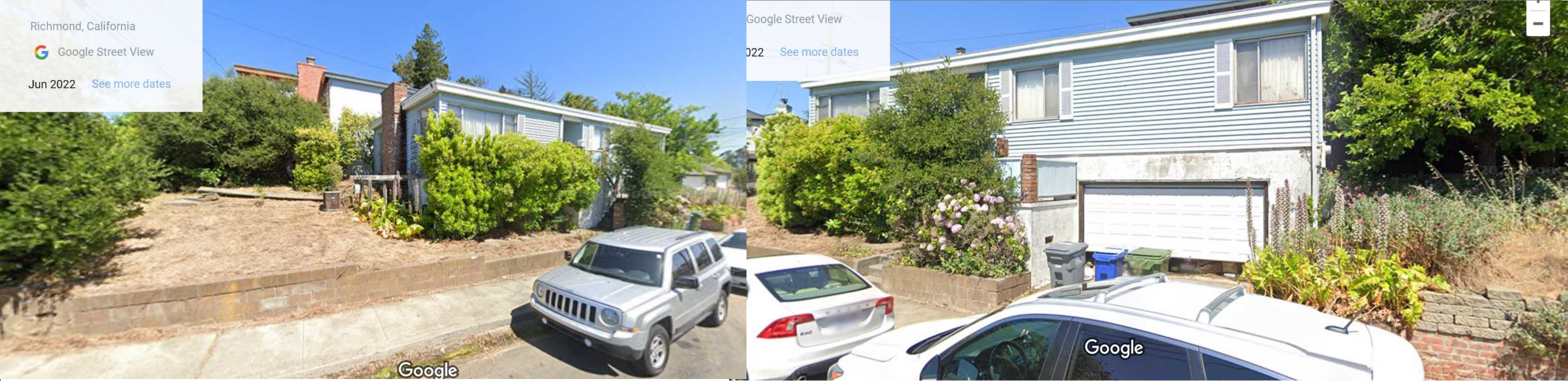
**Sanitary District:** WEST CO WASTEWATER

**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 <br>\$5.00 | 57.00          | 57.00          |
| VRS0044       | Zone Variance - DCD             | 002606-9660-REV-000-5B0044            | 3250.00        | 3250.00        |
| <b>Total:</b> |                                 |                                       | <b>3337.00</b> | <b>3337.00</b> |





# Residential Renovation

## 2758 Del Monte Ave

### El Cerrito CA

GENERAL PROJECT OUTLINE:

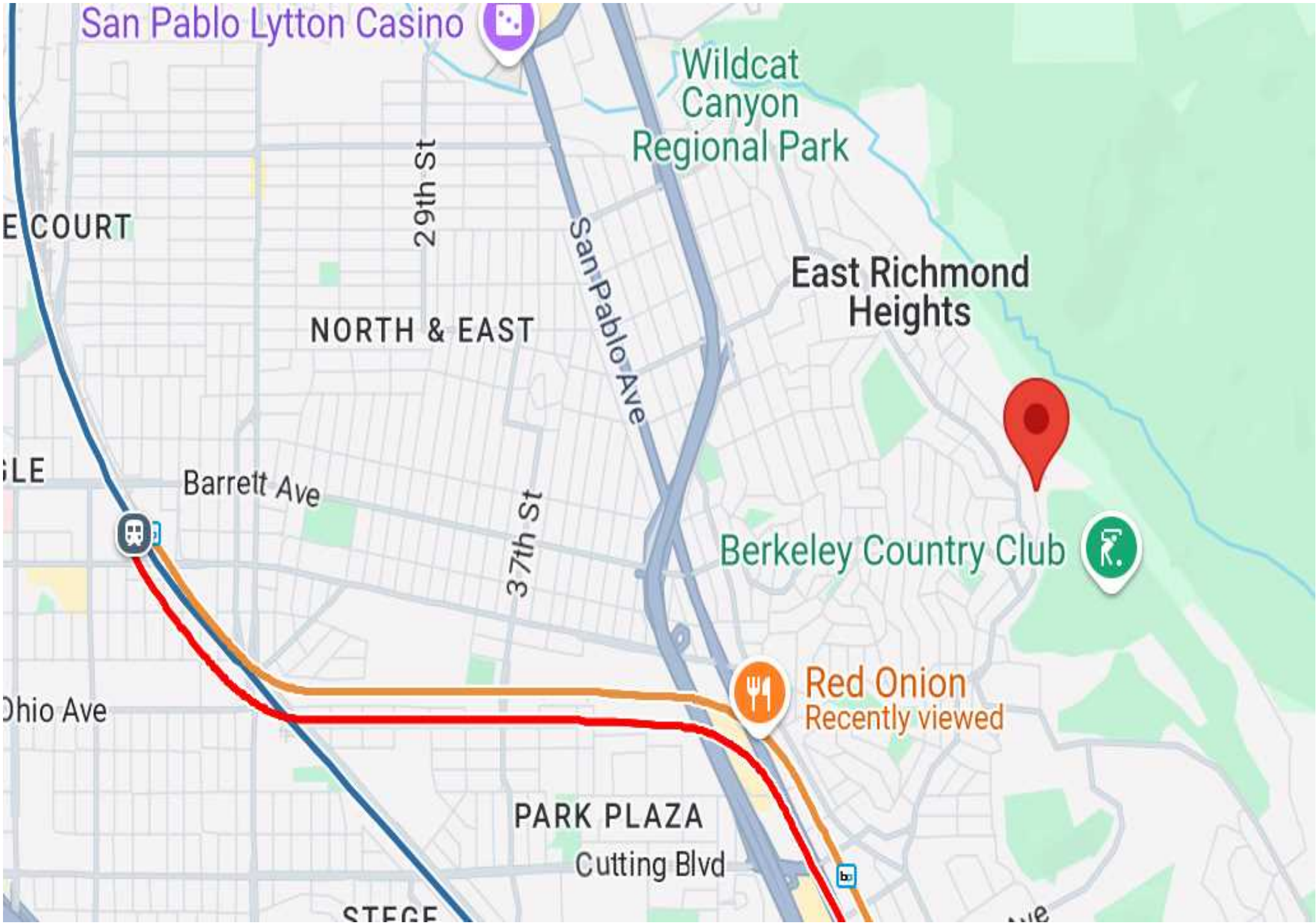
2758 DEL MONTE AVE, EL CERRITO, CA

**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.

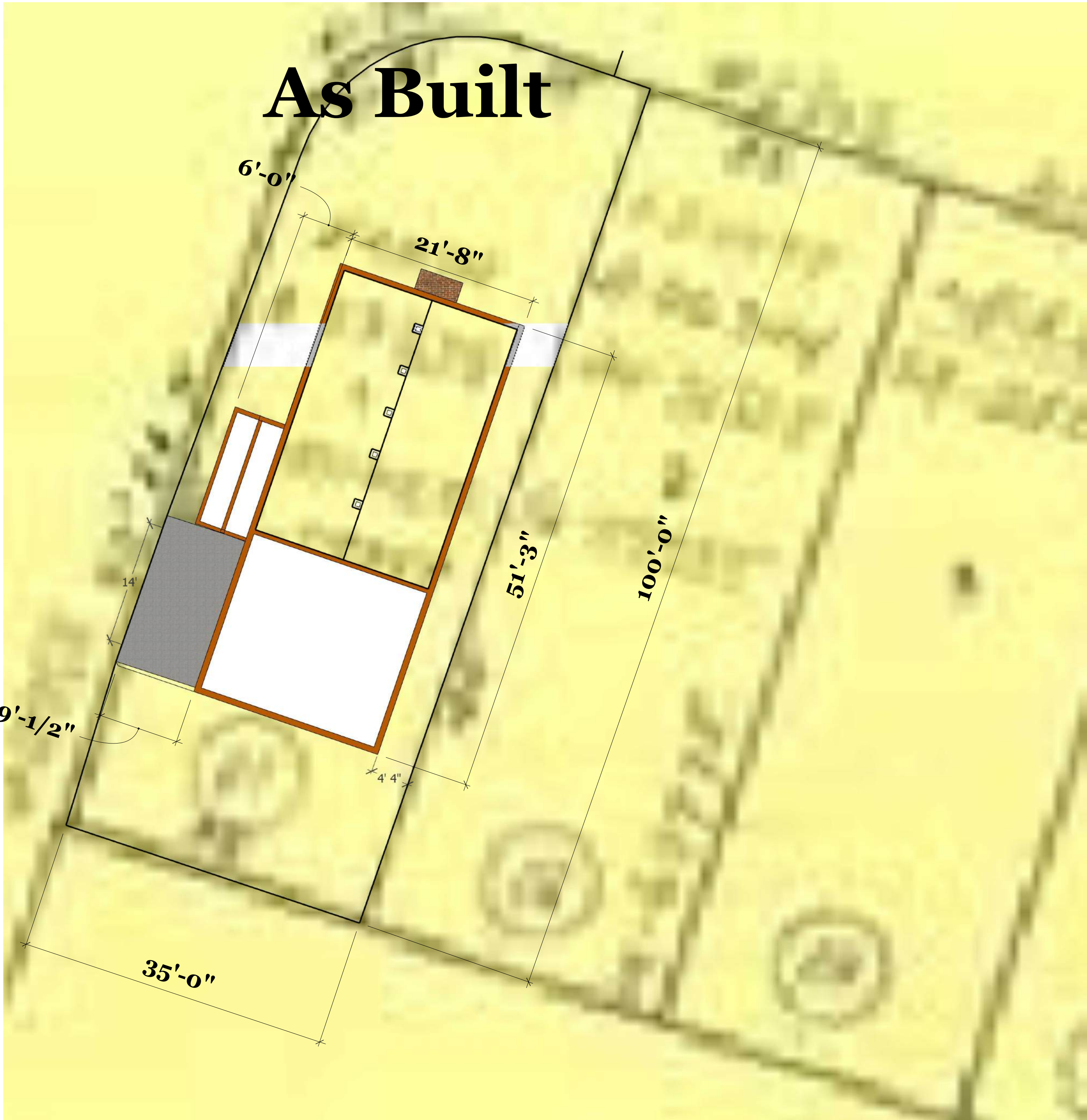
**Construction:** Living spaces will be constructed with 9' ceilings, 2" x 6" exterior walls, and standard 2" x 4" interior walls. Decks will be added on the north and south sides of the property to expand outdoor use while providing ingress to and egress from the home. The main entry will be moved to 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



