



Department of Conservation and Development

County Zoning Administrator

Monday, May 19, 2025 – 1:30 P.M.

STAFF REPORT

Agenda Item # _____

Project Title:	60 Arlington Avenue Kensington Design Review Development Plan
County File(s):	CDDP24-03061
Applicant	Michael Waxman
Owners:	James & Elizabeth Thomsen
Zoning/General Plan:	R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District / RLM Residential Low-Medium Density
Site Address/Location:	60 Arlington Avenue in the Kensington area of unincorporated Contra Costa County (APN: 572-202-016)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15301(e)(1)
Project Planner:	Adrian Veliz, Senior Planner, (925) 655-2879 adrian.veliz@dcd.cccounty.us
Staff Recommendation:	Approve (See section II for full recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Kensington Design Review Development Plan to allow a 218-square-foot single-story addition to the rear of an existing single-family residence. The project results in a gross floor area (GFA) of 3,746 square feet, where 3,600 square feet is the GFA threshold necessitating a public hearing. The proposed addition is located within the building envelope of an existing single-family residence on the subject property, beneath a recently constructed elevated deck, with no expansion to the established building footprint.

II. RECOMMENDATION

The Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15301(e)(1) of the CEQA Guidelines.
- B. APPROVE Kensington Design Review Development Plan CDDP24-03061 to allow a 218-square-foot single-story addition to an existing single-family residence, subject to the attached findings and conditions of approval.
- C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: RLM Residential Low-Medium Density.
- B. Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District.
- C. California Environmental Quality Act (CEQA): CEQA Guidelines Section 15301(e)(1) Existing Structures, Class I exemption for additions to existing structures consisting of no more than 50% of the floor area of the home before the addition, or 2,500 square feet in an area. The project involves a 218 square-foot addition that does not exceed 50% of the existing floor area of the residence (3,528 square feet gross).
- D. Lot Creation: The subject property is identified as a portion of lots #2a & #2b of the subdivision map titled Arlington Acres, which was recorded on October 21, 1918. The parcel was established in its current configuration via Land Division #216-61, which the was approved by the County Planning Commission on August 9, 1961.
- E. Previous Application:

CDKR23-00007: This application for Kensington Design Review for a residential addition of a second-story deck was submitted on April 7, 2023. A Notice of Intent to Render an Administrative Decision was sent to property owners within

300 feet of the subject parcel on April 11, 2023. No public hearing was requested in response to the Kensington Design Review notice and the Zoning Administrator approved CDKR23-00007 on May 23, 2023.

IV. SITE/AREA DESCRIPTION

The property at 60 Arlington Avenue consists of a 10,800-square-foot parcel located on the west side of Arlington Avenue, immediately south of the intersection of Rincon Road and Arlington Avenue. Existing structural improvements on site include an existing single-family residence and detached garage. The subject property and adjacent parcels are located on a western facing hillside, which slopes steeply downward from the property's Arlington Avenue frontage west towards the rear of the lot.

The project neighborhood, including the subject parcel, is comprised of single-family residences. The terrain in this part of Kensington consists of moderate to steeply sloped hillsides. Generally, elevation increases north and east of the site, whereas areas south and west of the site are located downslope. Due to the topography of the area many homes in the neighborhood have distant views to the west of city skylines, the San Francisco Bay, Golden Gate Bridge and/or Bay Bridge.

The subject parcel is generally rectangular in shape, tapering to an angular point along the Arlington Avenue frontage. The property has a frontage width of ± 54.5 feet along Arlington Avenue and a depth of ± 193 feet.

V. PROJECT DESCRIPTION

The applicant requests approval of a Kensington Design Review Development Plan to allow a 218-square-foot single-story addition to the rear of an existing single-family residence. The project results in a gross floor area (GFA) of 3,746 square feet, where 3,600 square feet is the GFA threshold necessitating a public hearing. The proposed addition is located within the building envelope of an existing single-family residence on the subject property, beneath a recently constructed elevated deck. The project would enclose the area beneath the existing deck, with no expansion to the established building footprint.

VI. AGENCY COMMENTS

An Agency Comment Request packet for the proposed residential addition was sent on December 27, 2024, to a number of public agencies, including Building Inspection Division, Contra Costa Environmental Health, Kensington Fire Protection District, Stege Sanitary District, East Bay Municipal Utility District, City of El Cerrito, and Kensington Municipal Advisory Council. Agency comments received by staff are included in Attachment 3. Following are summaries of the agency comments received.

- A. Kensington Municipal Advisory Council (KMAC): The project was considered by the KMAC during their monthly meeting held on January 29, 2025. In an email dated January 31, 2025, CDD staff was advised that the KMAC had voted unanimously in recommending approval of the subject property.
- B. East Bay Municipal Utility District (EBMUD): In an email dated December 30, 2024, EBMUD staff indicated that the district has no comments on the proposed project.
- C. Contra Costa Environmental Health Division (CCEH): In a letter dated January 9, 2025, CCEH staff advised of project activities which would require CCEH permitting, including water supply well, soil boring, and private wastewater disposal systems. Lastly, CCEH staff recommended that the project be served by public sewer and public water wherever possible.

VII. STAFF ANALYSIS

- A. General Plan Consistency: The subject parcel at 60 Arlington Avenue is located within a Residential Low-Medium Density (RLM) General Plan land use designation. The RLM designation is intended to promote the orderly development of residential neighborhoods at appropriate densities. The project includes an addition which increases living area within the existing single-family residence by 218 square feet. The proposed addition does not change the established residential use of the site, its residential density, or lot size. Thus, the residential project is clearly consistent with the intent and purpose of the RLM designation.

The project is also subject to the Kensington Policies # 1 through 14 of the General Plan Stronger Communities Element. Collectively, these policies promote

for emergency preparedness, provide for reasonable review of new residential development with protection for existing residences in the Kensington community, and encourage development of diverse housing stock, public services and infrastructure, and open space. The relevant policies applicable to the proposed minor residential addition include Kensington Policies #3 through 6, which require the proposed project to be evaluated for view impacts, design compatibility, privacy, and solar access. As discussed below, the project is consistent with all applicable Kensington Policies within the County General Plan.

Kensington Policy 3: *Ensure new development provides reasonable protection for existing residences regarding views, design compatibility (including building bulk, height, and mechanical devices), adequate parking, privacy, and access to sunlight.*

The project involves enclosing the area beneath an existing elevated deck, thereby creating additional living space accessible from the lowest level of the existing residence on the property. Considering that the project is located entirely beneath an existing elevated deck and does not expand the existing building envelope, the project has little to no potential to result in substantial impacts on surrounding residences in terms of views, or access to sunlight.

With respect to privacy, the fact that the project is situated lower in elevation than existing homes on side adjacent parcels, combined with the fact that it is not adjacent to living space on such parcels substantially limits the projects' potential to adversely affect privacy on neighboring lots. The residence on the downslope (western) adjacent parcel is much closer to the project and therefore has greatest potential to experience adverse privacy impacts. However, since the area to be enclosed does not include any western facing windows and is situated 50 feet distant from the western property line (where 15 feet is the minimum required) the project would not result in substantial adverse privacy impacts for this westerly neighbor.

Since the project is located entirely within the established building envelope, it will have a minimal effect on the existing home in terms of architectural appearance. The property has adequate off-street parking within an existing two-car garage attached to the residence. The enclosed area beneath the deck will be finished with shingled siding to match the existing residential exterior. The project is not visible when viewed from publicly accessible vantage points on

Arlington Avenue, thus limiting the potential to conflict with the neighborhood in terms of design compatibility.

In cumulative consideration of the above, the project provide reasonable protected to existing residences regarding views, design compatibility, parking, privacy and solar access.

Kensington Policy 4: *When reviewing new development proposals, ensure views of scenic natural features (e.g. San Francisco Bay, distant mountains) and the developed environment (e.g., bridges, San Francisco skyline) are substantially preserved.*

Generally, protected views in Kensington consist of western facing downslope views towards the San Francisco Bay and adjacent city skylines and distant mountains. Westerly (downslope) views from the project site are presently obscured by numerous mature trees existing on nearby parcels. substantially limiting the project's potential to affect protected views in this direction. When viewed from the existing home on the rear adjacent parcel, the project would only obscure views of the existing home's foundation. Additionally, the area to be enclosed is at the rear of the existing home and is lower in elevation than existing homes on side adjacent parcels located northwest and southeast of the project site. Given these established conditions, the project would not expectedly obscure existing views from adjacent homes to any significant degree.

Kensington Policy #5: *For new developments, encourage building scale, massing, architectural style, and materials to provide harmonious scale transitions and blend with the surrounding existing residential neighborhood.*

The project does not result in an expansion of the established building envelope, nor does it increase the pitch or peak height of the existing residential roofline. Thus, the project is in keeping with the existing building massing and architectural style. The enclosed area beneath the elevated deck will be finished with shingle siding to match the existing residence. Thus, the project is considered harmonious with the surrounding residential neighborhood in terms of building scale and design.

- B. Zoning Compliance: The subject parcel is located in the R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, and -K Kensington Combining District. The proposed project does not involve removal

or addition of any tree, and therefore, the regulations of the Tree Obstruction of Views Combining District do not apply to this application.

The intent and purpose of the R-6 District is to facilitate orderly development and maintenance of high-density, single-family residential neighborhoods. The proposed residential addition conforms to all R-6 development standards (e.g. front setback, side and rear yards, building height, off- street parking). Therefore, the proposed addition to an existing single-family residence meets the intent and purpose of the R-6 District.

The Kensington Combining District includes seven criteria for approval of the Development Plan. As detailed below, the project satisfies all seven criteria.

1. *Recognizing the rights of property owners to improve the value and enjoyment of their property.*

Finding: The project is a 218-square-foot one-story addition to the southwestern side of an existing single-family residence in the R-6 Single-Family Residential District. The proposed addition is in conformance with minimum setback, minimum side and rear yards, maximum building height, and minimum off-street parking requirements applicable to development in the R-6 District. Construction of a residential addition conforming to these development standards is permitted following the application review procedures for the Kensington Combining District, absent substantial impacts to neighboring parcels in terms of views, privacy, or solar access. The increased square-footage is located entirely within the established building envelope, adjacent to living space on the lowest level of the existing multi-story home. The size and location of the project, and the surrounding topography are such that the project would expectedly result in minimal impacts on neighboring properties in terms of views, privacy, or solar access.

2. *Recognizing the rights of property owners of vacant lots to establish a residence that is compatible with the neighborhood in terms of bulk, scale, and design.*

Finding: The subject parcel is not a vacant lot. Therefore, this criterion does not apply.

3. *Minimizing impacts upon surrounding neighbors.*

Finding: The project involves a two-story residential addition that is in conformance with all applicable development standards for the R-6 District. Section 84-74.204(b) of the Kensington Combining District Ordinance specifies that the ordinance is intended to promote the community's values of preservation of views, light and solar access, privacy, parking, residential noise levels. The project is consistent with these values as discussed below:

- Views: The project would not result in adverse effects on views enjoyed from surrounding properties. The surrounding topography, and location of the project relative to living space within adjacent residences ensures that the project minimizes view impacts.
- Privacy: The project proposes the enclosure of the area beneath an existing elevated deck, resulting in a 218-square-foot addition to the southwestern side of the existing single-family residence on the subject parcel. The project would have negligible privacy impacts for neighbors to the north and south because living space within the existing homes on these neighboring parcels are situated uphill and east of the project. The neighboring property to the west at 58 Arlington Way is located downhill from the site, and the project may be visible from eastern facing windows within this residence. This would not expectedly result in an adverse privacy impact, however, since the project exceeds the minimum rear setback (50 feet proposed where 15 feet is the minimum required) and does not include any western facing windows. Therefore, the project minimizes privacy impacts upon surrounding neighbors.
- Light and Solar Access: The potential for residential construction to limit light and solar access on neighboring properties are predominantly influenced by siting (i.e. setbacks), size, and height. The project does not alter the existing siting, size or height of the established building envelope, since the project is enclosing an area below a deck. Therefore, the project would have no impact on surrounding properties in terms of light and solar access.

