



CONTRA COSTA COUNTY

AGENDA

Kensington Municipal Advisory Council

Wednesday, January 28, 2026

7:00 PM

61 Arlington Avenue, Kensington |
[**https://cccounty-us.zoom.us/j/83020078959?**](https://cccounty-us.zoom.us/j/83020078959?pwd=YlRscWZRMTNLUWgrUkVsUzQwOEJYdz09)
pwd=YlRscWZRMTNLUWgrUkVsUzQwOEJYdz09

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

CDDP23_03009 0 Willamette Ave. The applicant requests approval of a Kensington Design Review Development Plan with a variance for a 1-foot front yard setback (where 20 feet is required) for a retaining wall that exceeds 3 feet in height and a 5-foot front yard setback (where 20 feet is required) for a new 3,293-square-foot single-family residence (where 3,000 square feet is the maximum gross floor area allowed) on a vacant lot. The project also includes a tree permit for a code-protected tree that was previously removed. Project Location: (Address: 0 WILLAMETTE AVE, KENSINGTON, CA 94708), (APN: 570161009) [**26-348**](#)

Attachments: [CDDP23-03009 Agency Comment Packet 1.5.26 willamette](#)

The next meeting is currently scheduled for February 25, 2026

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 61 Arlington Avenue, Kensington during normal business hours. Staff reports related to items on the agenda are also accessible online at 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: robert.rogers@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-348

Agenda Date: 1/28/2026

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: Review CDDP23_03009 0 Willamette Ave.

Presenter: Applicant

Contact: Robert.rogers@bos.cccounty.us

Information:

CDDP23_03009 0 Willamette Ave. The applicant requests approval of a Kensington Design Review Development Plan with a variance for a 1-foot front yard setback (where 20 feet is required) for a retaining wall that exceeds 3 feet in height and a 5-foot front yard setback (where 20 feet is required) for a new 3,293-square-foot single-family residence (where 3,000 square feet is the maximum gross floor area allowed) on a vacant lot. The project also includes a tree permit for a code-protected tree that was previously removed. Project Location: (Address: 0 WILLAMETTE AVE, KENSINGTON, CA 94708), (APN: 570161009)

Referral History and Update:

Recommendation(s)/Next Step(s):



AGENCY COMMENT REQUEST

Date _____

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

<i>DISTRIBUTION</i>		<i>Please submit your comments to:</i>
INTERNAL		
<input type="checkbox"/> Building Inspection	<input type="checkbox"/> Grading Inspection	Project Planner _____
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs	Phone # _____
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner	E-mail _____
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff	County File # _____
<input type="checkbox"/> APC PW Staff	<input type="checkbox"/> County Geologist	
HEALTH SERVICES DEPARTMENT		Prior to _____ * * * * *
<input type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials	We have found the following special programs apply to this application:
PUBLIC WORKS DEPARTMENT		
<input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts)		<input type="checkbox"/> Active Fault Zone (Alquist-Priolo)
<input type="checkbox"/> Traffic		<input type="checkbox"/> Flood Hazard Area, Panel # _____
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts	<input type="checkbox"/> 60-dBA Noise Control
LOCAL		<input type="checkbox"/> CA EPA Hazardous Waste Site
<input type="checkbox"/> Fire District _____		High or Very High FHSZ * * * * *
<input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov		
<input type="checkbox"/> Consolidated – (email) fire@cccfpd.org		
<input type="checkbox"/> East CCC – (email) brodriguez@eccfpd.org		
<input type="checkbox"/> Sanitary District _____		
<input type="checkbox"/> Water District _____		
<input type="checkbox"/> City of _____		
<input type="checkbox"/> School District(s) _____		
<input type="checkbox"/> LAFCO		
<input type="checkbox"/> Reclamation District # _____		
<input type="checkbox"/> East Bay Regional Park District		
<input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD		
<input type="checkbox"/> MAC/TAC _____		
<input type="checkbox"/> Improvement/Community Association		
<input type="checkbox"/> CC Mosquito & Vector Control Dist (email)		
OTHERS/NON-LOCAL		
<input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)		
<input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta		
<input type="checkbox"/> Native American Tribes		
ADDITIONAL RECIPIENTS		
		Print Name _____
		Signature _____ DATE _____
		Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP23-03009

File Date: 4/10/2023

Applicant:

JASMIT RANGR RANGR STUDIO
1234 GRIZZLY PEAK BLVD
BERKELEY, CA 94708
(212) 727-9911

Property Owner:

DEAN MICHAEL GRIDLEY
21 NOE ST
SAN FRANCISCO, CA 941141006
dgridley@sbcglobal.net
(1415) 695-4501

Project Description:

The applicant requests approval of a Kensington Design Review Development Plan with a variance for a 1-foot front yard setback (where 20 feet is required) for a retaining wall that exceeds 3 feet in height and a 5-foot front yard setback (where 20 feet is required) for a new 3,293-square-foot single-family residence (where 3,000 square feet is the maximum gross floor area allowed) on a vacant lot. The project also includes a tree permit for a code-protected tree that was previously removed.

Project Location: (Address: 0 WILLAMETTE AVE, KENSINGTON, CA 94708), (APN: 570161009)

Additional APNs:

General Plan Designation(s): SH

Zoning District(s): "R-6, -TOV -K"

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

Fire District: KENSINGTON FIRE

Sanitary District: STEGE SANITARY

Housing Inventory Site: NO

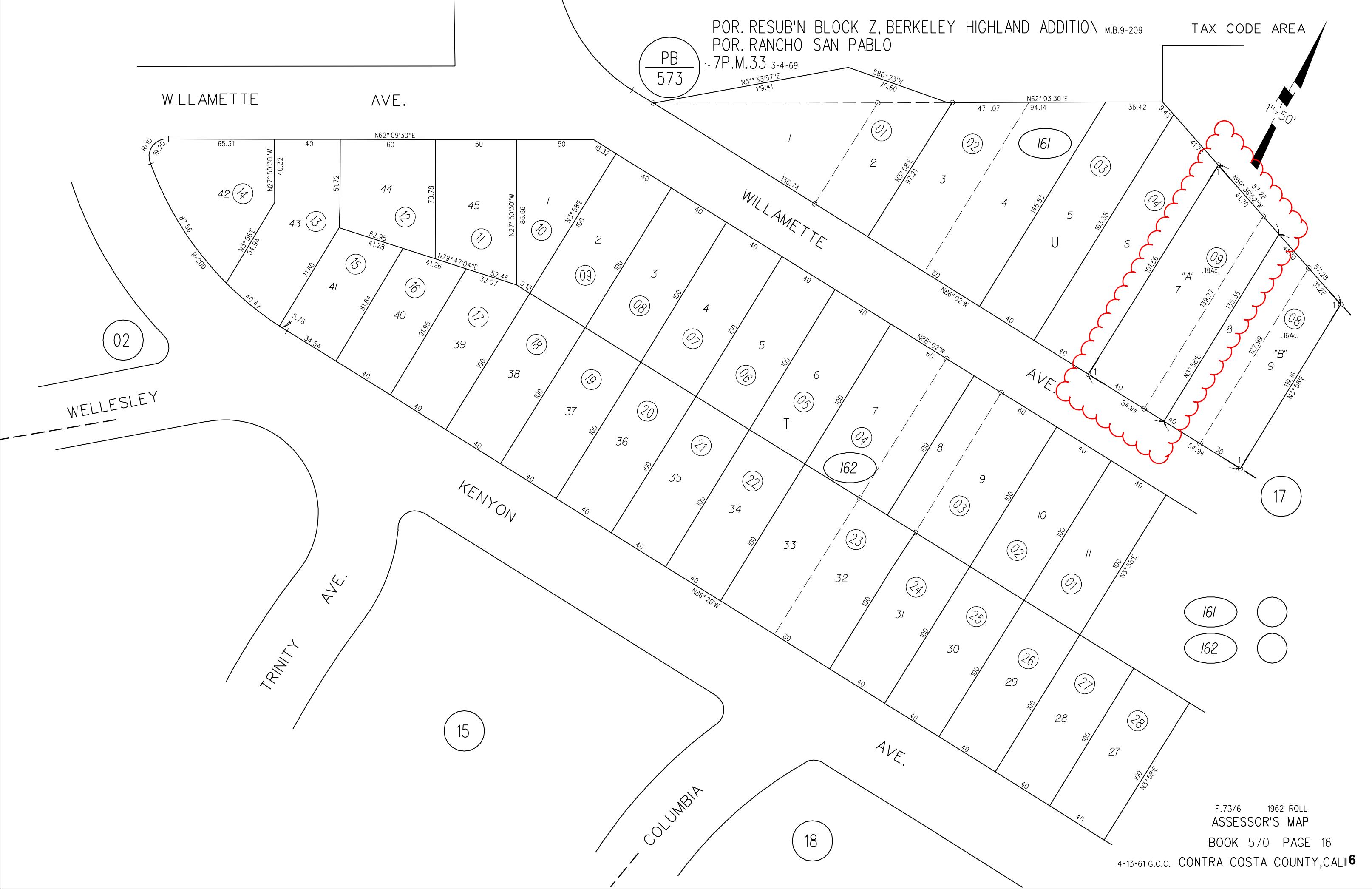
Specific Plan:

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 \$5.00	57.00	57.00
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
		Total:	3162.00	3162.00

POR. RESUB'N BLOCK Z, BERKELEY HIGHLAND ADDITION M.B.9-209
POR. RANCHO SAN PABLO

TAX CODE AREA



Aerial Map



Legend

- Board of Supervisors' Districts
 - City Limits
 - Unincorporated
 - Address Points
 - Streets
 - Building Footprints
 - Assessment Parcels
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

1: 1,128

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

A horizontal bar chart showing the distribution of a variable across four categories. The categories are labeled 0.0, 0, 0.02, and 0.0. The bar is black and spans the width of the first three categories. The fourth category is white and has a small black segment at its end.

WGS_1984/Web/Mercator/Auxiliary_Sphere

1

7

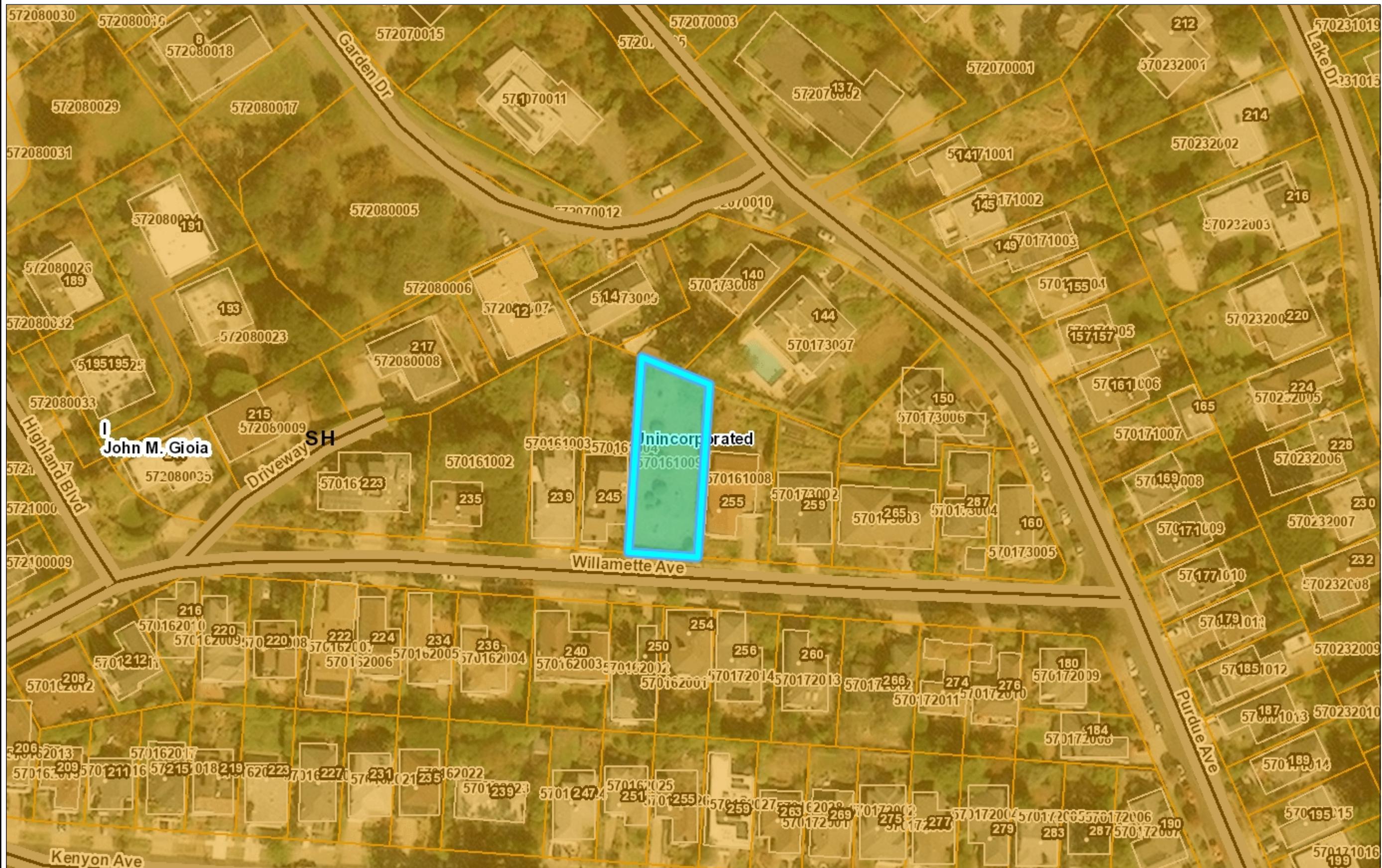
General Plan Designation



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- General Plan
- SV (Single Family Residential - Ver)
- SL (Single Family Residential - Low)
- SM (Single Family Residential - Me)
- SH (Single Family Residential - Hig)
- ML (Multiple Family Residential - Lc)
- MM (Multiple Family Residential - M)
- MH (Multiple Family Residential - H)
- MV (Multiple Family Residential - Vi)
- MS (Multiple Family Residential - Vi)
- CC (Congregate Care/Senior Hous)
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commerci)
- M-6 (Bay Point Residential Mixed U)
- M-7 (Pittsburg/Bay Point BART Sta)
- M-8 (Dougherty Valley Village Cent)
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park N)
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed)
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off)
- CR (Commercial Recreation)
- ACO (Airport Commercial)
- LF (Landfill)
- PS (Public/Semi-Public)

1: 1,128



Zoning District



Legend

- | | |
|---|-------------------------------------|
|  | Board of Supervisors' Districts |
|  | City Limits |
|  | Unincorporated |
|  | Zoning |
|  | R-6 (Single Family Residential) |
|  | R-6, -FH -UE (Flood Hazard and A |
|  | R-6 -SD-1 (Slope Density Hillside I |
|  | R-6 -TOV -K (Tree Obstruction and |
|  | R-6, -UE (Urban Farm Animal Exclu |
|  | R-6 -X (Railroad Corridor Combinin |
|  | R-7 (Single Family Residential) |
|  | R-7 -X (Railroad Corridor Combinin |
|  | R-10 (Single Family Residential) |
|  | R-10, -UE (Urban Farm Animal Exc |
|  | R-12 (Single Family Residential) |
|  | R-15 (Single Family Residential) |
|  | R-20 (Single Family Residential) |
|  | R-20, -UE (Urban Farm Animal Exc |
|  | R-40 (Single Family Residential) |
|  | R-40, -FH -UE (Flood Hazard and A |
|  | R-40, -UE (Urban Farm Animal Exc |
|  | R-65 (Single Family Residential) |
|  | R-100 (Single Family Residential) |
|  | D-1 (Two Family Residential) |
|  | D-1 -T (Transitional Combining Dist |
|  | D-1, -UE (Urban Farm Animal Exclu |
|  | M-12 (Multiple Family Residential) |
|  | M-12 -FH (Flood Hazard Combining |
|  | M-17 (Multiple Family Residential) |
|  | M-29 (Multiple Family Residential) |
|  | F-R (Forestry Recreational) |
|  | F-R -FH (Flood Hazard Combining I |
|  | F-1 (Water Recreational) |
|  | F-1 -FH (Flood Hazard Combining I |
|  | A-2 (General Agriculture) |
|  | A-2, -BS (Boat Storage Combining I |
|  | A-2, -BS -SG (Boat Storage and So |
|  | A-2 -FH (Flood Hazard Combining I |
|  | A-2, -FH -SG (Flood Hazard and Sc |

