



# CONTRA COSTA COUNTY

## AGENDA

### Kensington Municipal Advisory Council

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Wednesday, January 28, 2026

7:00 PM

61 Arlington Avenue, Kensington |  
[https://cccouny-us.zoom.us/j/83020078959?](https://cccouny-us.zoom.us/j/83020078959?pwd=YlRscWZRMtNLUWgrUkVsUzQwOEJYdz09)

[pwd=YlRscWZRMtNLUWgrUkVsUzQwOEJYdz09](https://cccouny-us.zoom.us/j/83020078959?pwd=YlRscWZRMtNLUWgrUkVsUzQwOEJYdz09)

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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](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: [robert.rogers@bos.cccounty.us](mailto:robert.rogers@bos.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-348

**Agenda Date:** 1/28/2026

**Agenda #:**

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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.

**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 \_\_\_\_\_  
 \_\_\_ 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 # \_\_\_\_\_





# 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
<b>Total:</b>			<b>3162.00</b>	<b>3162.00</b>

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

TAX CODE AREA

PB  
573

1-7P.M.33 3-4-69

1"=50'

WILLAMETTE

AVE.

WELLESLEY

TRINITY  
AVE.

KENYON

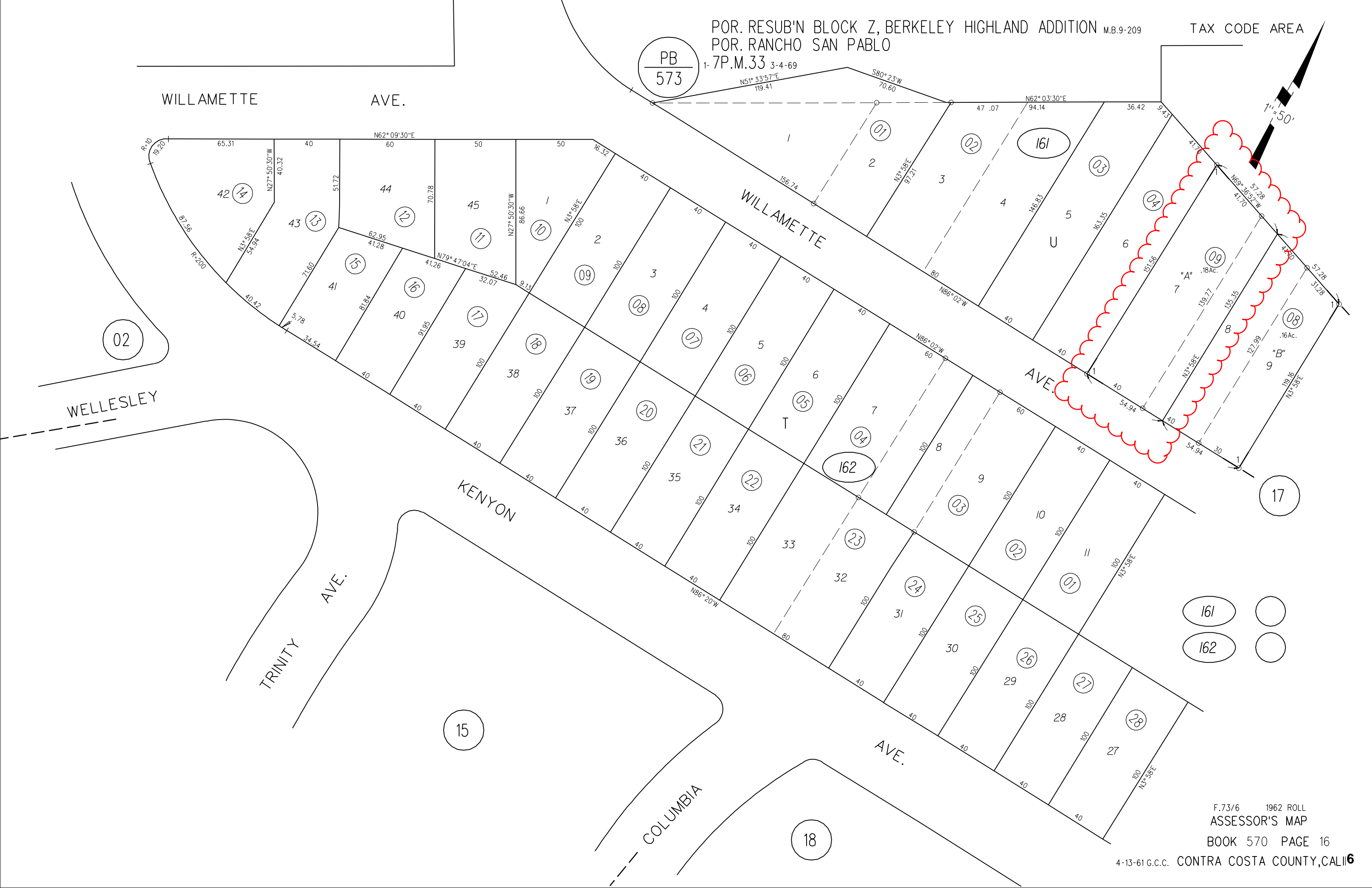
COLUMBIA

AVE.

