



CONTRA COSTA COUNTY

AGENDA

East Richmond Heights Municipal Advisory Council

Tuesday, November 12, 2024

5:30 PM

Contra Costa County Supervisor Gioia's
Office (11780 San Pablo Ave, El Cerrito,
CA 94530) or Zoom |
<https://cccounty-us.zoom.us/j/839720557>

69 | Land-Use Subcommittee

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).

3. Discussion Items

approve October Meeting Minutes and Receive November Packet

[24-3910](#)

Attachments: [11.12.24_erhMAC Subcommittee Packet](#)

County File Number: CDVR24-01046 and Revised Plans

[24-3911](#)

Attachments: [County File Number: CDVR24-01046 and Revised Plans \(revised\) 2758DelMonte_ProposedPlan10_19_24](#)

The applicant requests approval of a Variance and Small Lot Design Review to allow for an 8'-8.5" secondary frontage and public road setback (where 15' is the minimum and 10' minimum to the public road setback) and for the construction of second story addition and house remodel. The existing residence is currently encroaching onto the secondary frontage.

Receive County File Number: CDVR24-01044

[24-3912](#)

Attachments: [County File: CDVR24-01044](#)

The applicant requests approval of a variance to allow for a 14 foot aggregate side yard setback (where 15 is the minimum), a 9-foot front yard and public road setback (where 20' is the minimum for the front yard setback and where 10' is the minimum for the public road setback), a tree permit for work within the dripline and removal of 1 tree (vacant lot) and small lot design review for the construction of a 2238 sq ft house.

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 Contra Costa County Supervisor Gioia's Office (11780 San Pablo Ave, El Cerrito, CA 94530) 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: Ronnie Mills, ronnie.mills@bos.cccounty.us, (510)942-2222



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3910

Agenda Date: 11/12/2024

Agenda #:

Advisory Board: East Richmond Heights Land Use Subcommittee
Subject: Approve October Meeting Minutes

Information: Receive and Approve October Meeting Minutes and November Packet



AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p> <input type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC PW Staff <input type="checkbox"/> County Geologist </p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p> <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts </p> <p><u>LOCAL</u></p> <p><input type="checkbox"/> Fire District _____</p> <p style="margin-left: 20px;"> <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov <input type="checkbox"/> Consolidated – (email) fire@cccfdp.org <input type="checkbox"/> East CCC – (email) brodriguez@cccfdp.org </p> <p><input type="checkbox"/> Sanitary District _____</p> <p><input type="checkbox"/> Water District _____</p> <p><input type="checkbox"/> City of _____</p> <p><input type="checkbox"/> School District(s) _____</p> <p><input type="checkbox"/> LAFCO</p> <p><input type="checkbox"/> Reclamation District # _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p><input type="checkbox"/> MAC/TAC _____</p> <p><input type="checkbox"/> Improvement/Community Association</p> <p><input type="checkbox"/> CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p><input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)</p> <p><input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</p> <p><input type="checkbox"/> Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Active Fault Zone (Alquist-Priolo)</p> <p><input type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input type="checkbox"/> 60-dBA Noise Control</p> <p><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p style="margin-left: 40px;">High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p> </p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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Planning Application Summary

County File Number: CDVR24-01046

File Date: 9/24/2024

Applicant:

Robert Nunally
2758 del Monte Ave
El Cerrito, CA 94530

rob.nunally@meta-tek.com
(808) 987-5095

Property Owner:

Robert Nunally
2758 Del Monte Ave
El Cerrito, CA 94530

rob.nunally@meta-tek.com
(808) 987-5095

Project Description:

The applicant requests approval of a Variance and Small Lot Design Review to allow for an 8'-8.5" secondary frontage and public road setback (where 15' is the minimum and 10' minimum to the public road setback) and for the construction of second story addition and house remodel. The existing residence is currently encroaching onto the secondary frontage.

Project Location: (Address: 2758 DEL MONTE AVE, RICHMOND, CA 945301508), (APN: 521122001)

Additional APNs:

General Plan Designation(s): SH

Zoning District(s): R-6

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

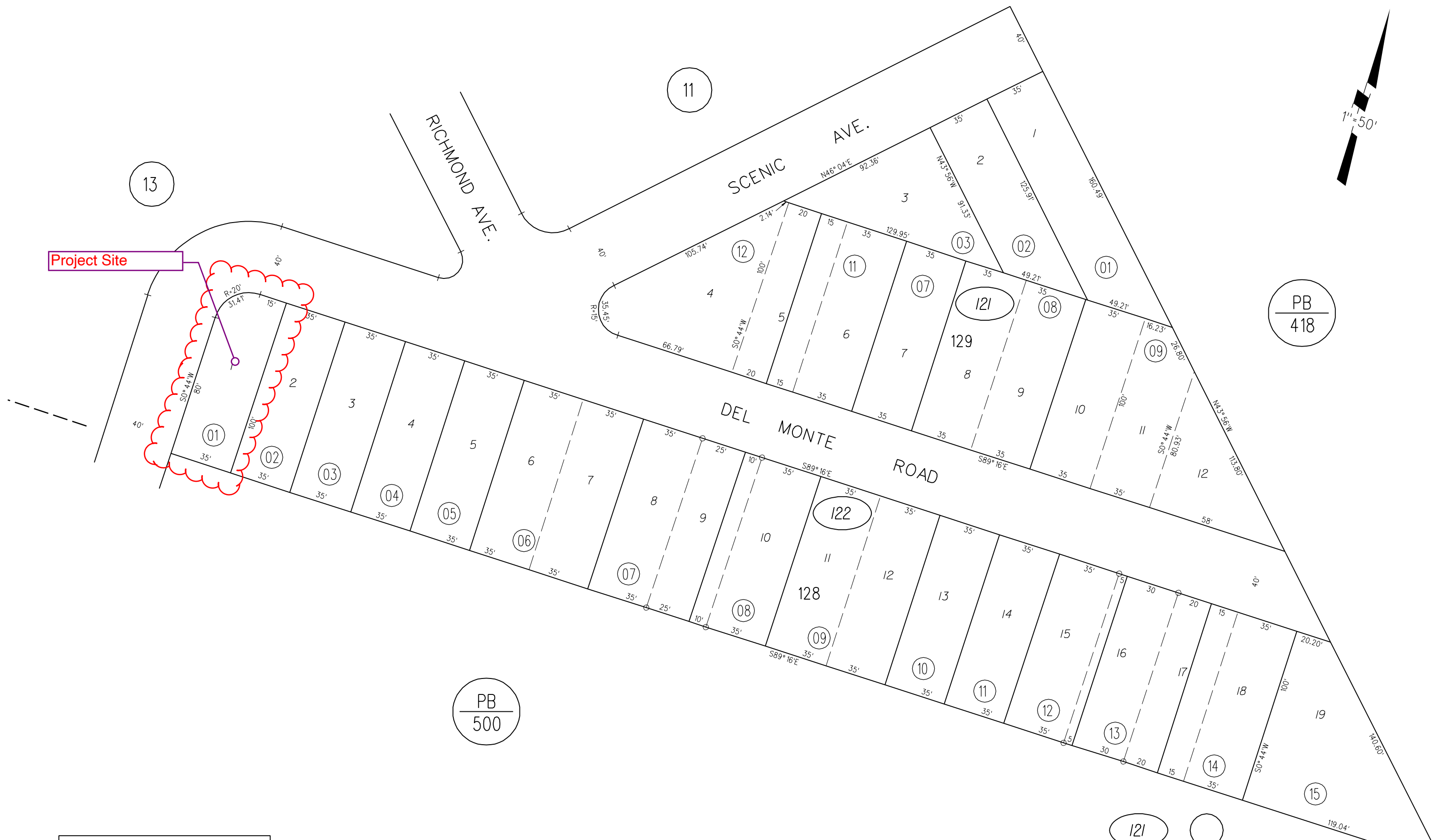
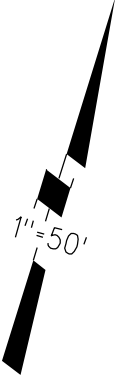
Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
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
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3337.00	3337.00