1: 1,128

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Notes

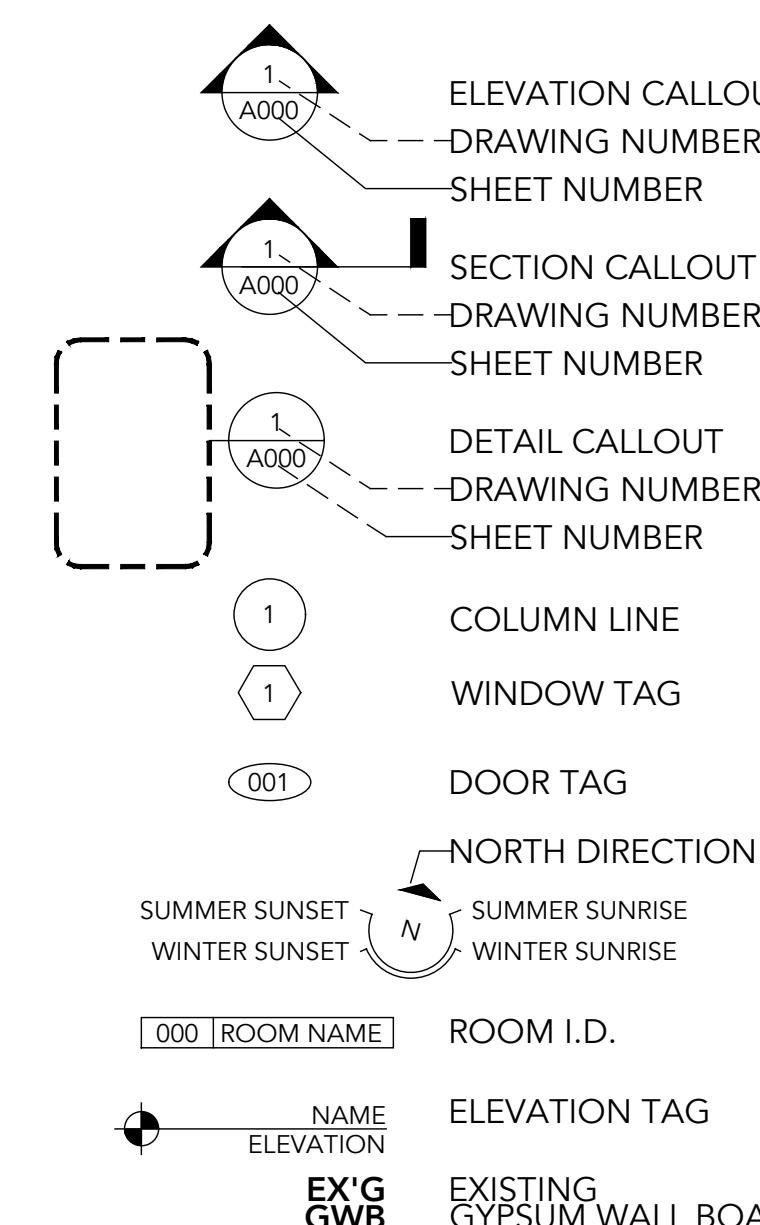
A horizontal bar chart with four segments. The first segment is black and labeled '0.0'. The second segment is white and labeled '0'. The third segment is black and labeled '0.02'. The fourth segment is white and unlabeled. The total length of the bar is 0.0 million.

WGS_1984/Web/Mercator/Auxiliary_Sphere



RASHID - EAMES RESIDENCE

ARCHITECTURAL LEGEND



PROJECT INFORMATION

SUMMARY

THE DESIGN PROPOSES CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON AN EXISTING VACANT UPSLOPE LOT AT "0" WILLAMETTE AVE. THE PROPOSED STRUCTURE CONSISTS OF 2 STORIES AND A GRADE-LEVEL GARAGE. OUTDOOR SPACES CONSIST OF WOOD DECKS AND OUTDOOR TERRACES.

THE PROPOSAL REQUESTS A VARIANCE TO ALLOW FOR A GARAGE WITHIN THE FRONT YARD SETBACK WITH THE FRONT FACE OF THE GARAGE WALL PLACED 5' BACK FROM THE PROPERTY LINE. OTHER GARAGES ON THIS SIDE OF THE STREET ARE BUILT WITHIN THE FRONT SETBACK, INCLUDING 287 WILLAMETTE AVE, WHICH HAS A MINIMUM FRONT SETBACK OF 3'-9". THIS PROPOSAL INCLUDES A 2-CAR GARAGE, WITH AN ADJACENT UNCOVERED PARKING AREA PROVIDING 2 ADDITIONAL OFF-STREET PARKING SPACES.

ADDITIONALLY THE PROPOSAL REQUESTS A VARIANCE TO ALLOW FOR A HOUSE LARGER THAN 3000 SF IN THE R6-SINGLE FAMILY RESIDENTIAL ZONE.

PROJECT DATA

ZONING

APN#:	570-161-009
ZONE:	R6-SINGLE FAMILY RESIDENTIAL
LOT SIZE:	7882 SF
GROSS FLOOR AREA (GFA):	3293 SF
GFA HEARING THRESHOLD:	3000 SF *PER CONTRA COSTA 84-74.802
BUILDING HEIGHT:	25'-5 7/8" / 2-STORIES (+GARAGE)
PARKING	2 CAR GARAGE + 2 OFFSTREET SPACES
REQUIRED PARKING	1 OFF-STREET SPACE

FLOOR AREAS

UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

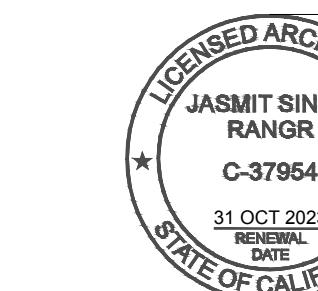
BUILDING NOTES

PARKING :	2 CAR GARAGE + 2 OPEN SPACES
OCCUPANCY:	R-SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	REQUIRED - TO BE FURNISHED

DRAWING INDEX

ARCHITECTURAL

A001 PROJECT DATA & SUMMARY, DRAWING INDEX, SYMBOLS LEGEND
A050 SITE PLAN
A100 GARAGE FLOOR PLAN
A101 LOWER FLOOR PLAN
A102 UPPER FLOOR PLAN
A103 ROOF PLAN
A200 SECTION
A201 SECTION
A202 SECTION
A301 EAST ELEVATION
A302 NORTH ELEVATION
A303 STREET ELEVATION (SOUTH)
A900 RENDERINGS
A901 RENDERINGS



RANGR STUDIO

1234 GRIZZLY PEAK, BERKELEY, CA 94708

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EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

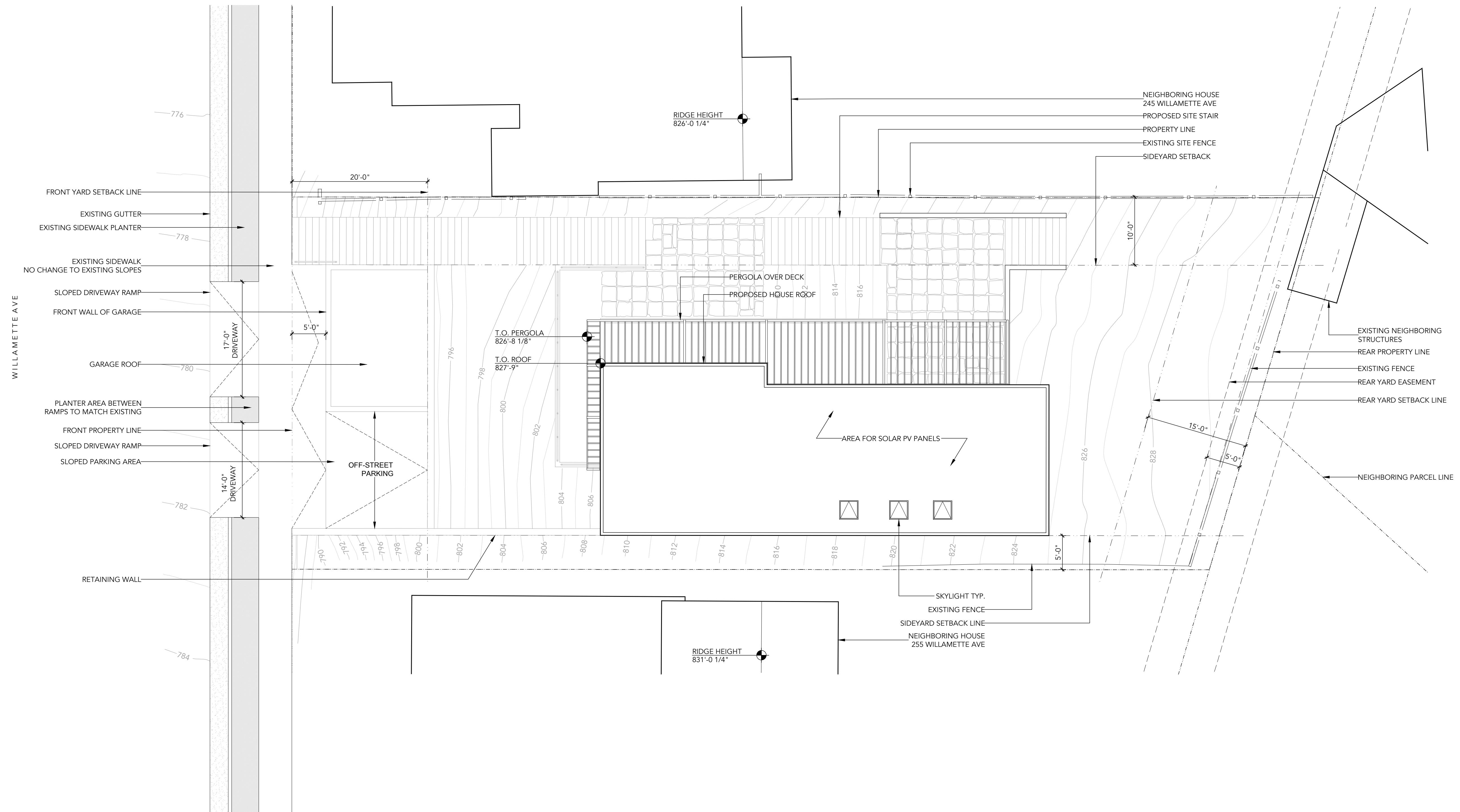
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708