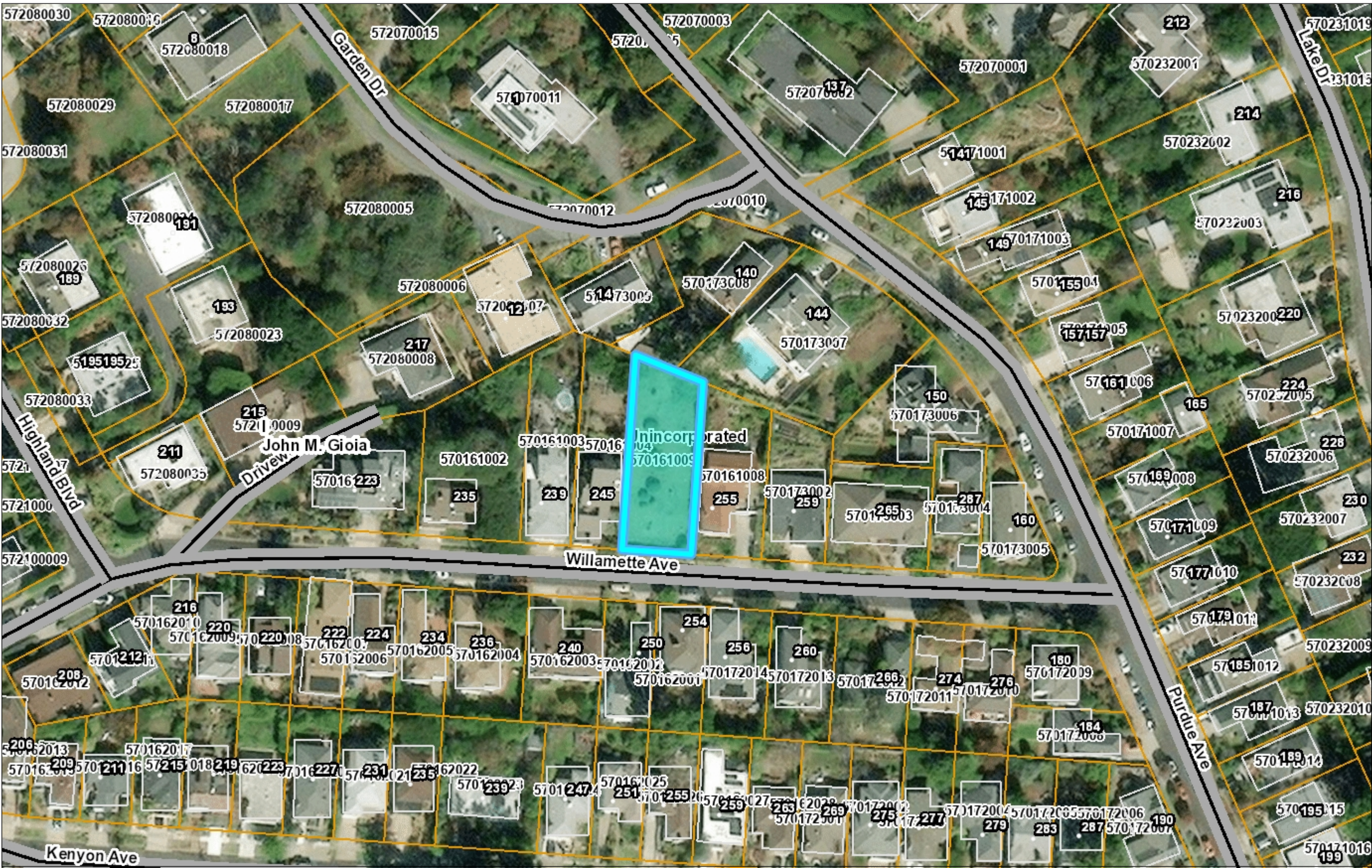
F.73/6 1962 ROLL  
ASSESSOR'S MAP

BOOK 570 PAGE 16

4-13-61 G.C.C. CONTRA COSTA COUNTY, CALIF. 6







- 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



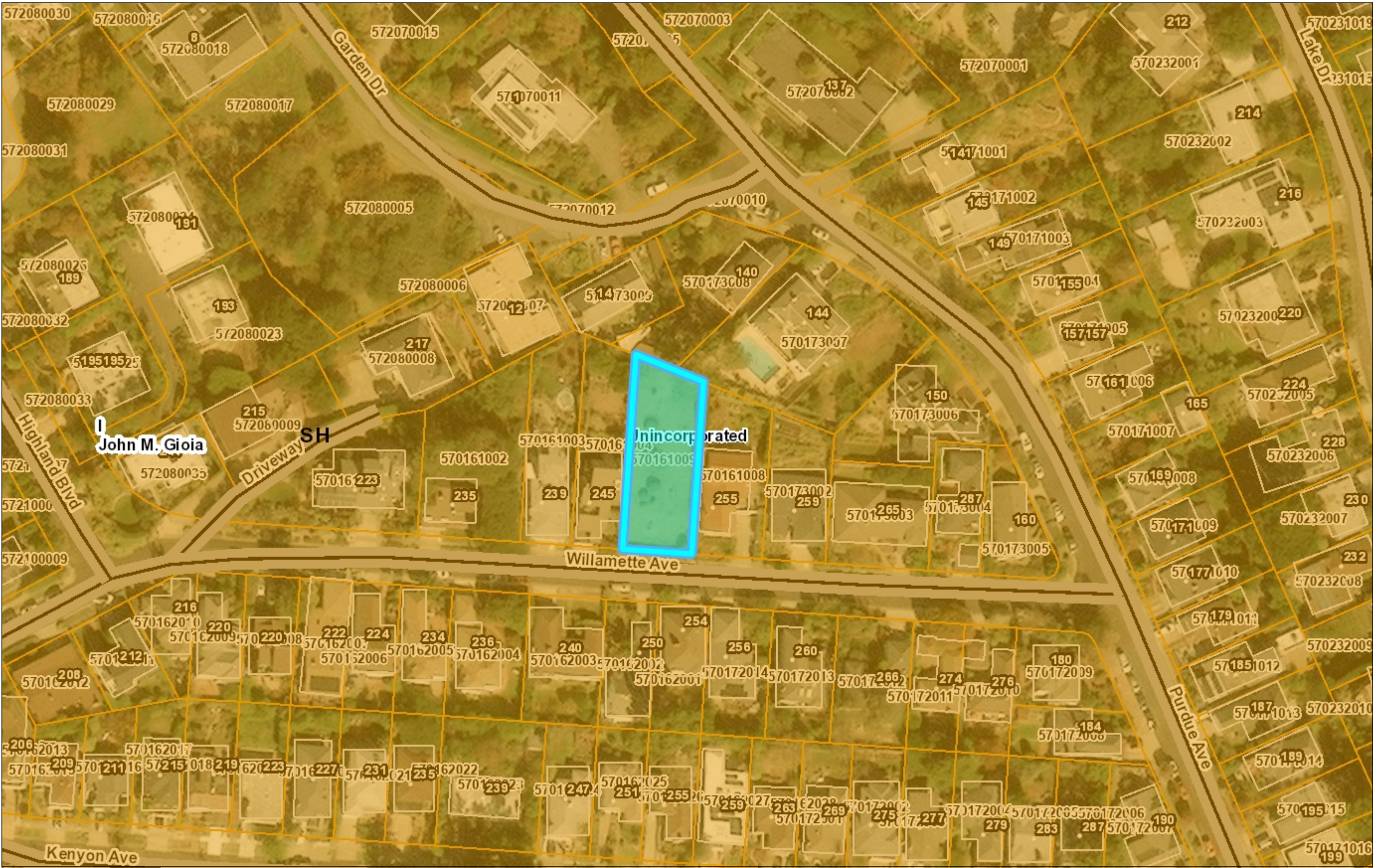
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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  
Contra Costa County -DOIT GIS



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 - Iv
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - Vi
- MS (Multiple Family Residential - Vi
- CC (Congregate Care/Senior Housi
- 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 Commercia
- 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 A
- 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

0.0 0 0.02 0.0 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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**Notes**  
Contra Costa County -DOIT GIS



Zoning District



Legend

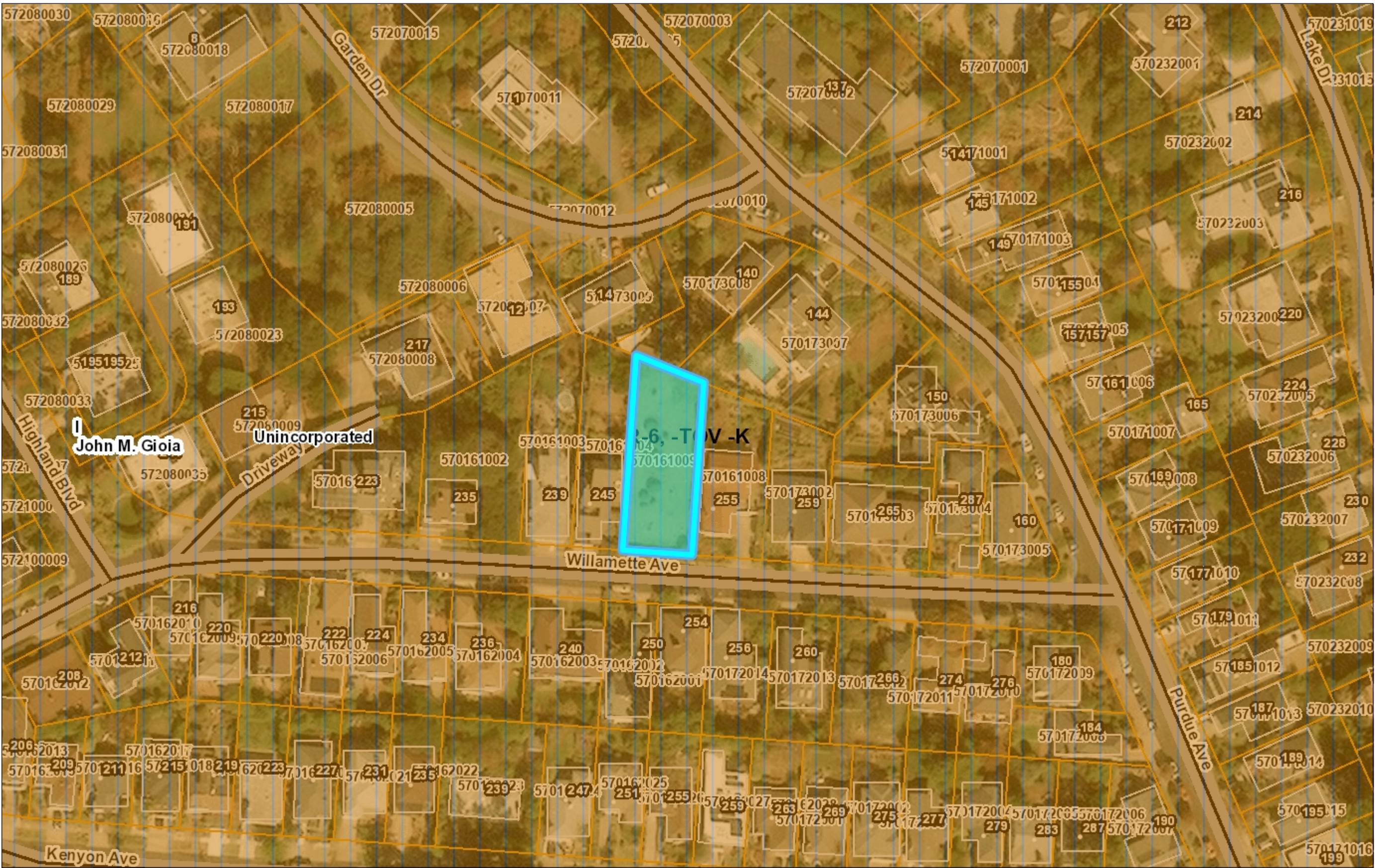
- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Zoning
- R-6 (Single Family Residential)
  - R-6, -FH -UE (Flood Hazard and A
  - R-6 -SD-1 (Slope Density Hillside I
  - R-6 -TOV -K (Tree Obstruction anc
  - R-6, -UE (Urban Farm Animal Excl
  - R-6 -X (Railroad Corridor Combinir
  - R-7 (Single Family Residential)
  - R-7 -X (Railroad Corridor Combinir
  - 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 Excl
  - 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