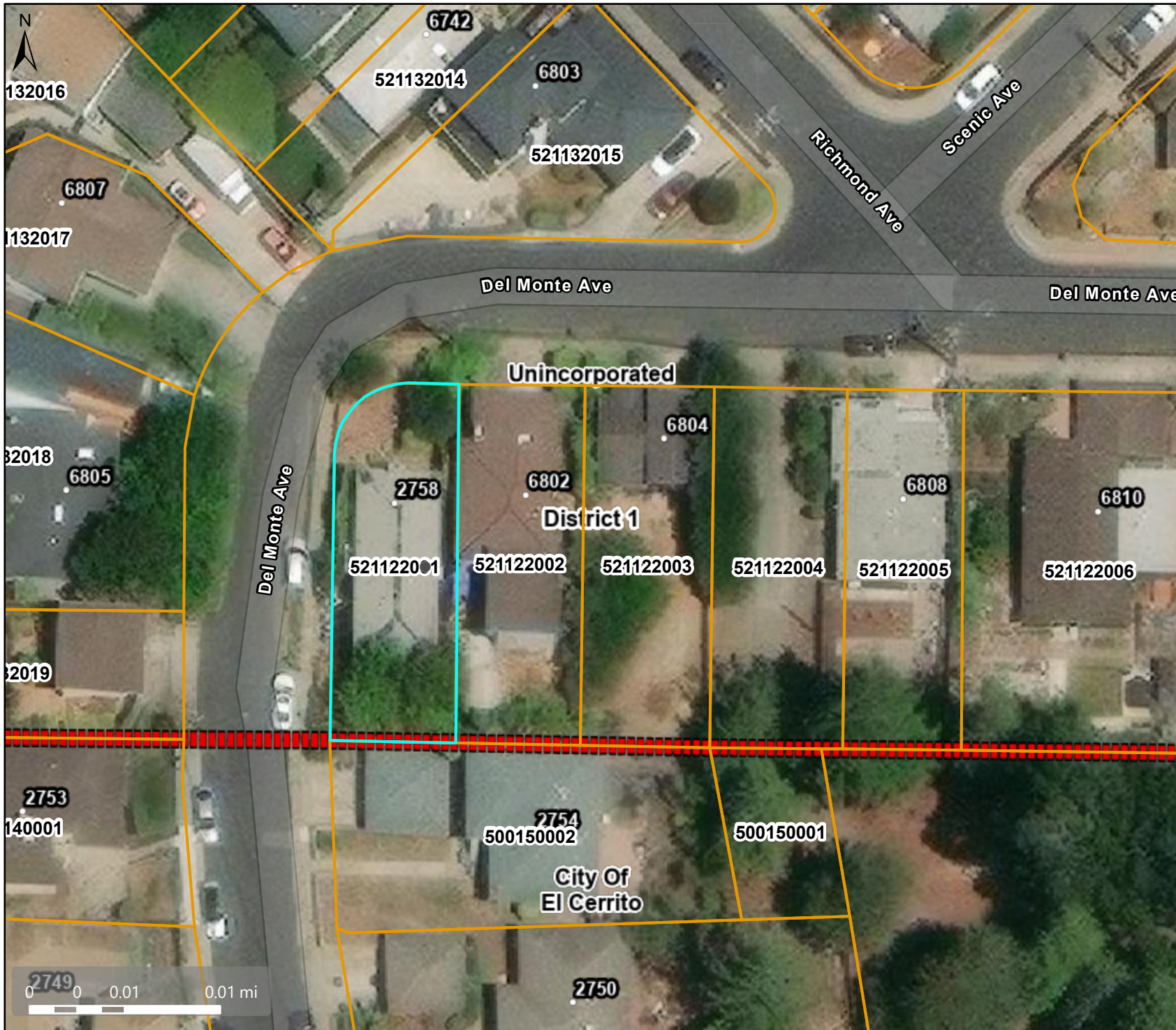
Project Site

PB
418





PB
500

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121
122



Map Legend

-  Assessment Parcels
-  City Limits
-  Board of Supervisors' Districts
-  Address Points

Planning Layers (DCD)

-  Unincorporated

Base Data



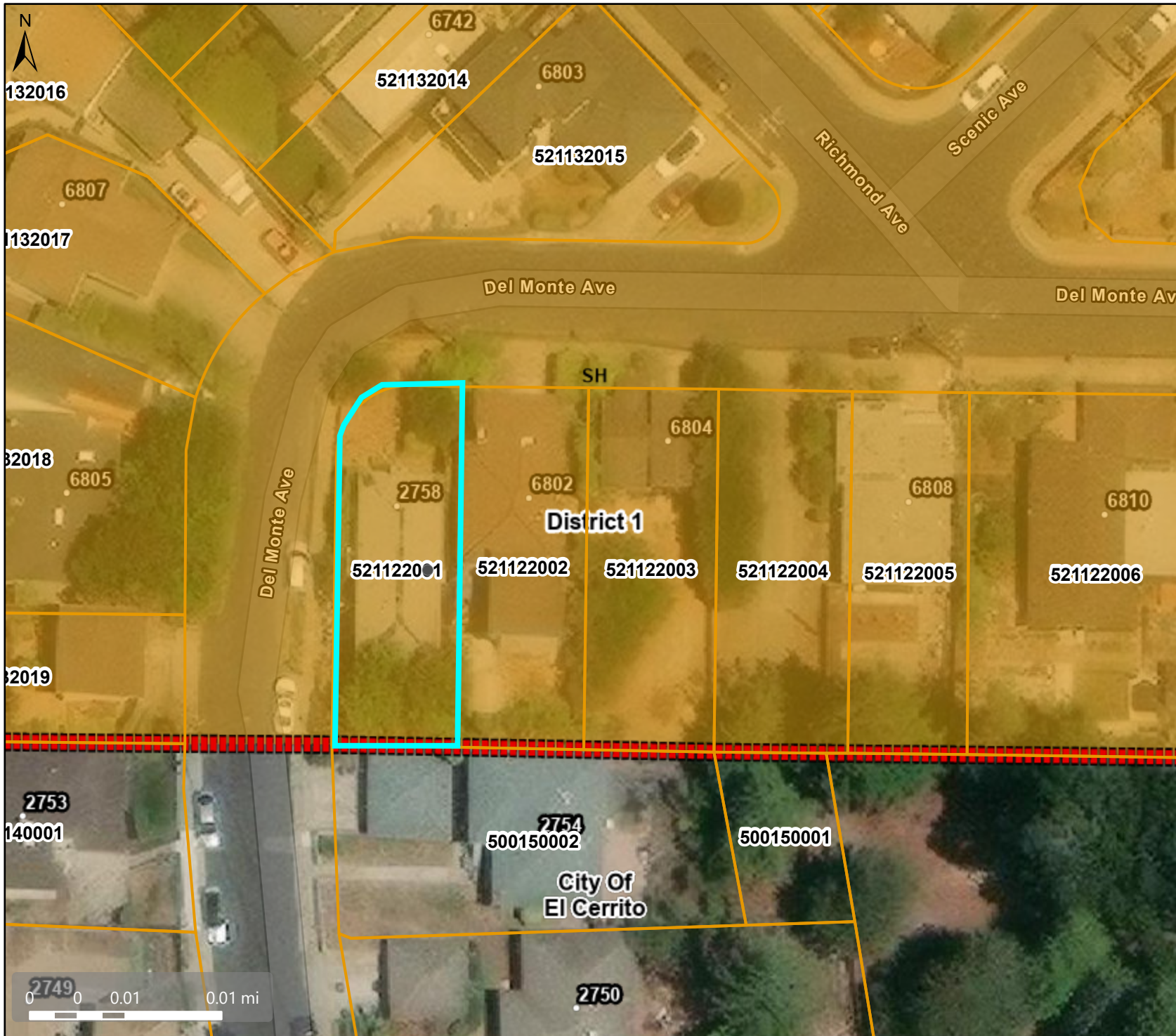
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Spatial Reference
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 Datum: WGS 1984



General Plan Designation



Map Legend

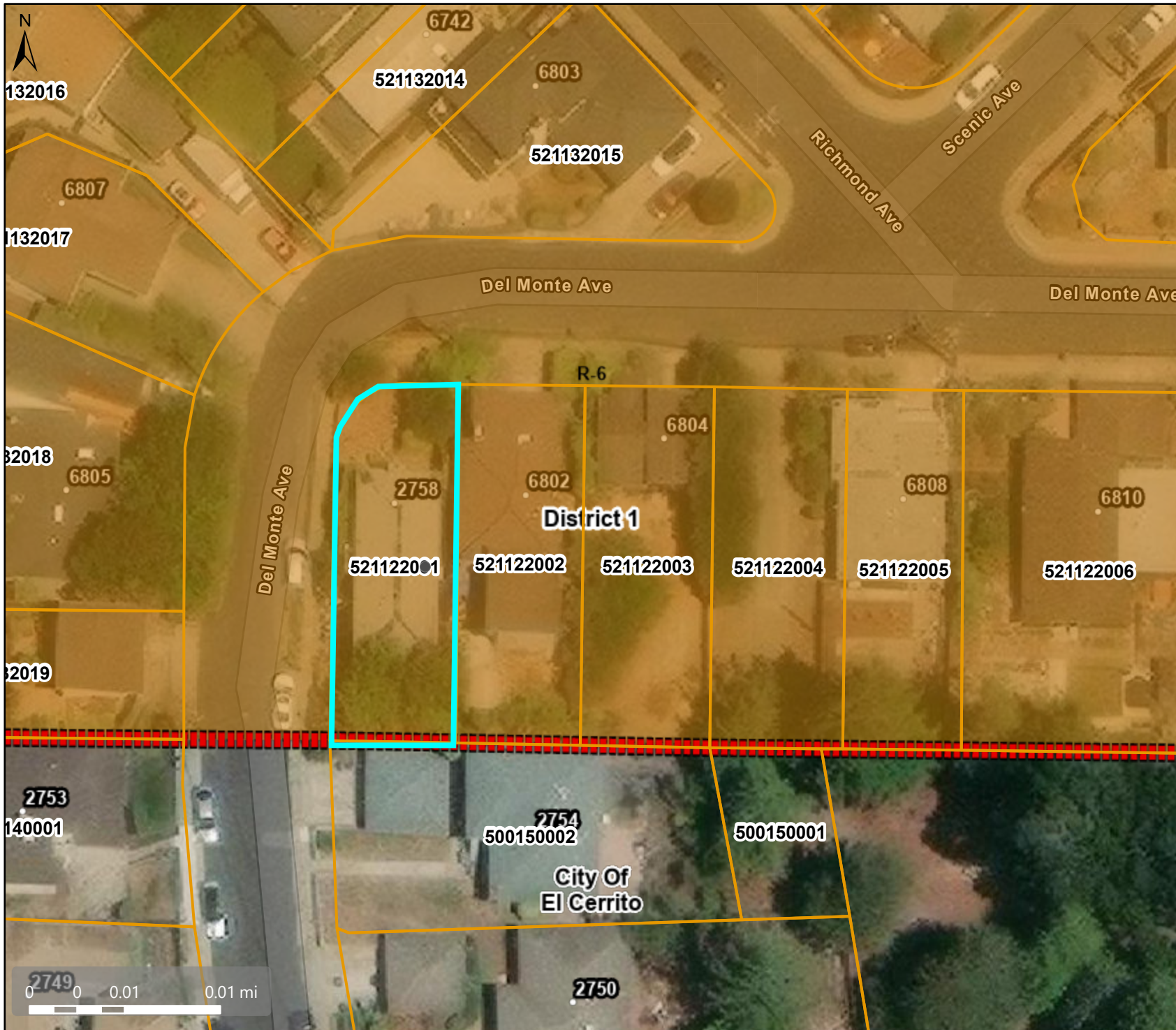
- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
- City Limits
- Board of Supervisors' Districts
- Base Data**
- Address Points








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Spatial Reference
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Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
-  R-6 (Single Family Residential)
-  City Limits
-  Board of Supervisors' Districts
- Base Data**
-  Address Points