4. *Protecting the value and enjoyment of the neighbors' property.*

Finding: As previously mentioned, the addition would not significantly block any views in the project neighborhood or decrease privacy or access to sunlight. Therefore, in the absence of significant impacts on neighboring parcels, the addition would preserve the value and enjoyment of the neighbors' property.

5. *Maintaining the community's property values.*

Finding: The project involves an addition to an existing single-family residence in an established residential neighborhood. The proposal does not involve an incompatible land use that would conflict with the surrounding residential community in a manner that may negatively affect property values. Additionally, the project does not substantially affect scenic views, privacy, or solar access for neighboring parcels to any significant degree. Therefore, the project maintains the community's property values.

6. *Maximizing the use of existing interior space.*

Finding: The existing single-family residence consists of a main (second) floor at street level having approximately 1,477 square feet of living area, a 794-square-foot upper (third) floor, and a 767-square-foot lower (first) floor. The project is adjacent to and accessible from first floor living areas. The project will provide additional living space without expanding the established building envelope, thereby maximizing the utility of first floor living areas.

7. *Promoting the general welfare, public health, and safety.*

Finding: The residential addition does not change the land use on the subject parcel and, as described above, would have minimal impact on neighboring properties. The project's compliance with applicable zoning standards and the requirement to obtain building permits will ensure that the addition does not present a hazard to public health and safety for the occupants or community at large. Thus, the project promotes the general welfare, public health, and safety of the Kensington community.

VIII. CONCLUSION

Construction of the proposed residential addition is consistent with the SH Residential Low-Medium Density (RLM) General Plan land use designation and complies with the intent and purpose of the R-6 Single-Family Residential Zoning District and the -K Kensington Combining District. Therefore, staff recommends approval of Kensington Design Review Development Plan CDDP24-03061 to allow a 218-square-foot addition to an existing single-family residence, subject to the attached findings and conditions of approval.

Attachments:

1. Findings and Conditions of Approval
2. Planning Maps
3. Project Plans
4. Agency Comments

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP24-03061;
MICHAEL WAXMAN (APPLICANT), JAMES & ELISABETH THOMSEN (OWNERS)**

FINDINGS

A. Kensington Combining District Findings

County Code Section 84-74.1206(b) requires a project within the Kensington Combining District to satisfy seven criteria to be approved.

1. *Recognizing the rights of property owners to improve the value and enjoyment of their property.*

Project Finding. The project is a 218-square-foot one-story addition to the southwestern side of an existing single-family residence in the R-6 Single-Family Residential District. The addition is in conformance with minimum setback, minimum side and rear yards, maximum building height, and minimum off-street parking requirements applicable to development in the R-6 District. Construction of a residential addition conforming to these development standards is permitted following the application review procedures for the Kensington Combining District, absent substantial impacts to neighboring parcels in terms of views, privacy, or solar access. The increased square-footage is located entirely within the established building envelope, adjacent to living space on the lowest level of the existing multi-story home. The size and location of the project, and the surrounding topography are such that the project would expectedly result in minimal impacts on neighboring properties in terms of views, privacy, or solar access.

2. *Recognizing the rights of property owners of vacant lots to establish a residence that is compatible with the neighborhood in terms of bulk, scale, and design.*

Project Finding. The subject parcel is not a vacant lot. Therefore, this criterion does not apply.

3. *Minimizing impacts upon surrounding neighbors.*

Project Finding. The project involves a two-story residential addition that is in conformance with all applicable development standards for the R-6 District. Section 84-74.204(b) of the Kensington Combining District Ordinance specifies that the

ordinance is intended to promote the community's values of preservation of views, light and solar access, privacy, parking, residential noise levels. The project is consistent with these values as discussed below:

- Views: The project would not result in adverse effects on views enjoyed from surrounding properties. The surrounding topography, and location of the project relative to living space within adjacent residences ensures that the project minimizes view impacts.
- Privacy: The project includes the enclosure of the area beneath an existing elevated deck, resulting in a 218-square-foot addition to the southwestern side of the existing single-family residence on the subject parcel. The project would have negligible privacy impacts for neighbors to the north and south because living space within the existing homes on these neighboring parcels are situated uphill and east of the project. The neighboring property to the west at 58 Arlington Way is located downhill from the site, and the project may be visible from eastern facing windows within this residence. This would not expectedly result in an adverse privacy impact, however, since the project exceeds the minimum rear setback (50 feet provided where 15 feet is the minimum required) and does not include any western facing windows. Therefore, the project minimizes privacy impacts upon surrounding neighbors.
- Light and Solar Access: The potential for residential construction to limit light and solar access on neighboring properties are predominantly influenced by siting (i.e. setbacks), size, and height. The project does not alter the existing siting, size or height of the established building envelope, since the project is enclosing an area below a deck. Therefore, the project would have no impact on surrounding properties in terms of light and solar access.

4. *Protecting the value and enjoyment of the neighbors' property.*

Project Finding: As previously mentioned, the addition will not significantly block any views in the project neighborhood or decrease privacy or access to sunlight. Therefore, in the absence of significant impacts on neighboring parcels, the addition will preserve the value and enjoyment of the neighbors' property.

5. *Maintaining the community's property values.*

Project Finding. The project involves an addition to an existing single-family residence in an established residential neighborhood. The project does not involve a noncompatible land use that conflicts with the surrounding residential community in a manner that may negatively affect property values. Additionally, the project does not substantially affect scenic views, privacy, or solar access for neighboring parcels to any significant degree. Therefore, the project maintains the community's property values.

6. *Maximizing the use of existing interior space.*

Project Finding. The existing single-family residence consists of a main (second) floor at street level having approximately 1,477 square feet of living area, a 794-square-foot upper (third) floor, and a 767-square-foot lower (first) floor. The project is adjacent to and accessible from first floor living areas. The project will provide additional living space without expanding the established building envelope, thereby maximizing the utility of first floor living areas.

7. *Promoting the general welfare, public health, and safety.*

Project Finding. The residential addition does not change the land use on the subject parcel and as described above, will have minimal impact on neighboring properties. The project's compliance with applicable zoning standards and the requirement to obtain building permits will ensure that the addition does not present a hazard to public health and safety for the occupants or community at large. Thus, the project promotes the general welfare, public health, and safety of the Kensington community.

D. Environmental Findings

The 218-square-foot two-story addition to the southwestern side of an existing single-family residence is categorically exempt under CEQA Guidelines Section 15301(e)(1), which provides a Class 1 exemption for additions to existing structures consisting of no more than 50% of the floor area or 2,500 square feet, whichever is less. The 218-square-foot addition does not exceed 50% of the existing homes gross floor area of 3,258 square feet. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result

in, significant impacts which threaten the environment. None of the exceptions in CEQA guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP24-03061

Project Approval

1. Development Plan CDDP24-03061 to allow a 218-square-foot addition to the southwestern side of an existing single-family residence is **APPROVED**.
2. The Development Plan approval describe above is based on the application and project plans received by the Department of Conservation and Development, Community Development Division (CDD) on December 24, 2024.
3. Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of a new Kensington Design Review application.
4. This approval does not authorize the establishment of an Accessory Dwelling Unit (ADU) on the subject property. An ADU may only be established on the subject property upon the CDD approval of an ADU permit, and the issuance of building permit(s) as necessary for project construction.

Building Permits

5. No construction is approved with this permit. Any construction at the subject parcel will require issuance of building permits from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work. Within 45 days of the approval date of this permit, the applicant shall obtain building permits necessary to legalize unpermitted work which has occurred prior to this approval.

Application Costs

6. This application was subject to an initial application deposit of \$3,000.00, which was paid with the application submittal, plus time and material costs if the application review expenses exceed 100% of the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the approval date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past

due from the date of approval, the application shall be charged interest at a rate of ten percent (10%). The applicant may obtain current costs by contacting the project planner. If you owe additional fees, a bill will be sent to you shortly after permit issuance.

Construction

All construction activity shall comply with the following restrictions, which shall be included in the construction drawings.

7. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
8. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
9. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
10. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
11. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year's Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington's Birthday (Federal)
 - Lincoln's Birthday (State)

President’s Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(sos.ca.gov\)](https://sos.ca.gov)

12. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

- A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.**

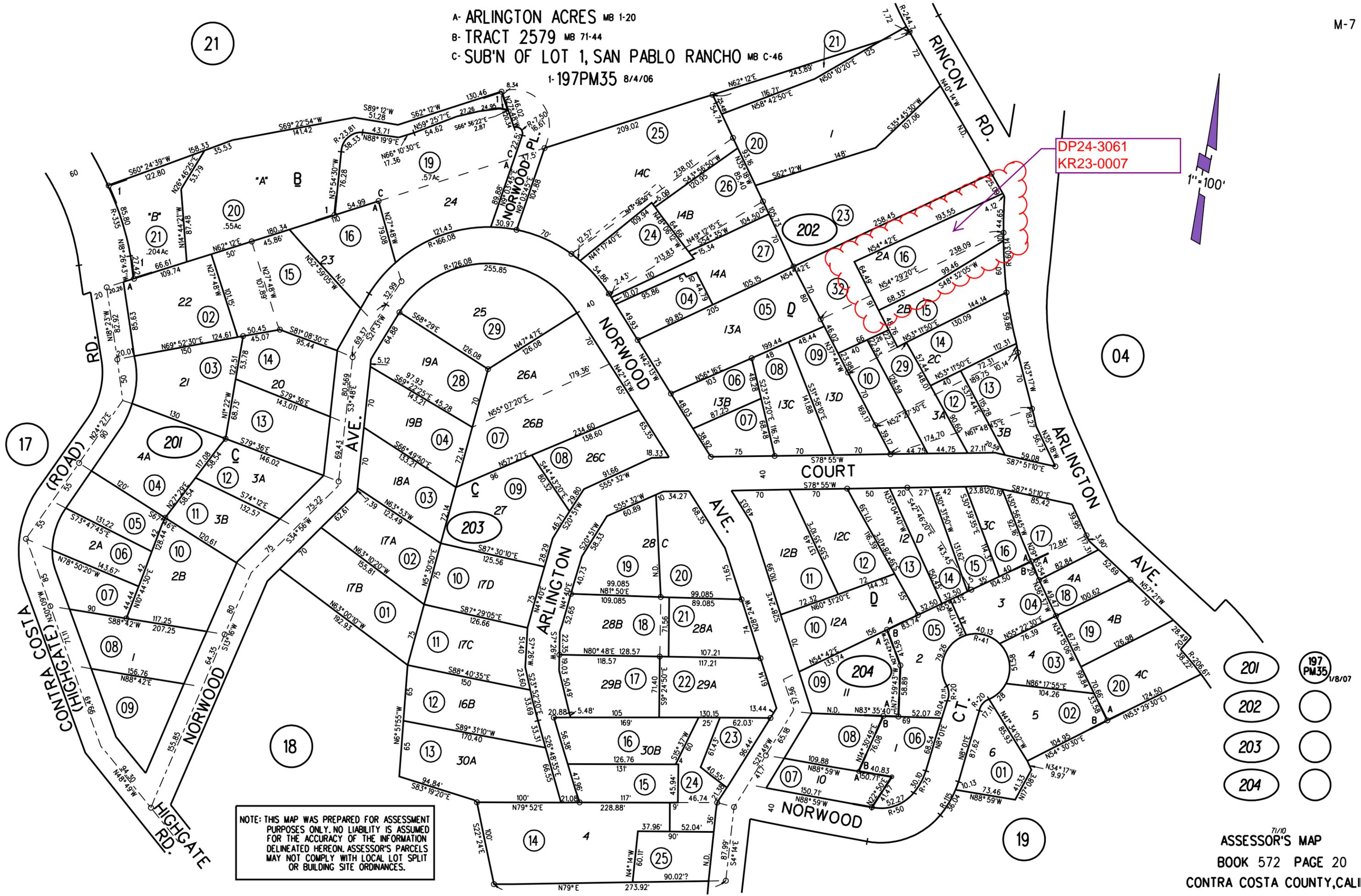
This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

- B. The applicant shall submit building plans to the Building Inspection Division and comply with Division requirements. It is advisable to check with the Division prior to requesting a building permit or proceeding with the project.
- C. The applicant must submit building plans to the Kensington Fire Protection District and comply with its requirements. The applicant is advised that plans submitted for a building permit must receive prior approval and be stamped by the Fire Protection District.
- D. The applicant is required to submit plans to the Stege Sanitary District for approval. Plans submitted for a building permit must receive prior approval and be stamped by the Sanitary District.
- E. The applicant is responsible for contacting the Health Services Department Environmental Health Division regarding its requirements and permits.
- F. The applicant is required to comply with the requirements of the East Bay Municipal Utility District.
- G. The applicant is responsible for contacting the Contra Costa Mosquito and Vector Control District regarding its requirements and permits.

