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RECEIVED on 10/11/2024 **CDLP23-02046**
 By Contra Costa County
 Department of Conservation and Development

4 October 2024
CDLP23-02046
 Contra Costa County
 Department of Conservation and Development
 30 Muir Road
 Martinez, CA 94553

Re: Land Use Application updates
 2374 Warren Rd
 Walnut Creek, CA 94595

To Everett:

The following adjustments were made to the Land Use permit application based on the neighborhood comments and suggestions by the county during the previous hearing(s). These are not an all-inclusive list but address the most relevant topics based on feedback from the neighboring community.

Summary and location of adjustments

1. Moved the entire 2nd floor addition 4 feet West to increase the setback to 14' 5 ½" at the Northeast end
2. Refer to sheet **A1.1** Adjusted impervious area to 1,750 SF
 - a. Refer to sheet **A1.1** detail **1**
3. Move the elevator from the front of the property to the back
 - a. Refer to sheet **A1.2** detail **1**
4. Reduced the elevator height by ~2.5ft
 - a. Refer to sheet **A3.0** detail **A**
5. Made the elevator shaft roof flush with the building roofline
 - a. Refer to sheet **A2.0** detail **3**
6. Reduced the entire building height by ~1.5ft
 - a. Refer to sheet **A2.0** detail **1**
7. Created a natural visibility screen of trees between the addition and the East neighbors
 - a. Refer to sheet **A2.0** detail **4**
8. Reduced the ground floor 'Light Room/ Lounge' to 450 sf
 - a. Refer to sheet **A1.2** detail **1**
9. Reduced walk-in shower sizes at the ground floor to 57 sf
 - a. Refer to sheet **A1.2** detail **1**
10. Added a narrow landscape buffer between the parking and public ROW
 - a. Refer to sheet **A1.1** detail **1**
11. Adjusted impervious area to 1,750 SF
 - a. Refer to sheet **A1.1** detail **1**
12. Adjusted landscape area to 2,825 SF
 - a. Refer to sheet **A1.1** detail **1**
13. Building footprint to 2,665 SF which had to become larger due to the neighbor requested compromised redesign of the project
 - a. Refer to sheet **A 1.1** detail **1** for building footprint update
14. Added the shadow study at 5pm impact to neighboring property
 - a. Refer to sheet **A0.2** detail **1**

Prepared by:
Nathan Watkins
 Project Manager/Architect

Date: **4 October 2024**