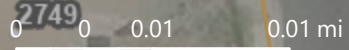


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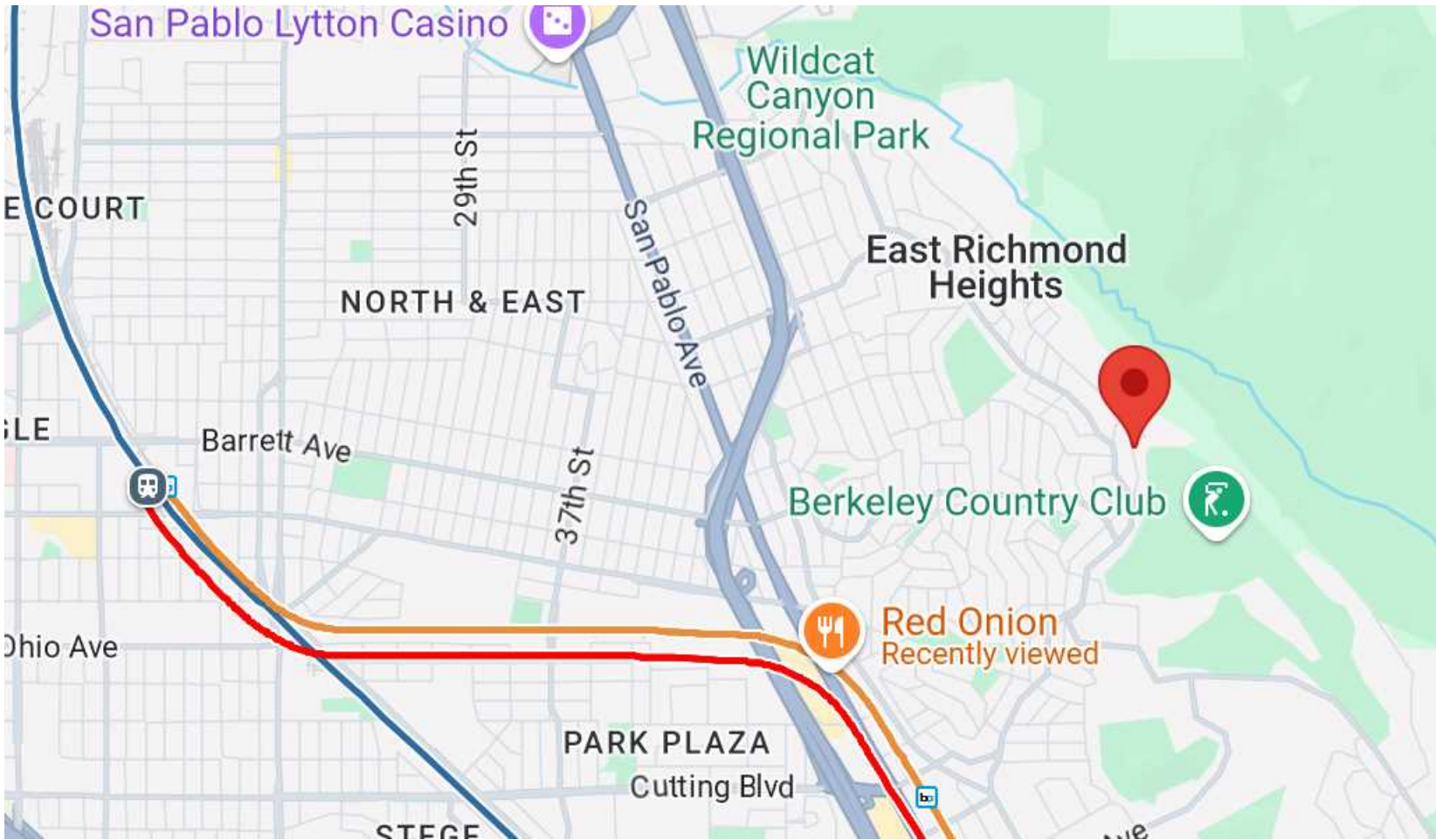
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 Datum: WGS 1984





5728 Del Monte Av El Cerrito Ca
ROB NUNALLY

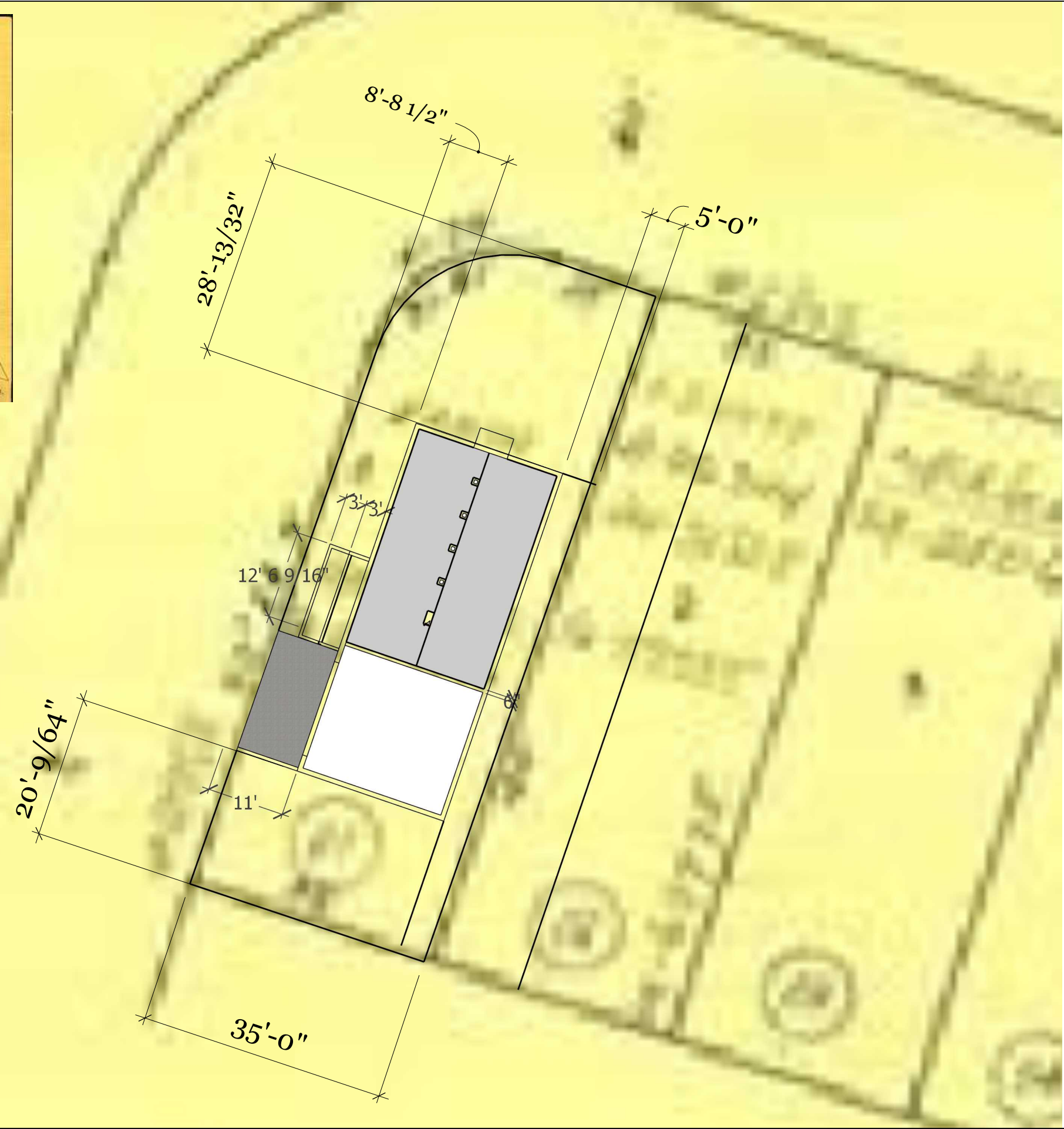
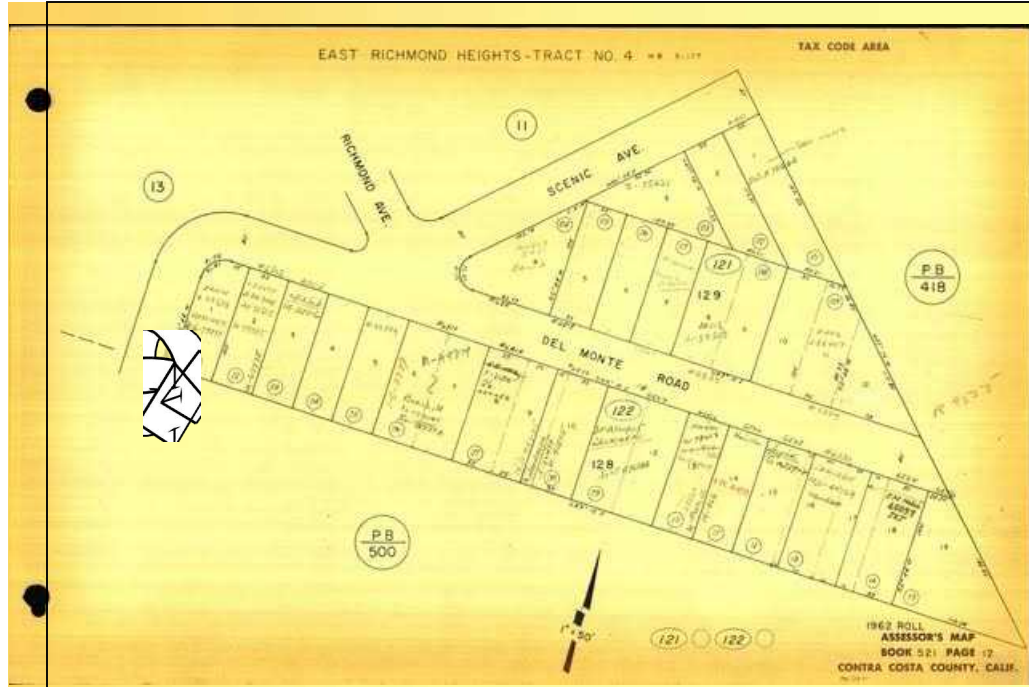