A- ARLINGTON ACRES MB 1-20
 B- TRACT 2579 MB 71-44
 C- SUB'N OF LOT 1, SAN PABLO RANCHO MB C-46
 1-197PM35 8/4/06

21



DP24-3061
 KR23-0007

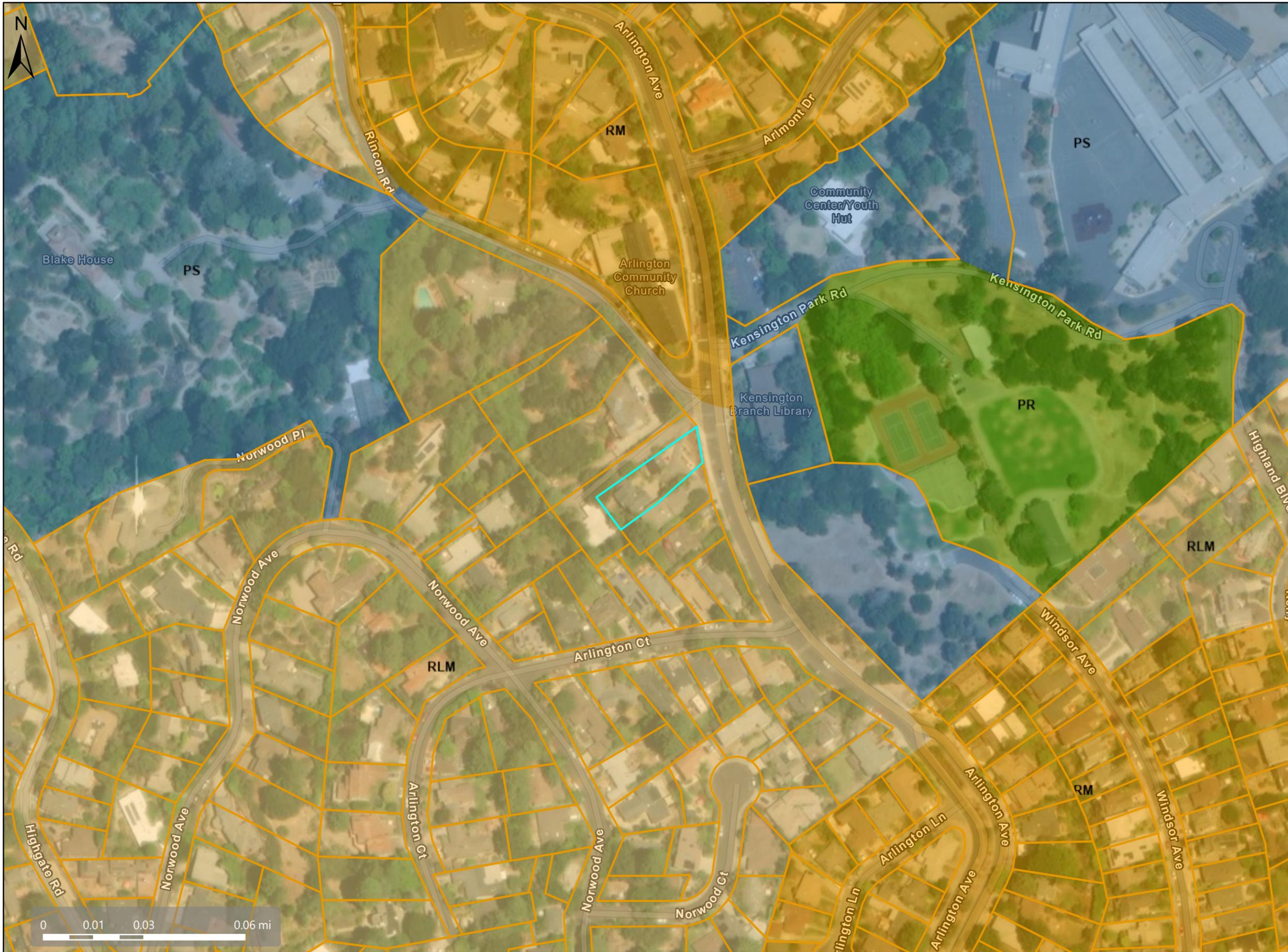
1"=100'

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.

- 201
- 202
- 203
- 204

197 PM35 1/8/07

General Plan: Residential Low Medium Density (RLM)



Map Legend

- Assessment Parcels
- General Plan**
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- PS (Public and Semi-Public)
- PR (Park and Recreation)



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

Zoning: Single-Family Residential (R-6); Kensington Combining District (-K); Tree Obstruction of Views (-TOV)



Map Legend

- Assessment Parcels
- Zoning
- ZONE_OVER
 - R-6 -TOV -K (Tree Obstruction and Kensington)



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Aerial Photo



Map Legend

- Assessment Parcels

0 0 0.01 0.02 mi

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

THOMSEN RESIDENCE 60 ARLINGTON AVE., KENSINGTON, CA 94707 PLANNING DEVELOPMENT PERMIT FOR ADDING ADDITIONAL LIVING SPACE AND ADDITIONAL GROSS FLOOR AREA

RECEIVED on 12/24/2024 **CDDP24-03061**
By Contra Costa County
Department of Conservation and Development

OWNER'S: JIM AND BETH THOMSEN
60 ARLINGTON AVE.
KENSINGTON, CA 94707
JIM'S CELL: 510 220-0048

PLANS BY: MICHAEL WAXMAN, CKD LIC. 21145
CONTACT INFO: mwaxman54@gmail.com
510 760-2469 CELL
OWNERS AGENT

LOT INFORMATION: APN: 572-202-016
LOT SIZE: 10,800 sf

PROJECT DESCRIPTION: ADD 218 SQUARE FEET NEW LIVING SPACE TO (E) 767 SF FIRST FLOOR BELOW PREVIOUSLY APPROVED (N) DECK (PLANNING # CDKR23-00007)
NOTE: APPLICATION TO INCLUDE A KENSINGTON HEARING TO ADJUST THE INCREASED GROSS FLOOR AREA (GFA) AS DETERMINED BY NAI SAEPHAN, PLANNER 1 REFER TO HIS CALCULATIONS BELOW-EXISTING ALLOWABLE=3,600 GFA EXISTING GFA (ACTUAL 3,528)-NEW PROPOSED GFA TO BE 3,746.1387-146 SF OVER

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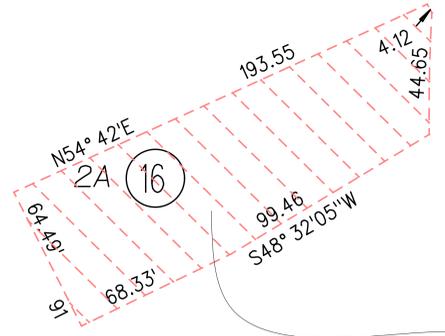
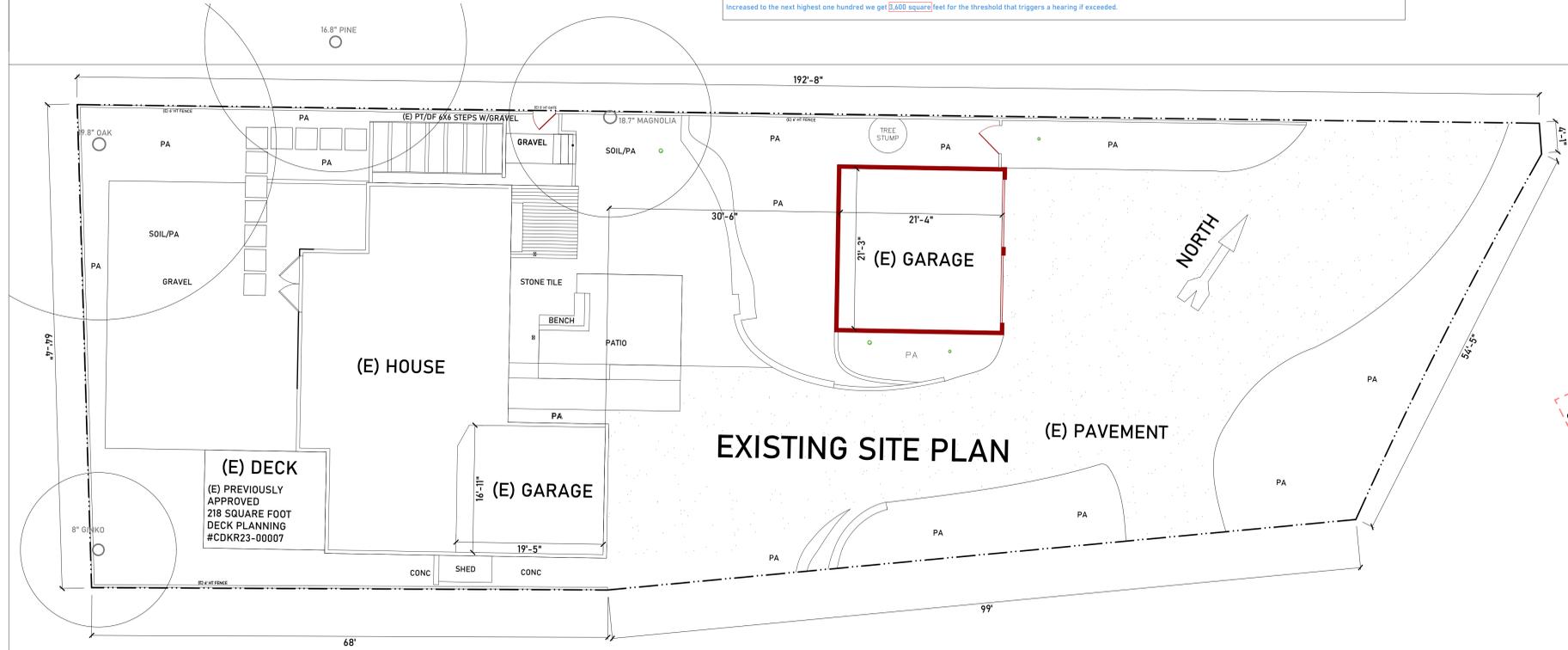
SHEET-1 A.0-COVER SHEET WITH SITE PLANS
SHEET-2 COPY CURRENT SURVEY BY CUNHA SURVEYING INC, DATED 10/10/2024
SHEET-3 A1.0 EXISTING DETAILED SITE PLAN
SHEET-4 A1.1 EXISTING & PROPOSED FLOOR PLANS AND SF CALCULATIONS
SHEET-5 A1.1a NEW 1ST FLOOR FLOOR PLAN
SHEET-6 A1.2 EXISTING EXTERIOR ELEVATIONS
SHEET-7 A1.2a EXISTING & PROPOSED EXTERIOR ELEVATIONS
SHEET-8 A1.3 SECTIONS INCLUDING PROPOSED 218 SF ADDITIONAL LIVING SPACE