Notes

Contra Costa County -DOIT GIS



0.0 0 0.02 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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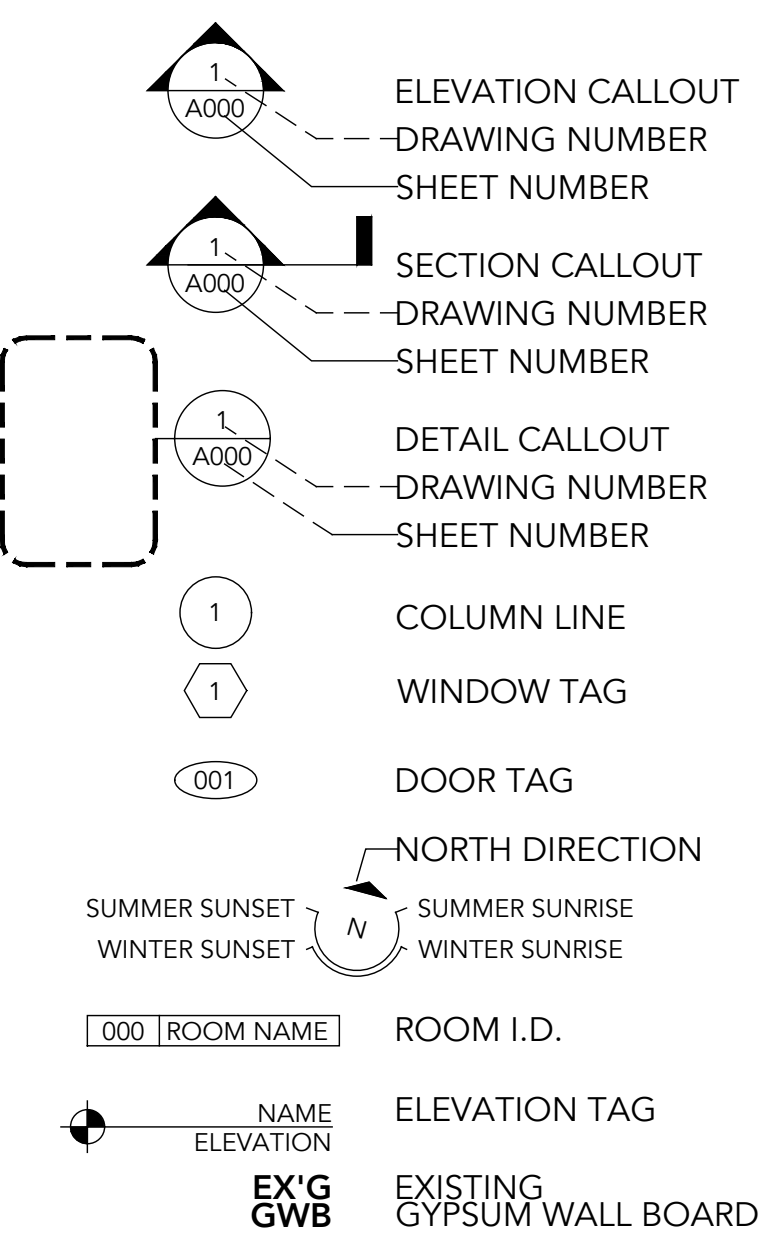




SUMMER SUNSET WINTER SUNSET SUMMER SUNRISE WINTER SUNRISE  
1 VICINITY PLAN  
SCALE: 1/32" = 1'-0"

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

<strong>ZONING</strong>	
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

<strong>FLOOR AREAS</strong>	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

<strong>BUILDING NOTES</strong>	
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