REVISIONS	REMARKS
1	9/12/24
2	
3	
4	
5	September 26, 2024

The Greg Phipps Company
 2758 Del Monte AV El Cerrito CA

2758 Del Monte Av
Renovation

A

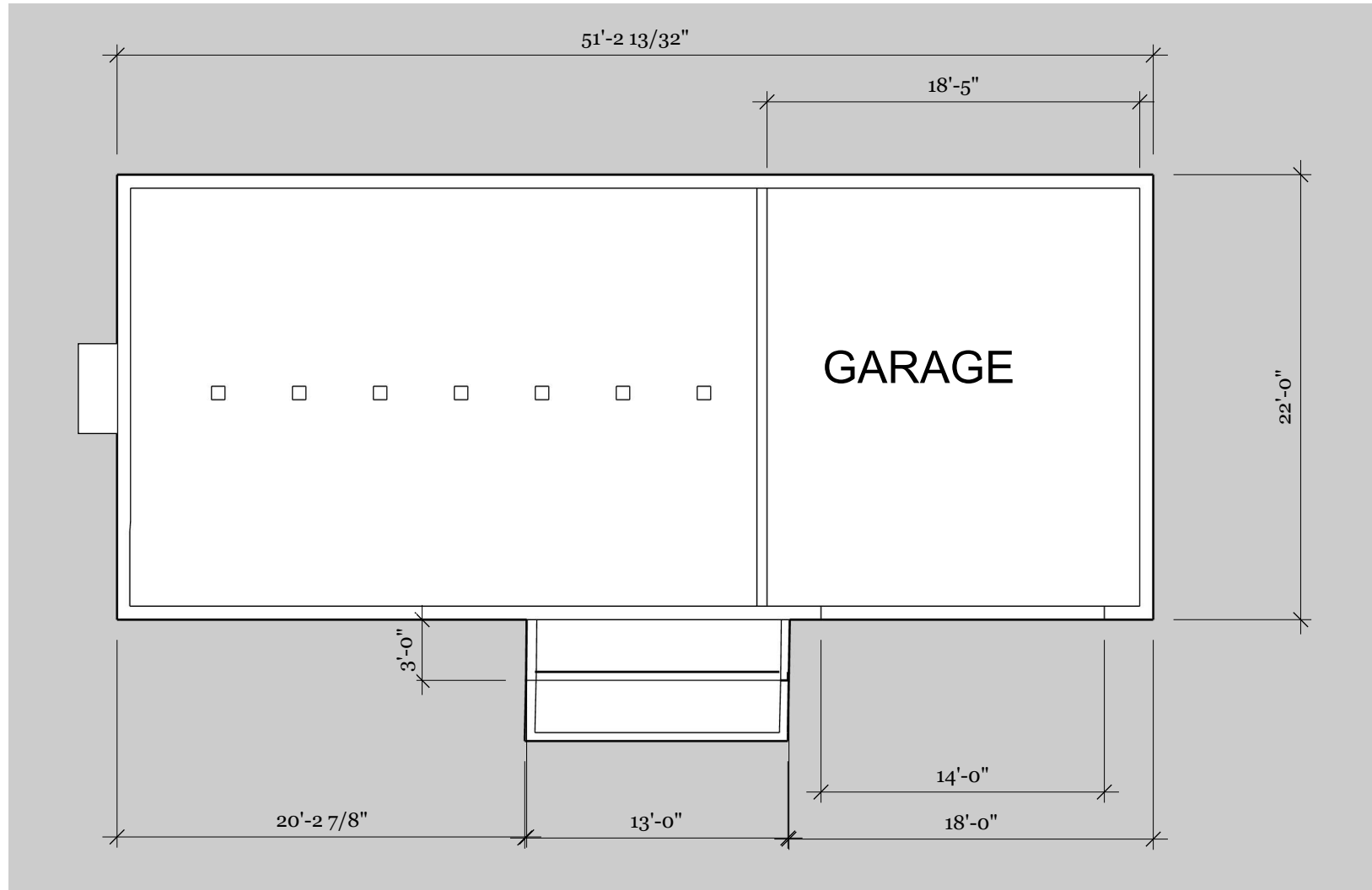


REVISIONS	
NO.	REMARKS
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CA 01

Site Plan

2758 Del Monte AV El Cerrito CA

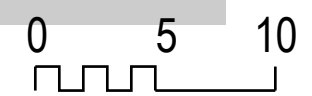
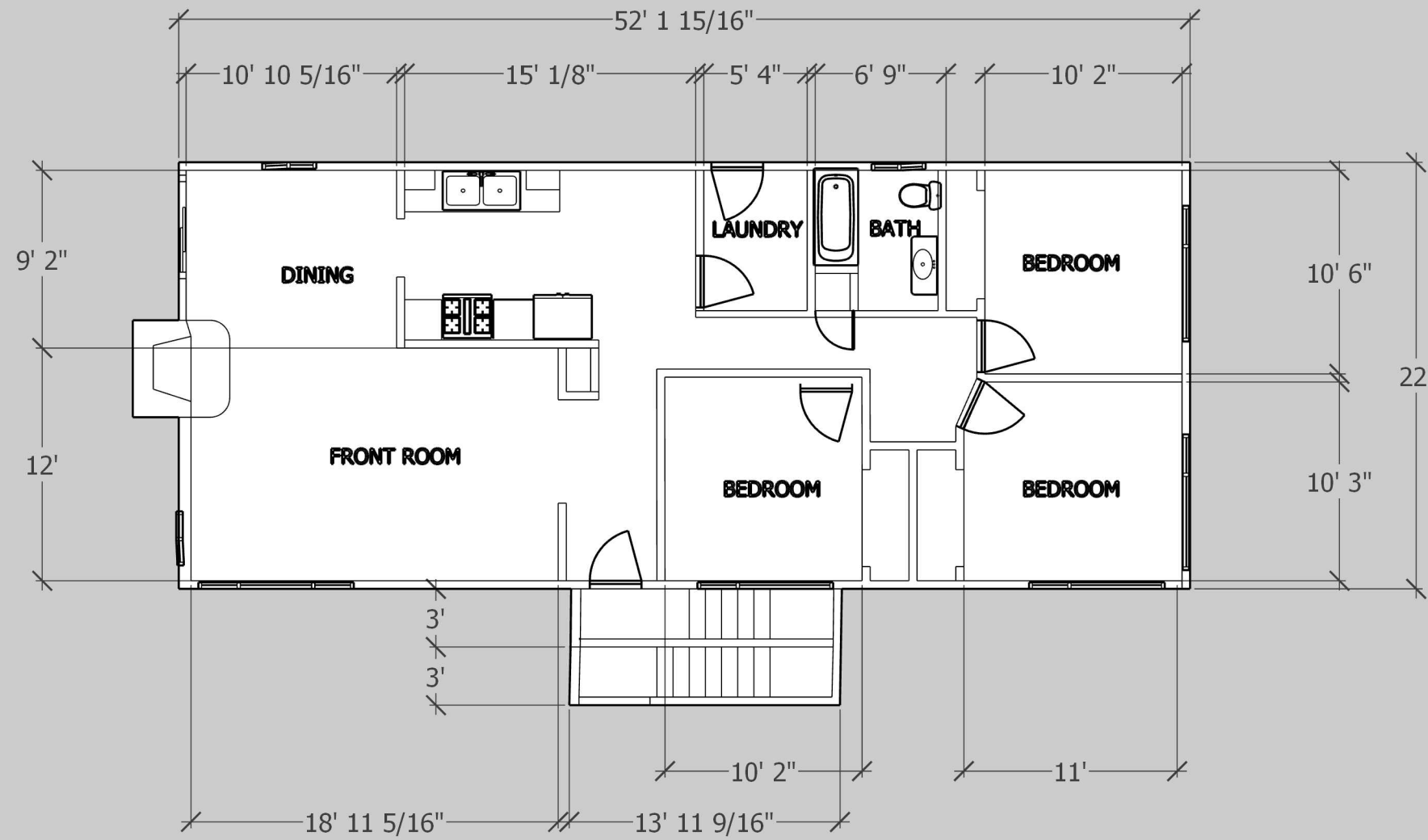


REVISIONS		REMARKS
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2758 Del Monte AV El Cerrito CA

AS BUILT FOUNDATION

A 02

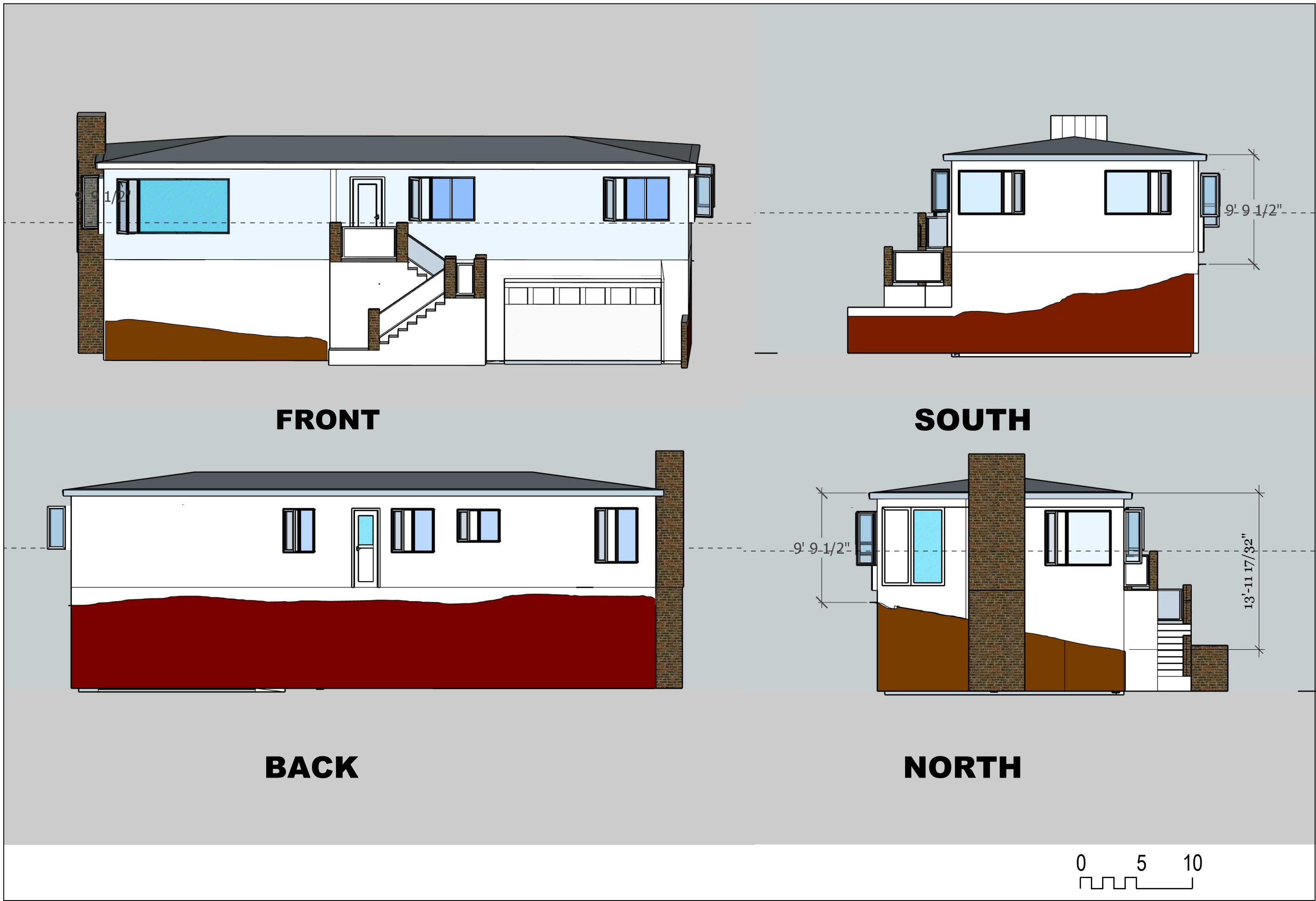


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2758 Del Monte AV El Cerrito CA