PARCEL #: 570-161-009-8

PROJECT DATA & SUMMARY, DRAWING INDEX, & LEGEND

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A001

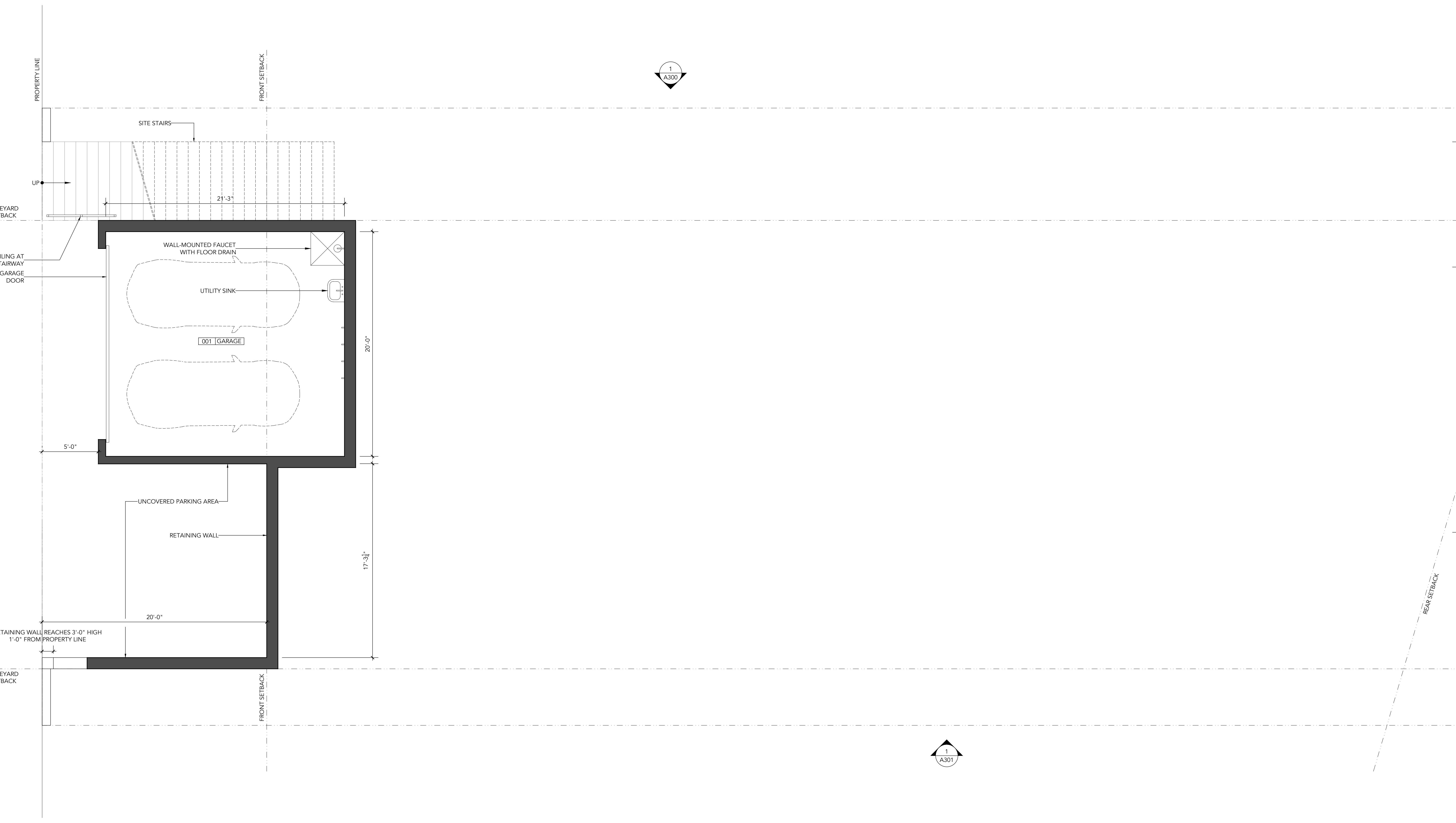


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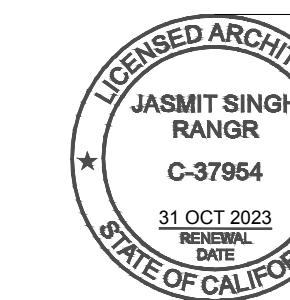
RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

SITE PLAN		
DATE:	03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1:	-	REV 3: -
REV 2:	-	REV 4: -

A050



FLOOR AREAS	
BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

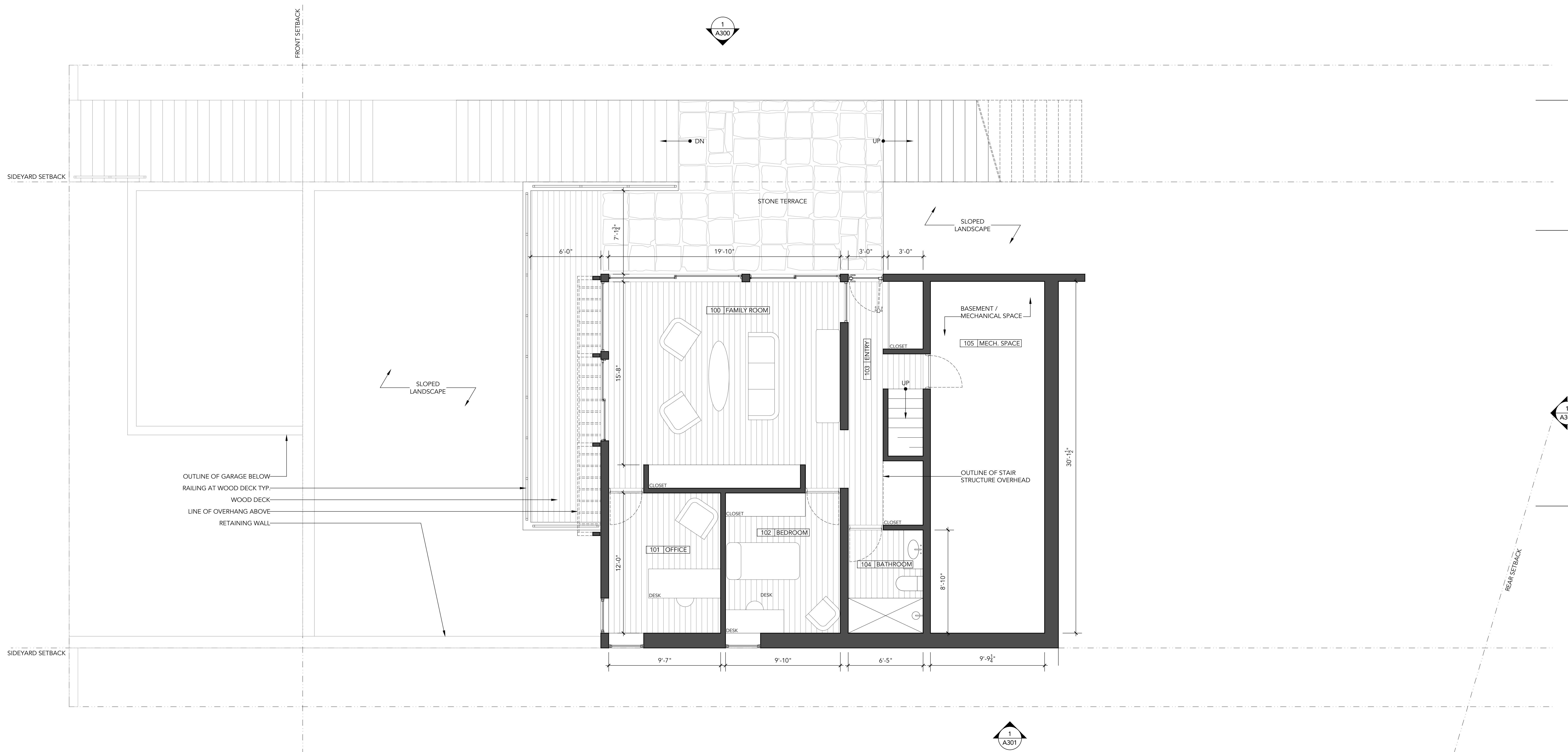


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RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

