

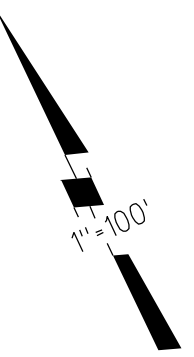
## **ATTACHMENTS**

**ATTACHMENT 1:      MAPS AND PLANS**

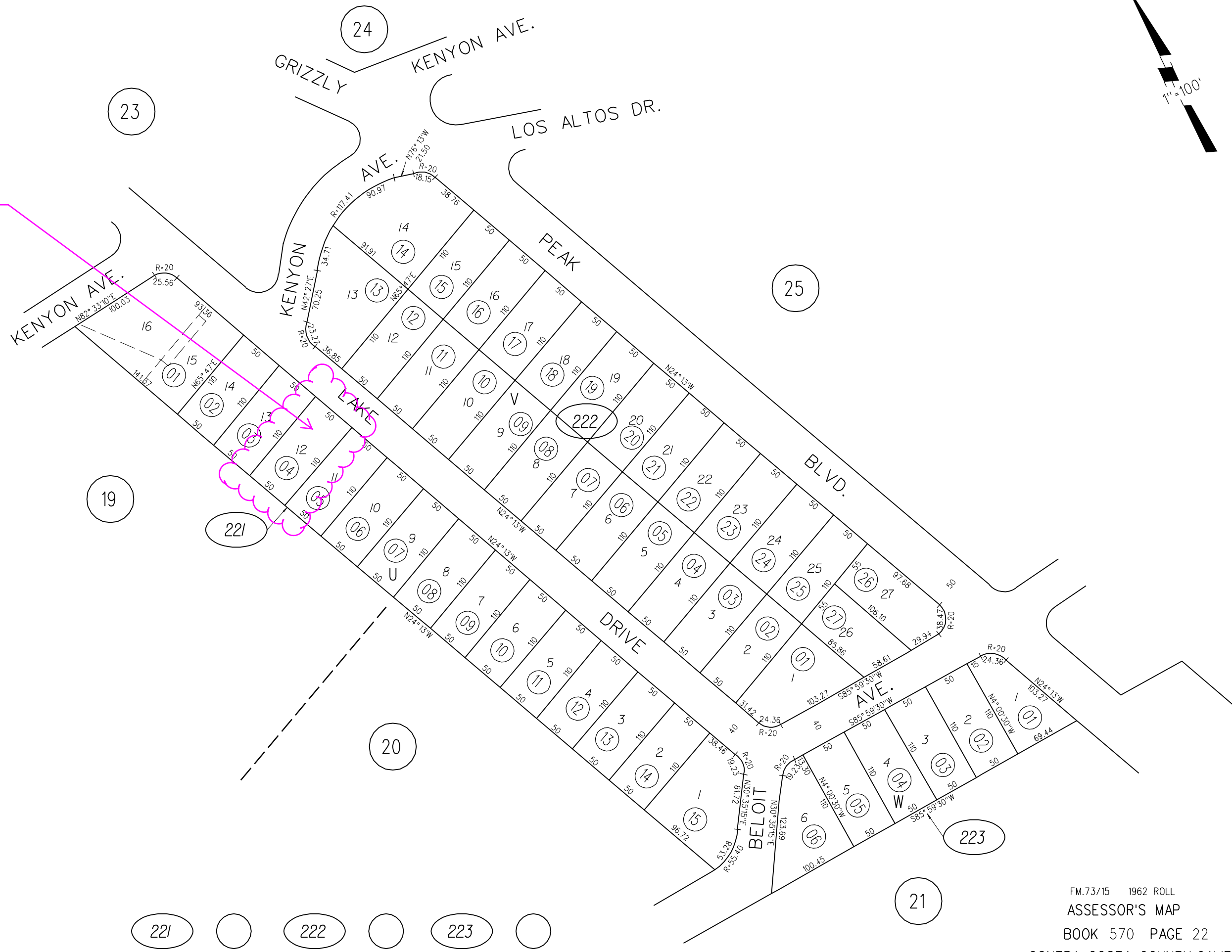
**ATTACHMENT 2:      AGENCY COMMENTS**

# **ATTACHMENT 1**

## **MAPS AND PLANS**



Project Site



221    ○    222    ○    223    ○

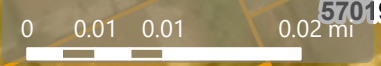


# General Plan: Single-Family Residential-High



## Map Legend

- Assessment Parcels
- Planning**
- General Plan**
- SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
- PR (Parks and Recreation)
- Unincorporated



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 Sphere  
 Datum: WGS 1984



# Zoning: R-6 -TOV -K



### Map Legend

- Assessment Parcels
- Planning Zoning
- ZONE\_OVER
  - R-6 -TOV -K (Tree Obstruction and Kensington)
  - Unincorporated

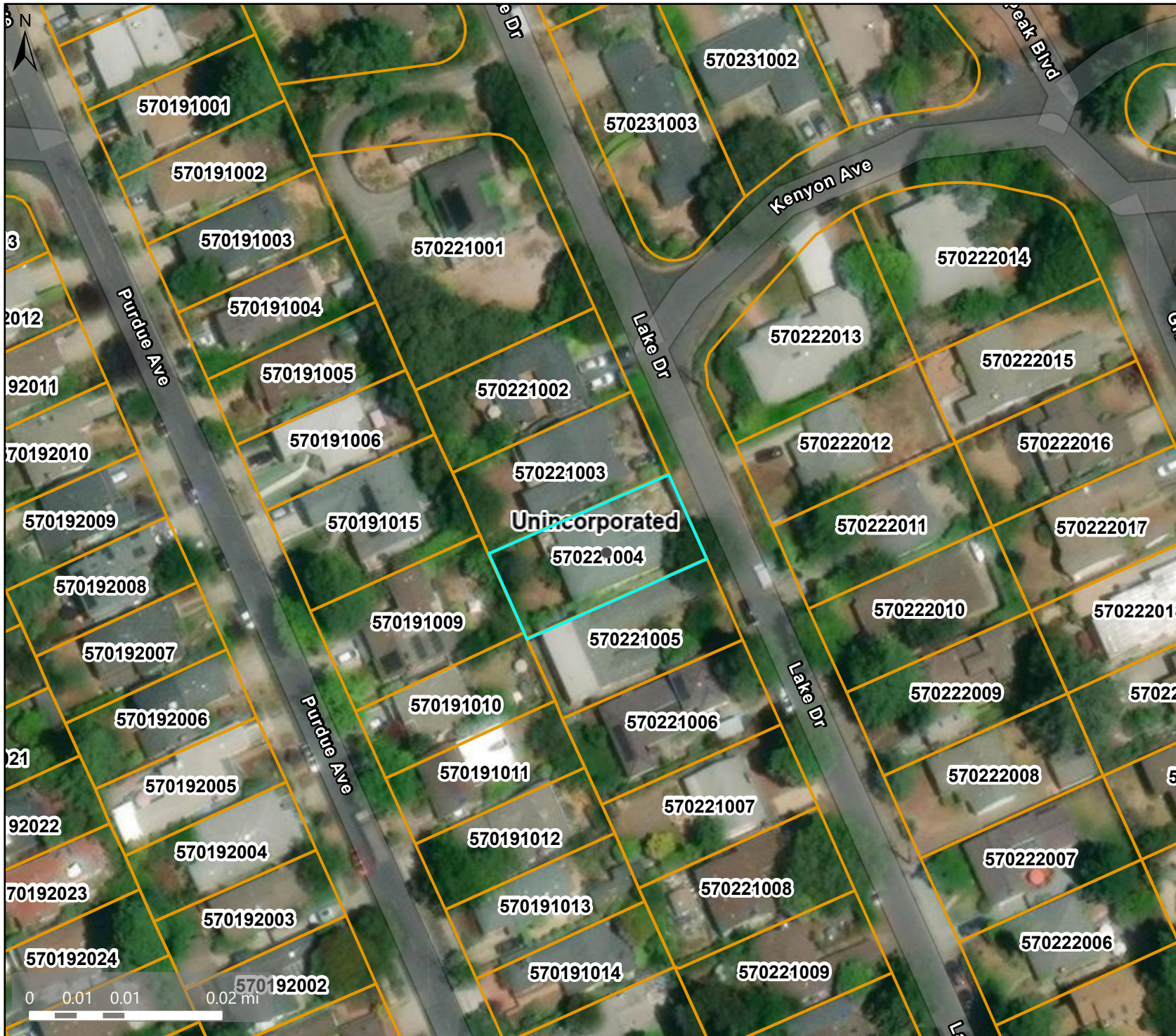


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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984