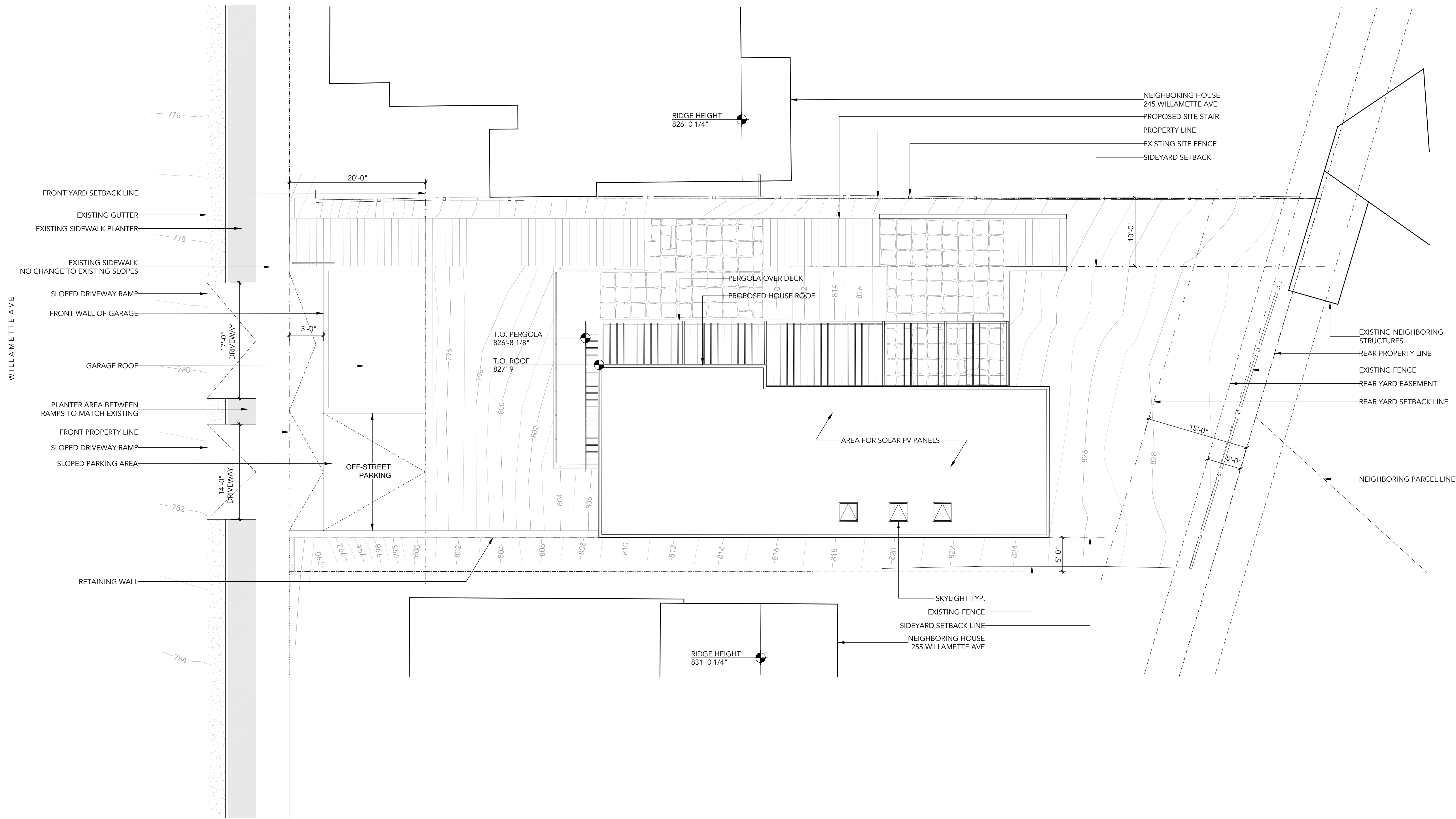


RANGR STUDIO  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

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



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

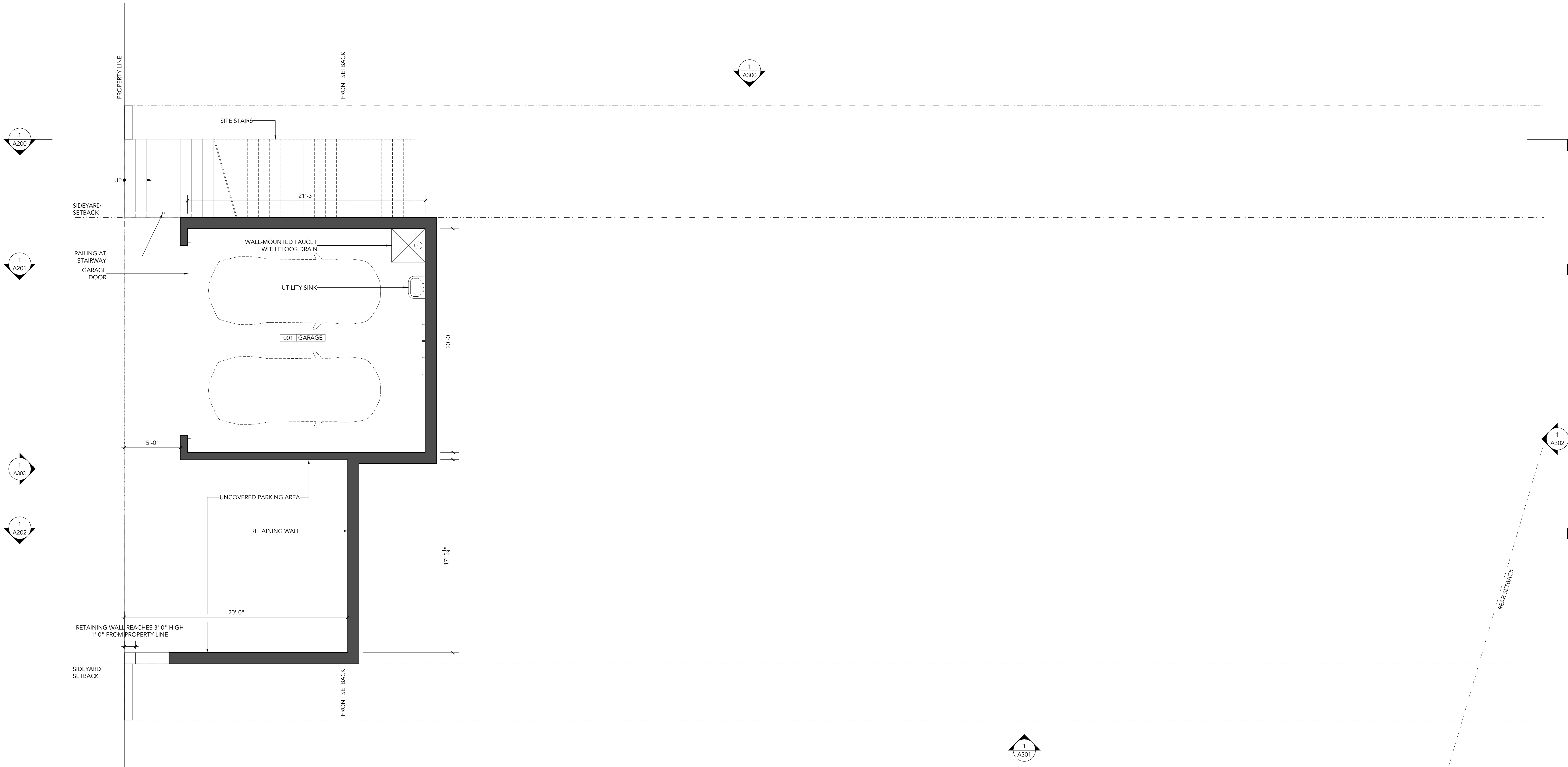


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**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



1 GARAGE 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



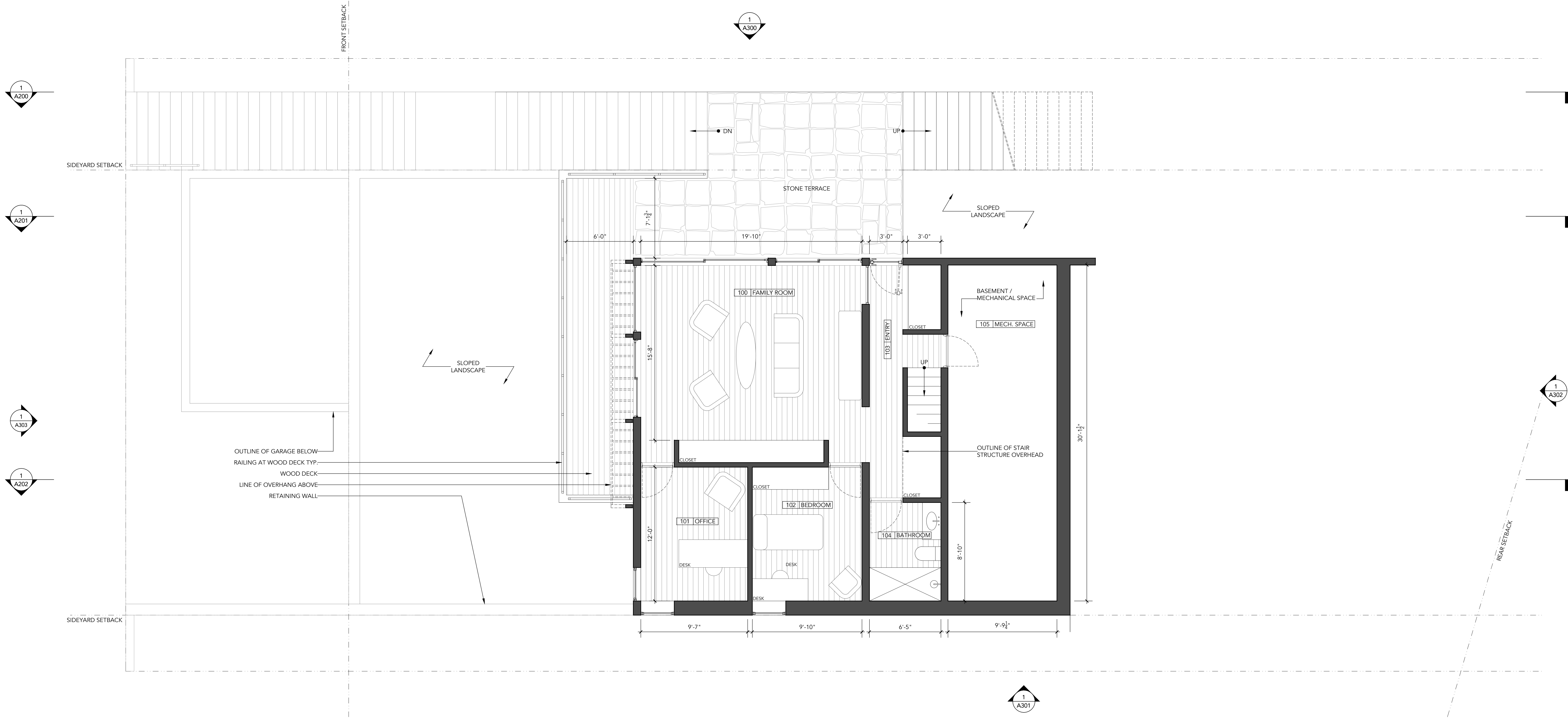
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0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

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



## RANGR STUDIO

1234 GRIZZLY PEAK, BERKELEY, CA 94708

VOICE / SMS: 212.727.9911

EMAIL: INFO@RANGR.COM

## RASHID EAMES RESIDENCE

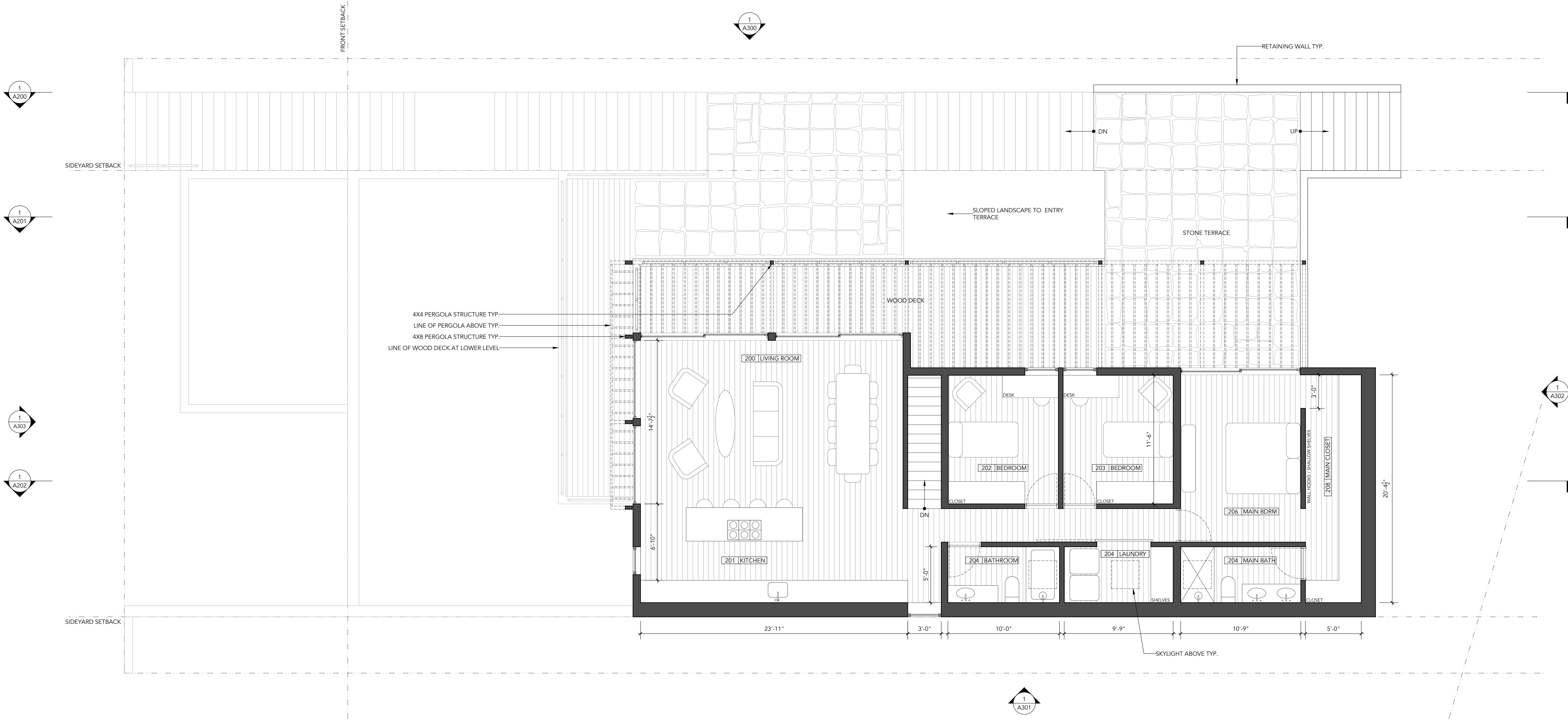
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708