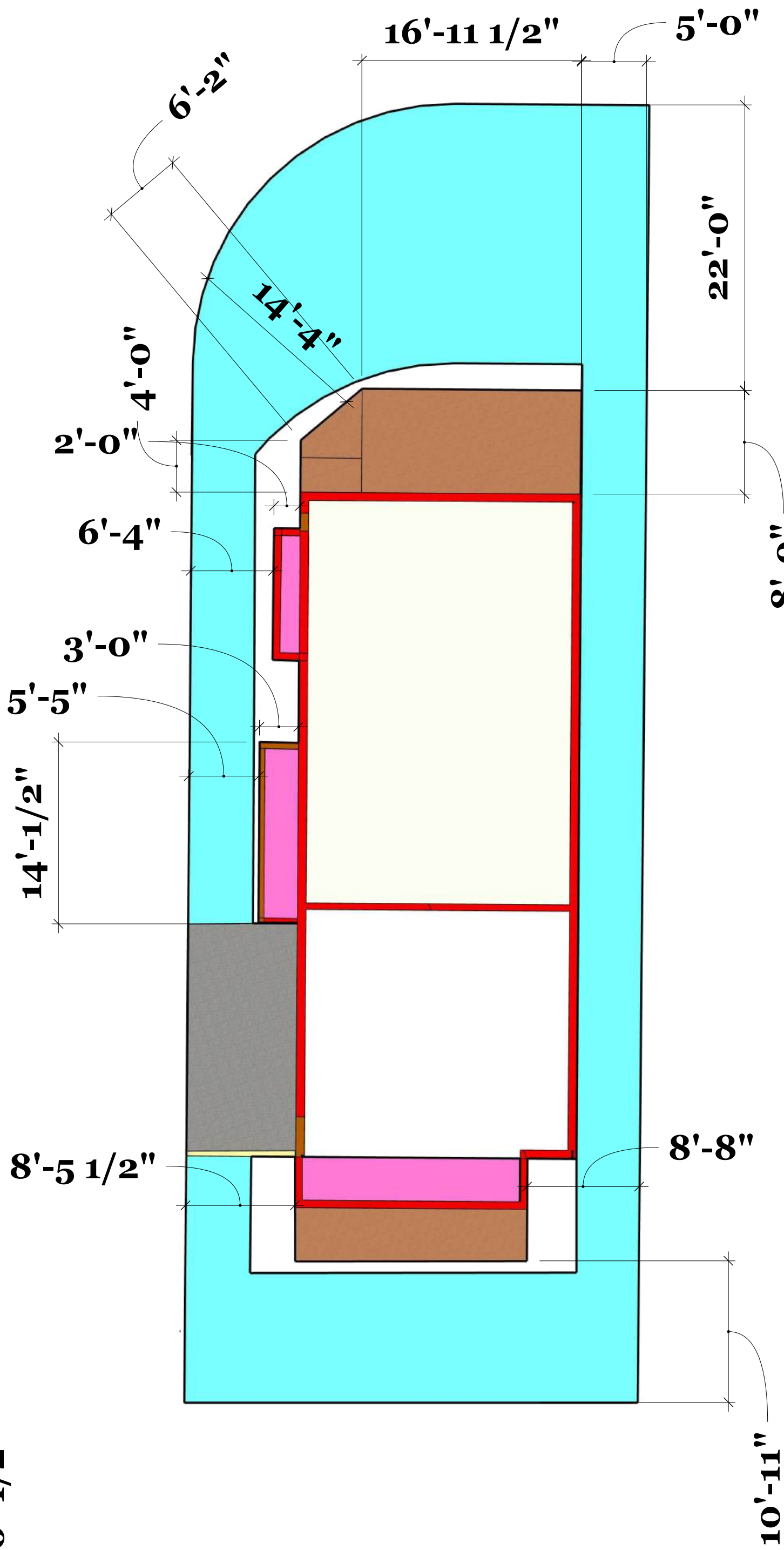
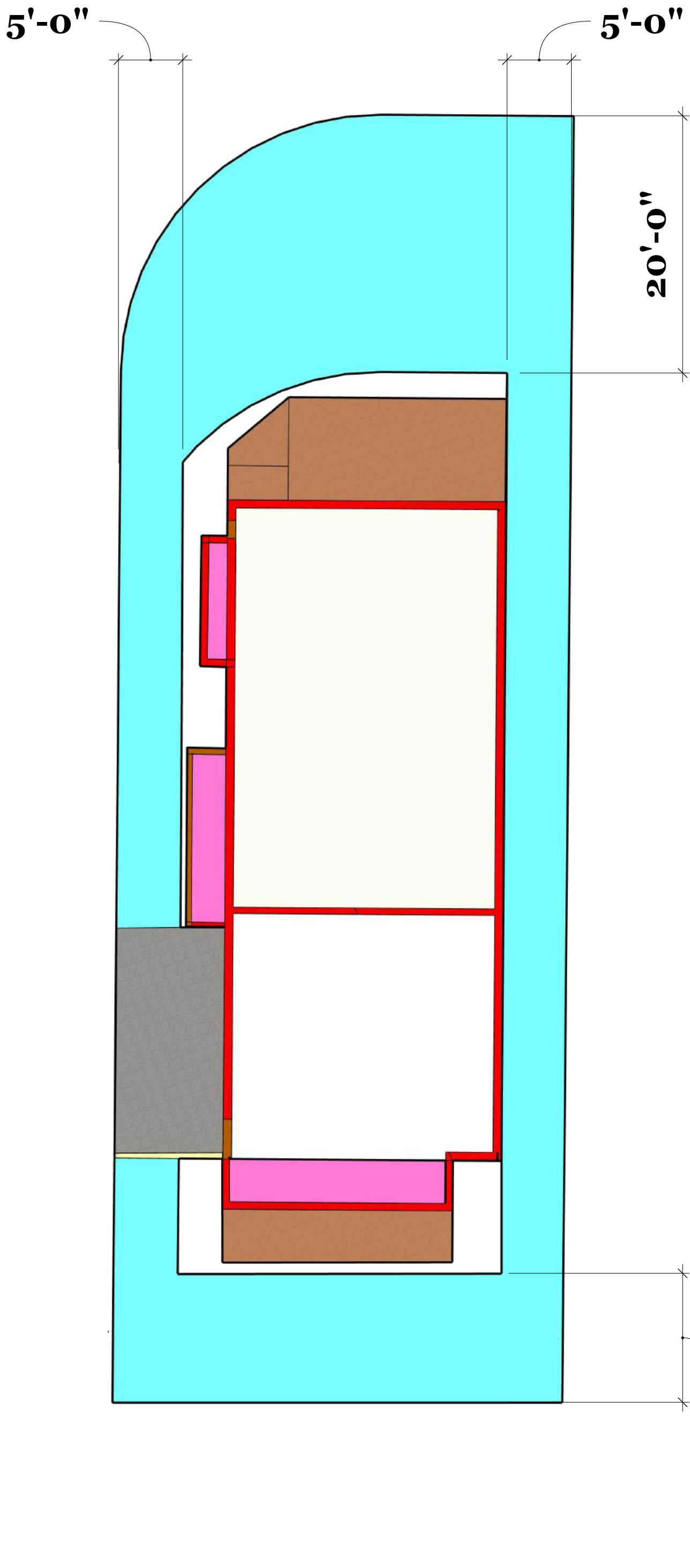


-  Setback Lines
-  Bump Outs
-  Decks
-  Fireplace

# Proposed Site

## Setbacks

## Proposed Setbacks



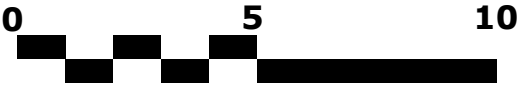
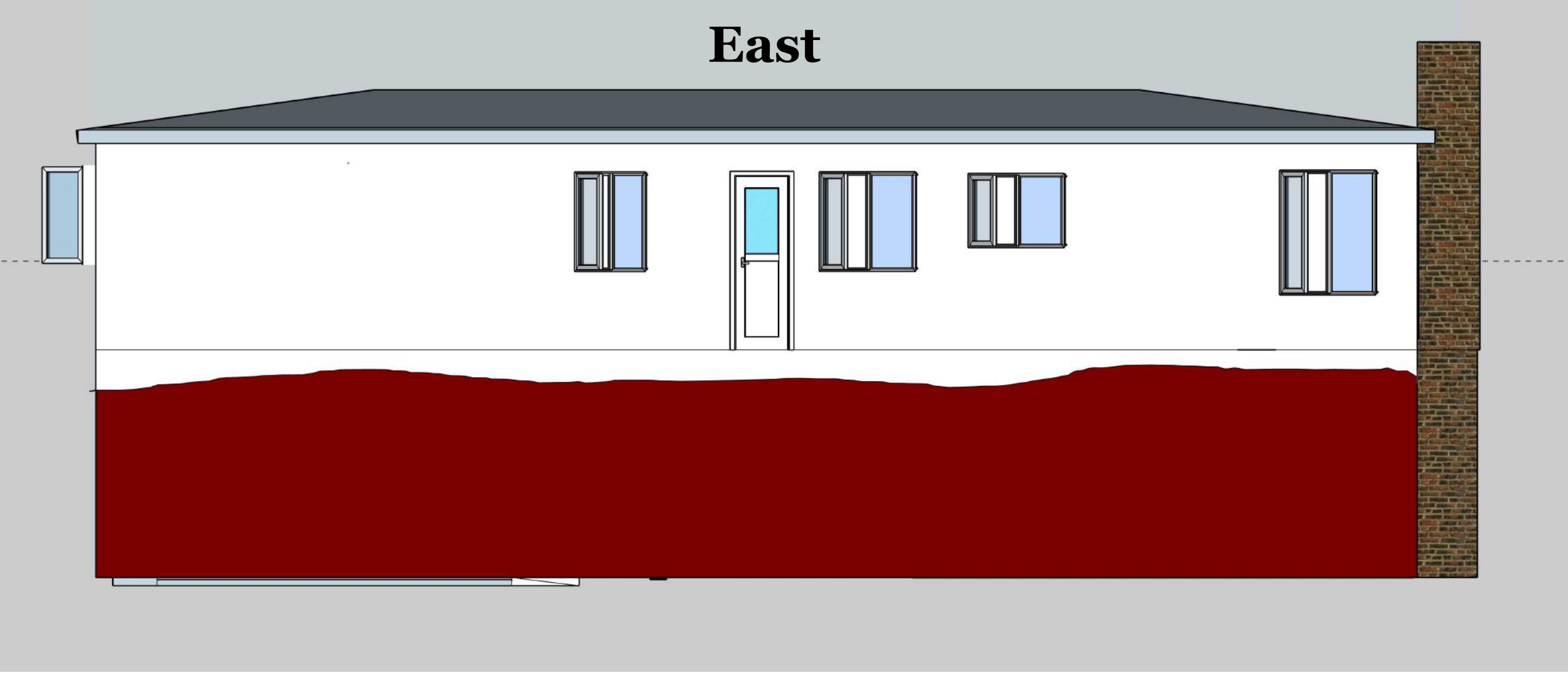
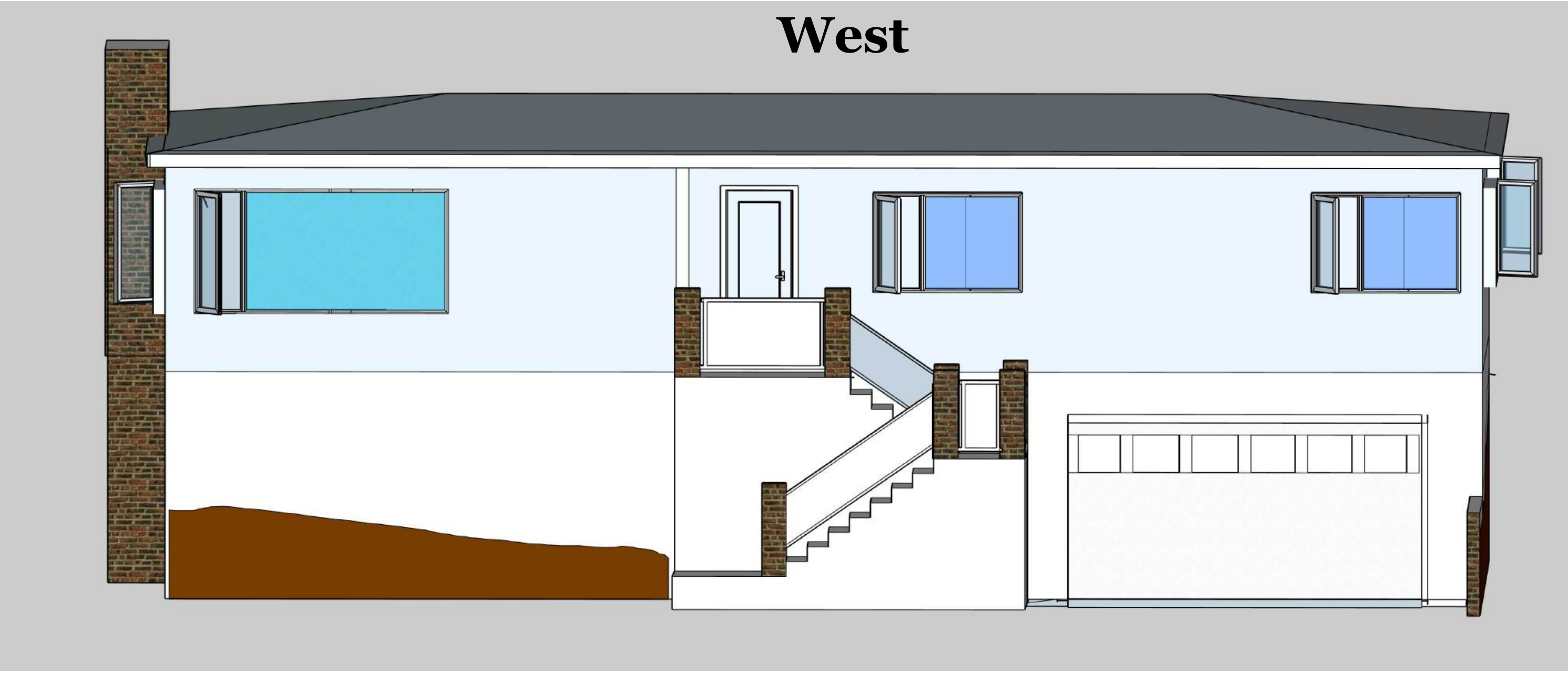
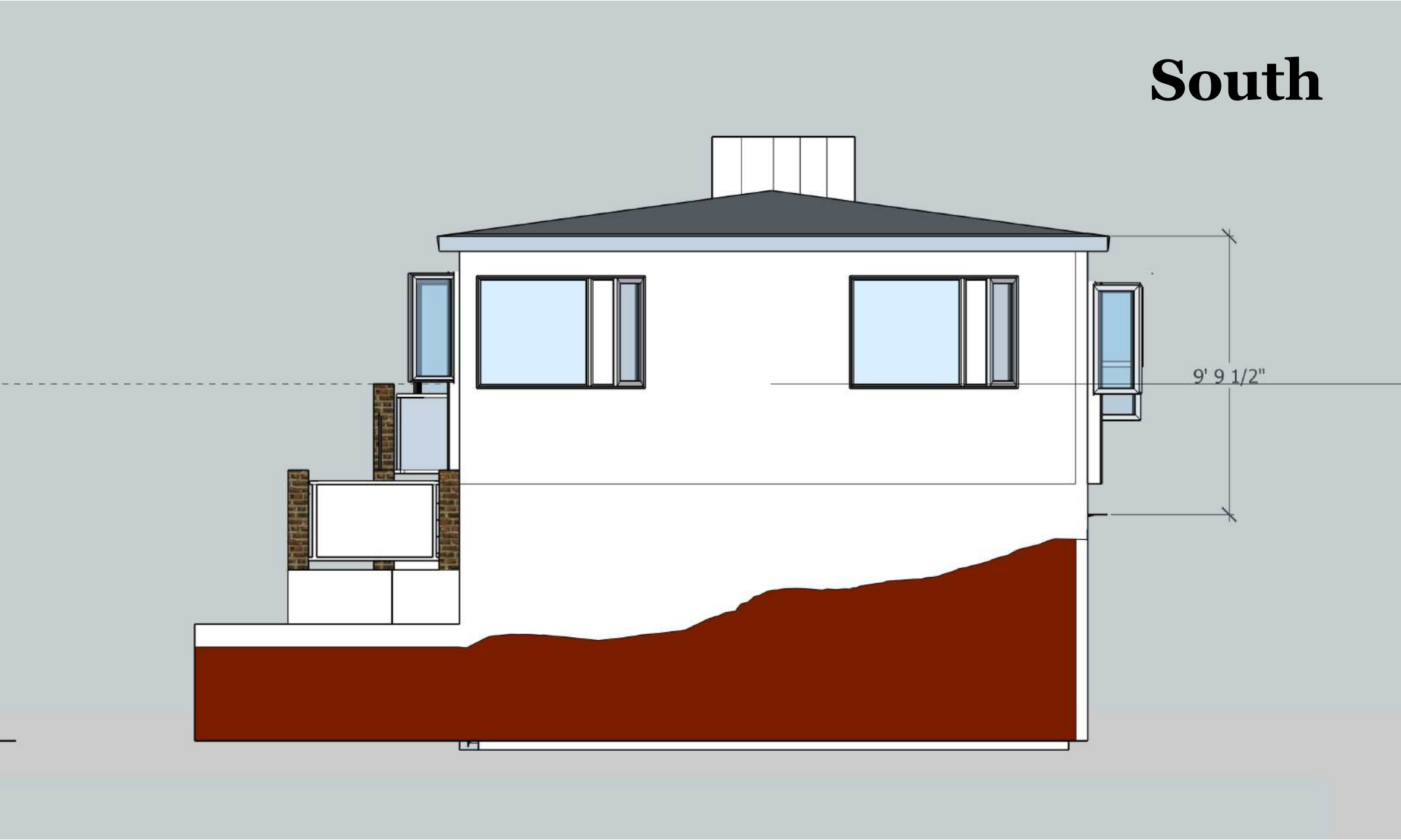
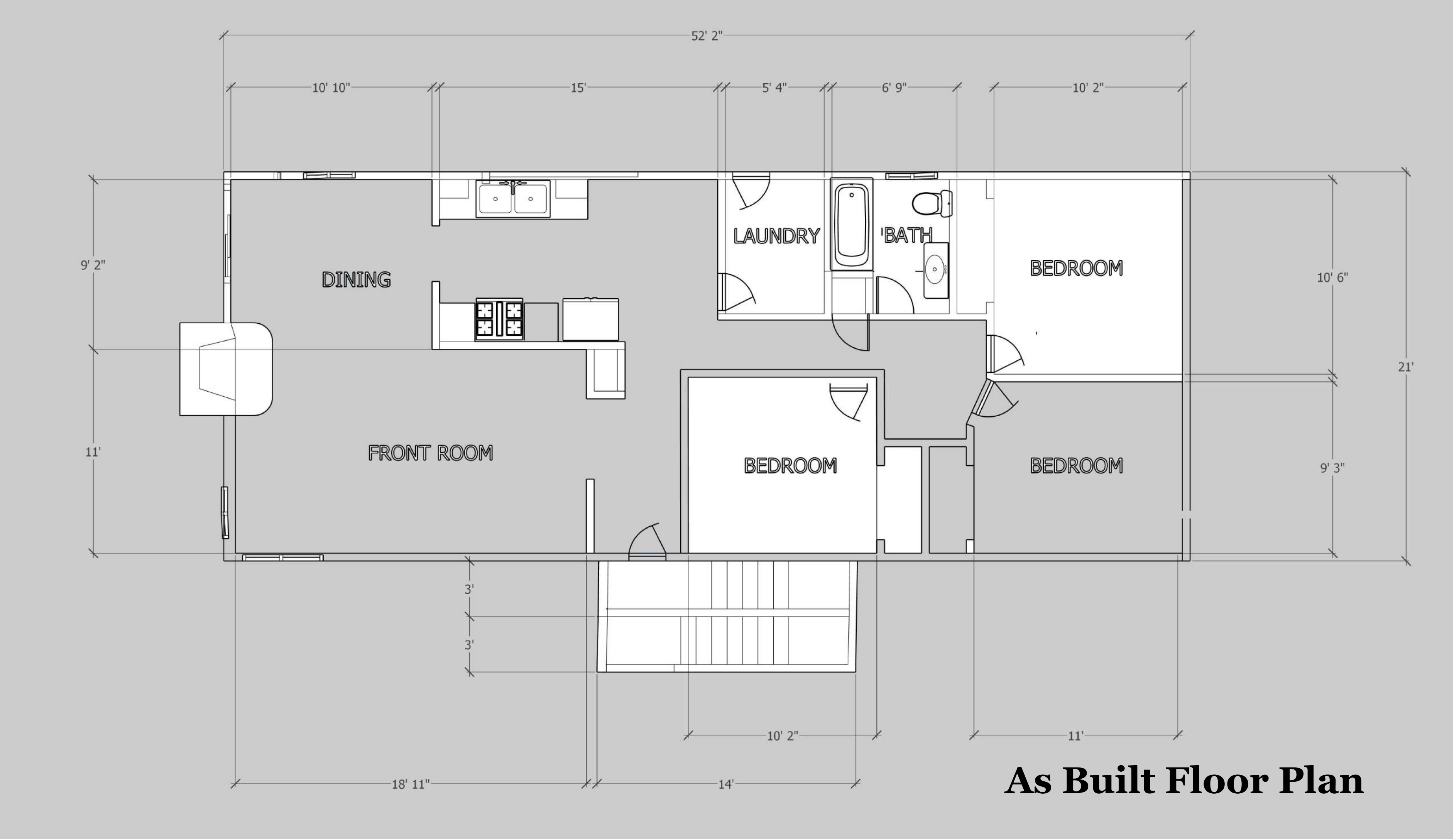
SCALE 1/8" - 1'