### Map Legend

- Assessment
- Parcels
- Planning
- Unincorporated



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

**GENERAL NOTES**

PROJECT NAME:  
ADU conversion

ADDRESS:  
262 Lake Drive, Kensington, CA 94708  
APN:570-221-004-7

PROPERTY OWNER:  
Uma Moldenhawer  
(510) 697-3543  
umamoldenhawer@gmail.com

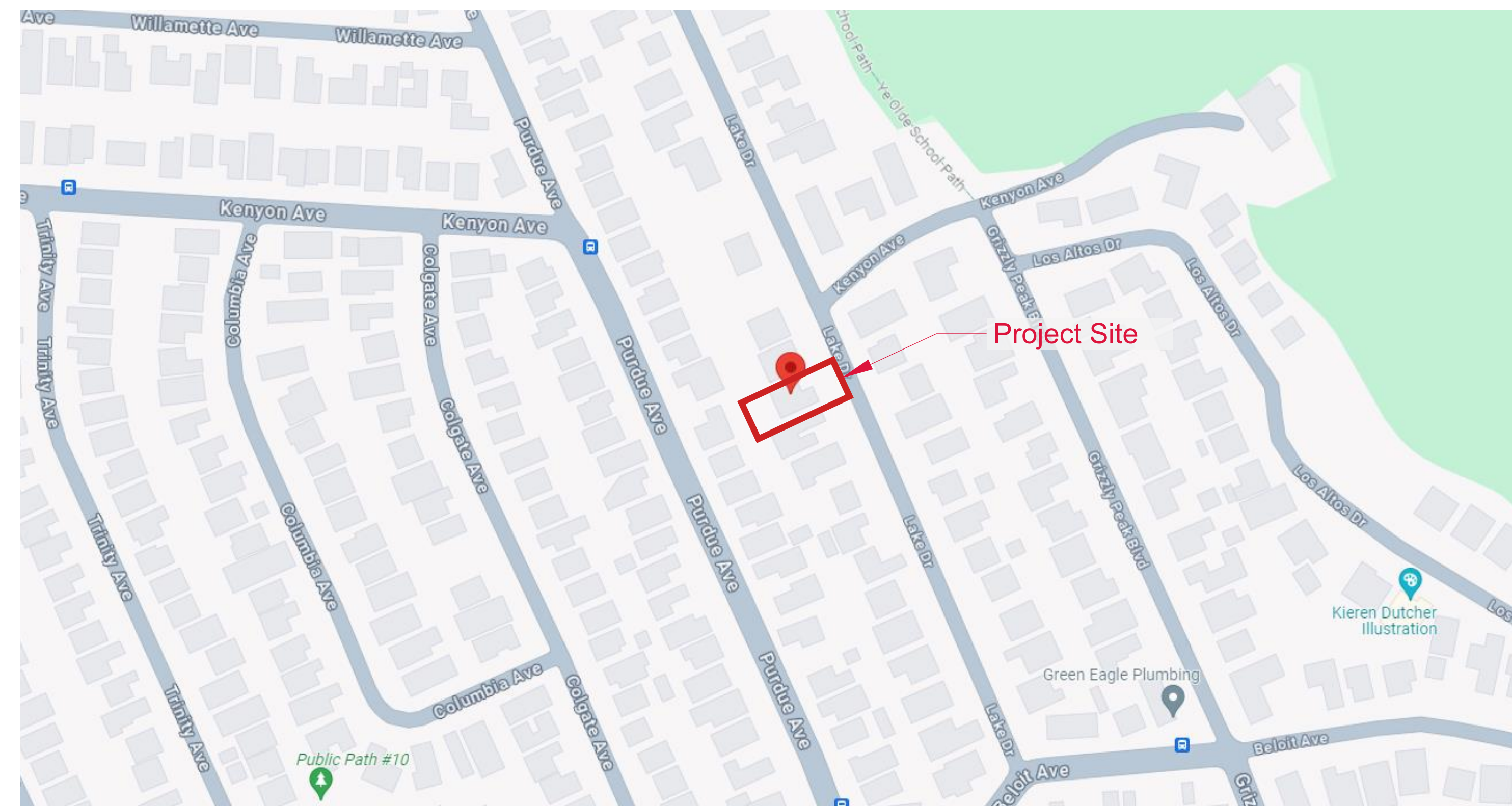
ARCHITECT:  
Owner

All work will be done in accordance with the California Building code (California Code Regs. Title 24)