CALCULATIONS IN BLUE BY: NAI SAEPHAN, PLANNER 1

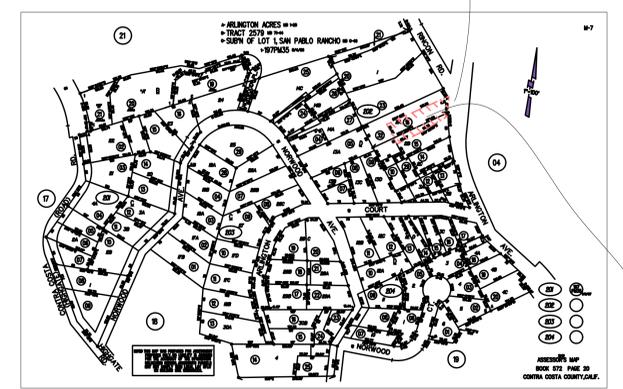
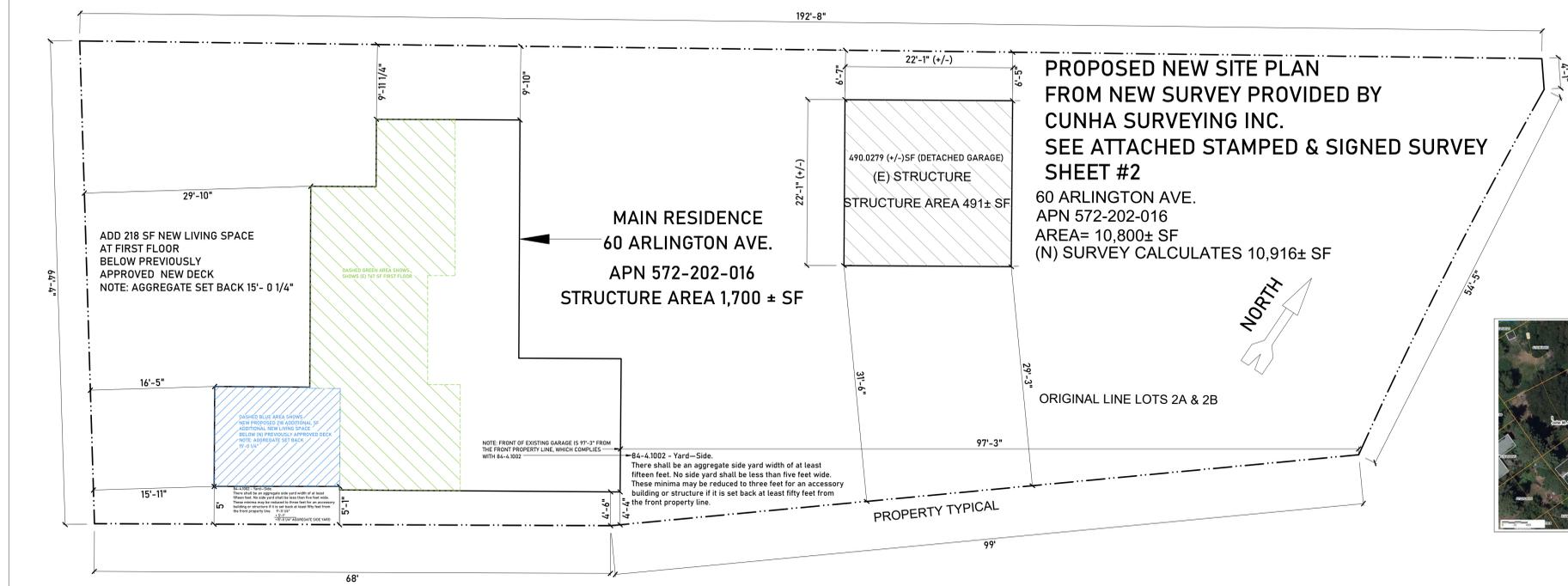
84-74.802 - Threshold standard triggering hearing requirement.
If the proposed development results in a gross floor area that exceeds the threshold standard set forth in this section, a hearing is required in accordance with Section 84-74.1006.
The threshold standard is the product of the values of PA and X, increased to the next highest one hundred unless the product of PA and X is evenly divisible by one hundred.
In calculating the threshold standard, the value of PA is the parcel area in square feet. The value of X is determined by one of the following formulas:
For parcels with an area of fewer than five thousand square feet, X equals 0.500.
For parcels with an area of five thousand square feet or more but fewer than seven thousand square feet, X is calculated by subtracting the product of 0.00005 and PA from 0.750 [$X = 0.750 - 0.00005(PA)$].
For parcels with an area of seven thousand square feet or more but fewer than ten thousand square feet, X is calculated by subtracting the product of 0.00002 and PA from 0.540 [$X = 0.540 - 0.00002(PA)$].
For parcels with an area of ten thousand square feet or more but fewer than twenty thousand square feet, X is calculated by subtracting the product of 0.000015 and PA from 0.470 [$X = 0.470 - 0.000015(PA)$].
For parcels with an area of twenty thousand square feet or more, X equals 0.220.
Based on the parcel area of 10,800 square feet for the property, (c)(4) would apply in determining the value of X.
 $0.000015 \times 10800 = 0.162$
 $X = 0.470 - 0.162 = 0.308$
Now with the value of X, we can go back to (b) to calculate the threshold:
 $10,800 \times 0.308 = 3,326.4$
Increased to the next highest one hundred we get 3,400 square feet for the threshold that triggers a hearing if exceeded.

CALCULATIONS:

(E) GFA (GROSS FLOOR AREA)	PROPOSED (N) GFA INCLUDING 218 SF
767.1414 SF (E) FIRST FLOOR	ADDITIONAL (N) LIVING SPACE
1476.8882 SF (E) SECOND FLOOR	3,746.1387 SF (N) GFA TOTAL
794.0812 SF (E) THIRD FLOOR	3,600 SF CURRENT ALLOWED THRESHOLD
490.0279 SF (DETACHED GARAGE)	=(N) TOTAL 146 SF OVER
3,528.1387 SF (E) GFA TOTAL	



THOMSEN RESIDENCE
60 ARLINGTON AVE.
KENSINGTON, CA 94707



ISSUE
DATE: 12.11.2024
REVISED: 12.21.2024
REVISED:

COVER SHEET

JOB: THOMSEN
DRAWN BY: MW
SCALE: NTS

A.0

LOT 2A
ARLINGTON ACRES
1 M 20

LOT 2B
ARLINGTON ACRES
1 M 20

MAIN RESIDENCE
60 ARLINGTON AVE.
APN 572-202-016
STRUCTURE AREA 1,700 ± SF

STRUCTURE
STRUCTURE AREA 491 ± SF

60 ARLINGTON AVE.
APN 572-202-016
AREA = 10,916 ± SF

ARLINGTON AVE

SCALE: 1"=10'

SURVEY NOTES
THE PROPERTY LINE DIMENSIONS SHOW HEREON ARE BASED UPON A
FIELD SURVEY BASED UPON THE VESTING DEED AND 1 M 20.

THIS SURVEY WAS PREPARED BY ME OR UNDER
MY DIRECTION ON OCTOBER 10, 2024

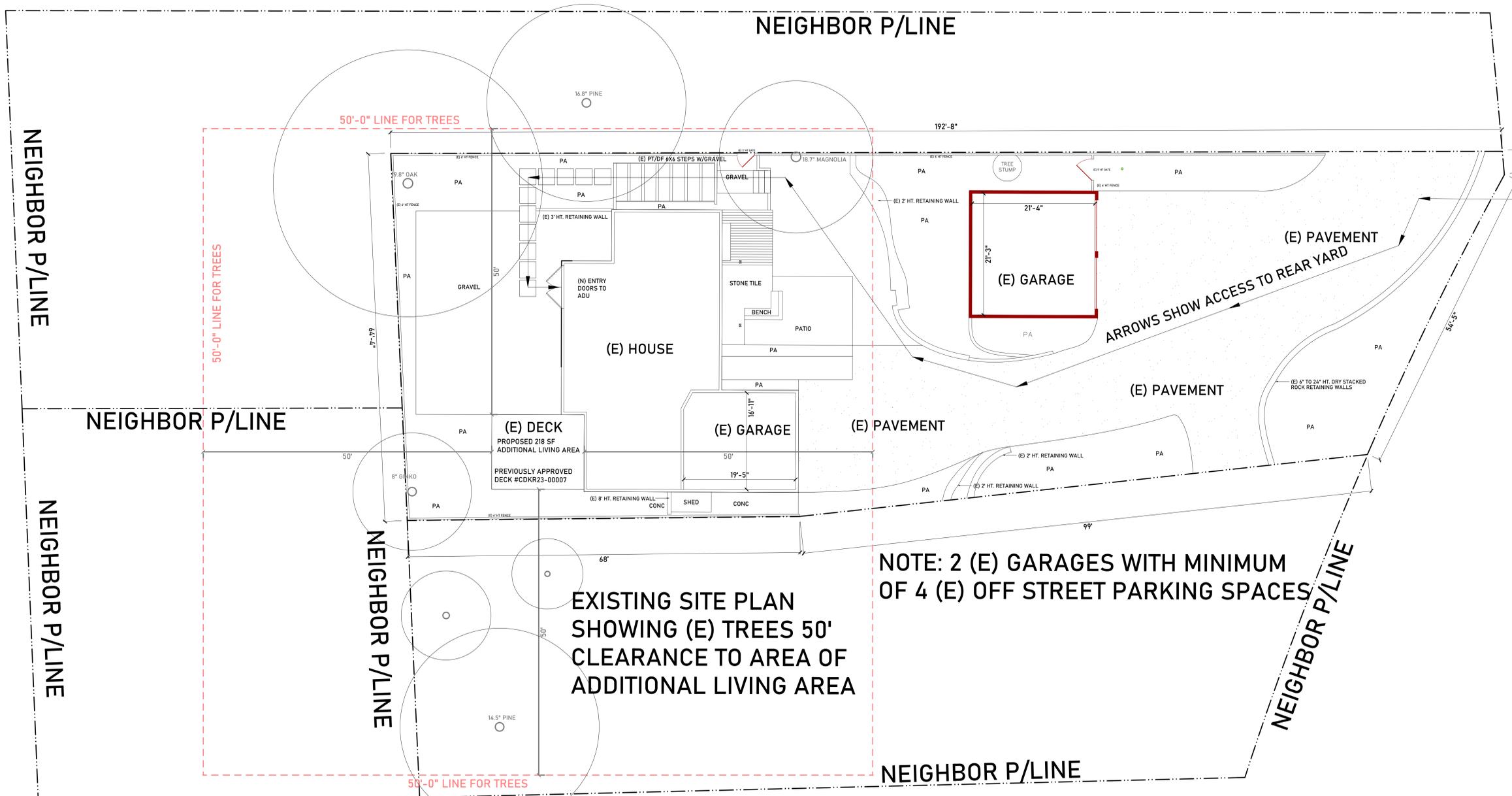
Vincent H. Cunha
VINCENT H. CUNHA LS 4520



CUNHA SURVEYING INC.