GARAGE FLOOR PLAN	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A100



1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREAS	
BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

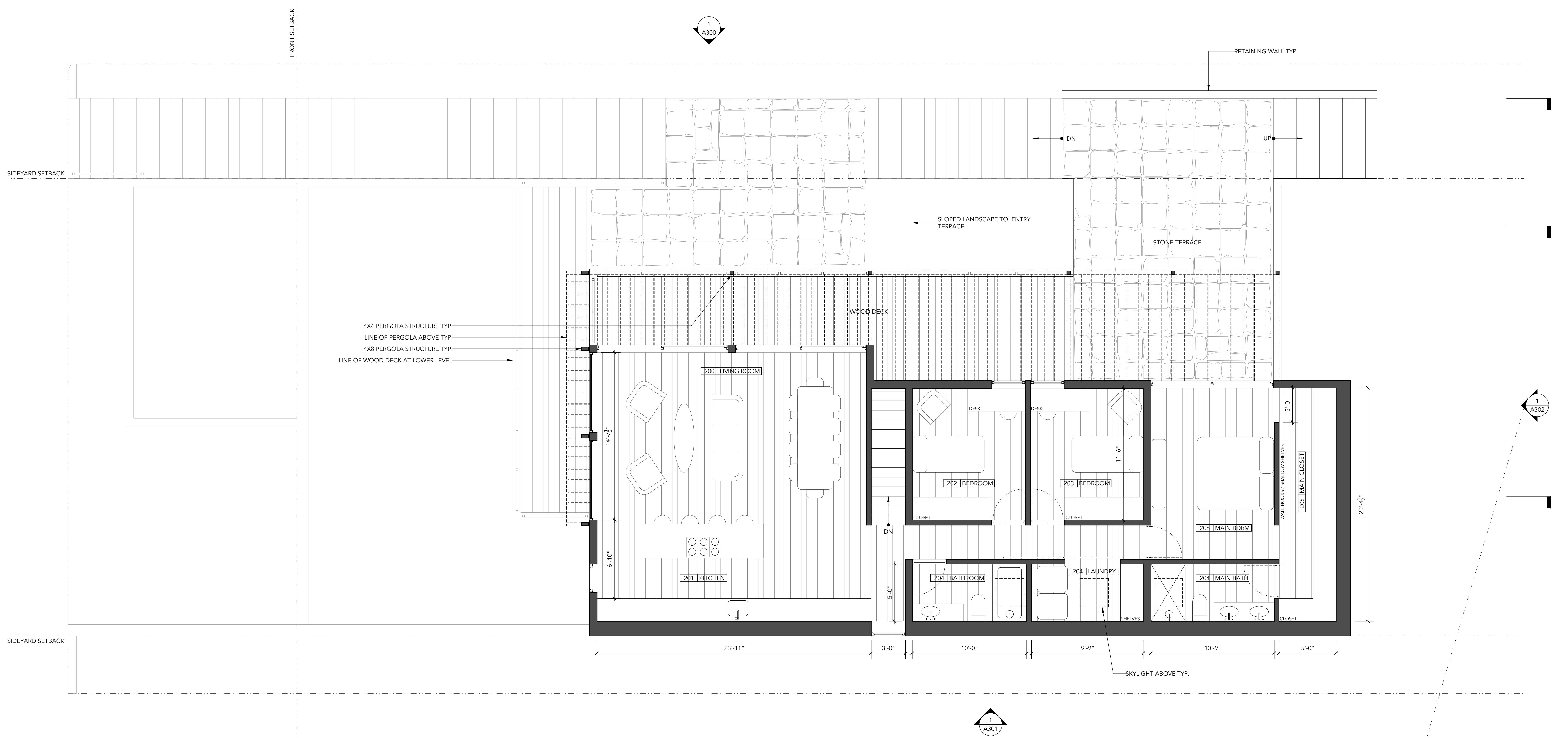


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PARCEL #: 570-161-009-8

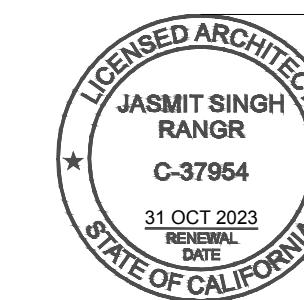
LOWER FLOOR PLAN	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A101



1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREAS	
BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

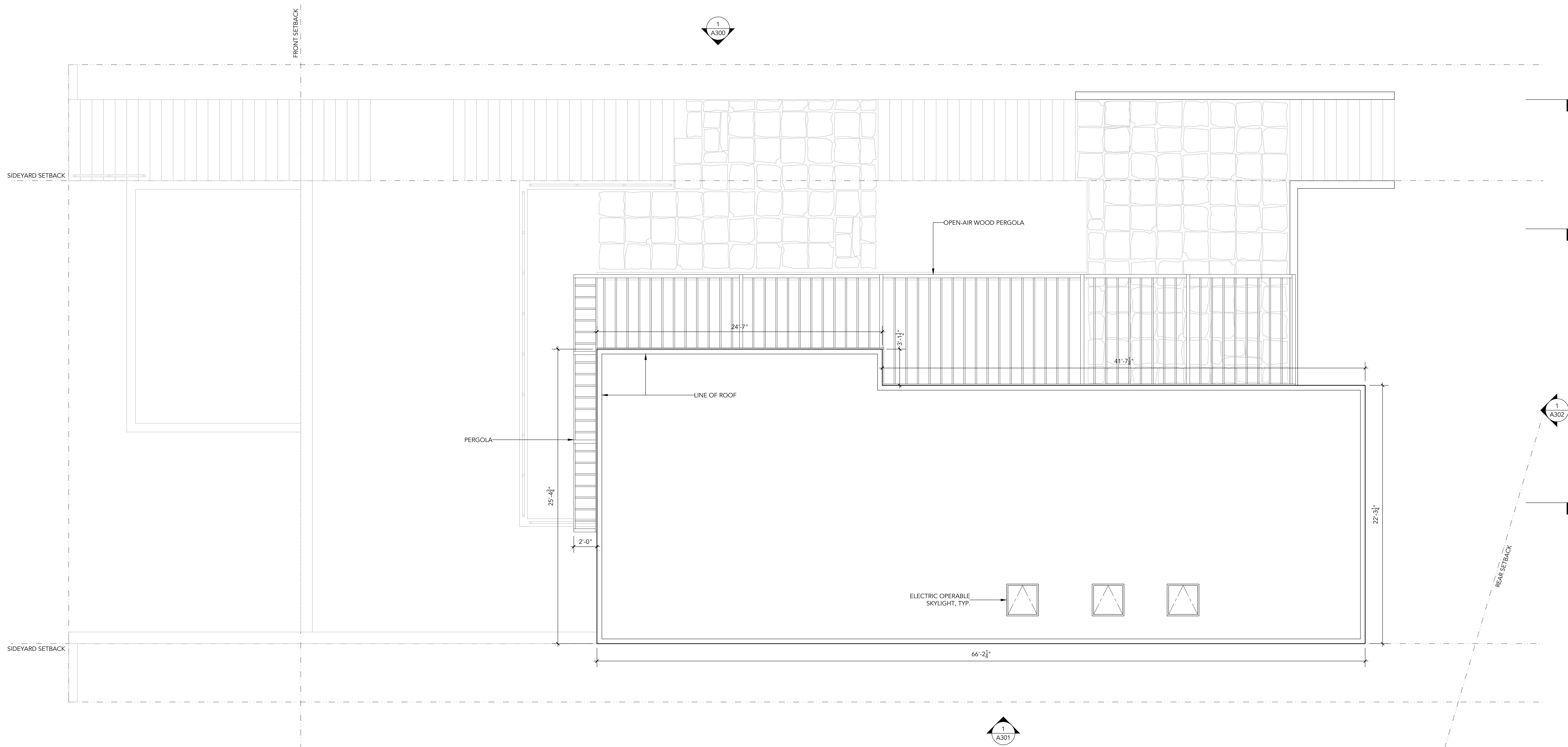


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0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