| REVISIONS |            | REMARKS |
|-----------|------------|---------|
| MM/DD/YY  |            |         |
| 1         | --/--/---- | ...     |
| 2         | --/--/---- | ...     |
| 3         | --/--/---- | ...     |
| 4         | --/--/---- | ...     |
| 5         | --/--/---- | ...     |

|                                |  |
|--------------------------------|--|
| 2728 De Monte Av El Cerrito CA |  |
| Site Plan                      |  |

|   |    |
|---|----|
| A | 01 |
|---|----|





| REVISIONS |          | REMARKS |     |
|-----------|----------|---------|-----|
| MM/DD/YY  | ...      | ...     | ... |
| 1         | --/--/-- | ...     | ... |
| 2         | --/--/-- | ...     | ... |
| 3         | --/--/-- | ...     | ... |
| 4         | --/--/-- | ...     | ... |
| 5         | --/--/-- | ...     | ... |

The Greg Phipps Company

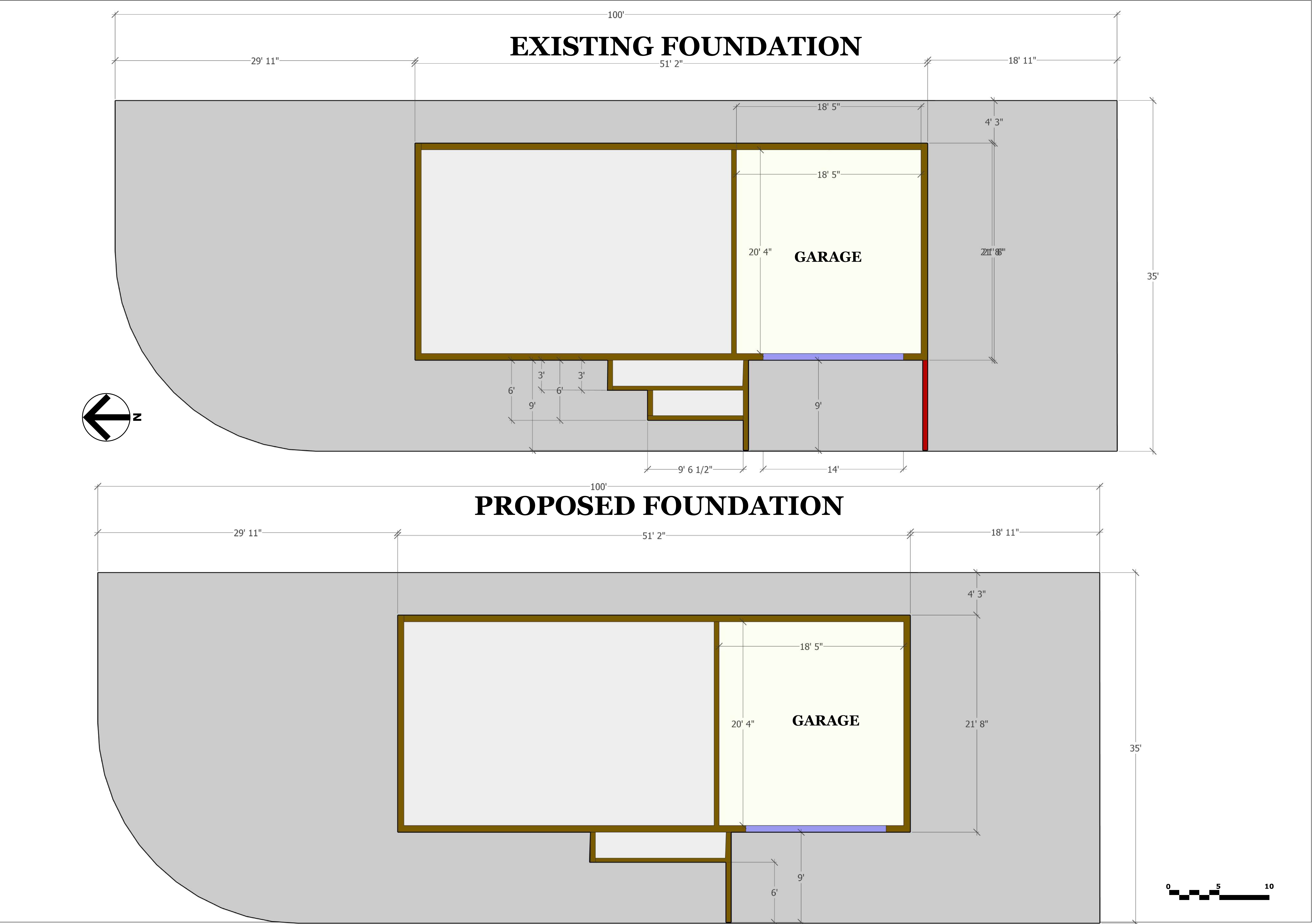
Contractor

2728 De Monte Av El Cerrito CA

As Built Floor Plan and

Elevations

|   |    |
|---|----|
| A | 02 |
|---|----|



| REVISIONS |            | REMARKS |     |
|-----------|------------|---------|-----|
|           | MM/DD/YY   |         |     |
| 1         | --/--/---- | ...     | ... |
| 2         | --/--/---- | ...     | ... |
| 3         | --/--/---- | ...     | ... |
| 4         | --/--/---- | ...     | ... |
| 5         | --/--/---- | ...     | ... |

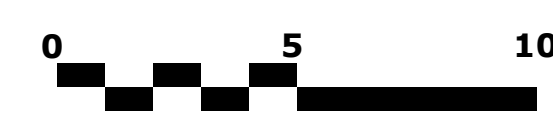
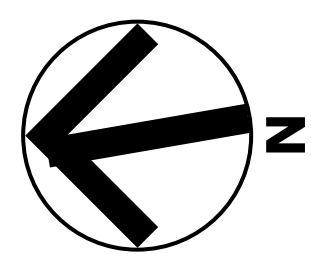
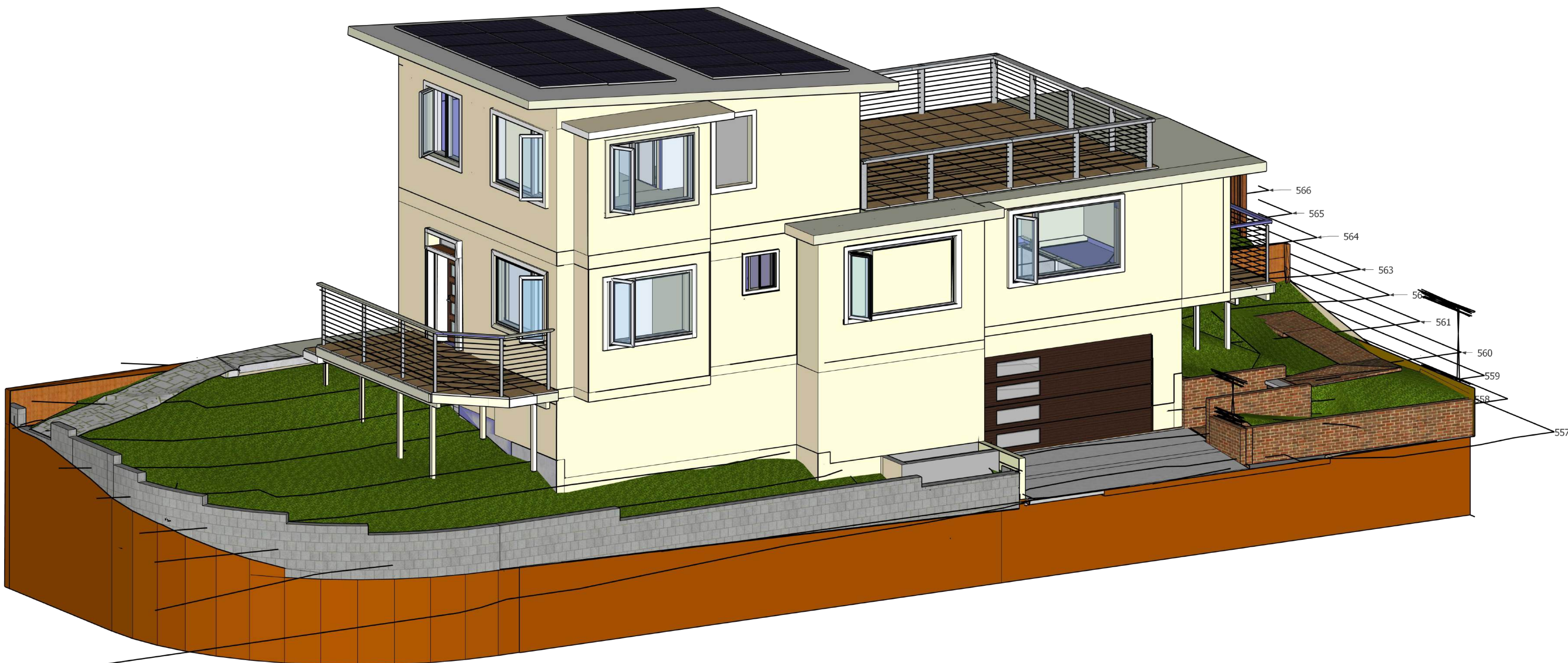
|                                |  |
|--------------------------------|--|
| <b>The Greg Phipps Company</b> |  |
| <b>Contractor</b>              |  |
| 2728 De Monte Av El Cerrito CA |  |