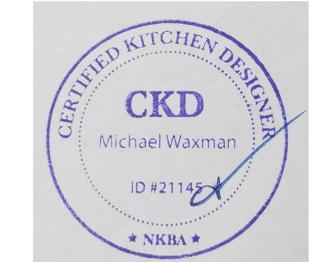
DESIGNED BY: V.H.C.	DATE	BY	DATE	DESCRIPTION
DRAWN BY: C.K.M.				
CHECKED BY: V.H.C.				
SCALE: 1" = 20'				
APPROVED BY:	R.C.E. No.	DATE		
CALIFORNIA				
CUNHA SURVEYING INC. 701 BELMONT WAY, SUITE A PINOLE, CA 94564 (510) 334-8560				
SHEET NUMBER	1			
OF 1 SHEETS	1			
DRAWING NO.				

NOTE: NO CHANGES TO (E) SITE-ONLY EXT. ELEVATION CHANGES (SEE SHEET-A1.2)



THOMSEN RESIDENCE

60 ARLINGTON AVE.
KENSINGTON, CA 94707



NOTE: 2 (E) GARAGES WITH MINIMUM OF 4 (E) OFF STREET PARKING SPACES

EXISTING SITE PLAN SHOWING (E) TREES 50' CLEARANCE TO AREA OF ADDITIONAL LIVING AREA

NOTE: NO TREES OVER 20" OF CIRCUMFERENCE WITHIN 50' OF THE PROPOSED (N) LIVING AREA

EXISTING PROPERTY SQUARE FOOT BREAKDOWN

3,078 SF PLANTED AREA=PA
3,088SF PAVEMENT (AS SHOWN)
625 SF HARDSCAPE (AS SHOWN)
1,818 SF IMPERVIOUS
2,191 SF (E) STRUCTURES
10,800 SF TOTAL NO CHANGES FROM EXISTING TO PROPOSED

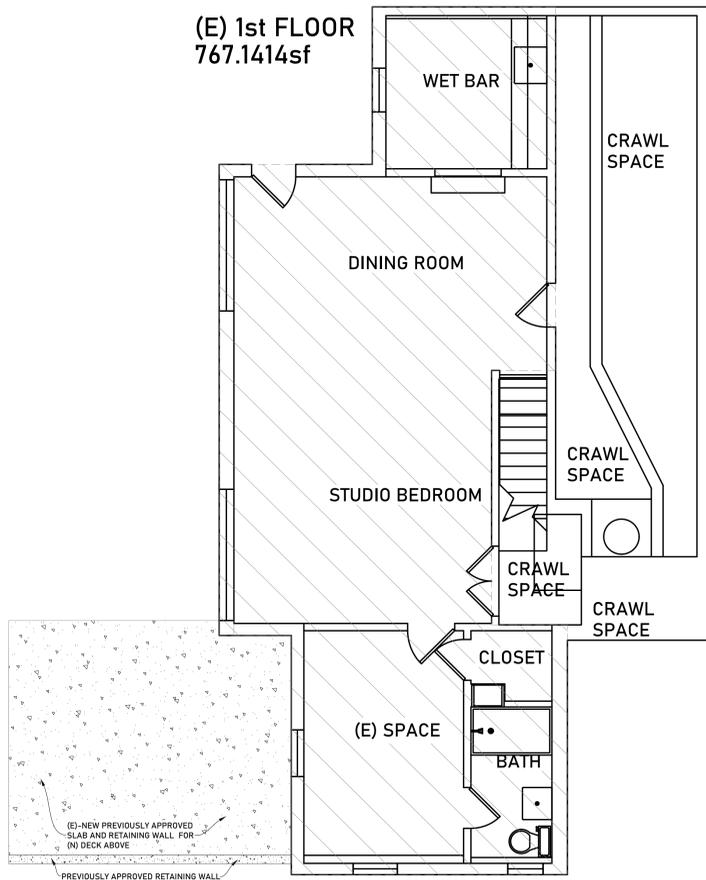
ISSUE	
DATE:	12.11.2024
REVISED:	
REVISED:	

EXISTING DETAILED SITE PLAN

JOB:	THOMSEN
DRAWN BY:	MW
SCALE:	1/8"=1'-0"

A1.0

(E) 1st FLOOR
767.1414sf



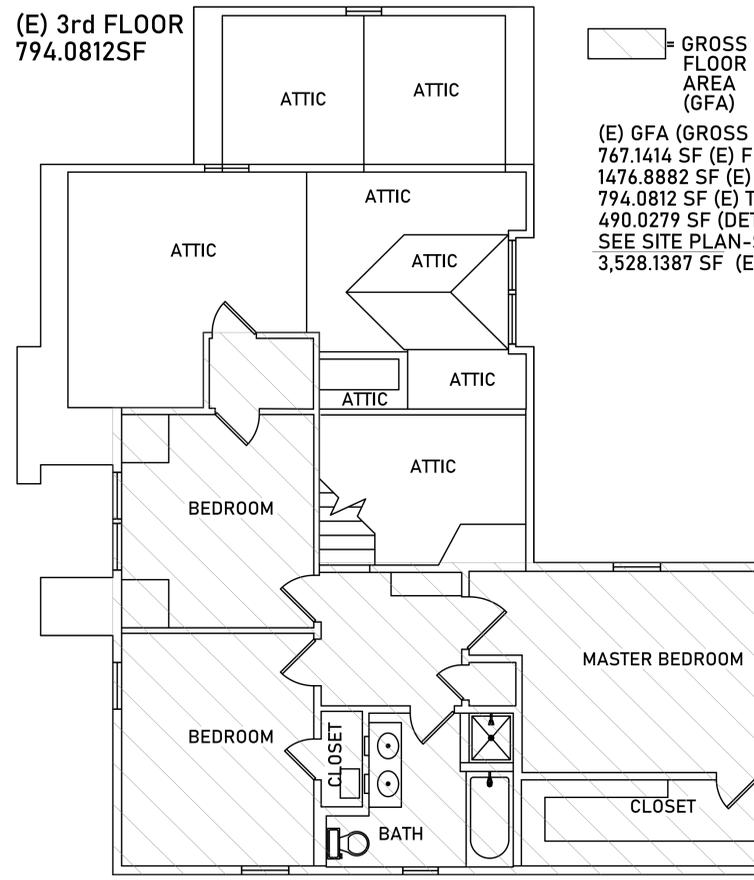
(E)-NEW PREVIOUSLY APPROVED 1ST FLOOR

(E) 2nd FLOOR
1476.8882 SF



ORIGINAL 2ND FLOOR

(E) 3rd FLOOR
794.0812SF



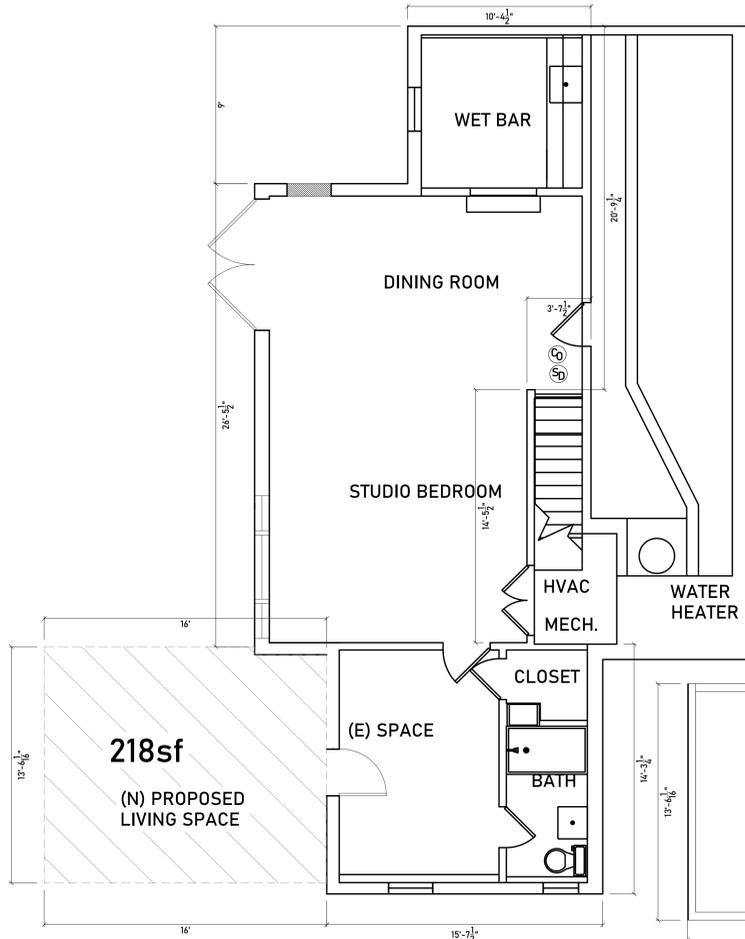
ORIGINAL 3RD FLOOR

— GROSS FLOOR AREA (GFA)

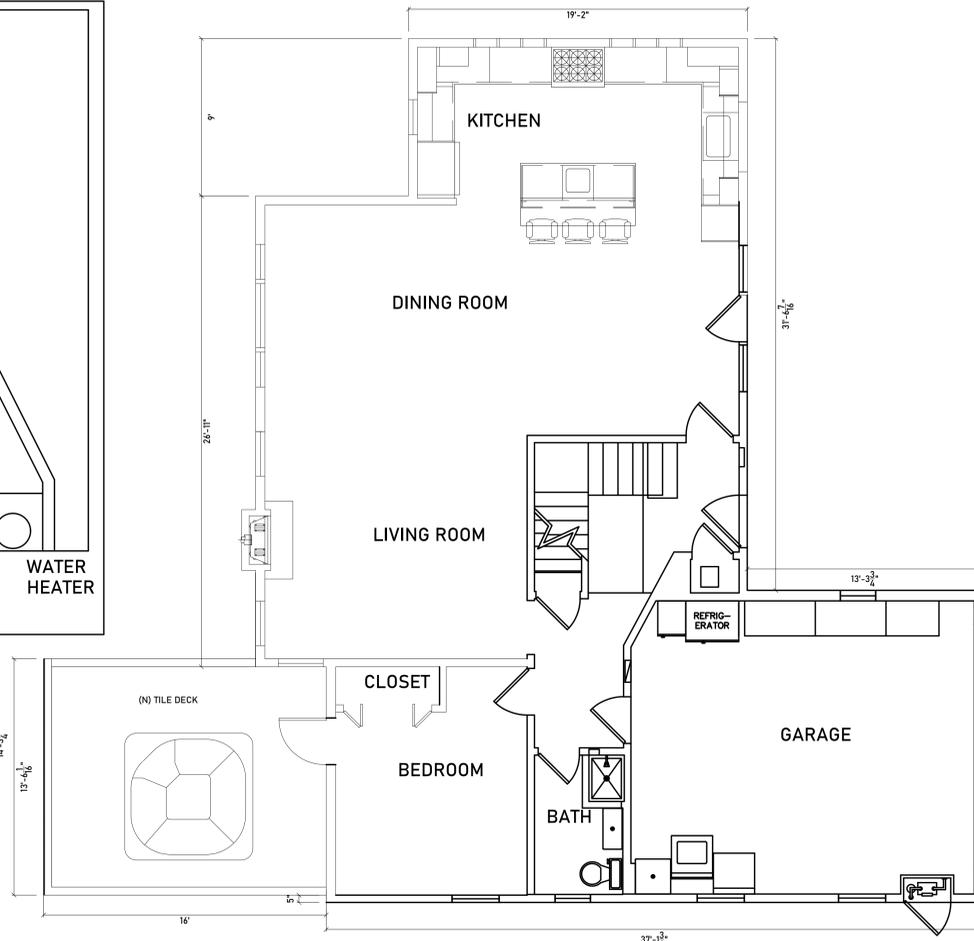
(E) GFA (GROSS FLOOR AREA)
767.1414 SF (E) FIRST FLOOR
1476.8882 SF (E) SECOND FLOOR
794.0812 SF (E) THIRD FLOOR
490.0279 SF (DETACHED GARAGE
SEE SITE PLAN-SHEET A.0)
3,528.1387 SF (E) GFA TOTAL