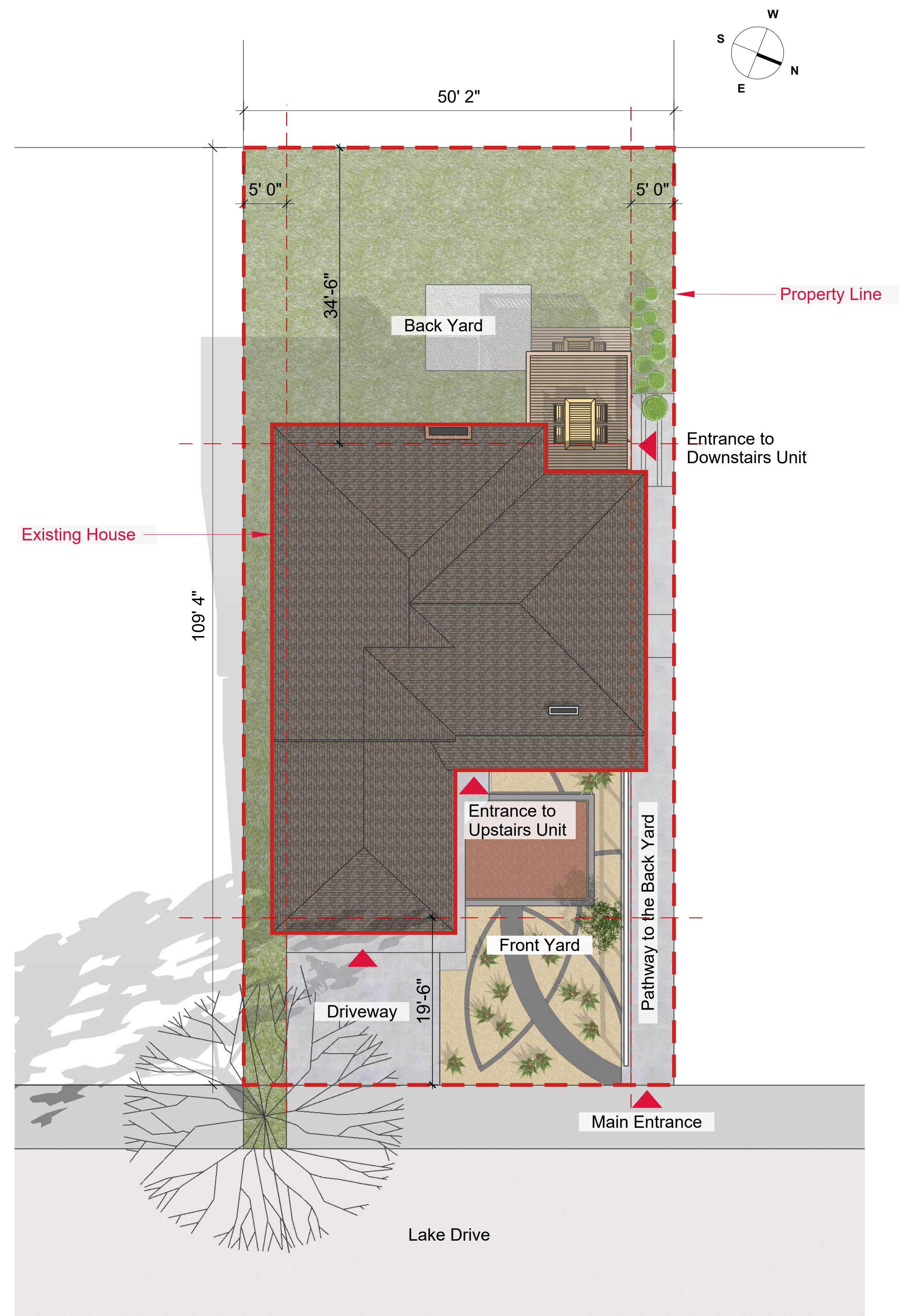
**SHEET INDEX**

- A.00 COVER SHEET
- A.01 PROJECT FLOOR PLANS
- A.02 FLOOR PLANS - PROPOSED CHANGES
- A.03 FIRE-RATED CROSS-SECTIONS
- A.04 MECHANICAL FLOOR PLANS
- A.05 ELECTRICAL FLOOR PLANS
- A.06 ELEVATIONS
- A.07 DOORS AND WINDOWS SCHEDULE
- S.01 STRUCTURAL SPECIFICATIONS, STRUCTURAL SYMBOLS, SHEARWALL SCHEDULE
- S.02 STRUCTURAL STANDARD DETAILS
- S.03 UPSTAIRS FLOOR FRAMING PLAN AND DOWNSTAIRS FLOOR FRAMING PLAN
- S.04 STRUCTURAL DETAILS

**VICINITY MAP**



**RECEIVED** on 05/17/2024 CDDP24-03023  
By Contra Costa County  
Department of Conservation and Development



**ADU CONVERSION**  
262 Lake Drive, Kensington, CA 94708

PROJECT TITLE & LOCATION:

DRAWN BY:	OWNER
DATE:	ISSUE / REVISION:
05-06-24	ISSUED
SCALE:	NOT TO SCALE

SHEET CONTENTS:

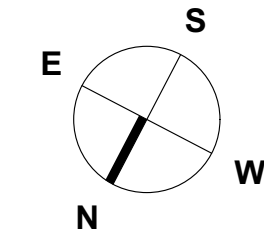
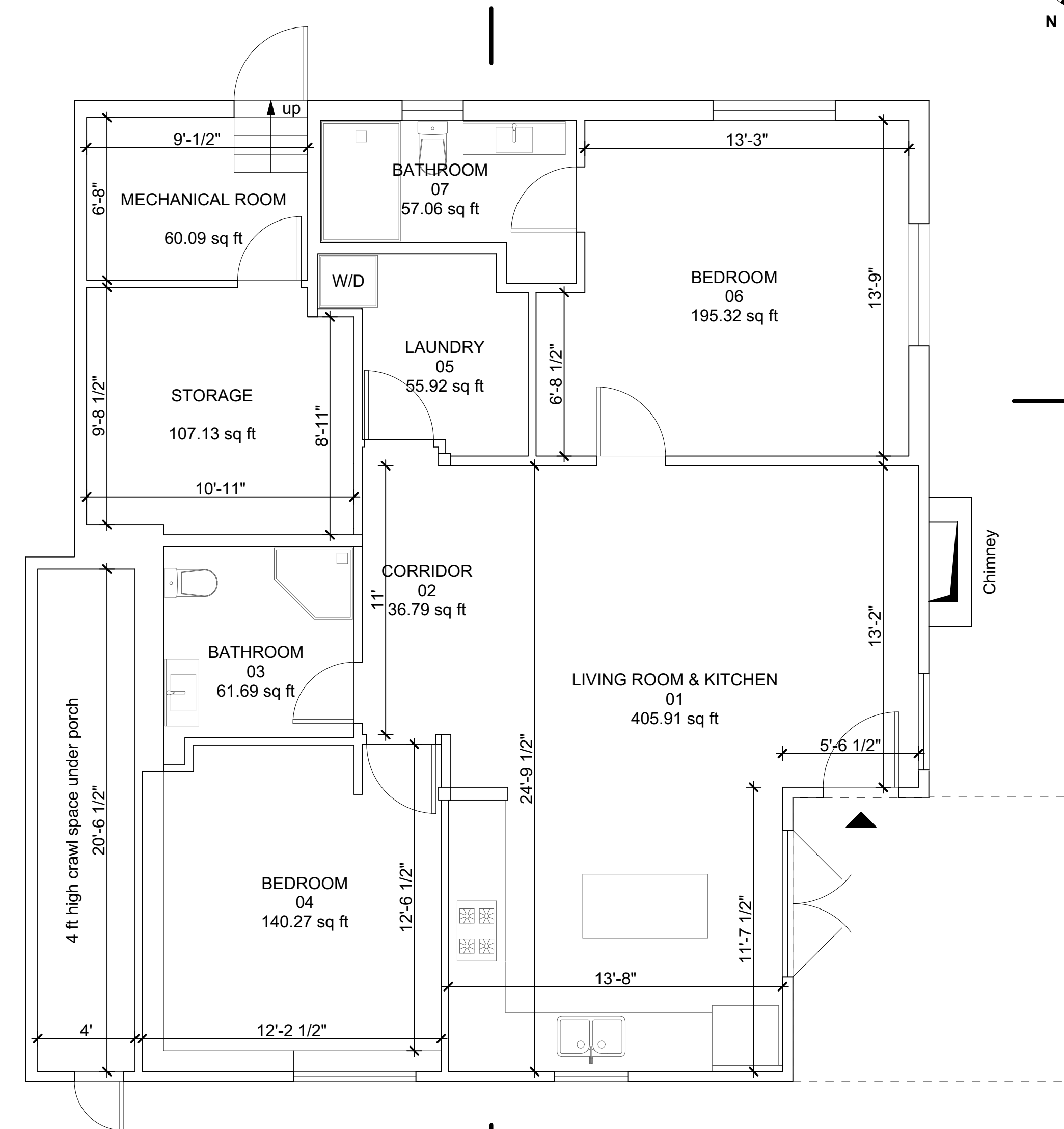
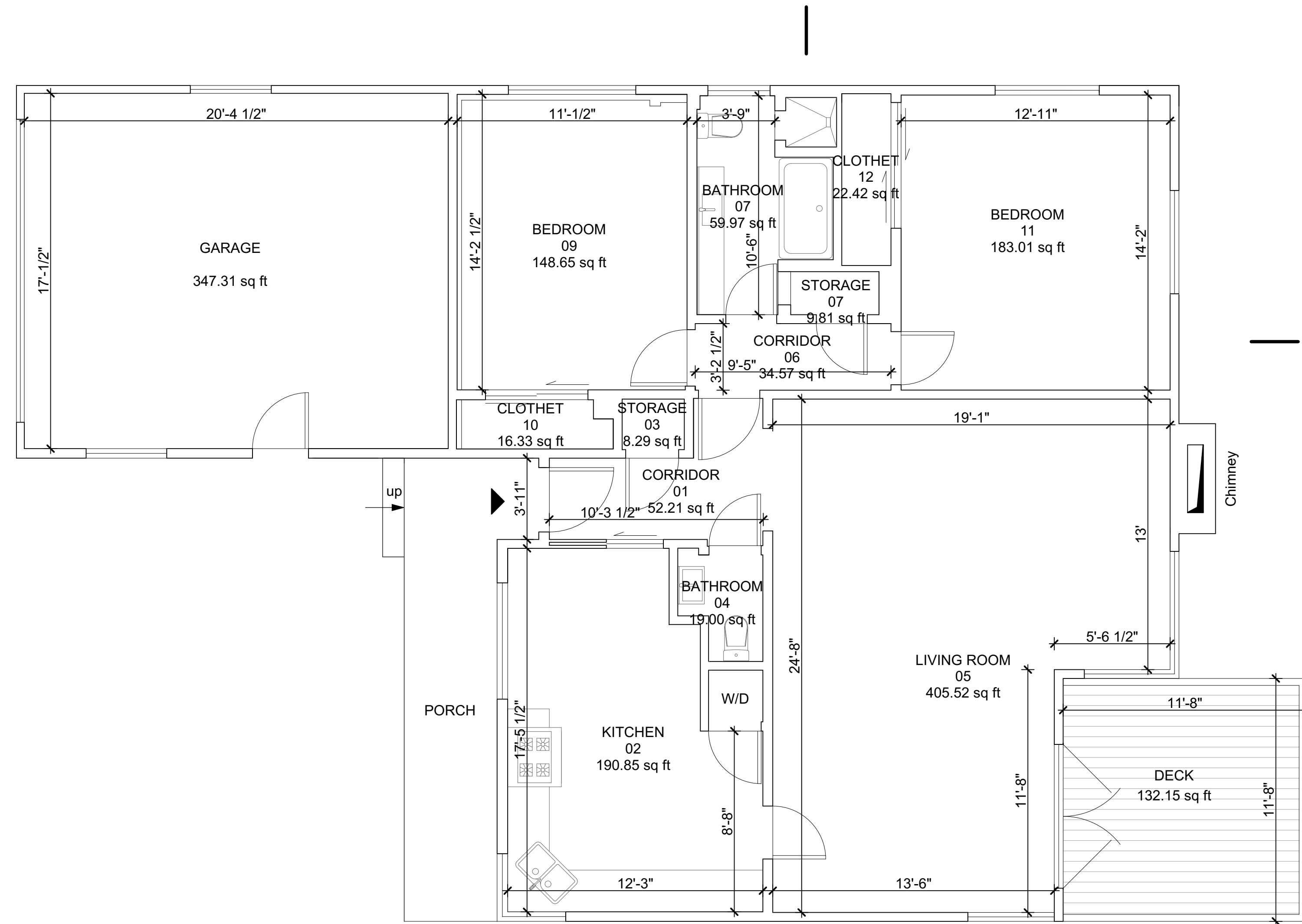
COVER SHEET
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SEAL & SIGNATURE:

SHEET:  
**A.00**

**GENERAL NOTES**

For the Upstairs floor No changes have been proposed. While the Downstairs floor is proposed to be converted to the ADU



1  
A.01

**FLOOR AREA (INHABITABLE)**

#	NAME	AREA	#	NAME	AREA
01	CORRIDOR	52.2	07	BATHROOM	19.0
02	KITCHEN	190.9	07	STORAGE	8.3
03	STORAGE	8.3	09	BEDROOM	148.7
04	BATHROOM	19.0	10	CLOTHET	16.3
05	LIVING ROOM	405.5	11	BEDROOM	183.0
06	CORRIDOR	34.6	12	CLOTHET	22.4

**FLOOR AREA (UNINHABITABLE)**

NAME	AREA
GARAGE	347.3
<b>TOTAL:</b>	<b>1 498.0 ft<sup>2</sup></b>

1  
A.01

**FLOOR AREA (INHABITABLE)**

#	NAME	AREA	#	NAME	AREA
01	LIVING ROOM & KITCHEN	405.9	07	BATHROOM	57.1
02	CORRIDOR	36.8			
03	BATHROOM	61.7			
04	BEDROOM	140.3			
05	LAUNDRY	55.9			
06	BEDROOM	195.3			

**FLOOR AREA (UNINHABITABLE)**

NAME	AREA
MECHANICAL ROOM	60.1
STORAGE	107.1
<b>TOTAL:</b>	<b>167.2 ft<sup>2</sup></b>

**ADU CONVERSION**  
262 Lake Drive, Kensington, CA 94708

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DATE:	ISSUE / REVISION:
05-06-24	ISSUED
SCALE:	NOT TO SCALE

SHEET CONTENTS:  
**PROJECT FLOOR PLANS**

SEAL & SIGNATURE:

SHEET:

**A.01**



# ADU CONVERSION

262 Lake Drive, Kensington, CA 94708

PROJECT TITLE & LOCATION:

DRAWN BY:	OWNER
DATE:	ISSUE / REVISION:
05-06-24	ISSUED
SCALE:	NOT TO SCALE

SHEET CONTENTS:

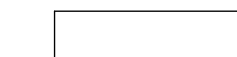


FLOOR PLANS - PROPOSED CHANGES

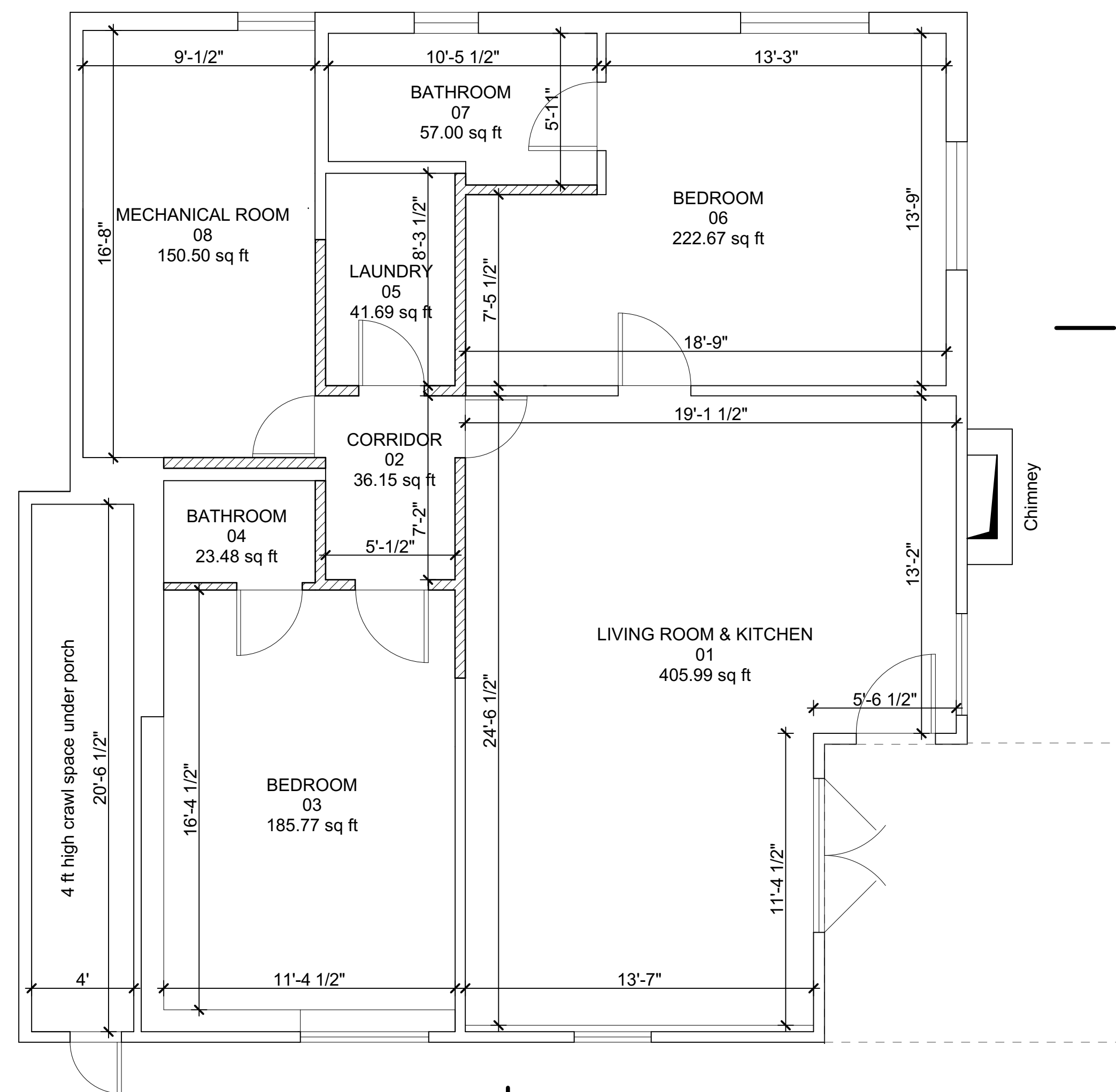
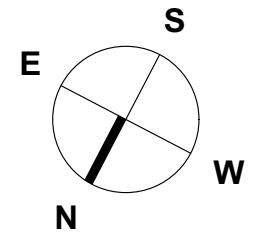
SEAL & SIGNATURE:

SHEET:

**A.02**

### LEGEND

-  Existing walls
-  New walls
-  Demolished existing walls

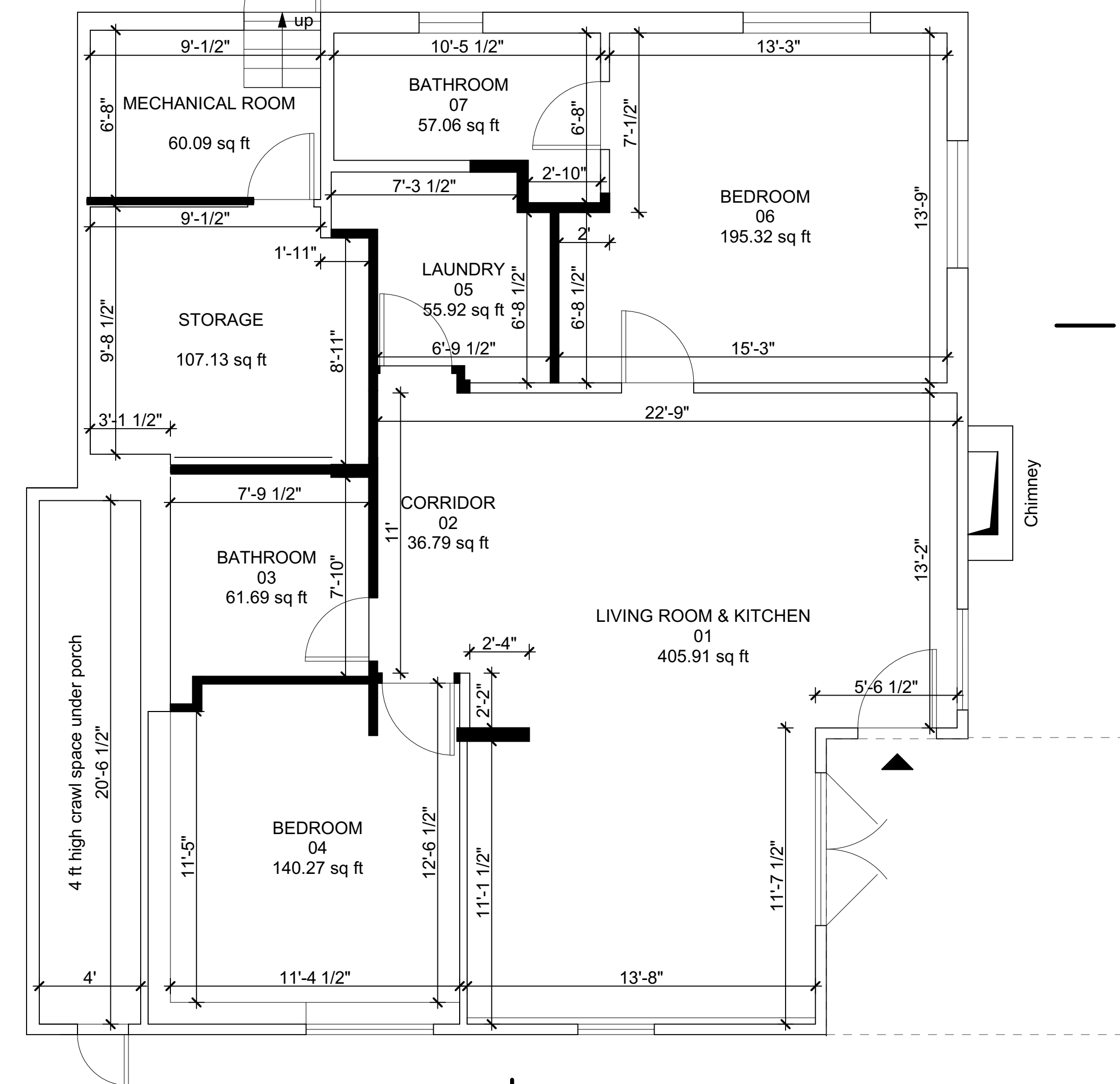


2  
A.02

DOWNSTAIRS - EXISTING - WALLS TO BE DEMOLISHED  
1/4" = 1'-0"

#### FLOOR AREA

#	NAME	AREA	#	NAME	AREA
01	LIVING ROOM & KITCHEN	406.0	07	BATHROOM	57.0
02	CORRIDOR	36.2	08	MECHANICAL ROOM	150.5
03	BEDROOM	185.8			<b>1 123.4 ft²</b>
04	BATHROOM	23.5			
05	LAUNDRY	41.7			
06	BEDROOM	222.7			



1  
A.02

DOWNSTAIRS - PROPOSED - NEW WALLS  
1/4" = 1'-0"

#### FLOOR AREA (INHABITABLE)

#	NAME	AREA	#	NAME	AREA
01	LIVING ROOM & KITCHEN	405.9	07	BATHROOM	57.1
02	CORRIDOR	36.8			<b>953.0 ft²</b>
03	BATHROOM	61.7			
04	BEDROOM	140.3			
05	LAUNDRY	55.9			
06	BEDROOM	195.3			