|                    |  |
|--------------------|--|
| <b>Site Plan</b>   |  |
| <b>Foundatiuon</b> |  |

|   |    |
|---|----|
| A | 03 |
|---|----|



Topo Site Plan with  
Decks, Pathways, Fences



**The Greg Phipps Company**  
**Contractor**

2728 De Monte Av El Cerrito CA

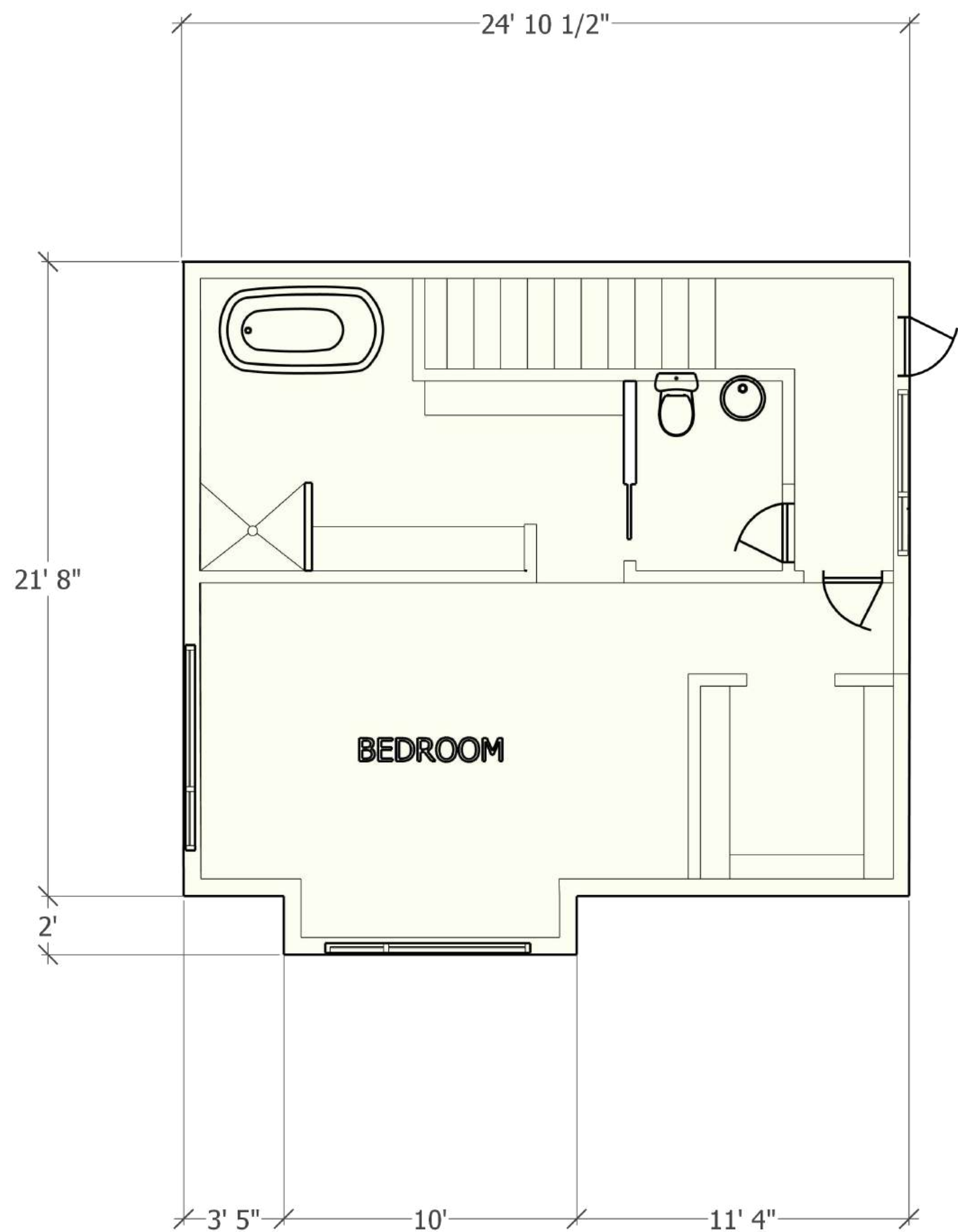
**Topo Site Plan with**  
**Decks, Pathways, Fences**

| REVISIONS |     | REMARKS |
|-----------|-----|---------|
| MM/DD/YY  |     |         |
| 1         | ... | ...     |
| 2         | ... | ...     |
| 3         | ... | ...     |
| 4         | ... | ...     |
| 5         | ... | ...     |



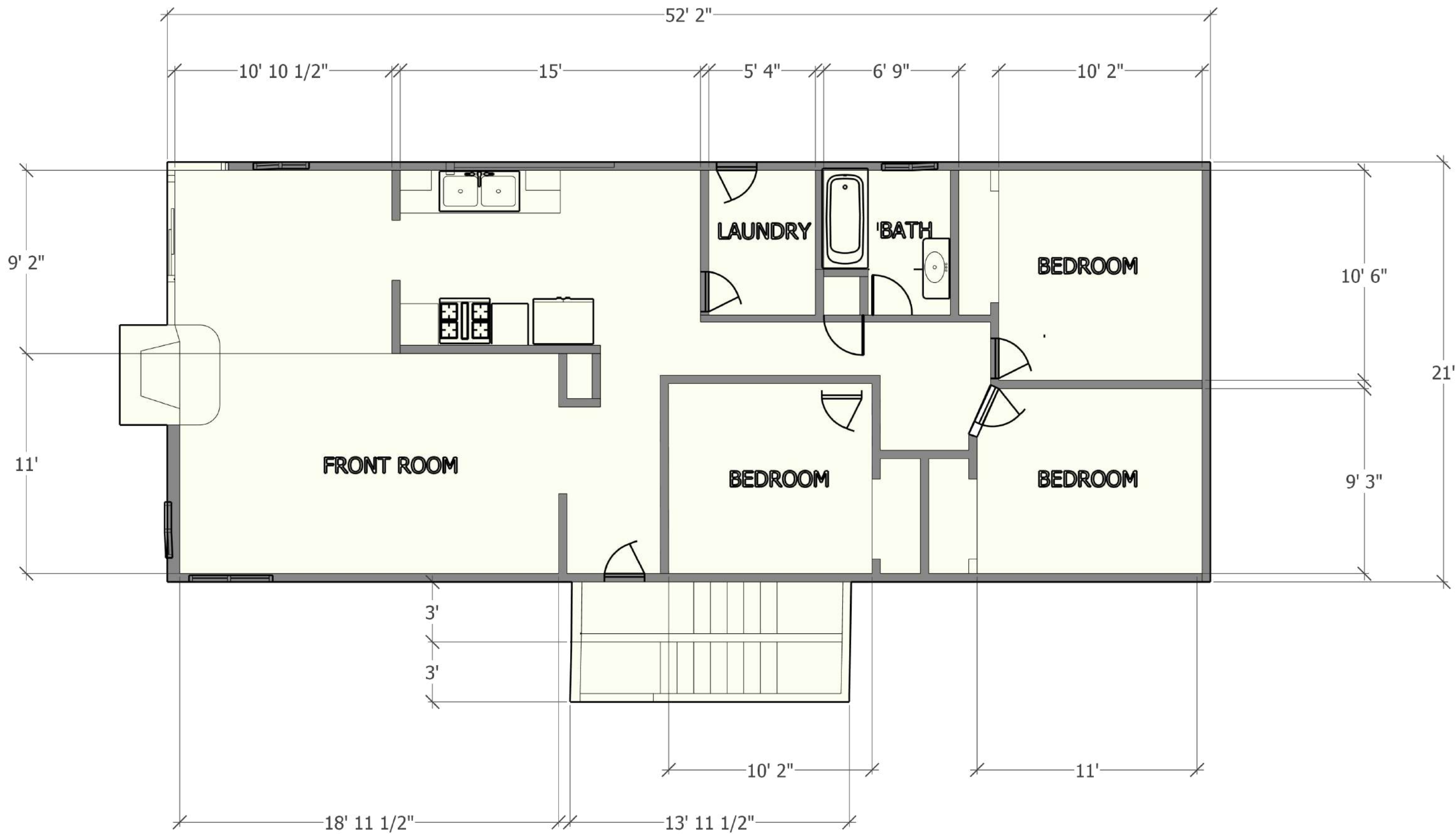
Square Footage

|   |      |
|---|------|
| 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 |

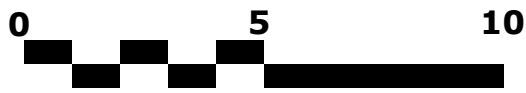
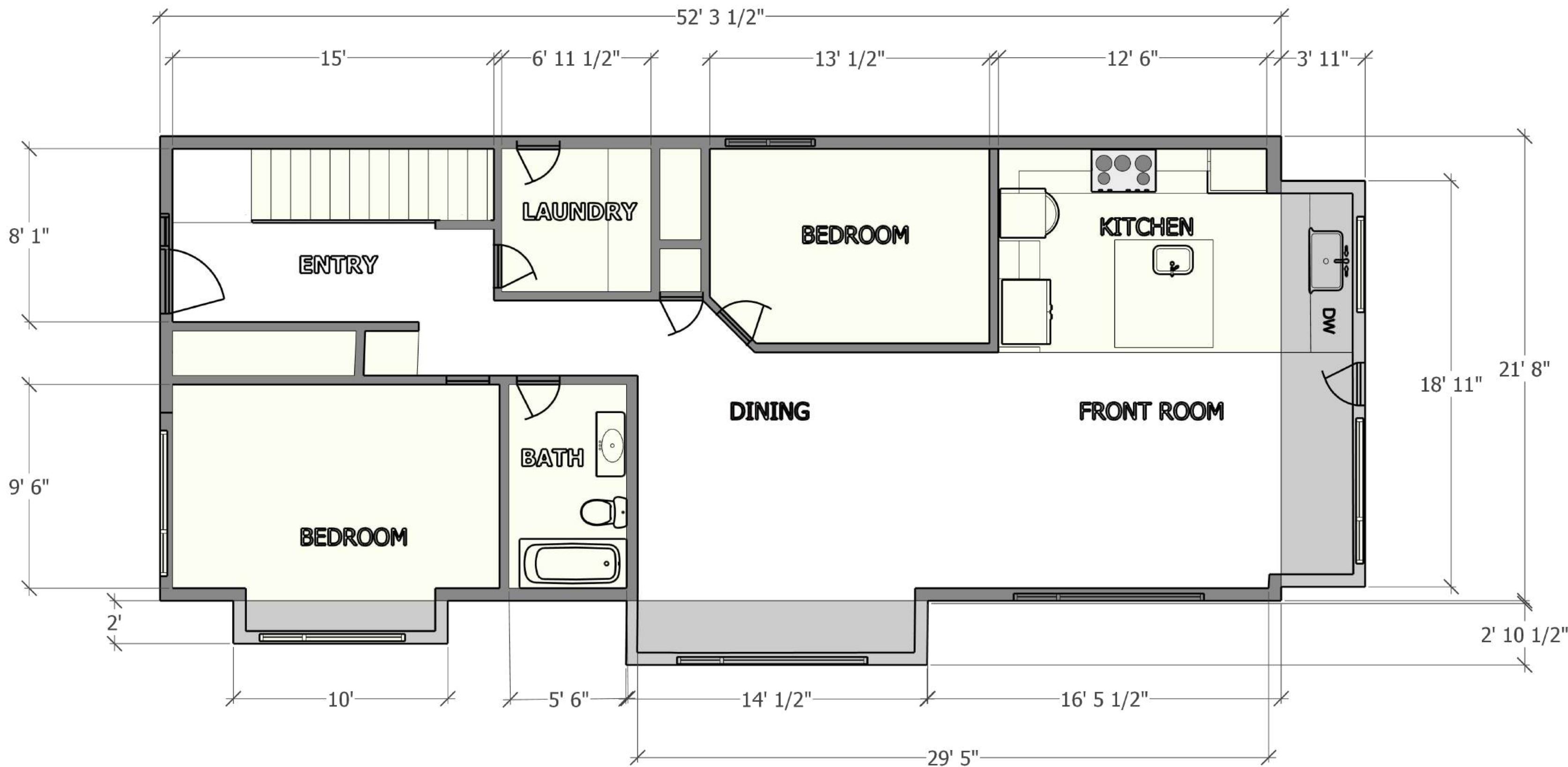


Proposed 2nd Floor

As Built Floor Plan



Proposed Main Floor



| REVISIONS |          | REMARKS |
|-----------|----------|---------|
| MM/DD/YY  |          |         |
| 1         | --/--/-- | ...     |
| 2         | --/--/-- | ...     |
| 3         | --/--/-- | ...     |
| 4         | --/--/-- | ...     |
| 5         | --/--/-- | ...     |