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



RANGR STUDIO

1234 GRIZZLY PEAK, BERKELEY, CA 94708

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RASHID EAMES RESIDENCE

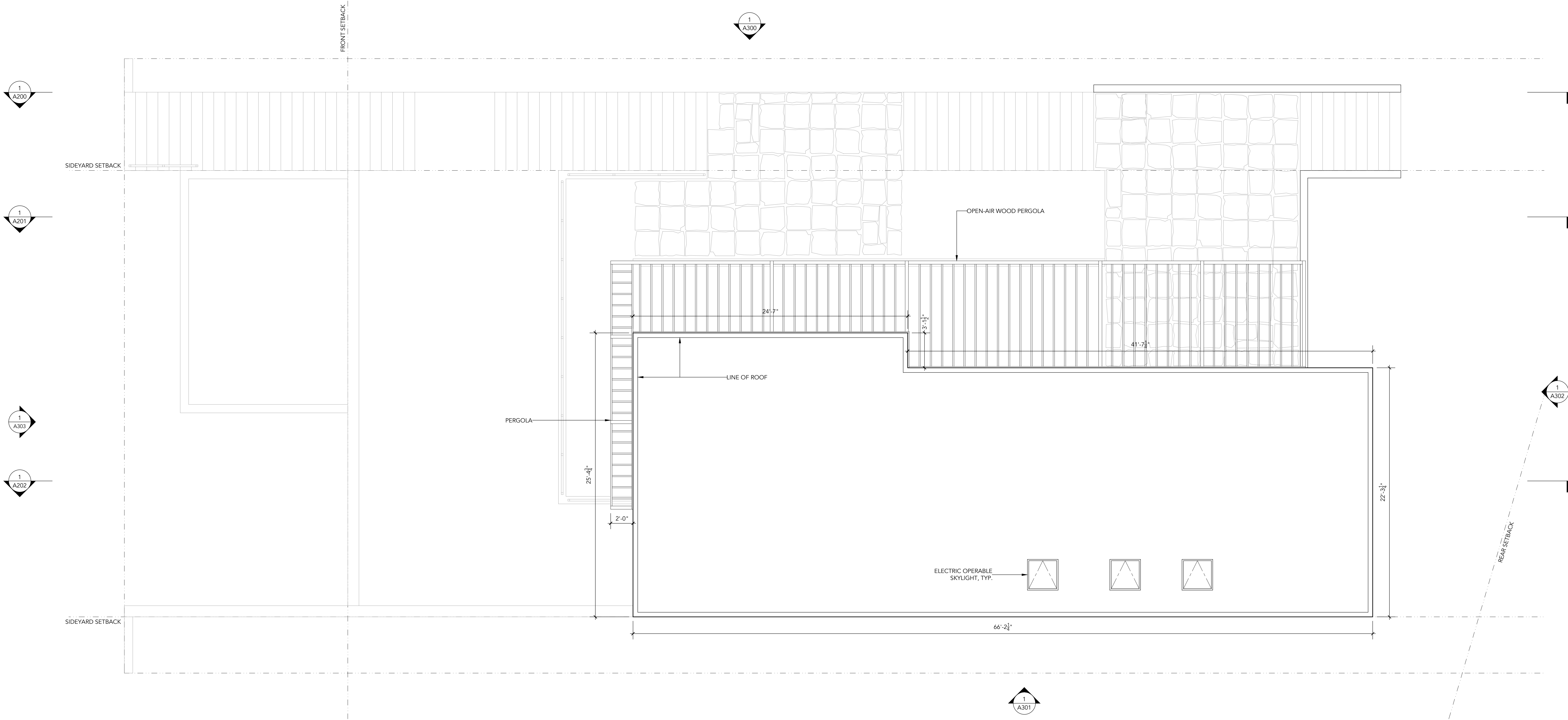
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708

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



RANGR STUDIO

1234 GRIZZLY PEAK, BERKELEY, CA 94708

VOICE / SMS: 212.727.9911

EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

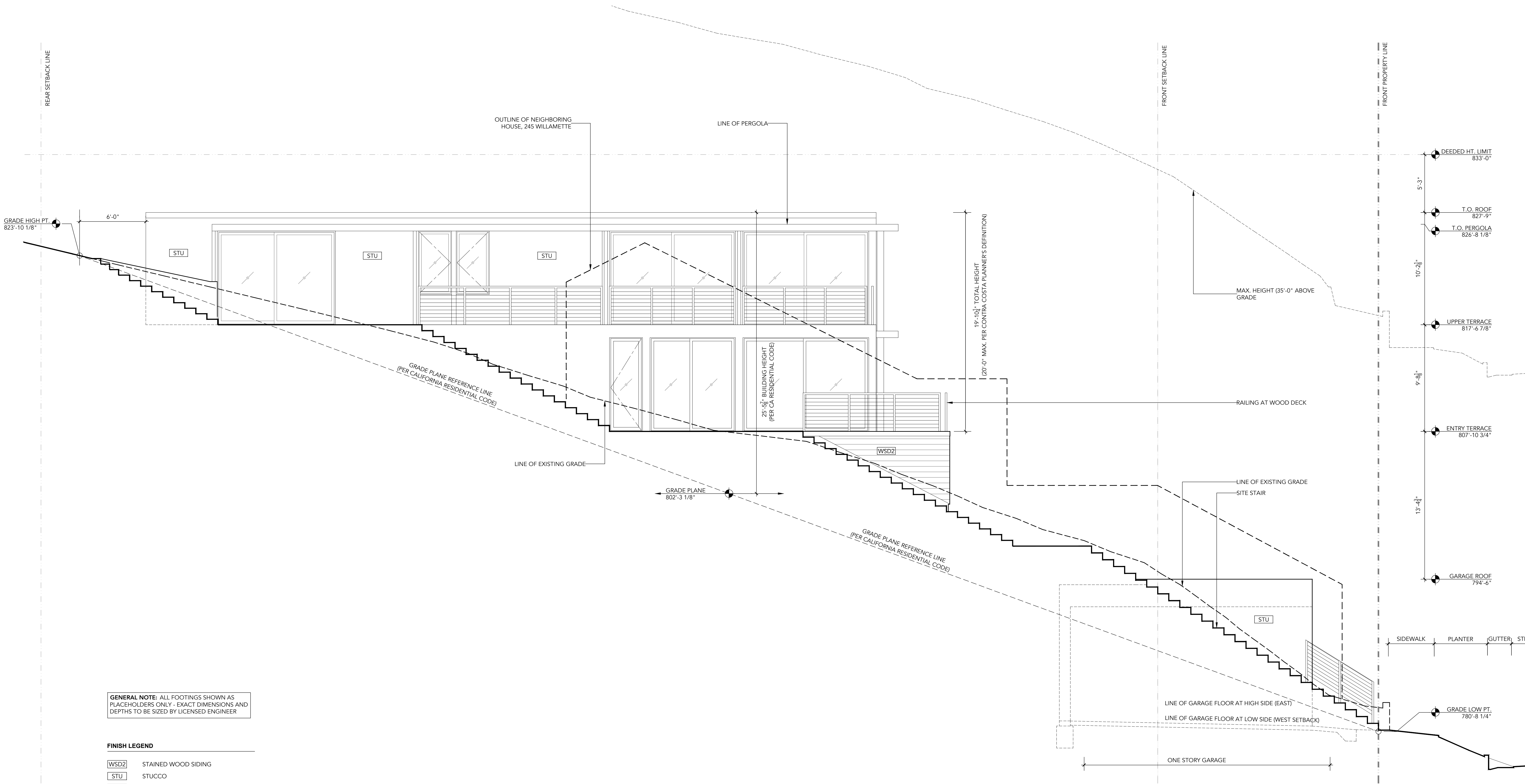
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708