AS BUILT MAIN FLOOR

A 03

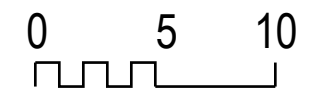


FRONT

SOUTH

BACK

NORTH



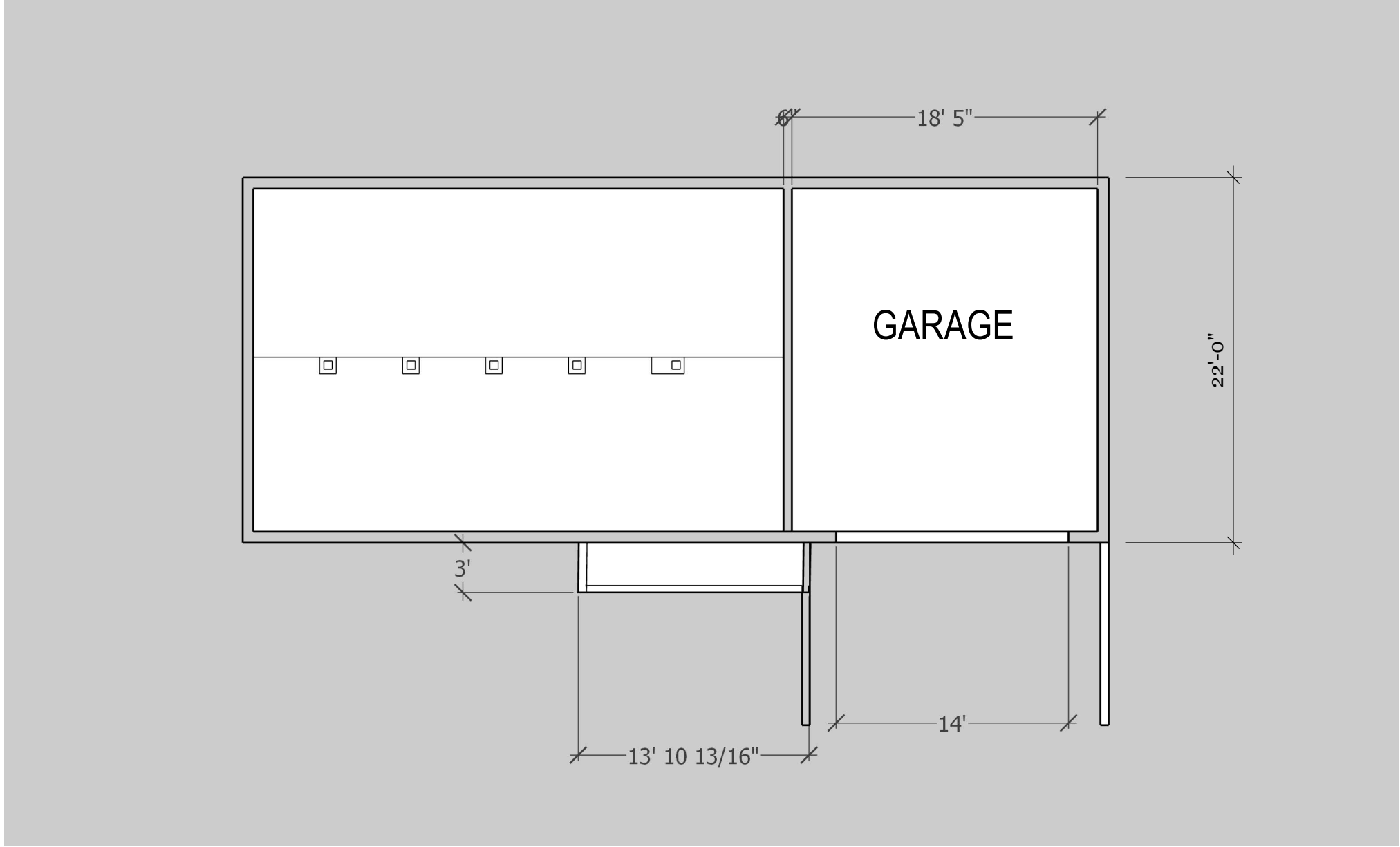
REVISIONS

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2758 Del Monte AV El Cerrito CA

AS BUILT ELEVATIONS

A 04

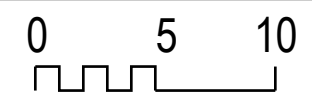
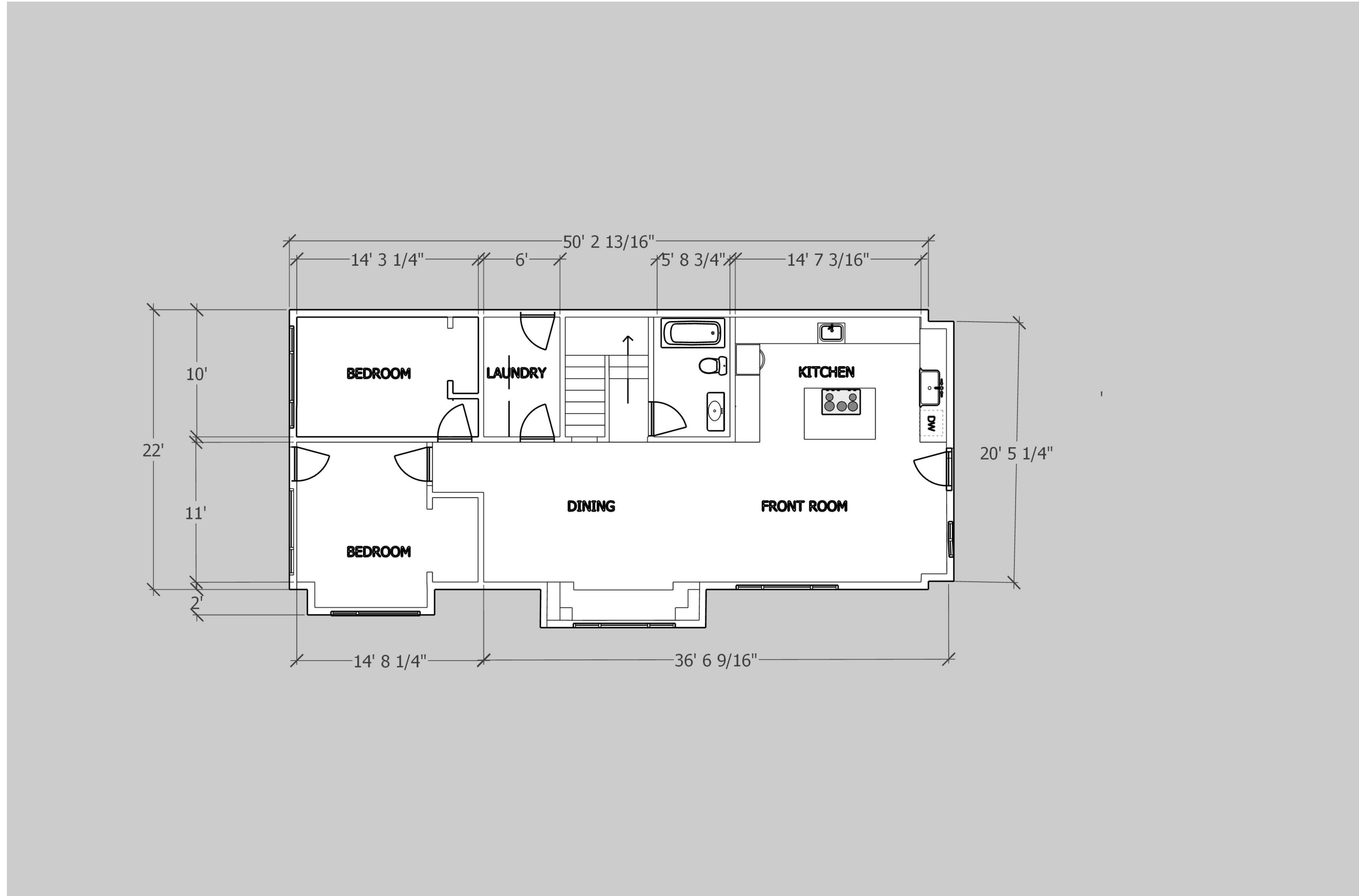


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2758 Del Monte AV El Cerrito CA