The Greg Phipps Company  
Contractor

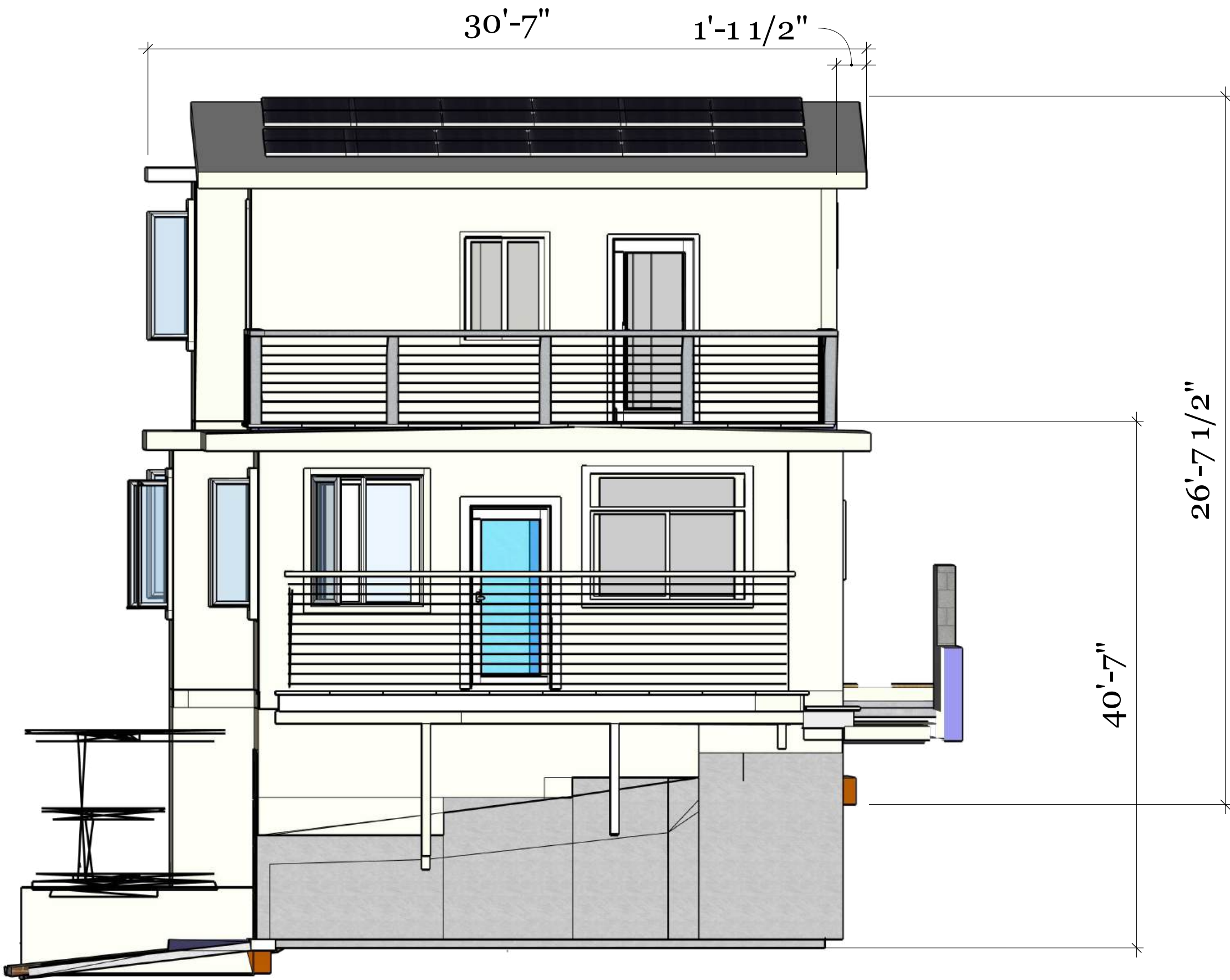
2728 De Monte Av El Cerrito CA

As Built,  
Proposed Floor Plans

|   |    |
|---|----|
| A | 05 |
|---|----|



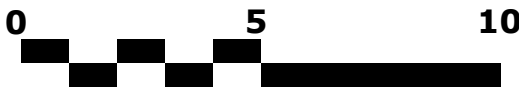
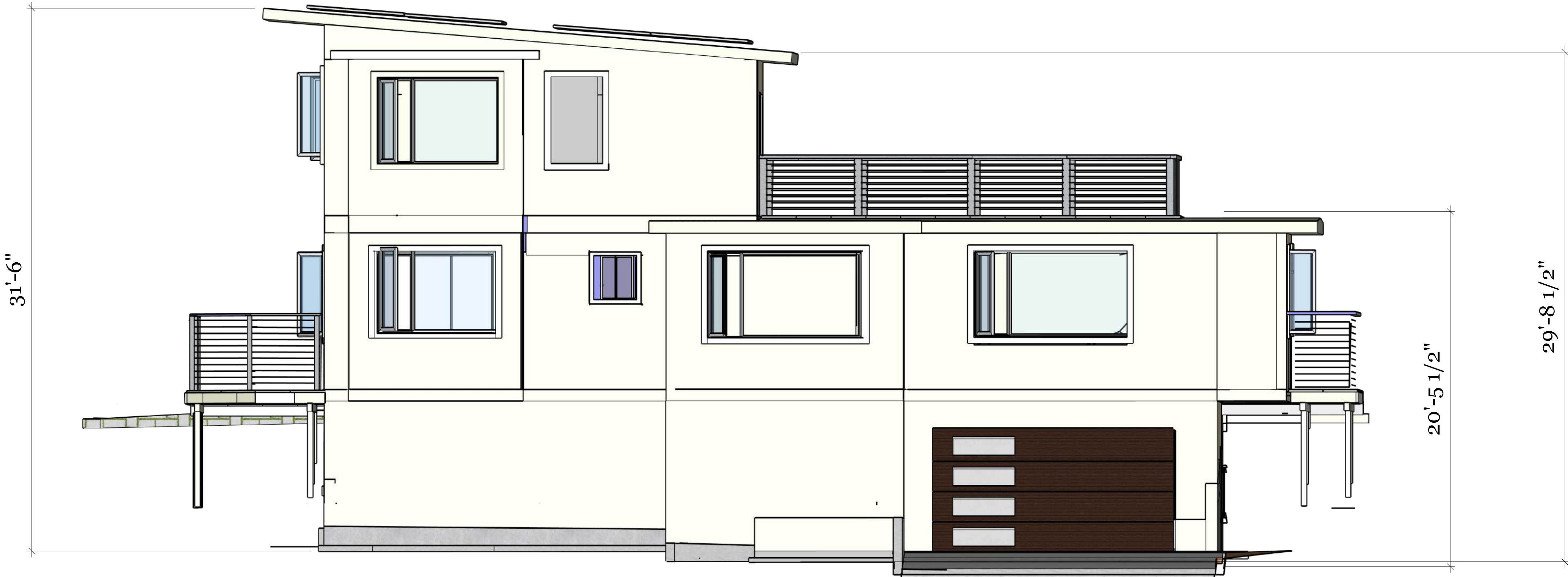
Back, South Facing  
Elevation



Front, North Facing  
Elevation



West Facing  
Elevation



Note: Measurements taken from base of foundation

| REVISIONS |            | REMARKS |     |
|-----------|------------|---------|-----|
| MM/DD/YY  |            |         |     |
| 1         | --/--/---- | ...     | ... |
| 2         | --/--/---- | ...     | ... |
| 3         | --/--/---- | ...     | ... |
| 4         | --/--/---- | ...     | ... |
| 5         | --/--/---- | ...     | ... |

|                                       |  |
|---------------------------------------|--|
| The Greg Phipps Company<br>Contractor |  |
| 2728 De Monte Av El Cerrito CA        |  |

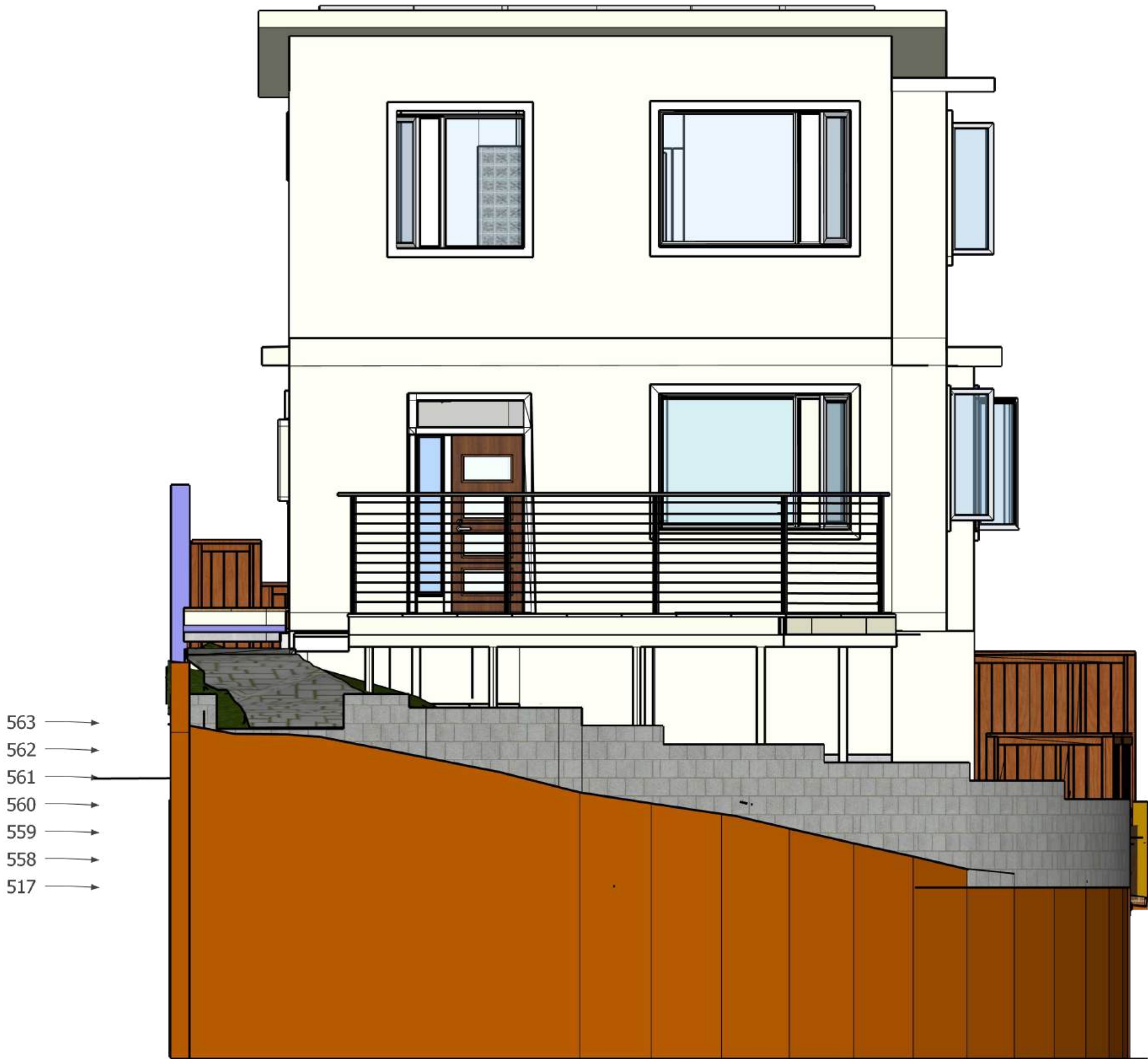
|                                |    |
|--------------------------------|----|
| Elevation Height<br>Compliance |    |
| A                              | 06 |



West Facing  
Elevation



South Facing  
Elevation



North Facing  
Elevation



| REVISIONS |            | REMARKS |
|-----------|------------|---------|
| MM/DD/YY  |            |         |
| 1         | --/--/---- | ...     |
| 2         | --/--/---- | ...     |
| 3         | --/--/---- | ...     |
| 4         | --/--/---- | ...     |
| 5         | --/--/---- | ...     |