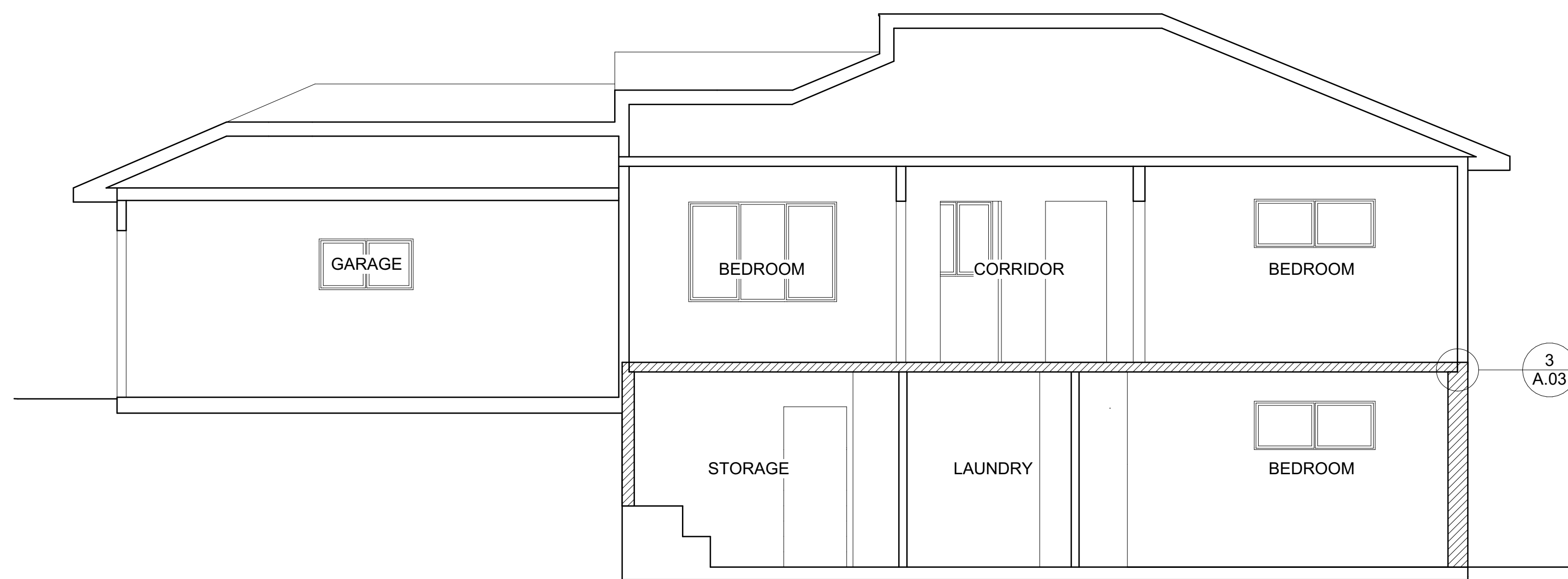
#### FLOOR AREA (UNINHABITABLE)