PARCEL #: 570-161-009-8

ROOF PLAN

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

A103



RANGR STUDIO

1234 GRIZZLY PEAK, BERKELEY, CA 94708

VOICE / SMS: 212.727.9911

EMAIL: INFO@RANGR.COM

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: -

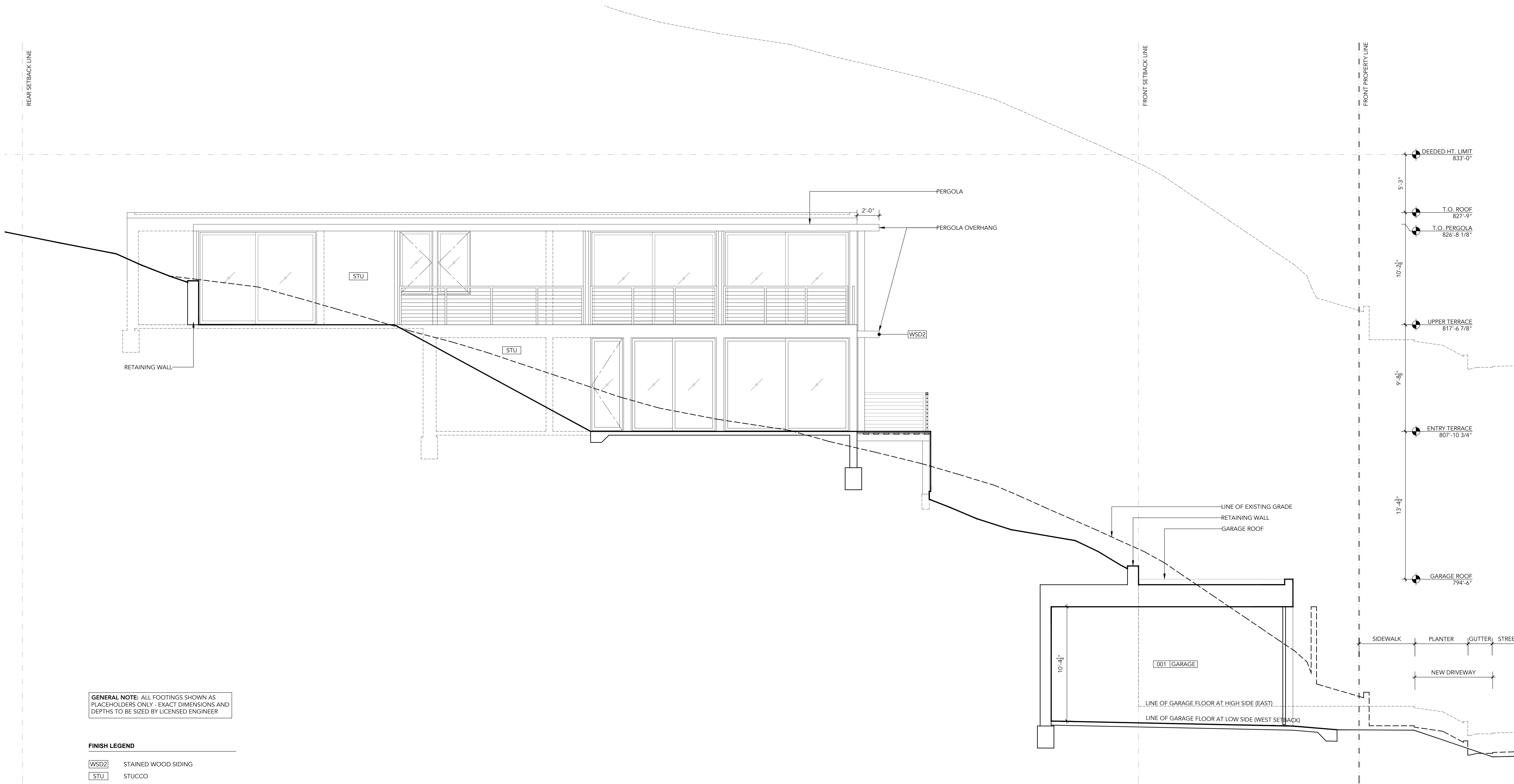
REV 3: -

REV 2: -

REV 4: -

A200





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

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

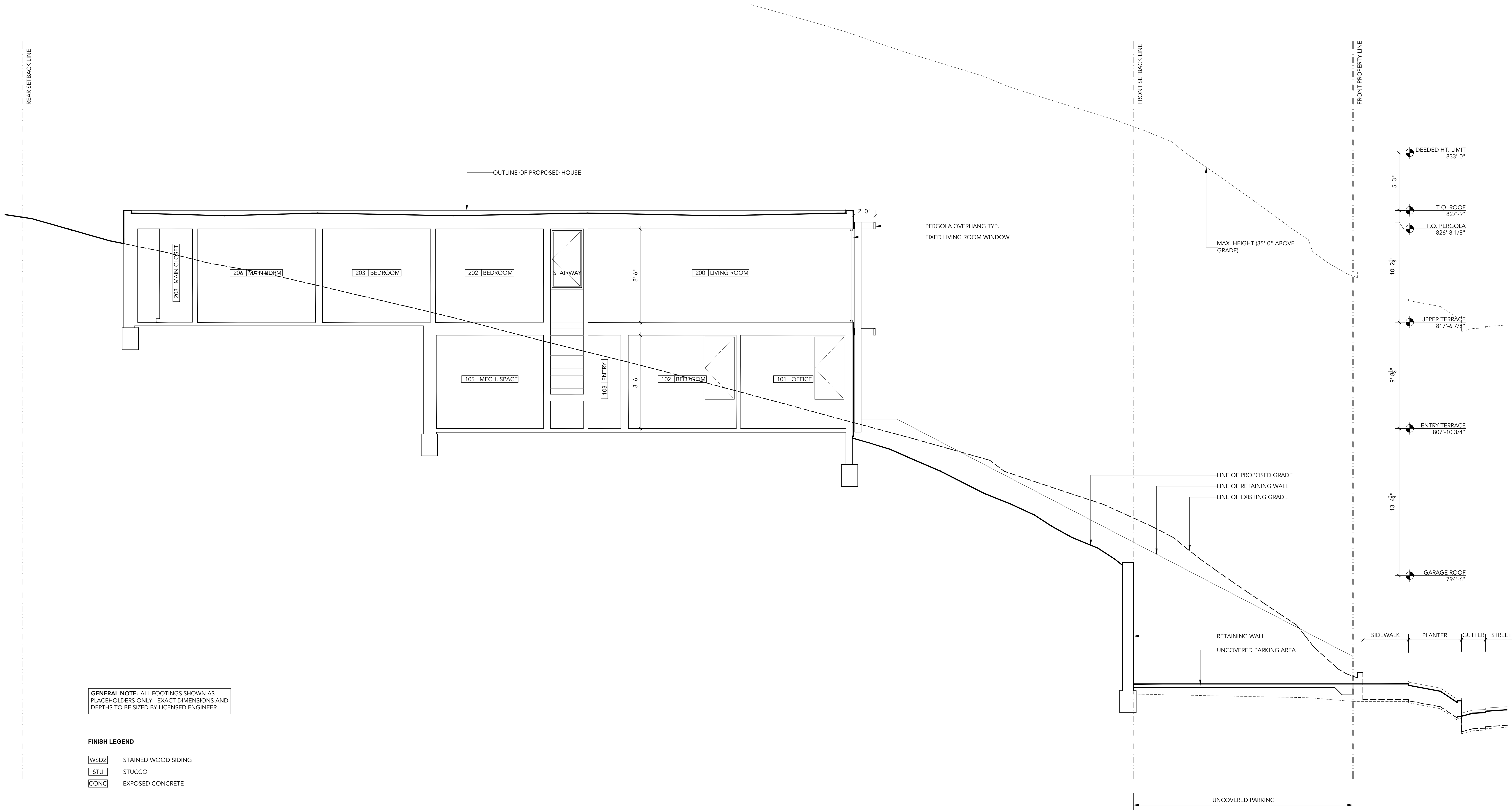


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**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