THOMSEN RESIDENCE

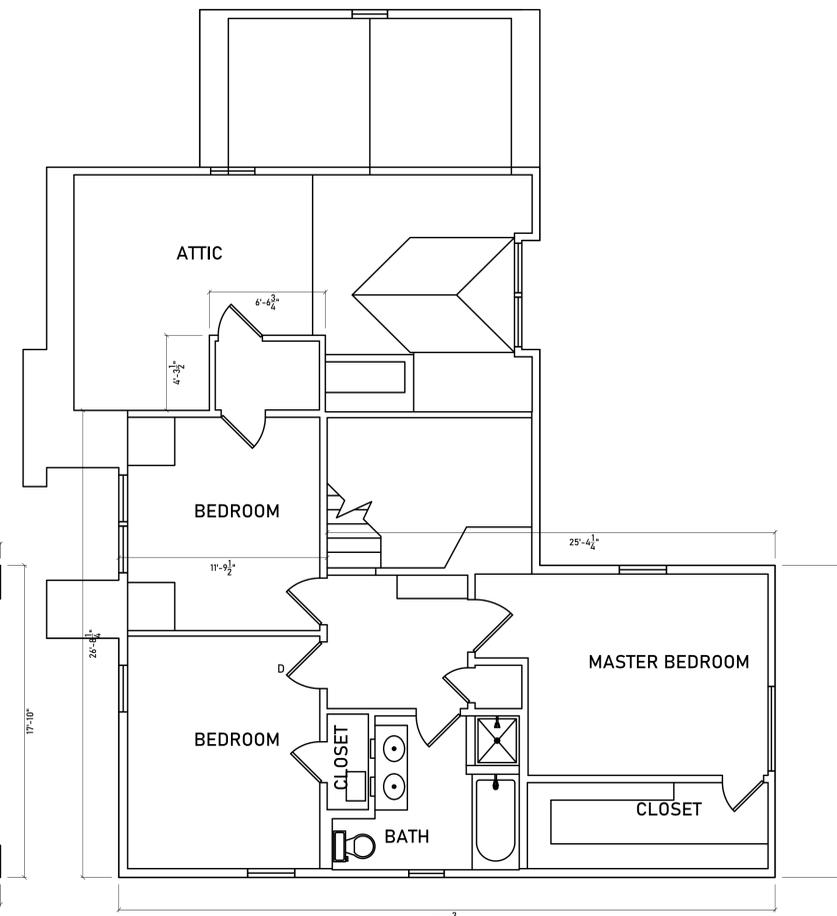
60 ARLINGTON AVE.
KENSINGTON, CA 94707



(N) 1ST FLOOR



(E)-NEW PREVIOUSLY APPROVED 2ND FLOOR
SHOWN W/(N) DECK NO OTHER CHANGES

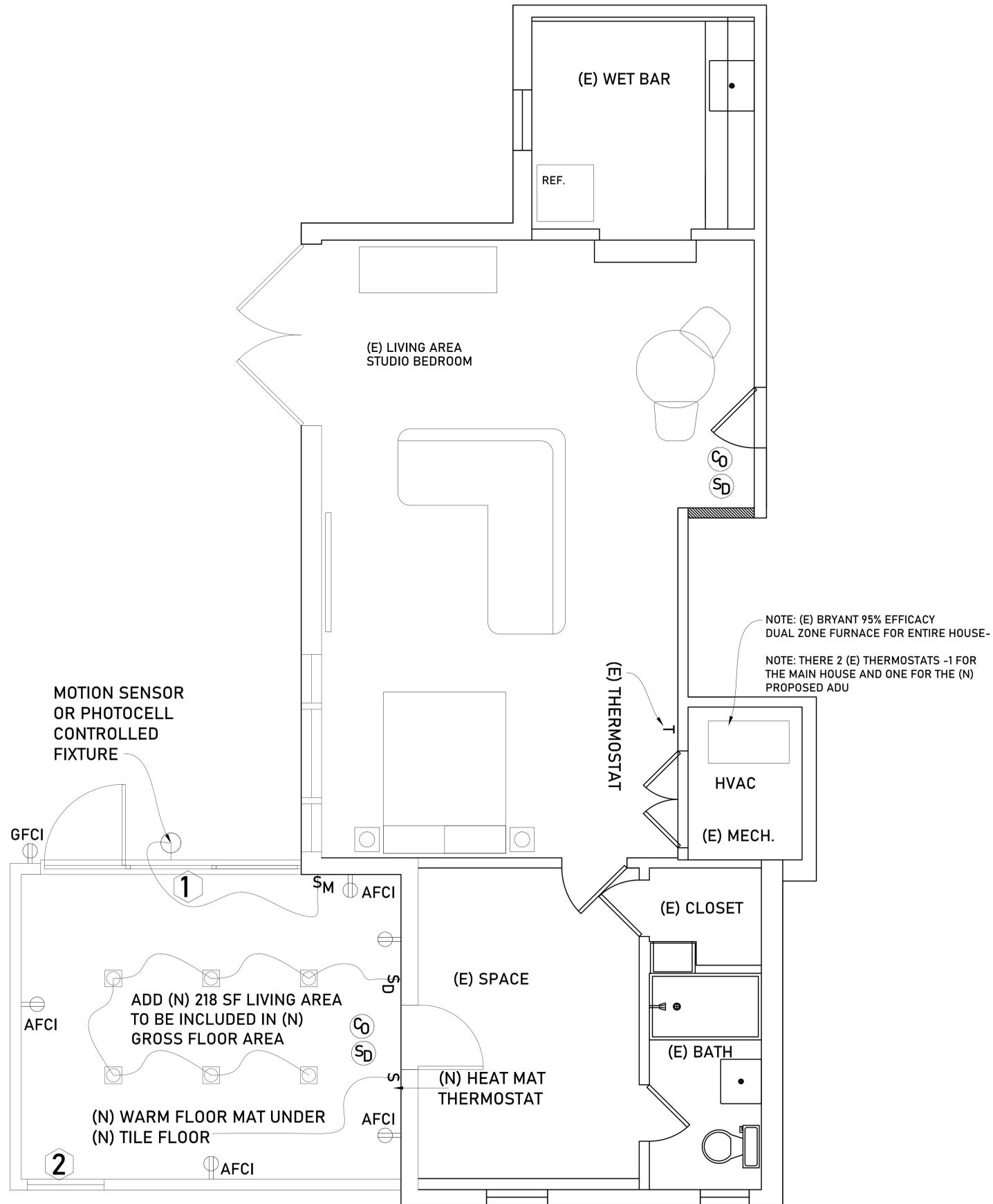


(E)-NEW PREVIOUSLY APPROVED 3RD
SHOWN AS BUILT-NO CHANGES

ISSUE	
DATE:	12.11.2024
REVISED:	
REVISED:	

EXISTING & PROPOSED FLOOR PLANS & SF CALCULATIONS

JOB:	THOMSEN
DRAWN BY:	MW
SCALE:	1/4"=1'-0"



**THOMSEN
RESIDENCE**

60 ARLINGTON AVE.
KENSINGTON, CA 94707

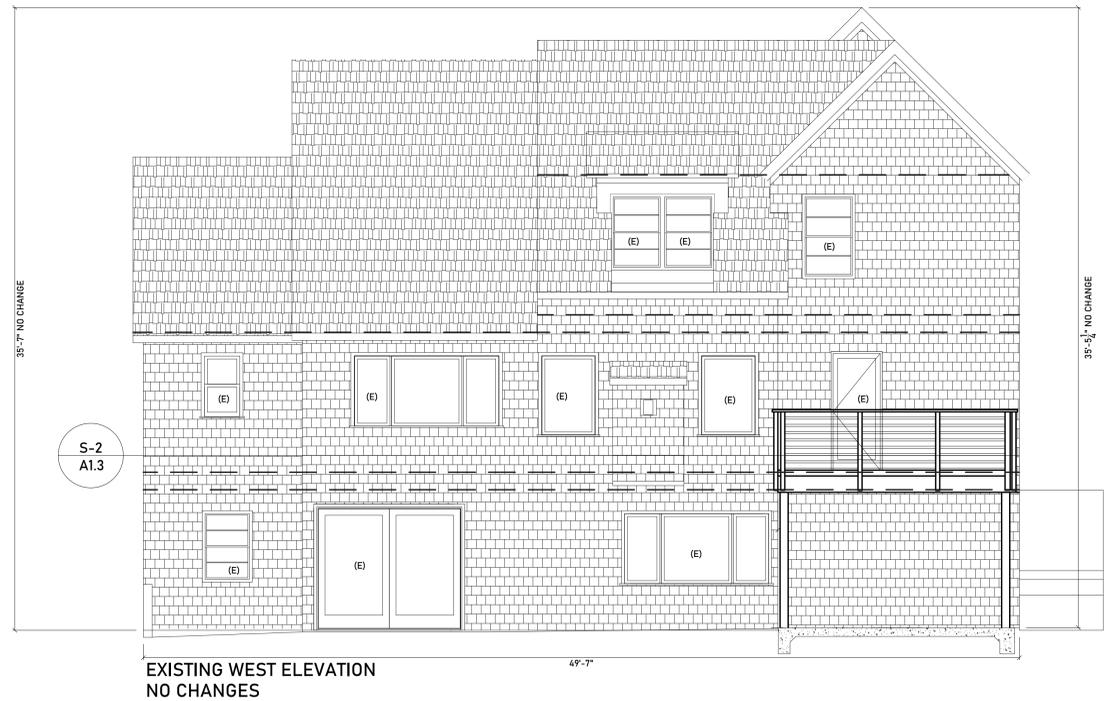
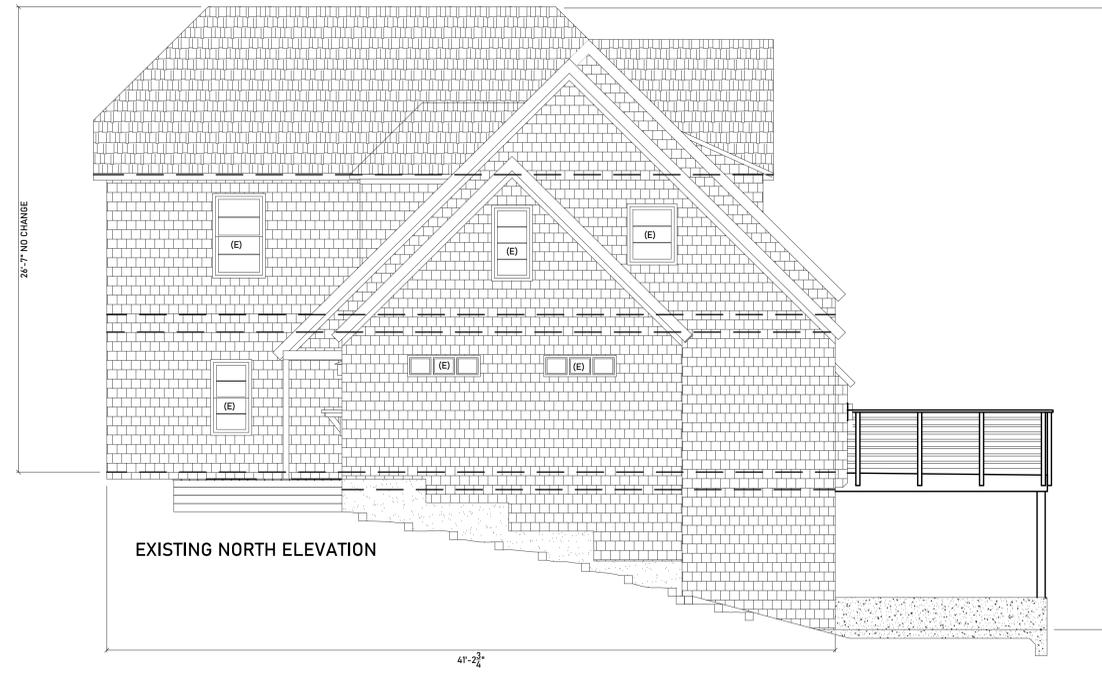