FOUNDATION

A 05

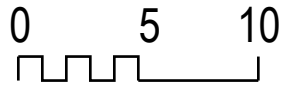
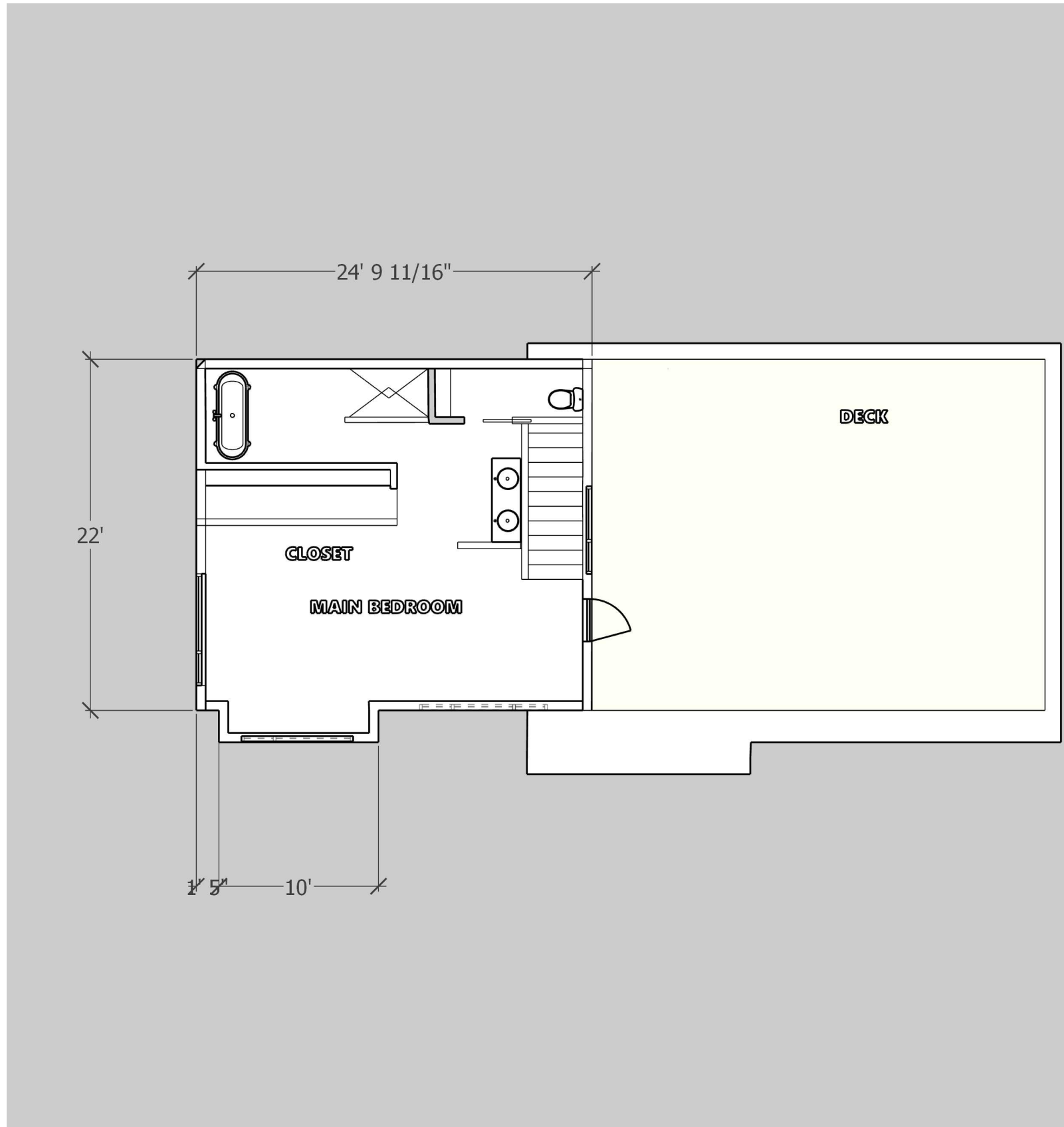


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2758 Del Monte AV El Cerrito CA

Main Floor

A 06

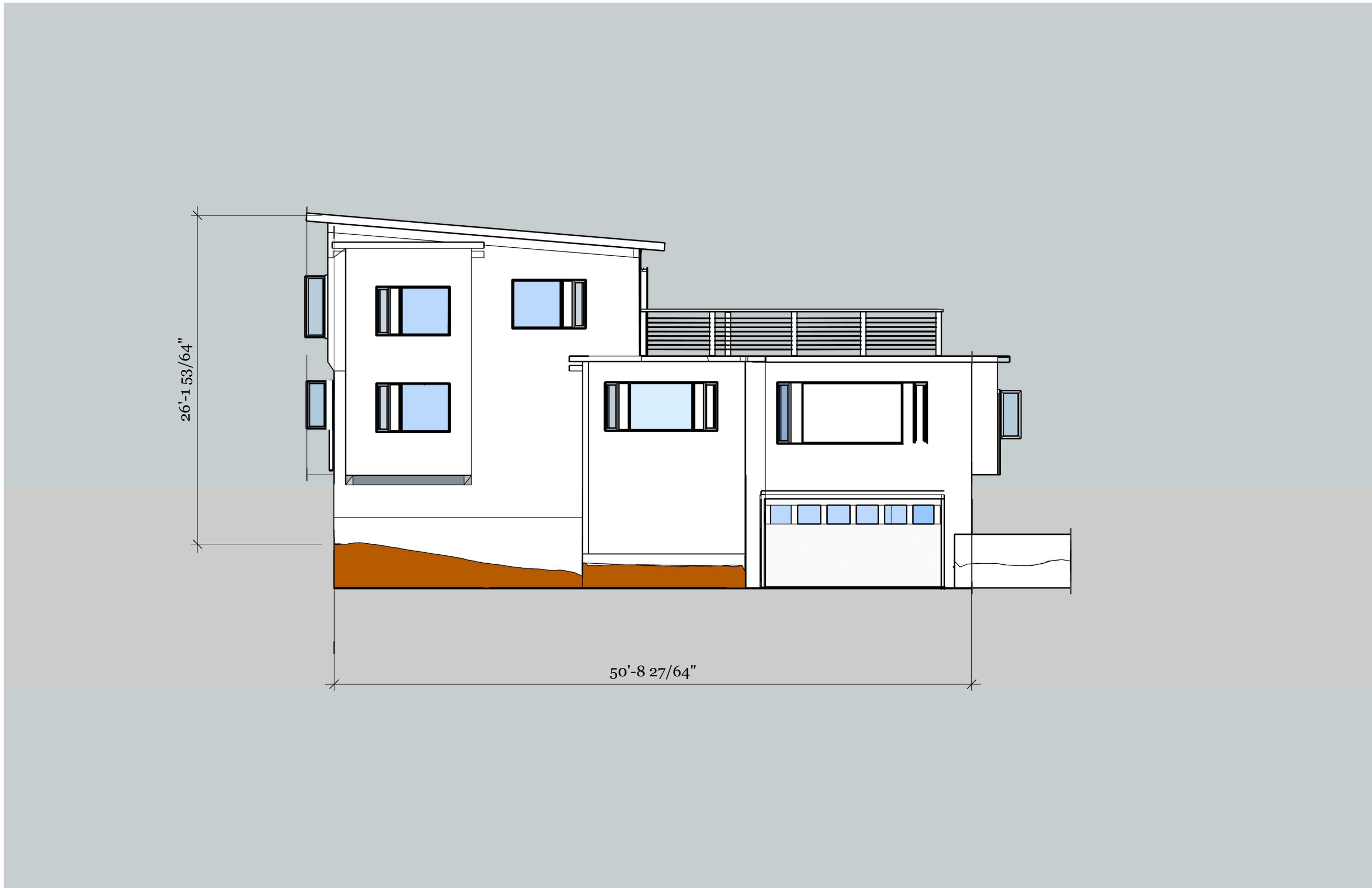


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2758 Del Monte AV El Cerrito CA

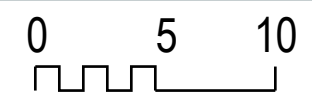
MAIN BEDROOM

A 07



26'-1 53/64"

50'-8 27/64"

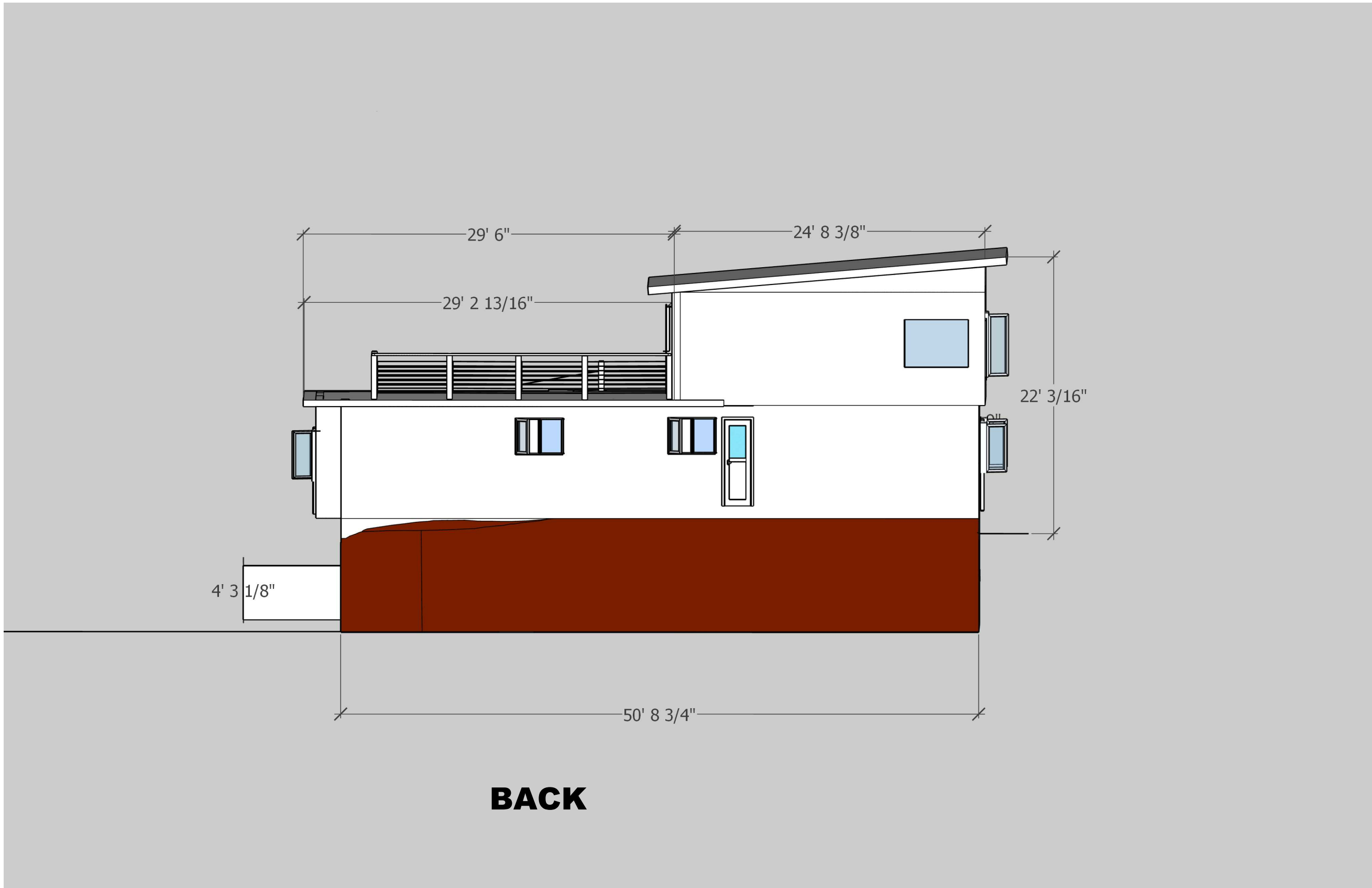


REVISIONS	
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2758 Del Monte AV El Cerrito CA