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

A201



1 SECTION

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



RANGR STUDIO

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RASHID EAMES RESIDENCE

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PARCEL #: 570-161-009-8

SECTION

DATE: 03 DECEMBER 2025

ISSUED: PLANNING REVIEW

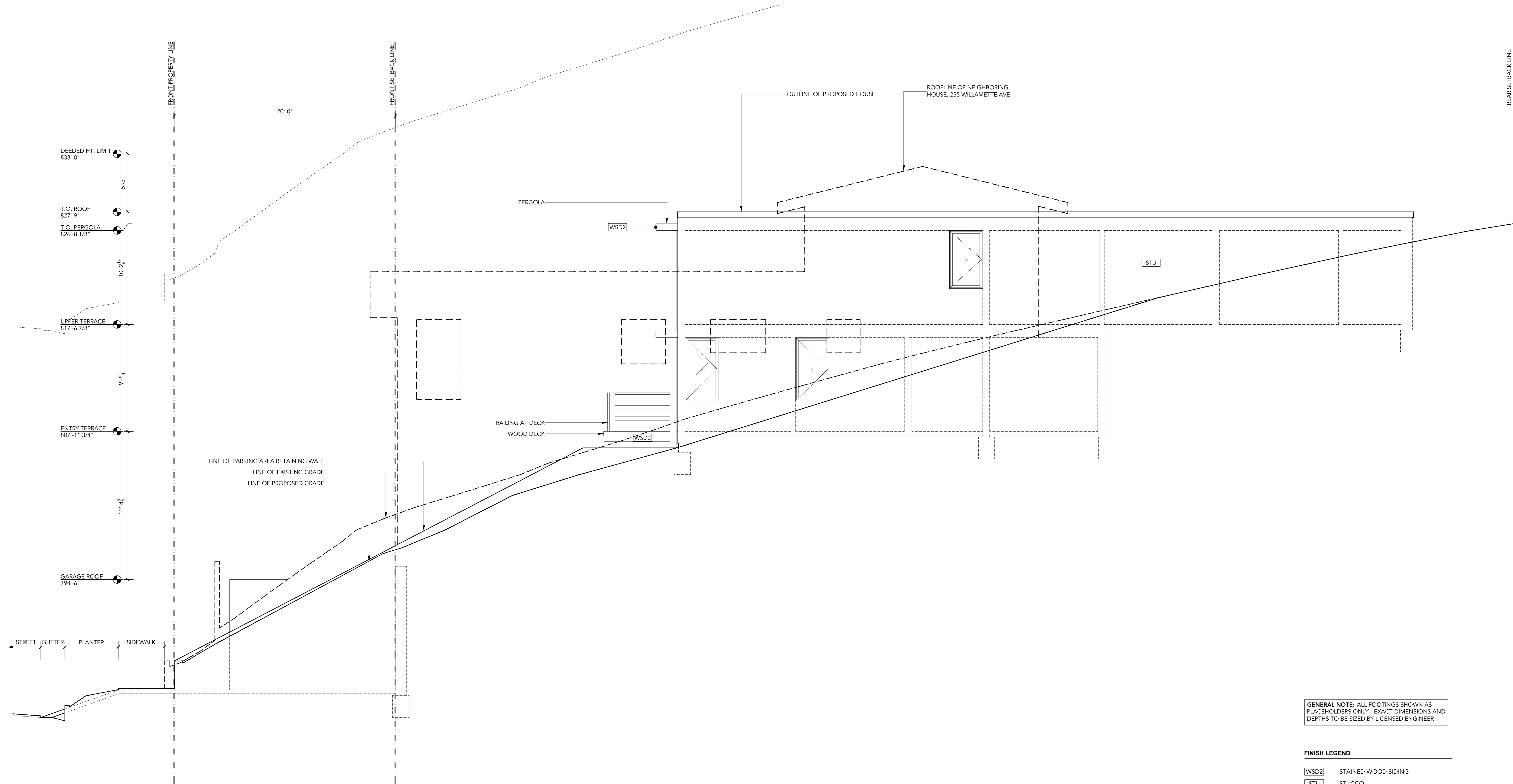
REV 1: -

REV 3: -

REV 2: -

REV 4: -

A202



1 EAST ELEVATION  
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

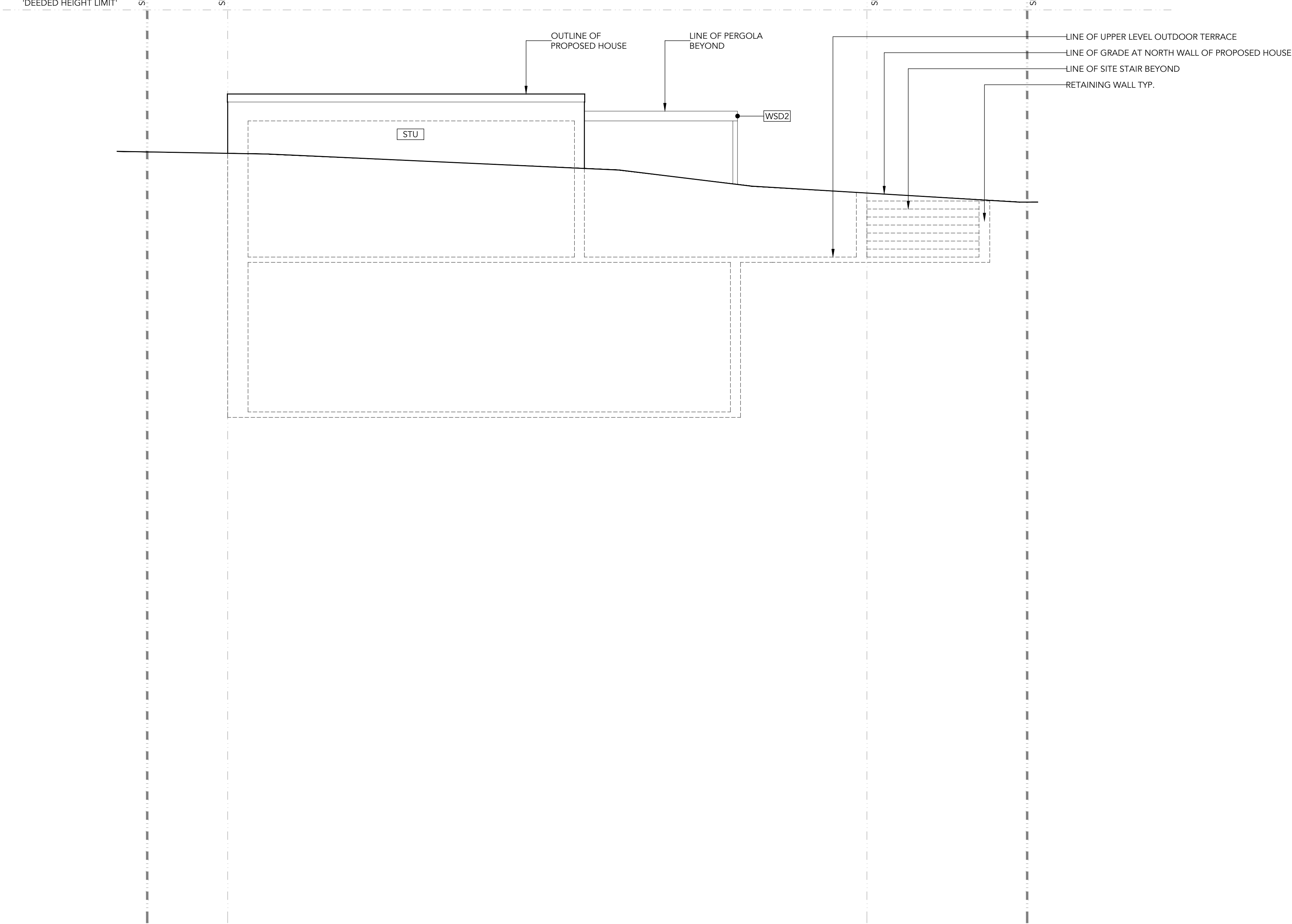
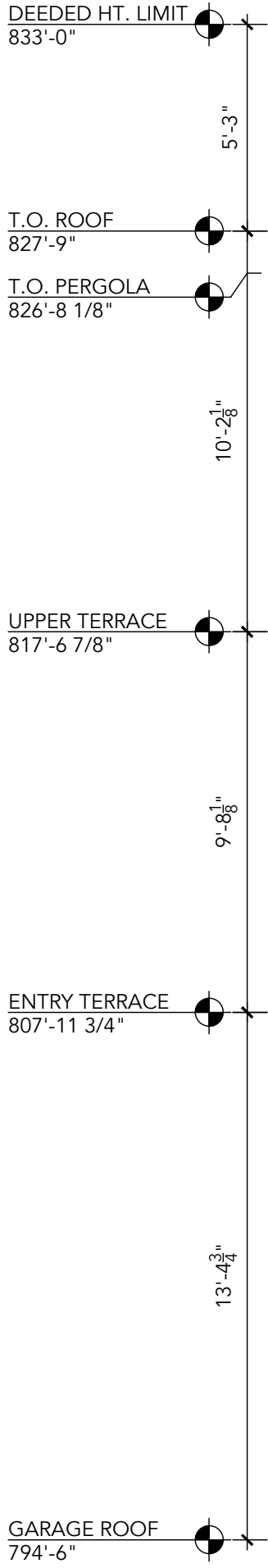