ISSUE	
DATE:	12.21.2024
REVISED:	
REVISED:	

**PROPOSED NEW 1ST
FLOOR-FLOOR PLAN**

JOB:	THOMSEN
DRAWN BY:	MW
SCALE:	1/2"=1'-0"

A1.1a



**THOMSEN
RESIDENCE**

60 ARLINGTON AVE.
KENSINGTON, CA 94707



ISSUE	
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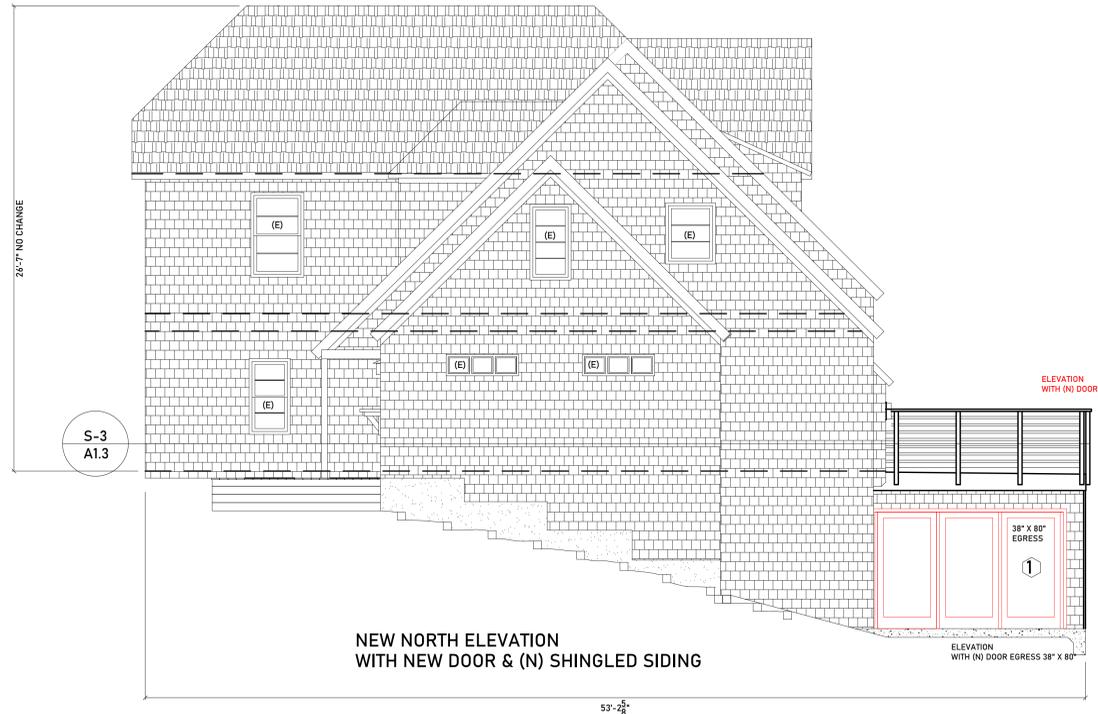
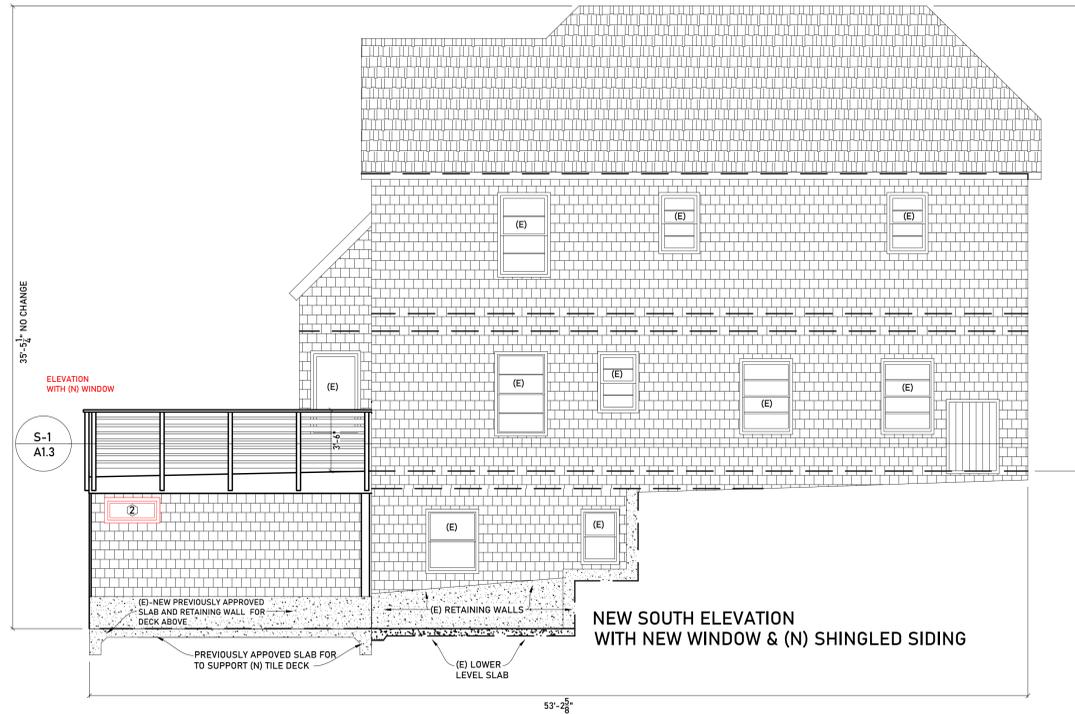
**ADD 218 SF NEW
LIVING SPACE
EXT. ELEVATIONS**

JOB:	THOMSON
DRAWN BY:	MW
SCALE:	1/4"=1'

A1.2

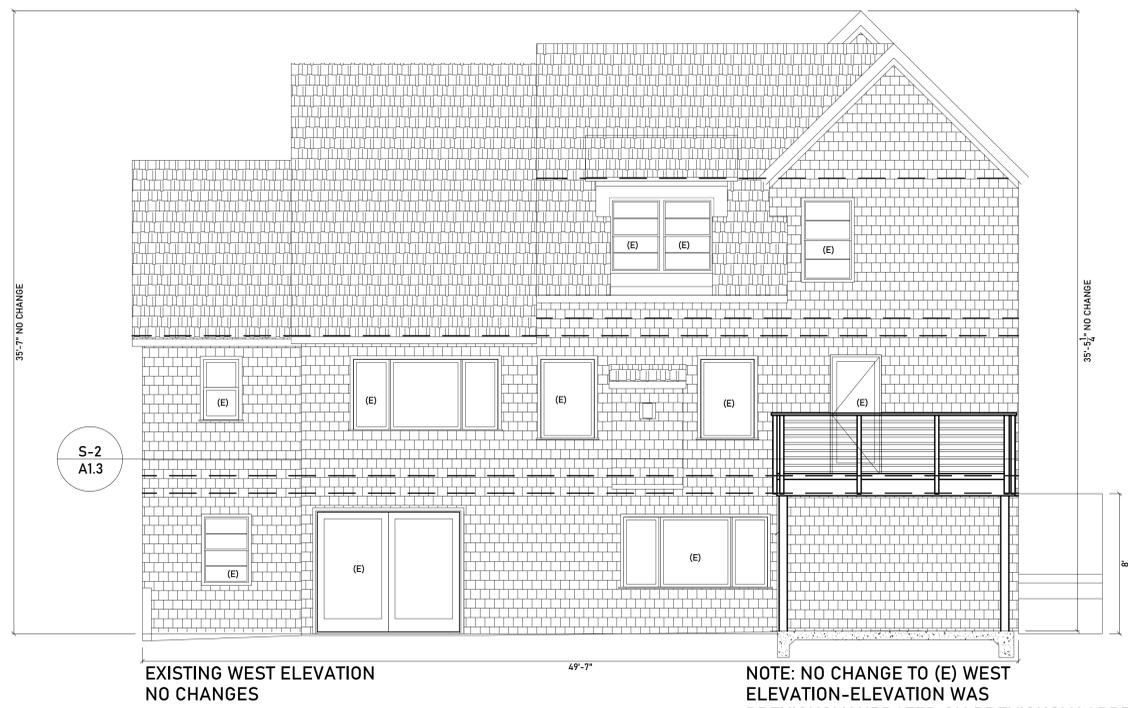
THOMSEN RESIDENCE

60 ARLINGTON AVE.
KENSINGTON, CA 94707



NEW WINDOW & DOOR SCHEDULE

- ① NEW MARVIN SIGNATURE ALUM EXTERIOR CLAD 3 PANEL DOOR 10'-8" X 6'-8"
U-FACTOR-29-SHGC .24
- ② NEW MARVIN SIGNATURE ALUM EXTERIOR CLAD PICTURE AWNING UNIT 3'-1" X 1'-5 1/2"
U-FACTOR-3-SHGC .29
TO MATCH (E) DINING ROOM MARVIN UNIT



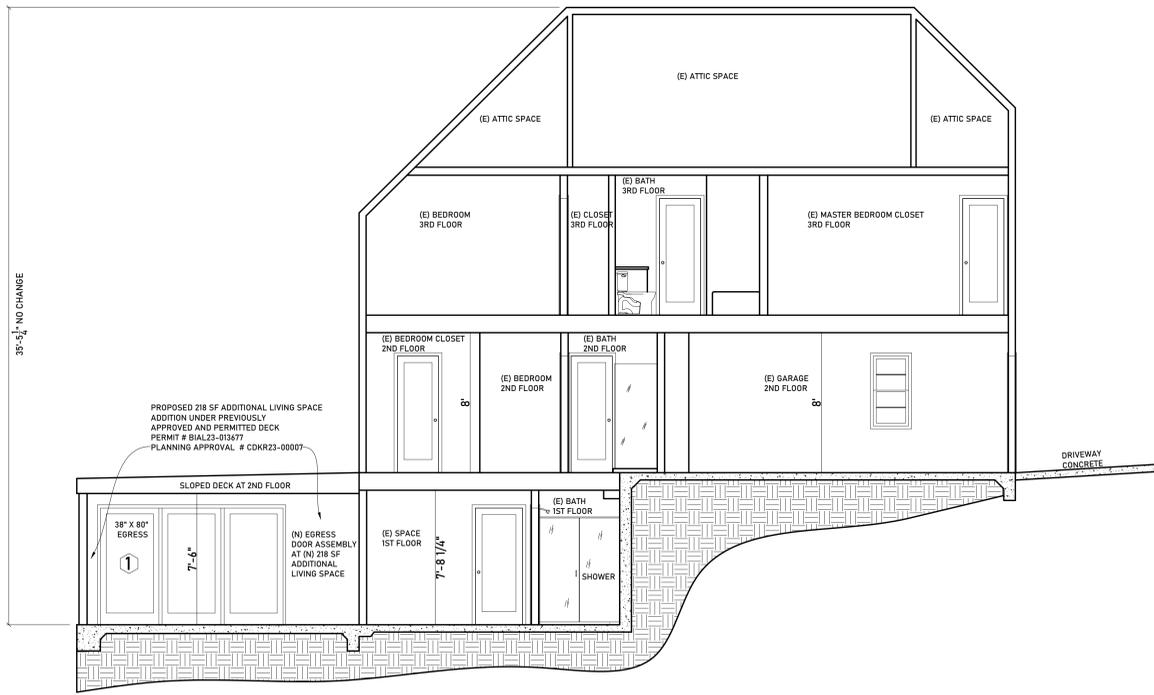
NOTE: NO CHANGE TO (E) WEST ELEVATION-ELEVATION WAS PREVIOUSLY UPDATED ON PREVIOUSLY APPROVED AND PERMITTED PLANNING # CDKR23-00007 AND PERMIT # BIAL23-013677