FRONT ELEVATION

A 08



4' 3 1/8"

29' 6"

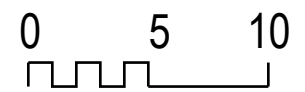
29' 2 13/16"

24' 8 3/8"

22' 3/16"

50' 8 3/4"

BACK

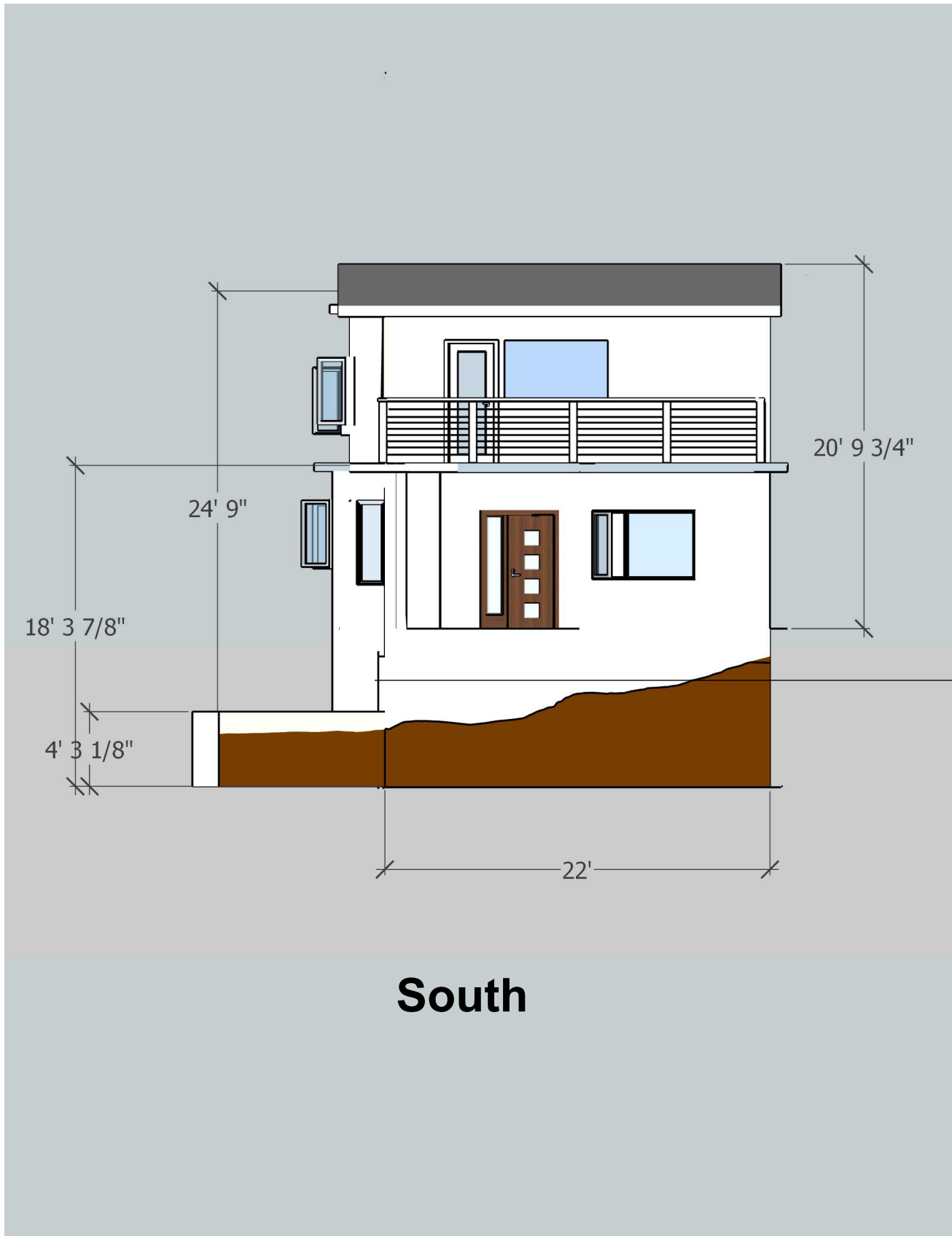


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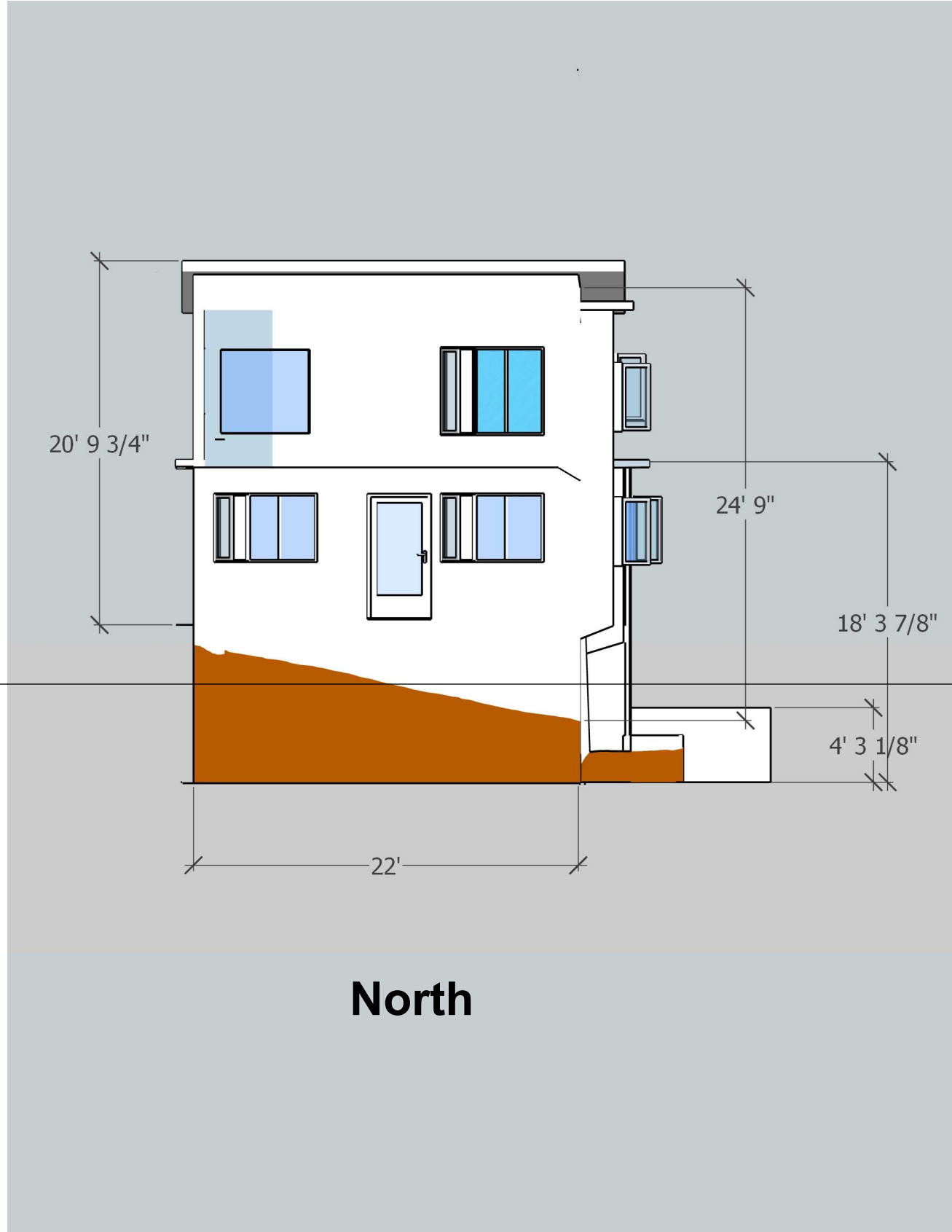
2758 Del Monte AV El Cerrito CA

BACK

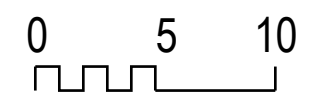
A 09



South



North



REVISIONS	
NO.	REMARKS
1	9/12/24
2	
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4	
5	

2758 Del Monte AV El Cerrito CA

N S ELEVATIONS

A 10



Planning Application Summary

County File Number: CDVR24-01044

File Date: 9/23/2024

Applicant:

Bacilia Macias Bacilia Macias Architecture
6007 NE Sacramento St
Portland, OR 97213

bacilia@bmarch.net
(510) 691-7910

Property Owner:

EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 948064487

eduardolanderos26@yahoo.com
(415) 531-6111

Project Description:

The applicant requests approval of a variance to allow for a 14 foot aggregate side yard setback (where 15 is the minimum), a 9-foot front yard and public road setback (where 20' is the minimum for the front yard setback and where 10' is the minimum for the public road setback), a tree permit for work within the dripline and removal of 1 tree (vacant lot) and small lot design review for the construction of a 2238 sq ft house.