UPPER FLOOR PLAN	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A102

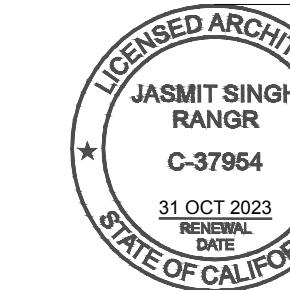


1 ROOF PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREAS

BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

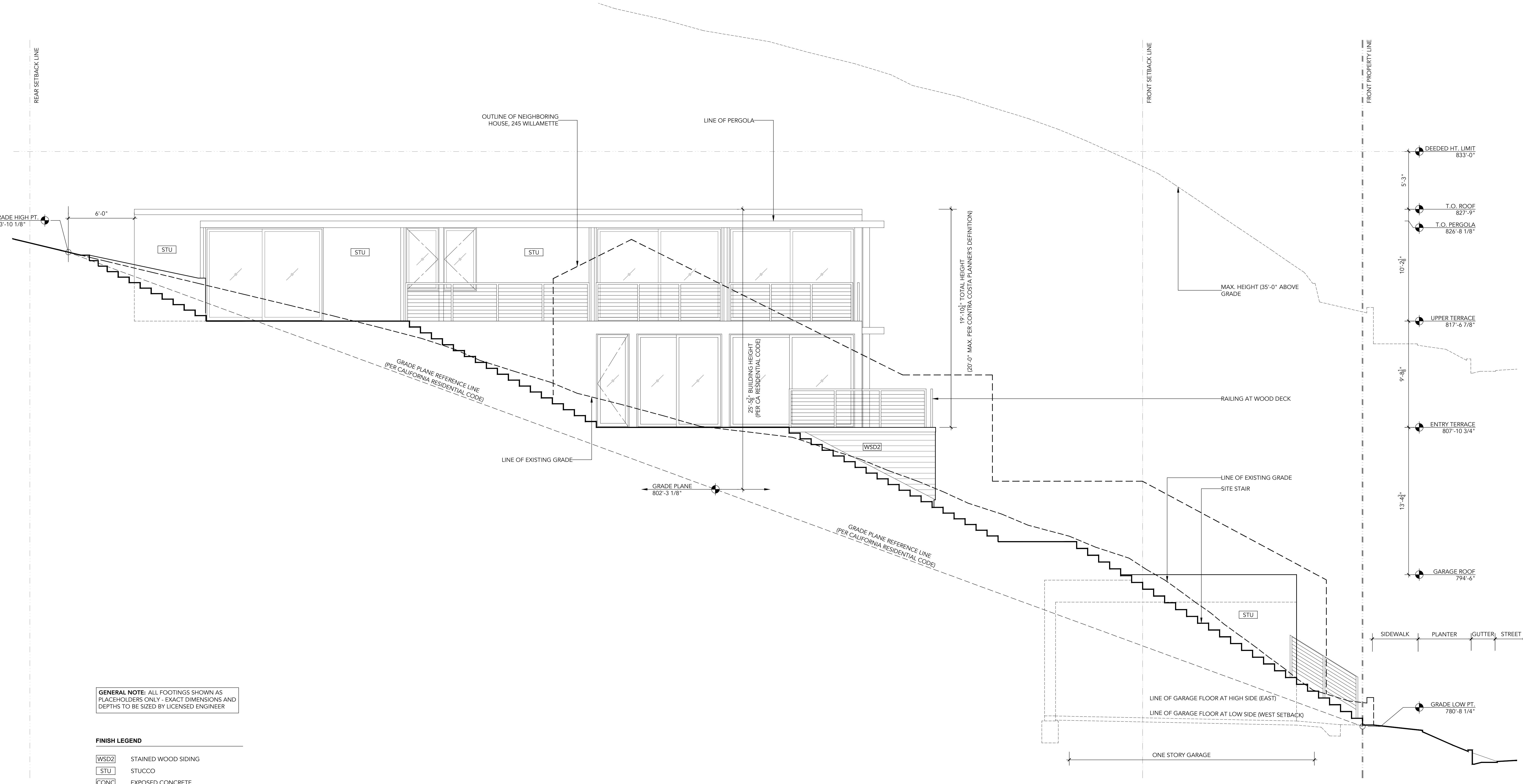


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RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

ROOF PLAN	
DATE:	03 DECEMBER 2025
REV 1:	-
REV 2:	-
ISSUED:	PLANNING REVIEW
REV 3:	-
REV 4:	-

A103



1 SITE SECTION LOOKING EAST - STAIRS

SCALE: 1/4" = 1'-0"



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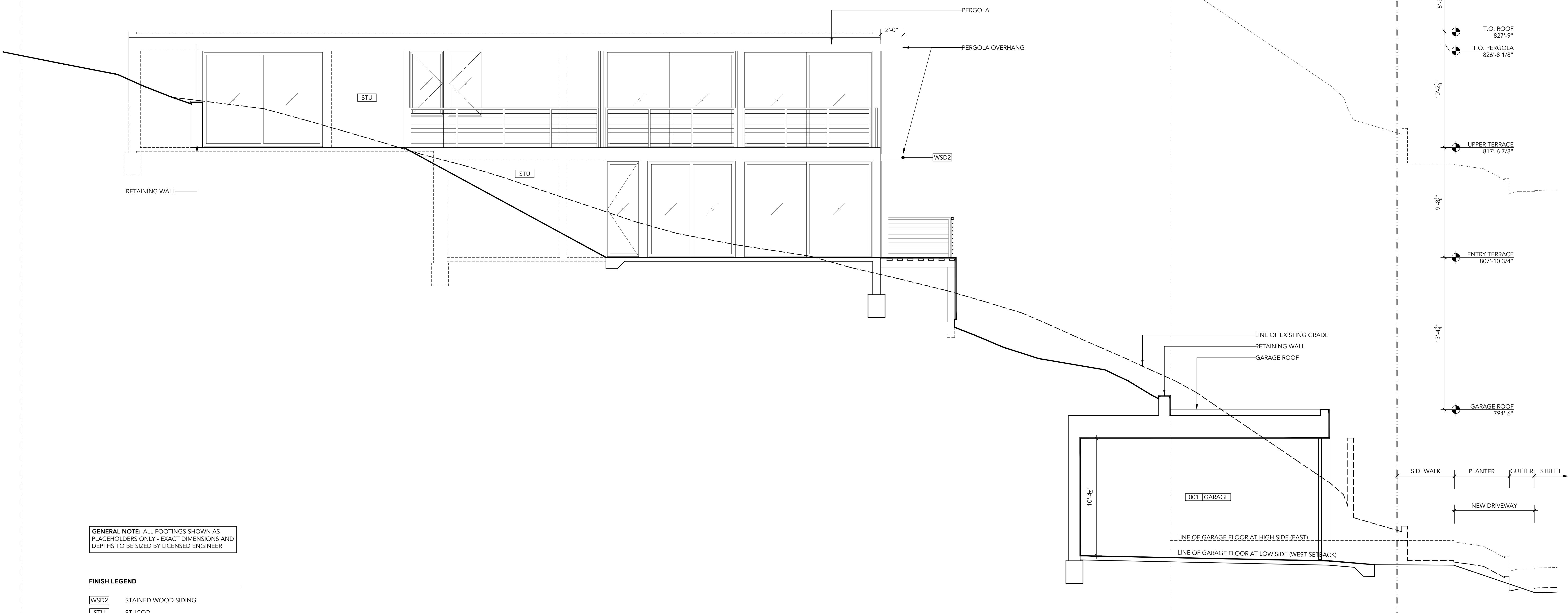
SITE SECTION - PROPOSED		
DATE:	03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1:	-	REV 3: -
REV 2:	-	REV 4: -