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

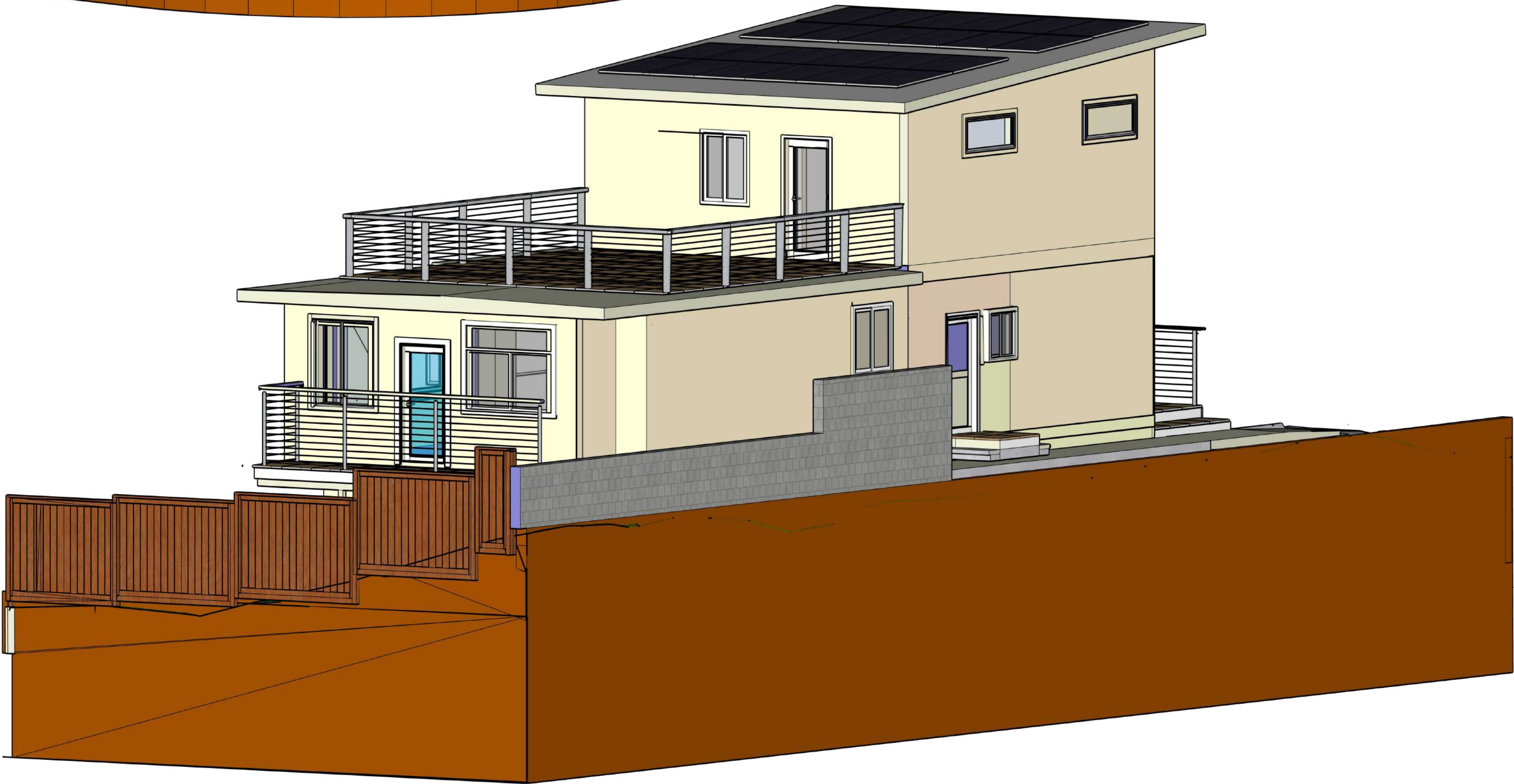
Topo Elevations



North West  
Elevation



South East  
Elevation



| REVISIONS |            | REMARKS |
|-----------|------------|---------|
| MM/DD/YY  |            |         |
| 1         | --/--/---- | ...     |
| 2         | --/--/---- | ...     |
| 3         | --/--/---- | ...     |
| 4         | --/--/---- | ...     |
| 5         | --/--/---- | ...     |

The Greg Phipps Company

Contractor

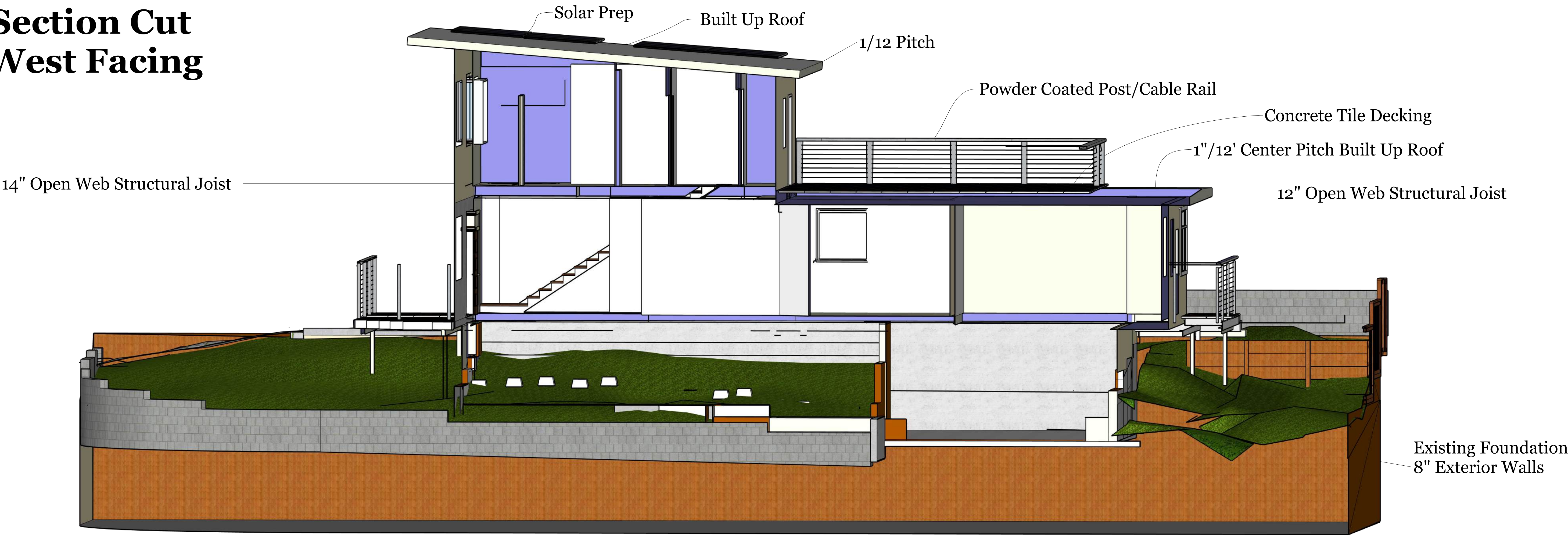
2728 De Monte Av El Cerrito CA

North/South Elevations

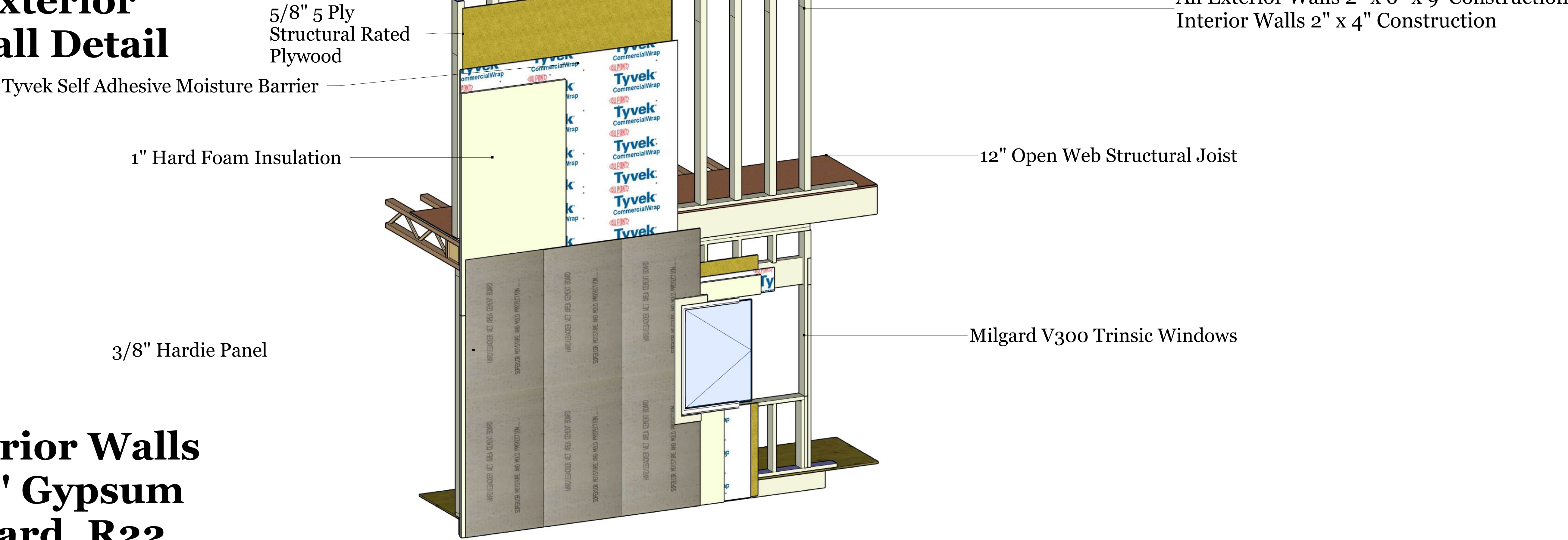
A08



Section Cut  
West Facing



Exterior  
Wall Detail



Interior Walls  
5/8" Gypsum  
Board, R22  
Insulation

| REVISIONS |  | REMARKS |  |
|-----------|--|---------|--|
| MM/DD/YY  |  |         |  |
| 1         |  |         |  |
| 2         |  |         |  |
| 3         |  |         |  |
| 4         |  |         |  |
| 5         |  |         |  |

|   |  |
|---|--|
| <b>The Greg Phipps Company</b><br><b>Contractor</b> |  |
| 2728 De Monte Av El Cerrito CA                      |  |

|                          |  |
|--------------------------|--|
| <b>Structure Details</b> |  |
|--------------------------|--|

|   |    |
|---|----|
| A | 10 |
|---|----|





# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 25-412

**Agenda Date:** 2/10/2025

**Agenda #:**

---

Advisory Board: East Richmond Heights Municipal Advisory Council Land Use Subcommittee

Subject: **County File Number:** CDLP25-02001

Information:

Accept **County File Number:** CDLP25-02001



## AGENCY COMMENT REQUEST

Date 1/30/25

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

**DISTRIBUTION**

**INTERNAL**

☒ Building Inspection      Grading Inspection  
 Advance Planning      Housing Programs  
 Trans. Planning      Telecom Planner  
 ALUC Staff      HCP/NCCP Staff  
 County Geologist

**HEALTH SERVICES DEPARTMENT**

☒ Environmental Health      Hazardous Materials

**PUBLIC WORKS DEPARTMENT**

☒ Engineering Services      Special Districts  
 Traffic  
 Flood Control (Full-size)

**LOCAL**

☒ Fire District \_\_\_\_\_  
     San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
☒ Consolidated – (email) [fire@cccfdpd.org](mailto:fire@cccfdpd.org)

☒ Sanitary District West County Wastewater  
☒ Water District EBMUD  
☒ City of Richmond  
 School District(s) \_\_\_\_\_  
 LAFCO  
 Reclamation District # \_\_\_\_\_  
 East Bay Regional Park District  
 Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC East Richmond Heights MAC  
 Improvement/Community Association  
 CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
 CA Fish and Wildlife, Region 3 – Bay Delta  
 Native American Tribes

**ADDITIONAL RECIPIENTS**

\_\_\_\_\_  
 \_\_\_\_\_

*Please submit your comments to:*

Project Planner Dulce Reckmeyer-Walton  
 Phone # 925-655-2854  
 E-mail dulce.reckmeyer-walton@dcd.cccoun  
 County File # CDLP25-02001  
 Prior to Feb. 27, 2025

\*\*\*\*\*

We have found the following special programs apply to this application:

Landslide      Active Fault Zone (A-P)  
 Liquefaction      Flood Hazard Area  
 60-dBA Noise Control  
 CA EPA Hazardous Waste Site  
 High or Very High FHSZ

\*\*\*\*\*

**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.

Comments:      None      Below      Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_





## Planning Application Summary

**County File Number: CDLP25-02001**

**File Date: 1/28/2025**

**Applicant:**

john jordan JORDAN JOHN TRE  
6151 Park Ave.  
richmond, CA 94805

heliumcadillac@gmail.com  
(510) 757-8800

**Property Owner:**

john jordan  
6151 Park Ave.  
richmond, CA 94805

heliumcadillac@gmail.com  
(510) 757-8800

**Project Description:**

Applicant requests approval of a land use permit with a small lot design review for the legalization of an existing second residence approximately 1,285 square feet in size on an agricultural lot that is substandard in size for the A-2 zoning district.