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EMAIL: INFO@RANGR.COM

**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



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



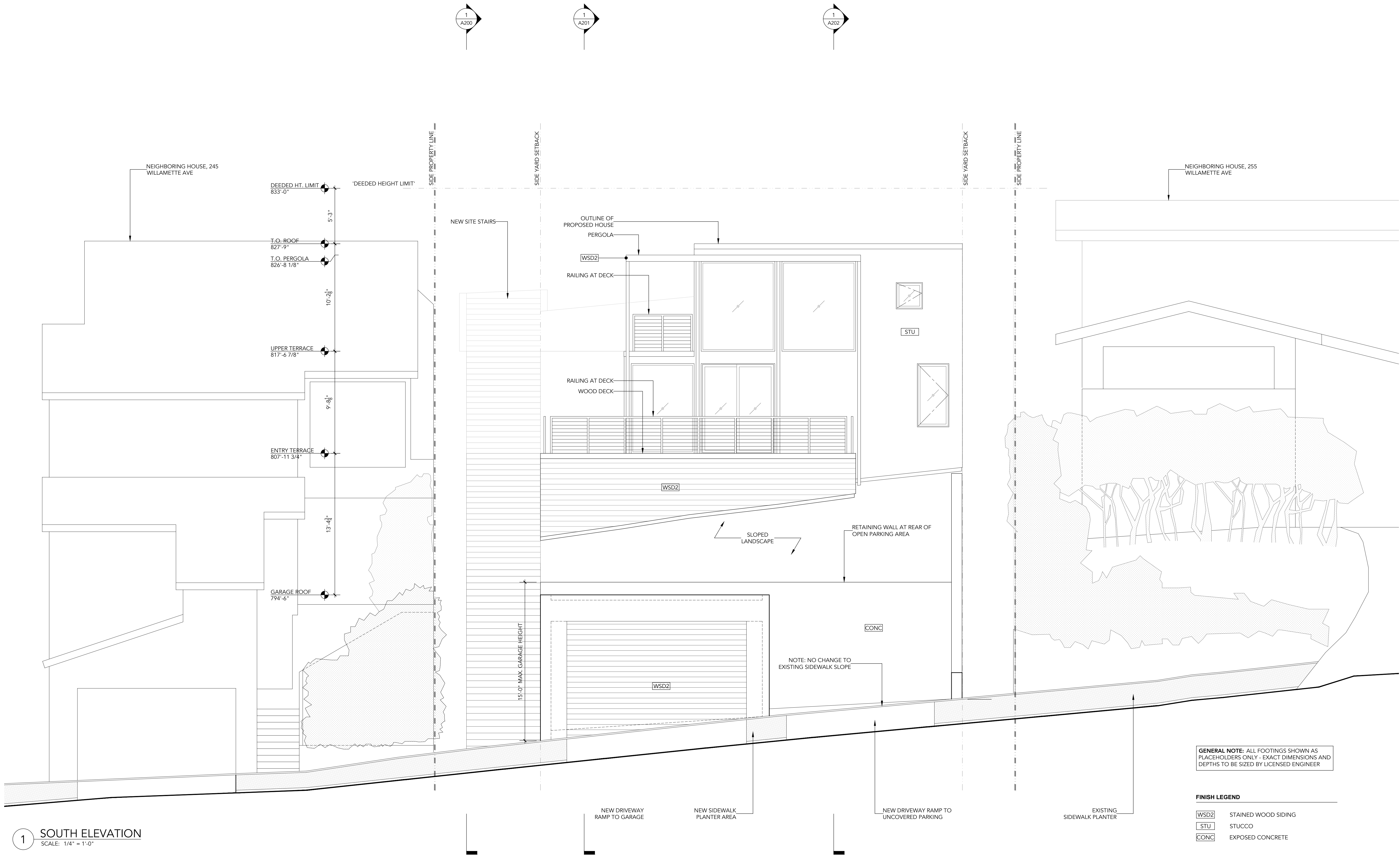
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**RASHID EAMES RESIDENCE**  
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PARCEL #: 570-161-009-8

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

A302





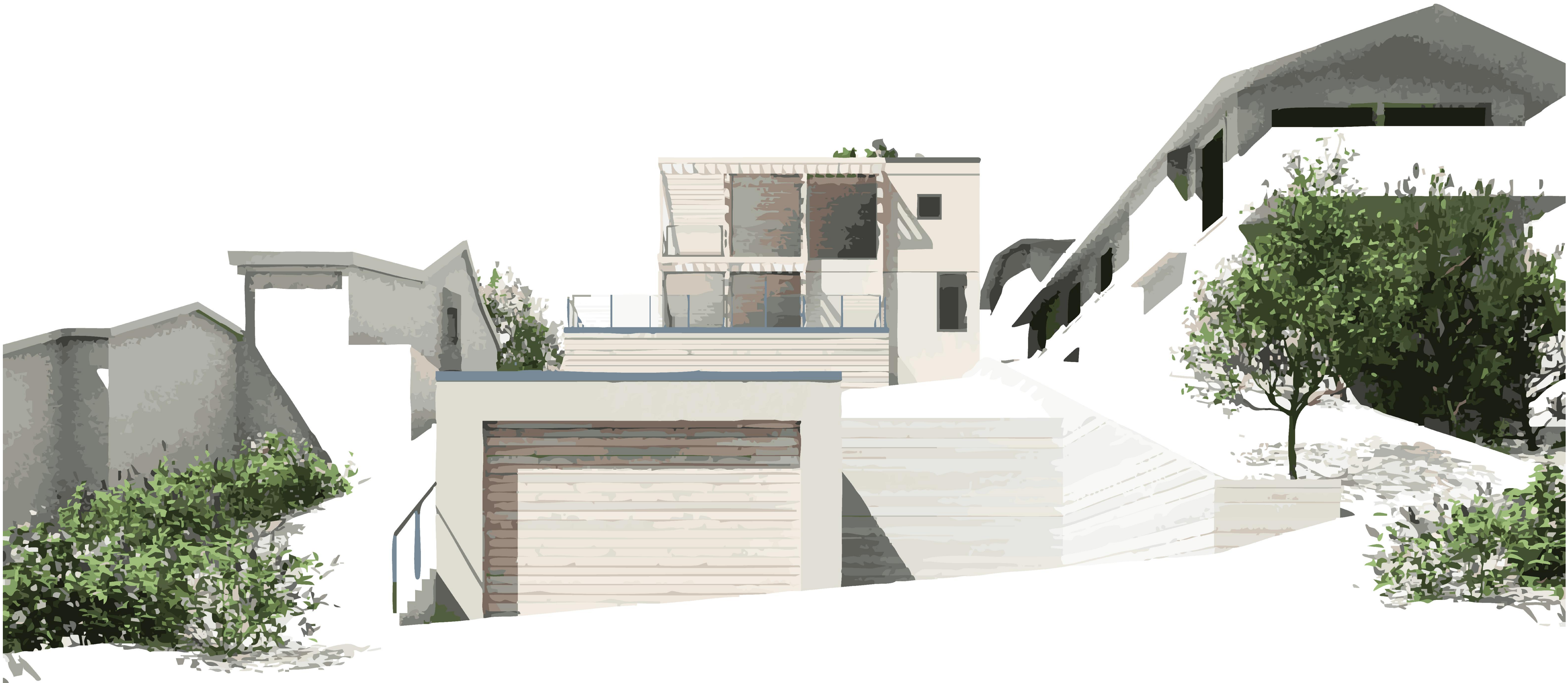
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**RASHID EAMES RESIDENCE**  
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PARCEL #: 570-161-009-8

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	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A900

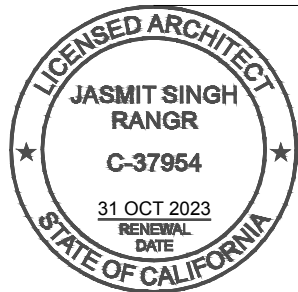




LOOKING DOWNHILL



LOOKING UPHILL



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 PARCEL #: 570-161-009-8

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

A901