A200

REAR SETBACK LINE

FRONT SETBACK LINE

FRONT PROPERTY LINE



1 SITE SECTION LOOKING EAST - GARAGE
SCALE: 1/4" = 1'-0"



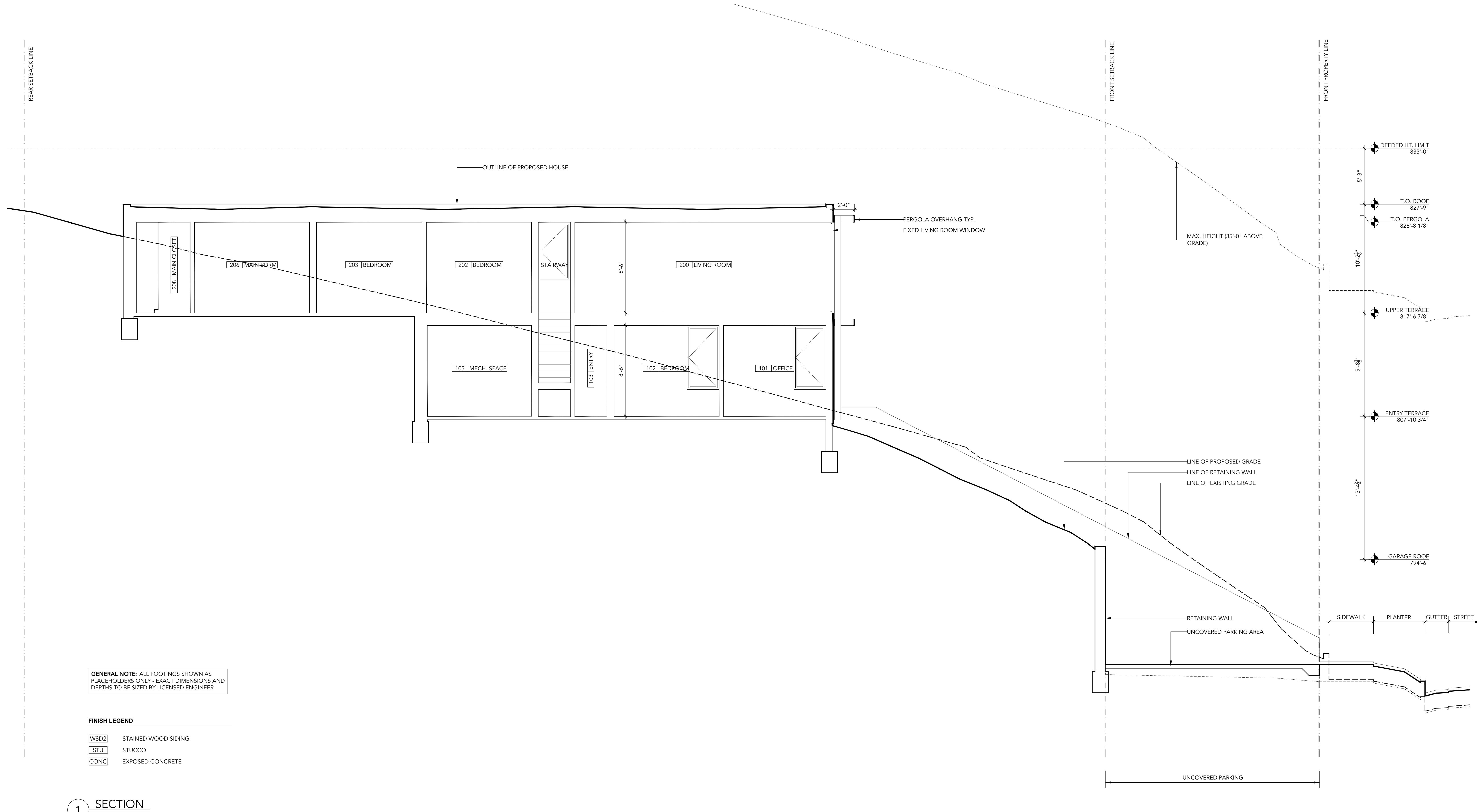
RANGR STUDIO

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RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

SITE SECTION - PROPOSED		
DATE:	03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1:	-	REV 3: -
REV 2:	-	REV 4: -

A201

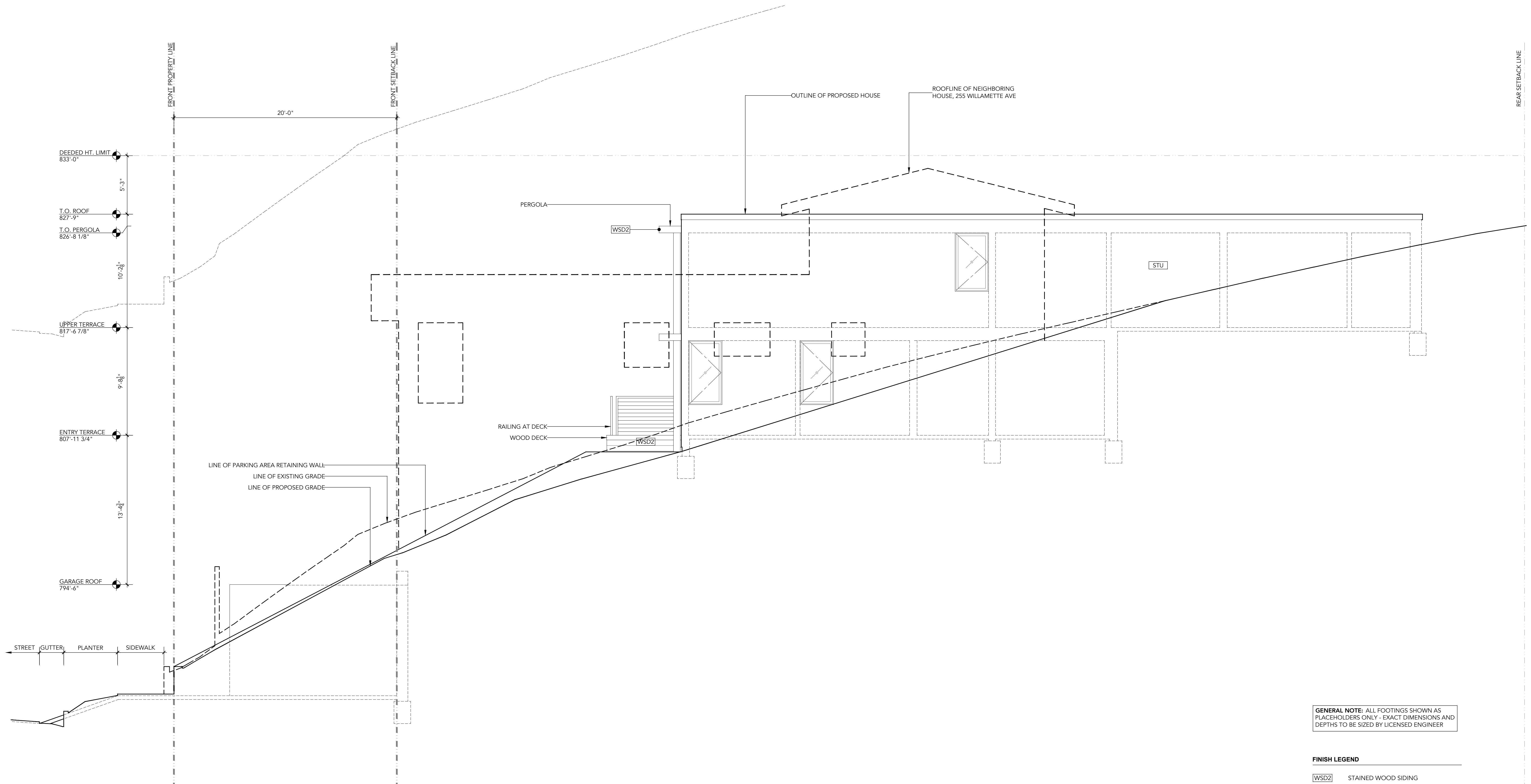


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PARCEL #: 570-161-009-8

SECTION	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A202



1 EAST ELEVATION

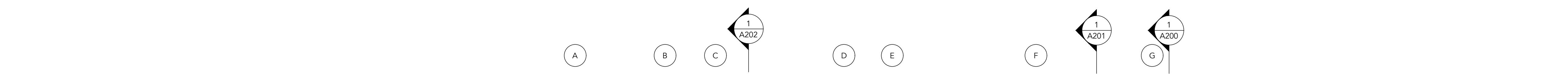


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RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