ISSUE	
DATE:	12.21.2024
REVISED:	
REVISED:	

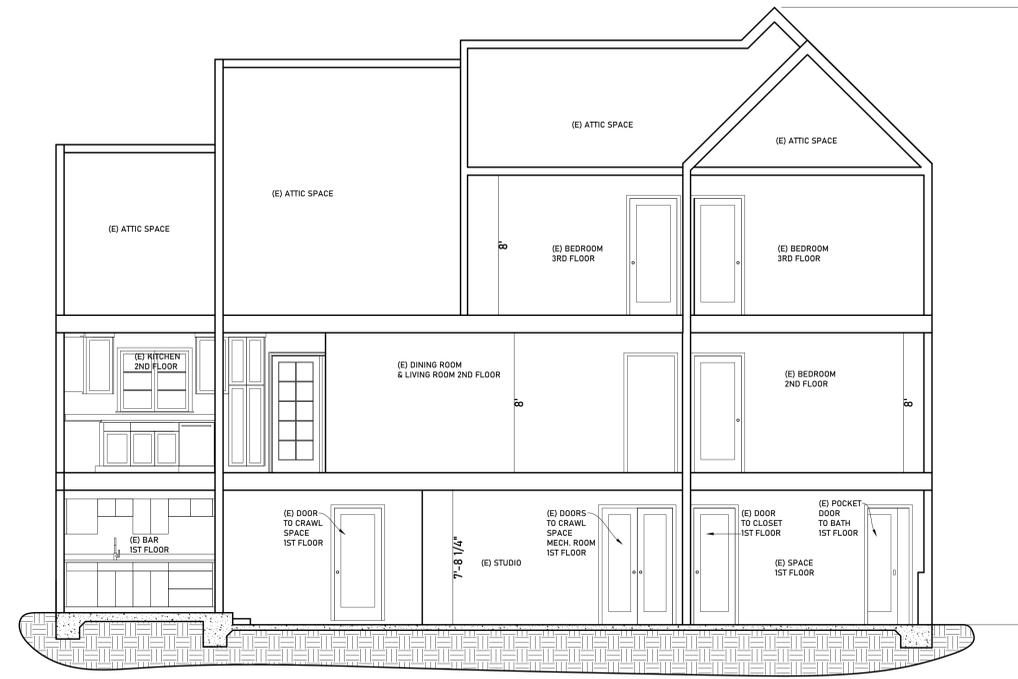
ADD 218 SF NEW LIVING SPACE EXT. ELEVATIONS

JOB:	THOMSON
DRAWN BY:	MW
SCALE:	1/4"=1'

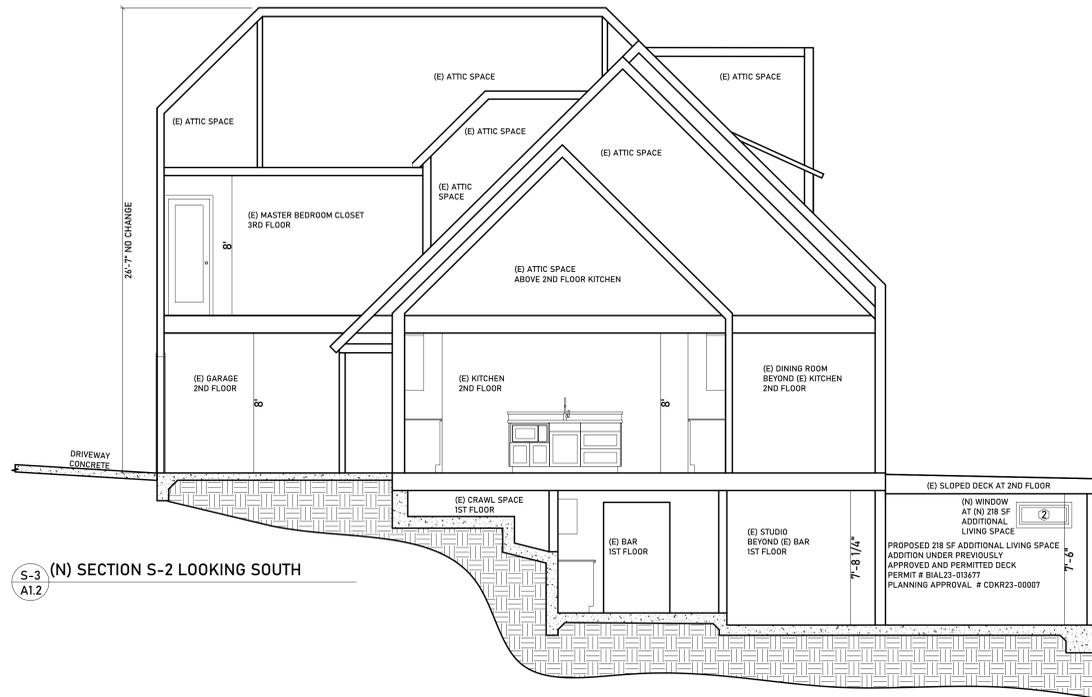
A1.2a



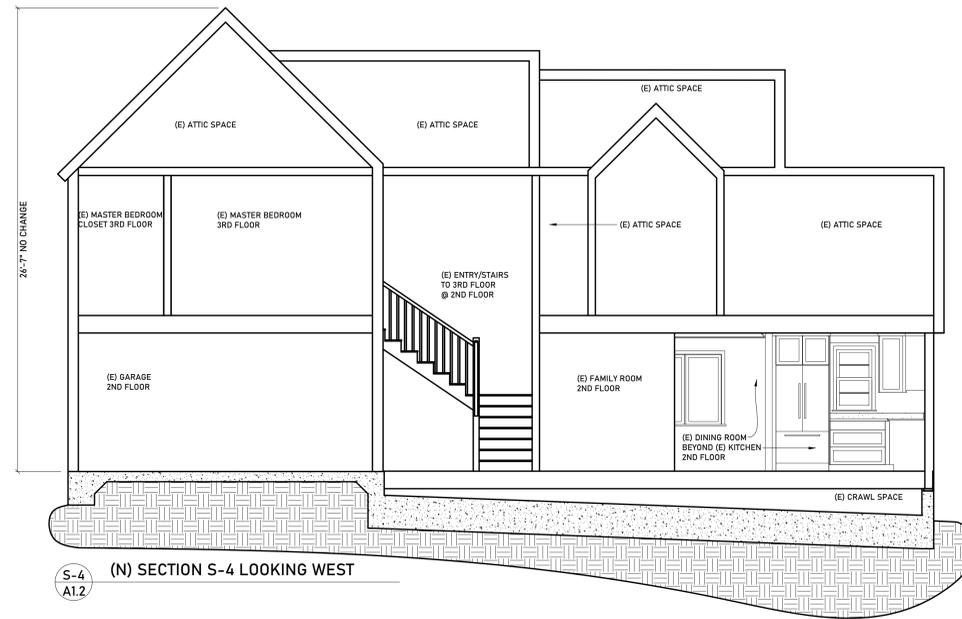
S-1
A1.2 (N) SECTION S-1 LOOKING NORTH



S-2
A1.2 (N) SECTION S-3 LOOKING EAST



S-3
A1.2 (N) SECTION S-2 LOOKING SOUTH



S-4
A1.2 (N) SECTION S-4 LOOKING WEST

THOMSEN RESIDENCE

60 ARLINGTON AVE.
KENSINGTON, CA 94707



ISSUE	
DATE:	12.11.2024
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REVISED:	

(E) & (N) 218 SF
PROPOSED
ADDITIONAL
LIVING SPACE
SECTIONS

JOB:	THOMSON
DRAWN BY:	MW
SCALE:	1/4"=1'

A1.3

From: [Robert Rogers](#)
To: [dahlia frydman](#); [Adam Novickas](#); [Chris Brydon](#); [Reuel Daniels Cooke](#); [Ben B](#); [david.peterson](#)
Cc: [John Gioia](#); [Anne Nounou](#); [Dulce Reckmeyer-Walton](#); [Grant Farrington](#); [Sean Tully](#); [Maria Lara-Lemus](#); [Adrian Veliz](#); [Jenny Rockwell](#); [Jocelyn LaRocque](#); [Nai Saephan](#); [Brian Williams](#); [Everett Louie](#); [Sonia Bustamante](#)
Subject: KMAC Meeting report for January 29
Date: Friday, January 31, 2025 9:42:12 AM

Good morning KMAC leaders,

Thanks for a smooth, efficient, and inclusive meeting Jan. 29!

Members in attendance: Brydon, Cooke, Peterson, Barry

Action items:

1. KMAC unanimously approved December 11 meeting minutes (Barry abstained because he wasn't present Dec. 11)
2. KMAC unanimously voted for a continuance on 03060 for 279 Colusa Ave. so applicant and neighbors can discuss compromise.
3. KMAC unanimously approved 03061 60 Arlington Ave.
4. KMAC unanimously approved 03002 18 Highgate Ave.
5. KMAC unanimously approved 00007 AT&T pole at 7 Stratford Rd.
6. NOTE: 03059 20 Eagle Rd. was removed from agenda by applicant to converse with neighbors. Will be heard Feb. 26.

Video Here: <https://youtu.be/6Uo7At7d-BU>

Best,
Robert

Robert Rogers
District Coordinator
Office of County Supervisor John Gioia
11780 San Pablo Ave., Suite D
El Cerrito, CA, 94530
510.942.2224
www.cocobos.org/gioia



CONTRA COSTA
HEALTH

2120 Diamond Blvd. Suite 100 | Concord, CA 94520
Phone: 925-608-5500 | Fax: 925-608-5502
cchealth.org

1/9/2025

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION

Attn: VELIZ, ADRIAN
30 MUIR RD
MARTINEZ, CA94553

RE: CDDP2403061
60 ARLINGTON AVE
APN: 572 202 016
Service Request #: SR0023913

Dear VELIZ, ADRIAN :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
- Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
- If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.
- For proposed subdivisions/minor subdivisions served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.
- For proposed subdivisions/minor subdivisions served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water

supply.

- If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards(e.g., setbacks to property lines).
- If the proposed lot line adjustment involves properties served by an onsite water well. The new lot configurations must not conflict with current standards(e.g., setbacks to property lines).
- Horse boarding facilities are subject to the requirements of the Contra Costa County Cleanwater Program, including routine inspections. The applicant can contact CCEH for details.
- It is recommended that the project be served by public sewer and public water wherever possible.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristian Lucas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kristian Lucas, REHS
Director of Environmental Health

From: [Planning.review](#)
To: [Adrian Veliz](#)
Cc: [Planning.review](#); [Khanlai Chanthavee](#)
Subject: CDDP24-03061 - 60 ARLINGTON AVE, KENSINGTON
Date: Monday, December 30, 2024 9:57:22 AM
Attachments: [image001.png](#)

Dear Adrian,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

[Amy Wen](#) | Sr Administrative Clerk
Water Distribution Planning Division