AREA	NAME	AREA
60.1	MECHANICAL ROOM	60.1
107.1	STORAGE	107.1
<b>167.2 ft²</b>		

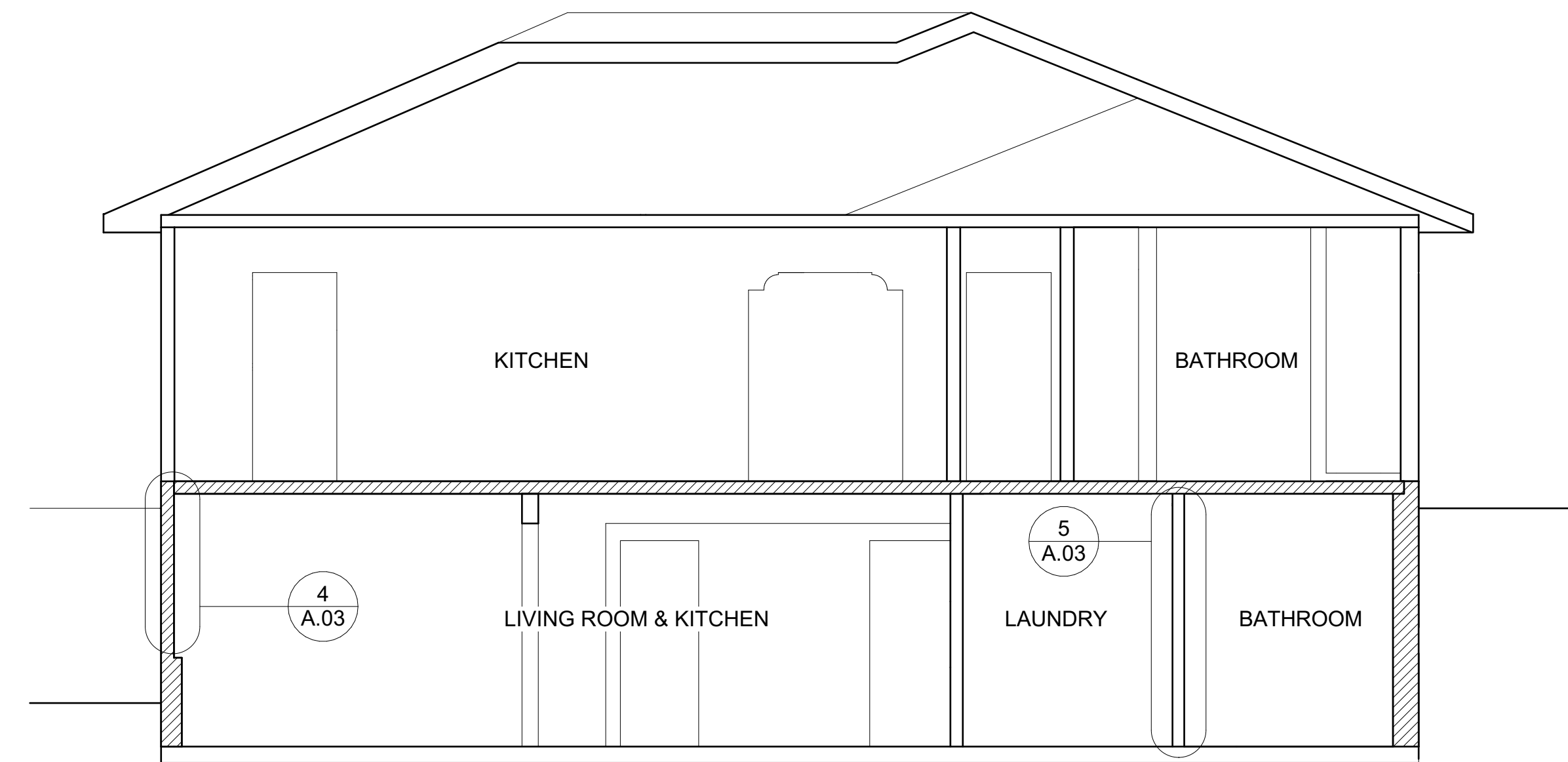
TOTAL: 1 120.2 ft²

**LEGEND**

 1 HOUR FIRE RATED ASSEMBLIES



3  
A.03



4  
A.03

5  
A.03

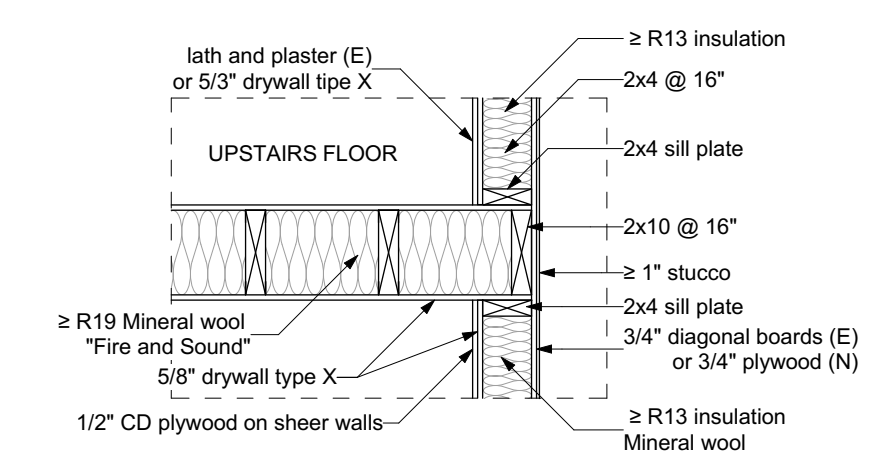
BATHROOM

2  
A.03

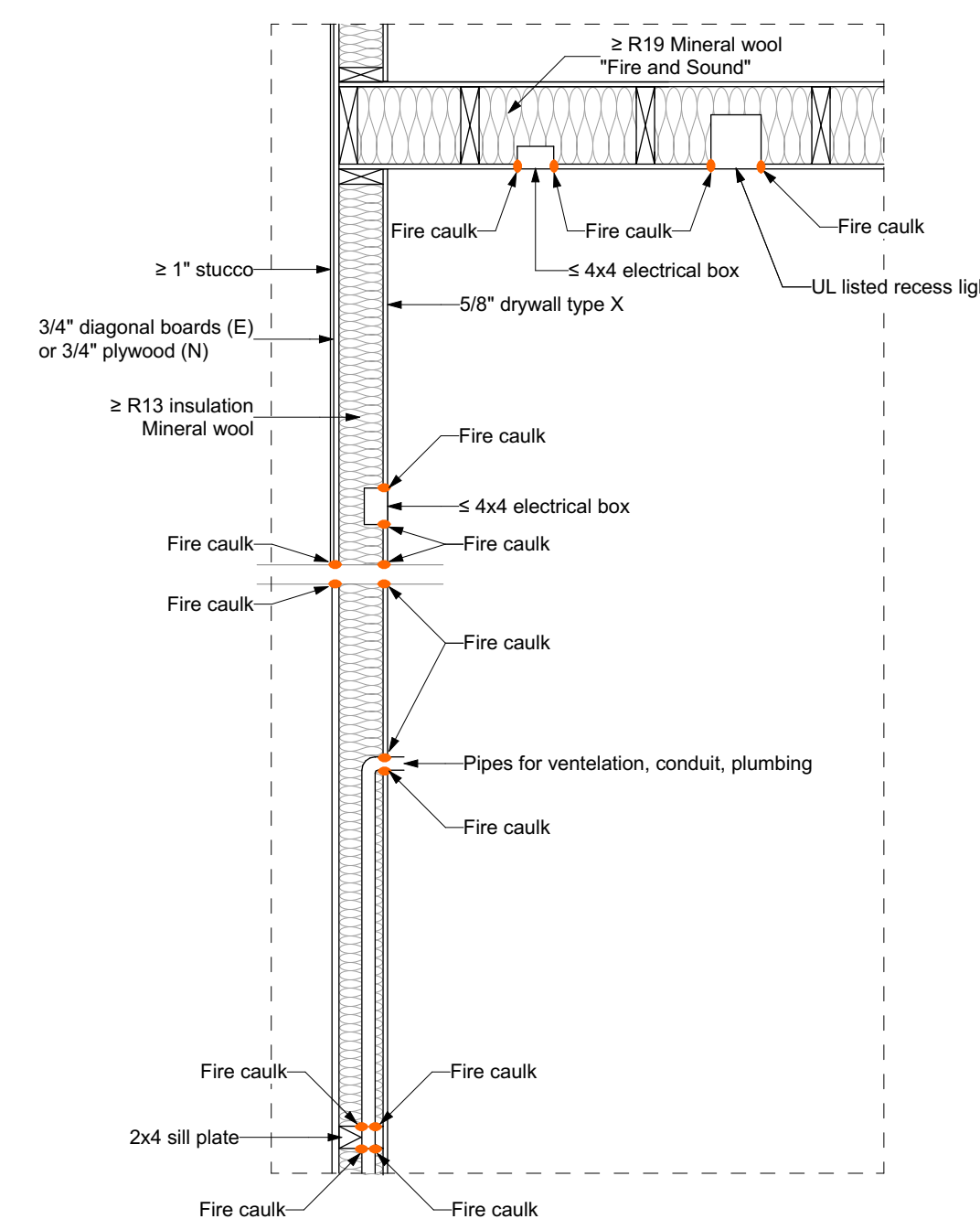
N-S CROSS-SECTION  
1/4" = 1'-0"

2  
A.03

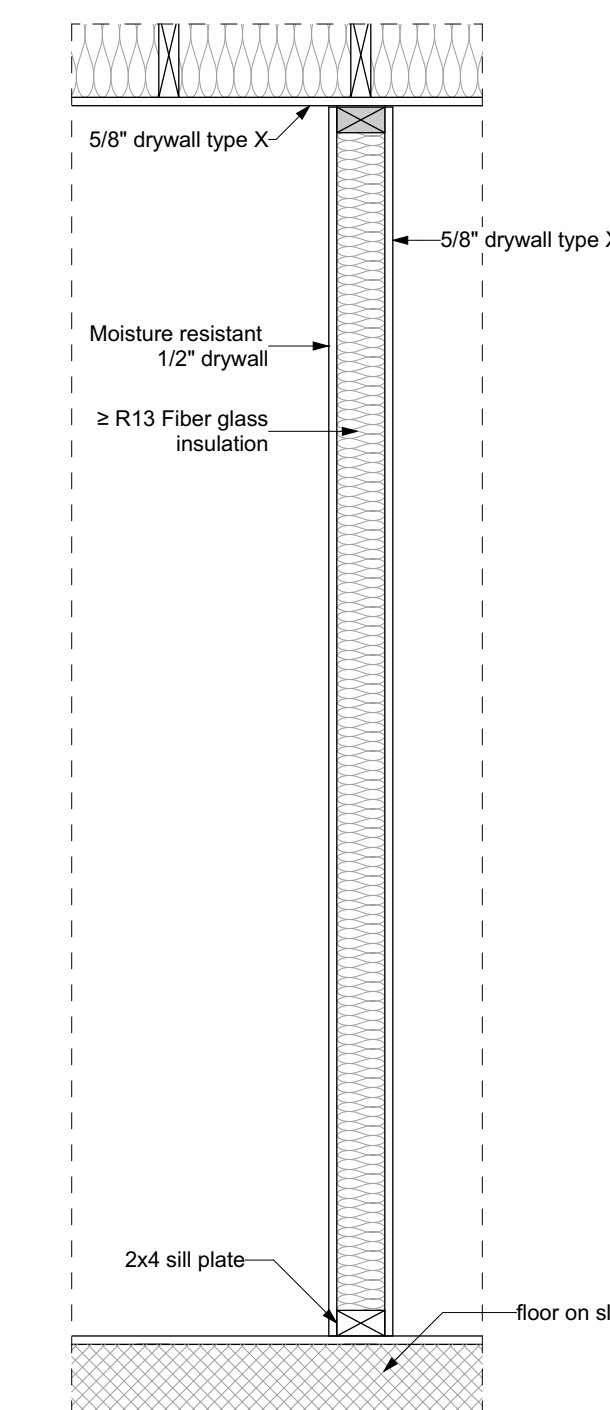
N-S CROSS-SECTION  
1/4" = 1'-0"



3  
A.03 EXTERIOR WALL, CEILING AND FLOOR DETAIL  
3/4" = 1'-0"



4  
A.03 MEMBRANE PENETRATION 1hr RATED CROSS-SECTION  
3/4" = 1'-0"



5  
A.03 INTERIOR WALL CROSS-SECTION  
3/4" = 1'-0"

**ADU CONVERSION**  
262 Lake Drive, Kensington, CA 94708

PROJECT TITLE & LOCATION:

DRAWN BY:	OWNER
DATE:	ISSUE / REVISION:
05-06-24	ISSUED
SCALE:	NOT TO SCALE

SHEET CONTENTS:  
**FIRE-RATED CROSS-SECTIONS**

SEAL & SIGNATURE:

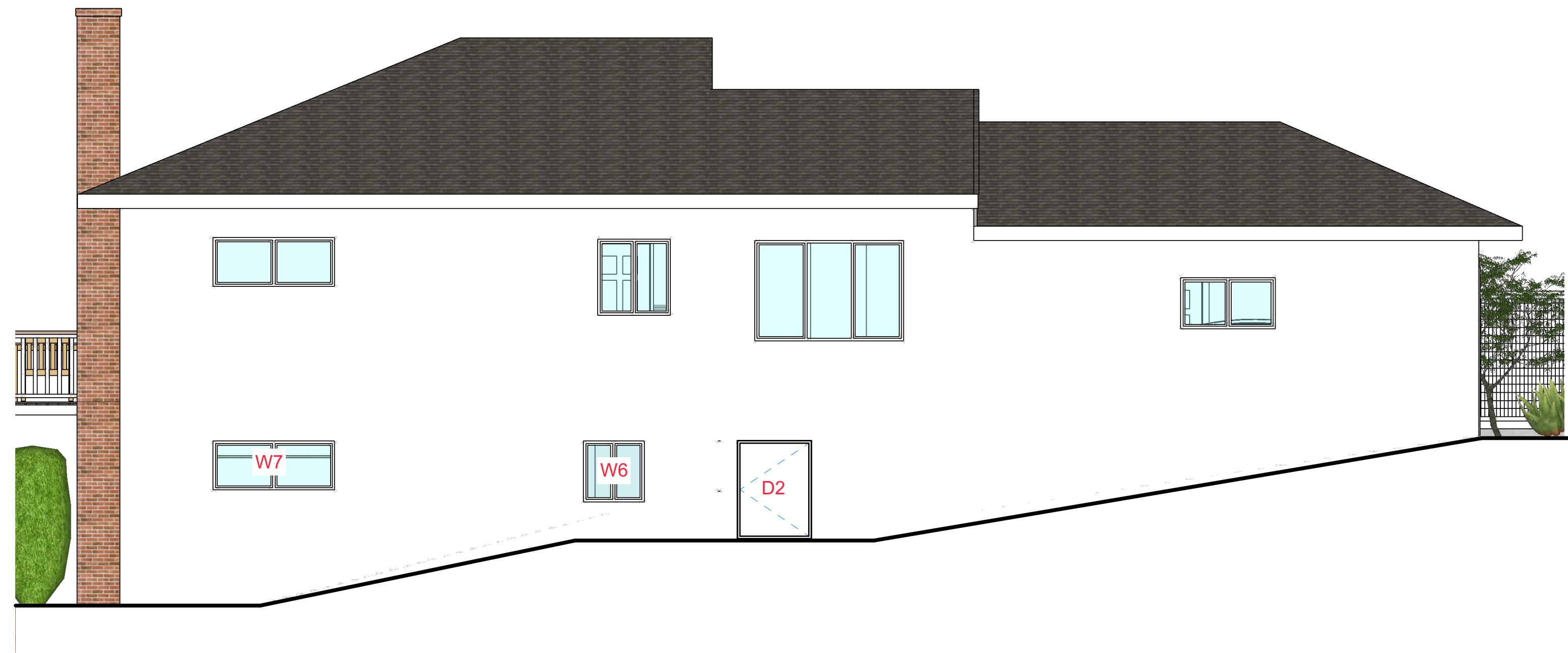
SHEET:

**A.03**



1  
S.06

EAST ELEVATION  
1/4" = 1'-0"



3  
S.06

SOUTH ELEVATION  
1/4" = 1'-0"



2  
A.06

NORTH ELEVATION  
1/4" = 1'-0"



4  
A.06

WEST ELEVATION  
1/4" = 1'-0"

# ADU CONVERSION

262 Lake Drive, Kensington, CA 94708

PROJECT TITLE & LOCATION:

DRAWN BY:	OWNER
DATE:	ISSUE / REVISION:
05-06-24	ISSUED
SCALE:	NOT TO SCALE

SHEET CONTENTS:

ELEVATIONS
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SEAL & SIGNATURE:

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SHEET:

## A.06

**ATTACHMENT 2**

**AGENCY COMMENTS**



## REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 06/11/2024	EBMUD MAP(S): 1488B516	EBMUD FILE:S-11606
AGENCY: Department of Conservation and Development Attn: Grant Farrington 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDDP24-03023	FILE TYPE: Development Plan
APPLICANT: Uma Moldenhawer 629 Grizzly Peak Boulevard  Berkeley, CA 94708	OWNER: Uma Moldenhawer 629 Grizzly Peak Boulevard Berkeley, CA 94708	
DEVELOPMENT DATA		
ADDRESS/LOCATION: 262 Lake Drive    City:KENSINGTON    Zip Code: 94708-1132		
ZONING:R-6, -TOV -K    PREVIOUS LAND USE: Residential		
DESCRIPTION: Applicant requests approval for the legalization of 2,750 square feet of gross floor area where 2,700 square feet is the gross floor area threshold for the parcel. Proposal includes conversion of downstairs into an ADU with demolition and remodeling of walls.	TOTAL ACREAGE:0.13 ac.	
TYPE OF DEVELOPMENT: <div style="text-align: right;">Single Family Residential:1 Units</div>		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 840-846	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 832-842
All of development may be served from existing main(s) Location of Main(s):Lake Drive		None from main extension(s) Location of Existing Main(s):
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE
A7D	700-900	SERVICE ELEVATION RANGE
COMMENTS		
<p>The addition of an accessory dwelling unit with expanded water use may require an upgrade to the existing water service and payment of associated fees. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p> <p>KTL</p>		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">               Chien Wang, Associate Civil Engineer;           </div> <div style="text-align: center;">             6/4/2024              DATE           </div> </div> <p style="text-align: center;">WATER SERVICE PLANNING SECTION</p>		

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## MEETING NOTES – JULY 31, 2024

Location: Kensington Library, 61 Arlington Ave. and remotely via Zoom / telephone  
Date: Wednesday, July 31, 2024 7:00 PM

### 1. Roll Call

Present: Lloyd Cowell, Reuel Cooke, Ben Barry, David Peterson, Adam Novickas. Dahlia Frydman arrived after Roll Call.

Absent: Chris Brydon

### 2. Citizens' Comments

No citizen comments were offered. Lloyd Cowell spoke briefly about residents being able to access KMAC agenda and notices that are posted on Supervisor Gioia's website and a planned walk-through for August meeting.

### 3. Approval of Meeting Notes from June 26, 2024.

Motion to Approve (as corrected) advanced by: Ben Barry; seconded by Adma Novickas.

Voting Yes: Lloyd Cowell, Reuel Cooke, Dave Peterson, Ben Barry, Adam Novickas.

Voting No: [none]. Dahlia Frydman arrived after the vote was taken.

4. 24-03023 **262 Lake Dr.** The applicant seeks approval of a Kensington Development Plan for the legalization of 2,750 square feet of gross floor area where 2,700 square feet is the gross floor area threshold for the subject property. [Continued from June 26, 2024 meeting].

After due consideration and discussion, a Motion to Recommend Approval was advanced by: Adam Novickas; seconded by: Ben Barry. Voting Yes: Lloyd Cowell, Dave Peterson, Reuel Cooke, Ben Barry, Adam Novickas, Dahlia Frydman. Voting No: [none].

5. 24-03027 **255 Stanford Ave.** The applicant seeks approval of a Development Plan application for a Kensington Small Lot Review processed under CDKR24-00009 that received a request for a hearing. The project involves 1. Remove existing stairs & tile on entry porch, 2. Remove existing railings & fence on retaining wall. 3. Remove existing living room window and install a new sliding door inside the existing opening of the living room window. 4. Install new deck & finished surface at entry porch. 5. Install new stairs to front door. 6. Install new guard rails on fence, retaining wall & stairs.

After due consideration and discussion, a Motion to Recommend Approval was advanced by: Ben Barry; seconded by: Lloyd Cowell. Voting Yes: Lloyd Cowell, Dave Peterson, Reuel Cooke, Ben Barry, Adam Novickas, Dahlia Frydman. Voting No: [none].

6. **Motion to adjourn** at 7:20 p.m. by Ben Barry; seconded by Adam Novickas. Voting Yes: Lloyd Cowell, Dave Peterson, Ben Barry, Reuel Cooke, Dahlia Frydman, Adam Novickas. Voting No: [none].