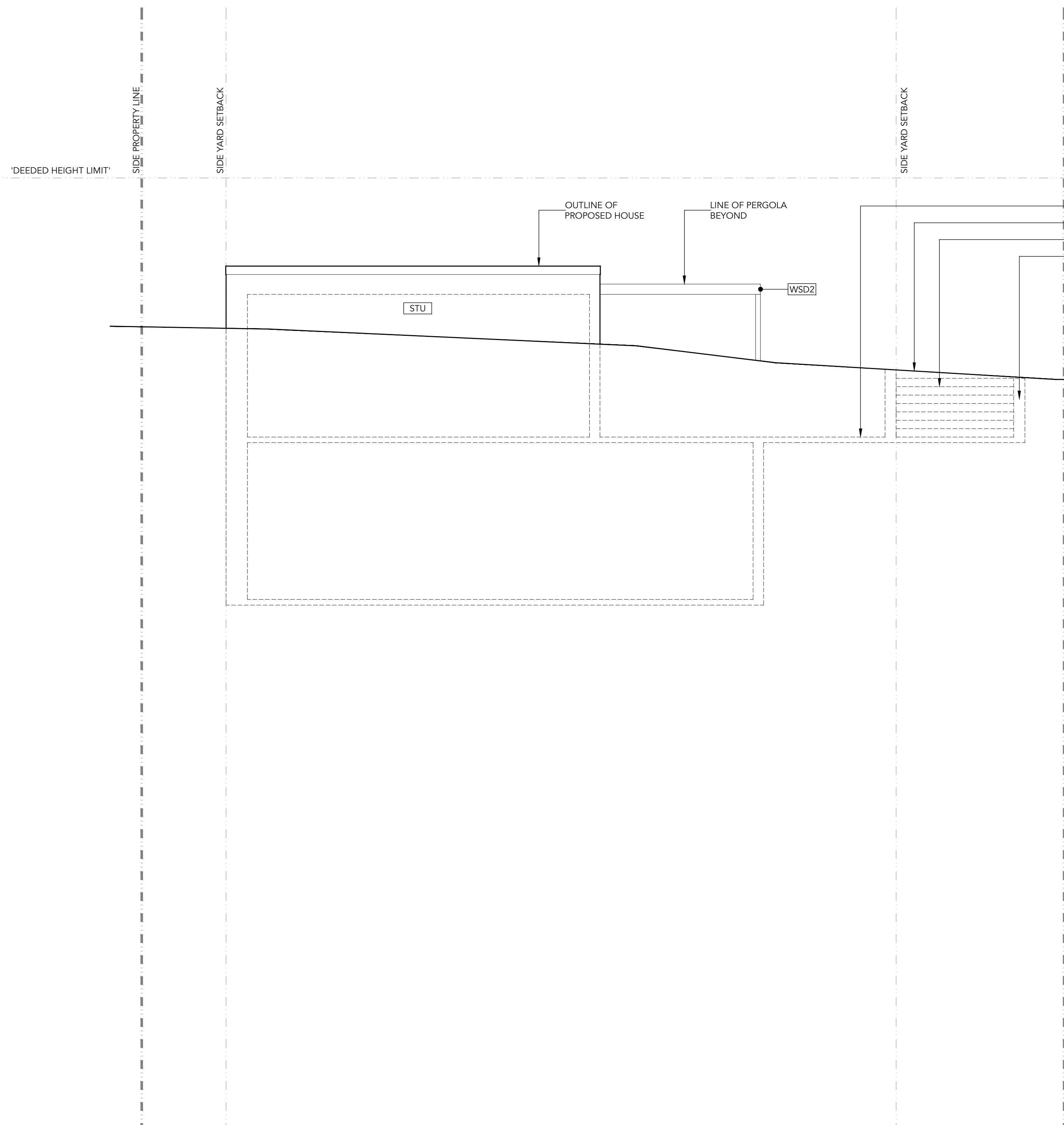
EAST ELEVATION	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A301



DEEDED HT. LIMIT
 833'-0"
 'DEEDED HEIGHT LIMIT'
 SIDE PROPERTY LINE
 SIDE YARD SETBACK
 T.O. ROOF
 827'-9"
 T.O. PERGOLA
 826'-8 1/8"
 10'-2 1/8"
 UPPER TERRACE
 817'-6 7/8"
 9'-8 1/8"
 ENTRY TERRACE
 807'-11 3/4"
 13'-4 3/4"
 GARAGE ROOF
 794'-6"

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



GENERAL NOTE: ALL FOOTINGS SHOWN AS
PLACEHOLDERS ONLY. EXACT DIMENSIONS AND
DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

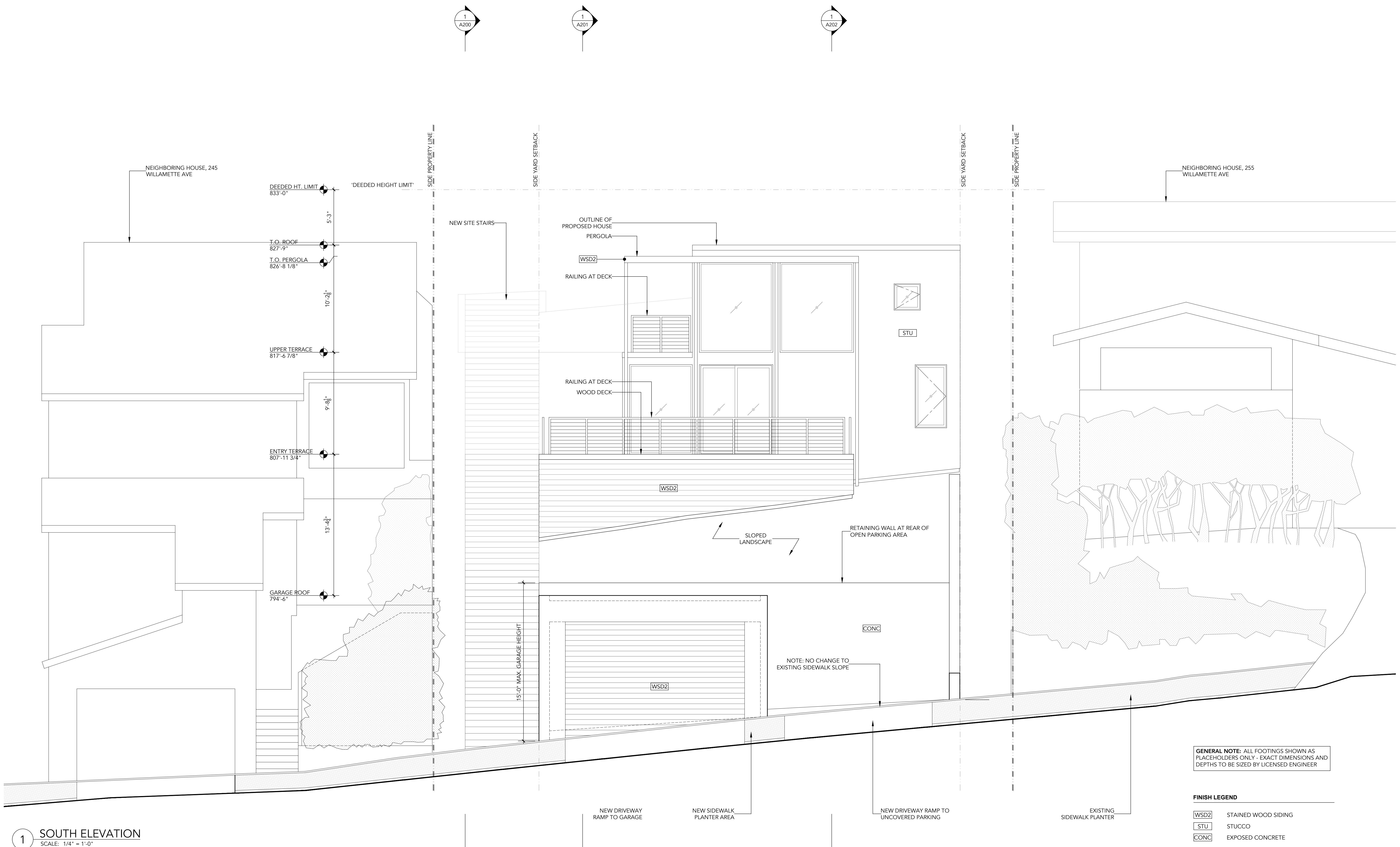


RANGR STUDIO
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EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

NORTH ELEVATION		
DATE:	03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1:	-	REV 3: -
REV 2:	-	REV 4: -

A302



RANGR STUDIO

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PARCEL #: 570-161-009-8

STREET ELEVATION (SOUTH)	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A303



SOUTH ELEVATION



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PARCEL #: 570-161-009-8

RENDERINGS - EXTERIOR	
DATE:	03 DECEMBER 2025
REV 1:	-
REV 2:	-
ISSUED:	PLANNING REVIEW
REV 3:	-
REV 4:	-

A900



LOOKING DOWNHILL



LOOKING UPHILL



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RENDERS - EXTERIOR

DATE: 03 DECEMBER 2025 ISSUED: PLANNING REVIEW

REV 1: - REV 3: -

REV 2: - REV 4: -

A901