**Project Location: (Address: 6151 PARK AVE, RICHMOND, CA 948051228), (APN: 418170017)**

**Additional APNs:**

**General Plan Designation(s):** OS

**Zoning District(s):** A-2

**Flood Hazard Areas:** X

**AP Fault Zone:**

**60-dBA Noise Control:**

**MAC/TAC:**

**Sphere of Influence:** Richmond

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** WEST CO WASTEWATER

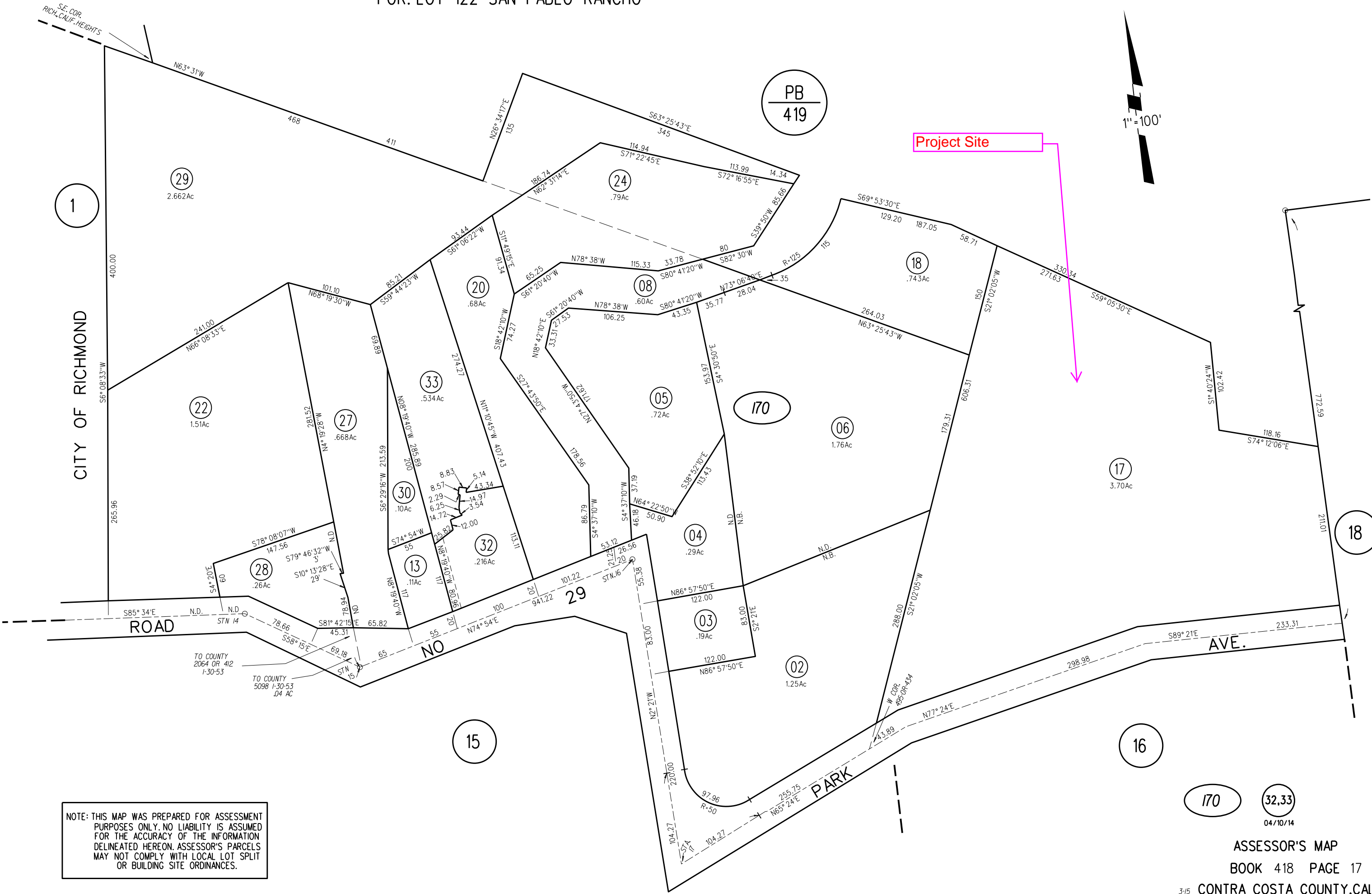
**Housing Inventory Site:** NO

**Specific Plan:**

**Fees:**

| Fee Item      | Description                     | Account Code                          | Total Fee      | Paid           |
|---------------|---------------------------------|---------------------------------------|----------------|----------------|
| 048F          | Fish & Wildlife Fee (\$75)      | 002606-9660-REV-000-5B048F            | 75.00          | 75.00          |
| 052B          | Notification Fee (\$30)         | 002606-9660-REV-000-5B052B            | 30.00          | 30.00          |
| HSDR          | Environmental Health Fee (\$57) | 002606-9660-REV-000-5BHSDR <br>\$5.00 | 57.00          | 57.00          |
| LPS027B       | Land Use Permit - Other         | 000350-9665-REV-000-5B027B            | 5500.00        | 5500.00        |
| <b>Total:</b> |                                 |                                       | <b>5662.00</b> | <b>5662.00</b> |

POR. LOT 122 SAN PABLO RANCHO



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

170 32.33  
04/10/14

# General Plan: AL



## Map Legend

Assessment  
Parcels

### Planning

#### General Plan

PR (Park and  
Recreation)

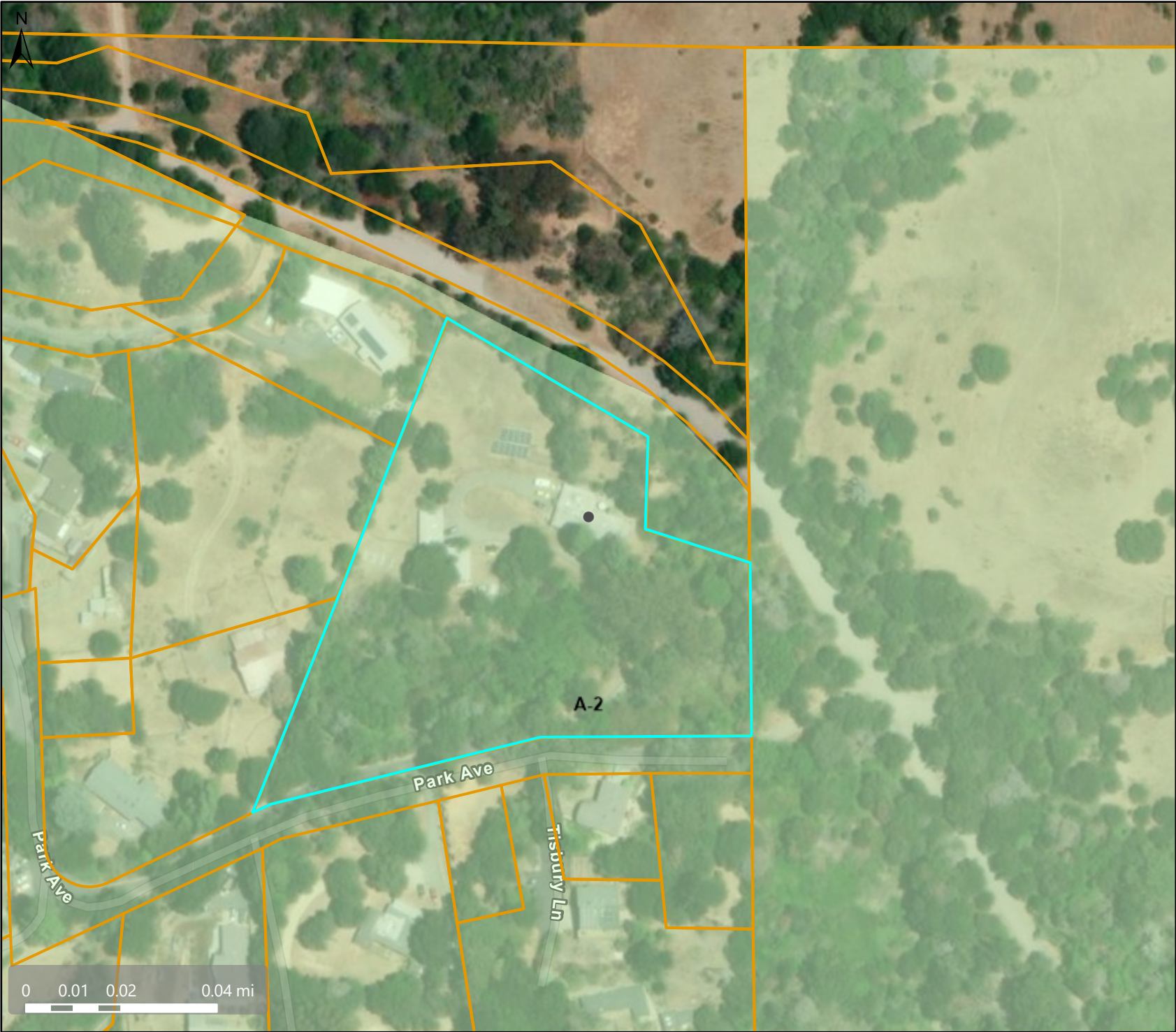
AL (Agricultural  
Lands) (1 du/10  
ac) (1 du/20 ac  
in DPZ)

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984



Zoning: A-2



### Map Legend

Assessment  
Parcels

Planning  
Zoning

ZONE\_OVER

A-2 (General  
Agriculture)

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984



# Orthophotography



### Map Legend

- Assessment
- Parcels

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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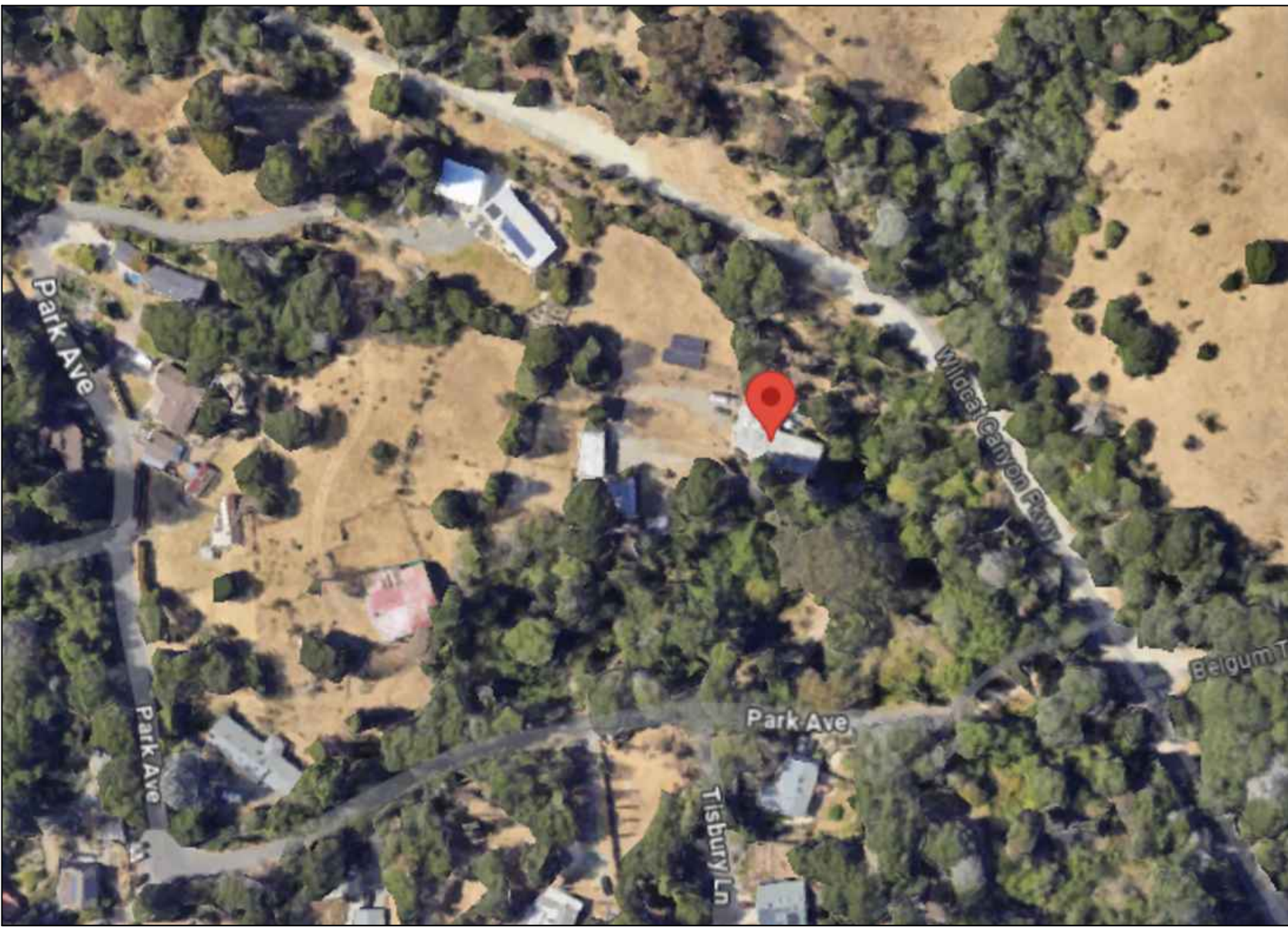
Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984



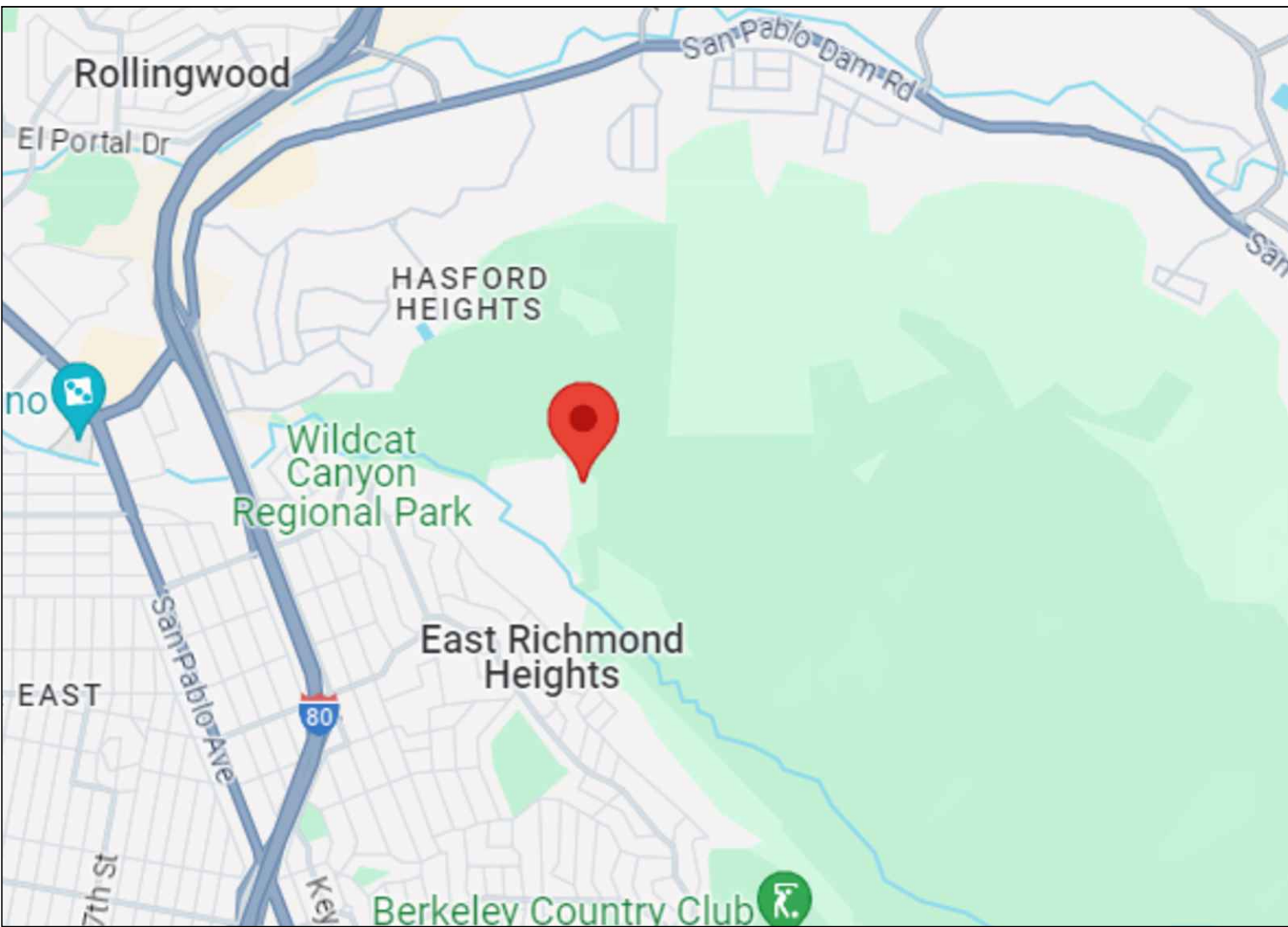
JOHN JORDAN

RECEIVED on 01/27/2025 GDL P25-02001  
By Contra Costa County  
Department of Conservation and Development

| INDEX  |                                       |     |          |
|--------|---------------------------------------|-----|----------|
| DOC    | TITLE                                 | REV | DATE     |
| PV 0.0 | COVER SHEET                           | 1   | 24-07-10 |
| PV 1.0 | SITE LAYOUT                           | 1   | 24-07-10 |
| PV 1.1 | FLOOR PLAN - MAIN BLD - BLD#1 - BLD#2 | 1   | 24-07-10 |



1  
PV 0.0  
SAELLITE MAP



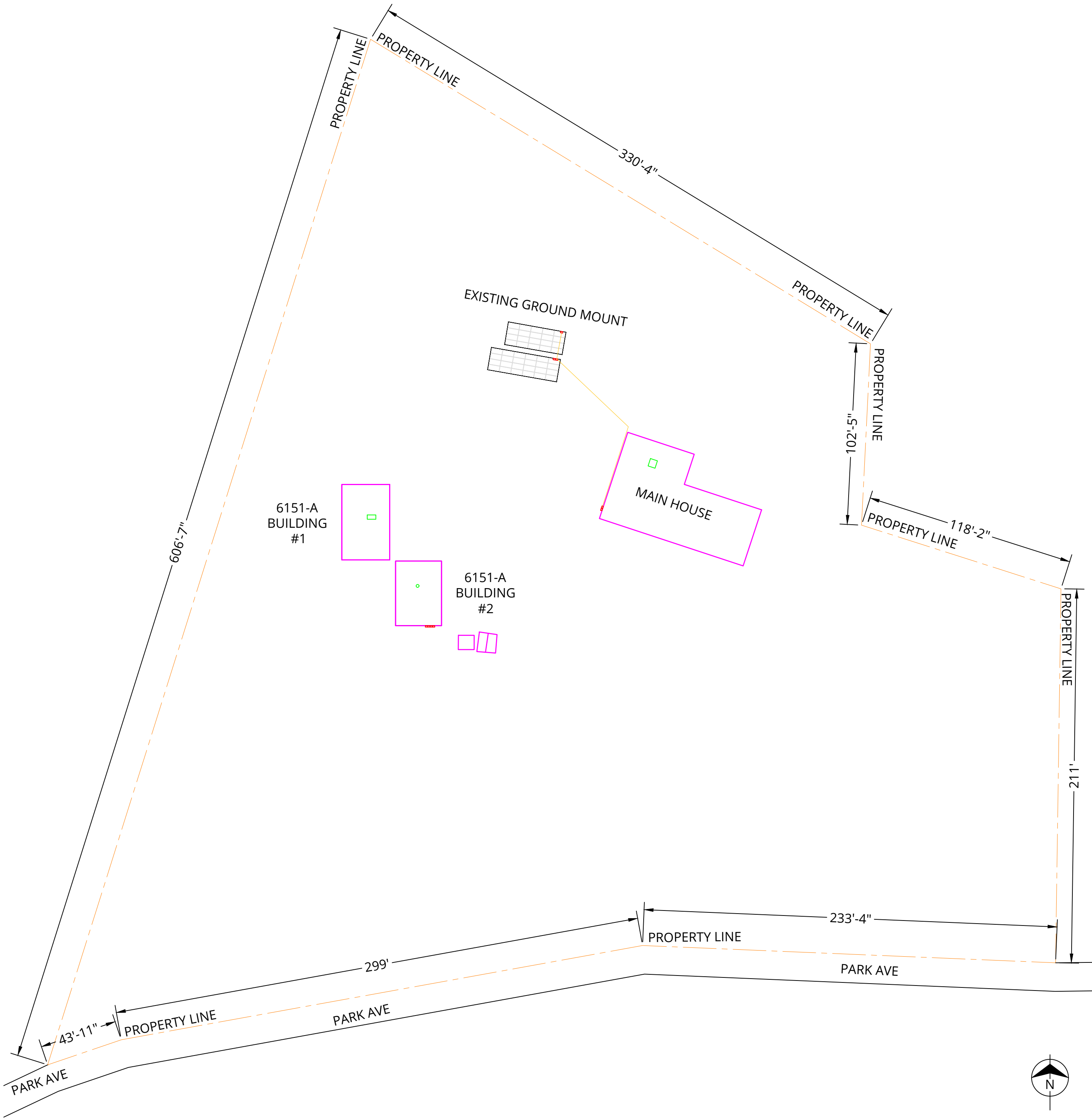
2  
PV 0.0  
VICINITY MAP.

SITE ADDRESS

6151 PARK AVE  
RICHMOND, CA 94805

PROJECT LOCATION

LAT : 37.95231°  
LONG: -122.31218°



3  
PV 0.0  
PLOT PLAN

SEAL

| REV. | DESCRIPTION | DRWN BY | REVIEW BY | DATE     |
|------|-------------|---------|-----------|----------|
| R4   | PERMIT SET  | NPT     | HP        | 24-08-01 |
| R3   | PERMIT SET  | NPT     | HP        | 24-07-30 |
| R2   | PERMIT SET  | NPT     | HP        | 24-07-15 |
| R1   | PERMIT SET  | HP      | AJ        | 24-07-10 |
| R0   | PERMIT SET  | HP      | AK        | 24-05-16 |

OWNER NAME & SITE DETAILS  
OWNER : JOHN JORDAN  
SITE ADDRESS : 6151 PARK AVE  
RICHMOND, CA 94805  
  
LAT & LONG : 37.95231,-122.31218  
APN NUMBER : 418-170-017-2

EPC CONTRACTOR  
COMPANY : TBD  
CONTACT PERSON : TBD  
CONTACT DETAILS : TBD

DESIGNER  
**PVComplete**  
1250 ADDISON ST  
BERKELEY, CA 94702

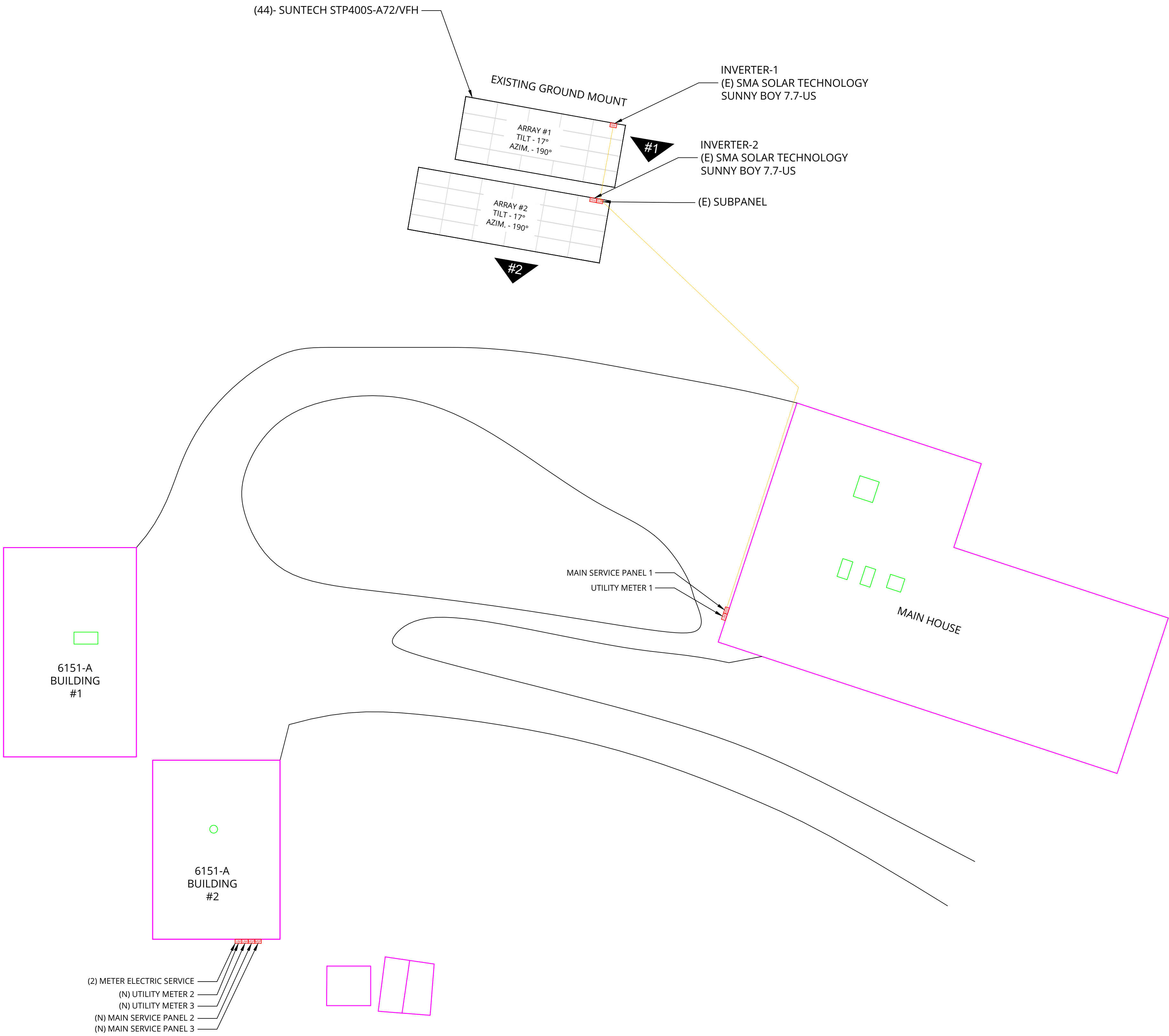
ENGINEER ON RECORD  
**CIR** | **CLEANTECH  
INDUSTRY  
RESOURCES**  
391 E LAS COLINAS BLVD,  
130-331, IRVING,  
TX-75039

DRAWING TITLE COVER SHEET  
PROJECT TITLE JOHN JORDAN  
PROJECT NO CIR-P328-CA-61PA  
DRAWING NO PW000

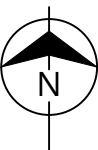


# REPLACEMENT OF ELECTRICAL SERVICE AT EXISTING LOCATION

| LEGENDS OF LAYOUT |                    |
|-------------------|--------------------|
| EQUIPMENT         | DESCRIPTION        |
| INV               | INVERTER           |
| SUB               | SUBPANEL           |
| MSP               | MAIN SERVICE PANEL |
| UM                | UTILITY METER      |



1 SITE LAYOUT  
PV 1.0 SCALE:- 1"=150'



SEAL

| REV. | DESCRIPTION | DRWN BY | REVIEW BY | DATE     |
|------|-------------|---------|-----------|----------|
| R4   | PERMIT SET  | NPT     | HP        | 24-08-01 |
| R3   | PERMIT SET  | NPT     | HP        | 24-07-30 |
| R2   | PERMIT SET  | NPT     | HP        | 24-07-15 |
| R1   | PERMIT SET  | HP      | AJ        | 24-07-10 |
| R0   | PERMIT SET  | HP      | AK        | 24-05-16 |

OWNER NAME & SITE DETAILS  
OWNER : JOHN JORDAN  
SITE ADDRESS : 6151 PARK AVE  
RICHMOND, CA 94805  
  
LAT & LONG : 37.95231,-122.31218  
APN NUMBER : 418-170-017-2

SCALE

#####

EPC CONTRACTOR  
COMPANY : TBD  
CONTACT PERSON : TBD  
CONTACT DETAILS : TBD

DESIGNER



1250 ADDISON ST  
BERKELEY, CA 94702



391 E LAS COLINAS BLVD,  
130-331, IRVING,  
TX-75039

DRAWING TITLE SITE LAYOUT

PROJECT TITLE JOHN JORDAN

PROJECT NO CIR-P328-CA-61PA

DRAWING NO PV 1.0