Project Location: (Address: 1518 BARTH AVE, SAN PABLO, CA 948064214), (APN: 419192015)

Additional APNs:

General Plan Designation(s): SH

Zoning District(s): R-6

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC: East Richmond Heights

Sphere of Influence: San Pablo

Fire District: CONSOLIDATED FIRE

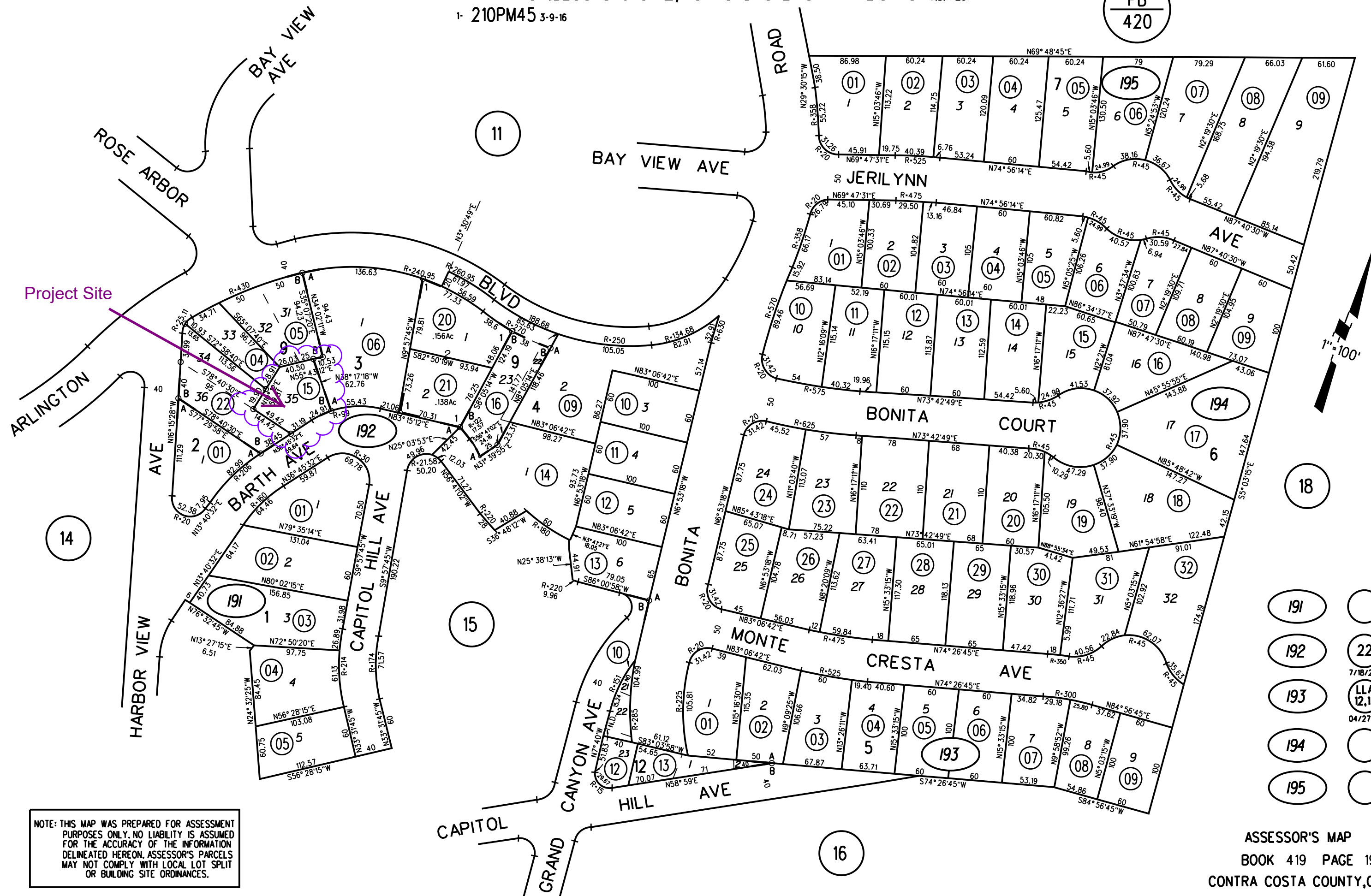
Sanitary District: WEST CO WASTEWATER

Housing Inventory Site:

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
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3412.00	3412.00

PB
420



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- 191
- 192
- 193
- 194
- 195
- 22
- 7/18/22
- LLA 12,13
- 04/27/10



Map Legend

- Assessment Parcels
- City Limits
- Board of Supervisors' Districts
- Address Points

Planning Layers (DCD)

- Unincorporated

Base Data

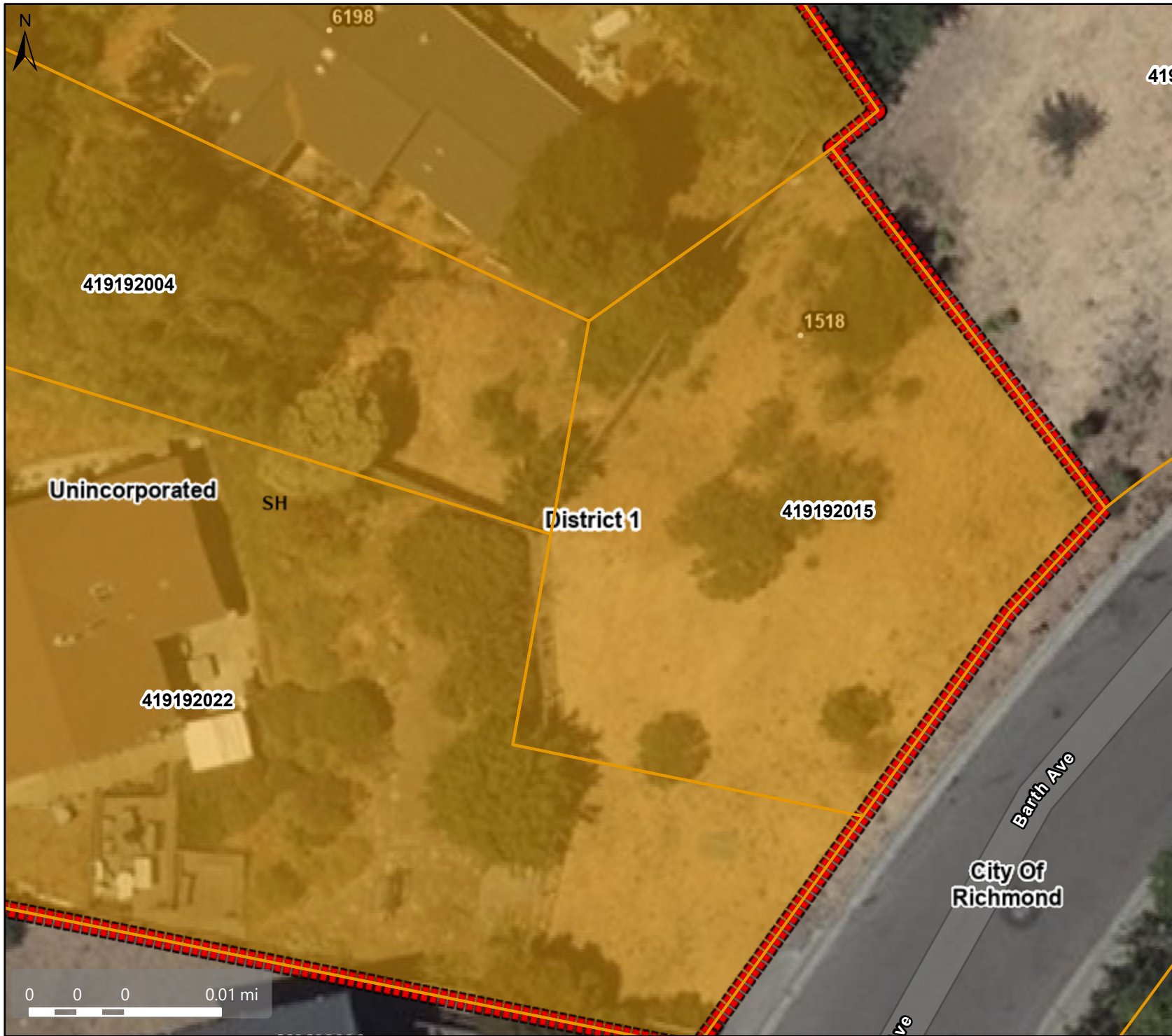


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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
-  SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
-  Unincorporated
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-  Board of Supervisors' Districts
- Base Data**
-  Address Points



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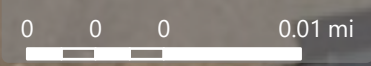
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 Datum: WGS 1984



Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
- R-6 (Single Family Residential)
- Unincorporated
- City Limits
- Board of Supervisors' Districts
- Base Data**
- Address Points



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GENERAL NOTES

All work shall comply with the CRC and all other codes and requirements, in their most recent edition.
 Building Inspection Dept. ordinances
 California State Building Code
 California Title 24 Energy codes
 NEC Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrical, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including by not limited to : electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed from the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents or any other reason, the contractor will immediately notify the Architect or Designer and clarify the point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of th job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(clr) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work, etc.

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level and planes, plied vertically with joints on bearings. All gypsum wallboard shall be mill finished 48" by5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up. The building site shall be kept free of debris and cleaned up daily

No wall telephone or electrical outlets shall be mounted back to back.

The American with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications ("plan") represent the Designer's opinion regarding it's interpretation of the ADA as it applies to the subject project. It is not in any way a warranty or guarantee that said plans comply with any or all possible interpretations of the ADA by others.

ABBREVIATIONS

A.B.	ANCHOR BOLT	HORIZ	HORIZONTAL
ADJ.	ADJACENT	HT.	HEIGHT
A.F.F	ABOVE FINISHED FLOOR	H	HOT WATER HEATER
ALUM.	ALUMINUM	INSUL	INSULATION
&	AND	JST	JOIST
A.P.	ACCESS PANEL	LAV	LAVATORY
APPROX.	APPROXIMATELY	LT	LIGHT
@	AT	MAX	MAXIMUM
BD.	BOARD	MB	MACHINE BOLT
BLDG.	BUILDING	MEZZ	MEZZANINE
BLKG.	BLOCKING	MFR	MANUFACTURER
BM.	BEAM	MIN	MINIMUM
B.O.	BOTTOM OF	(N)	NEW
BTW.	BETWEEN	N.I.C.	NOT IN CONTRACT
C.B	CATCH BASIN	NTS	NOT TO SCALE
C.J.T.	CONTROL JOINT	#	NUMBER
CL.	CLOSET	O.C.	ON CENTER
C	CENTER LINE	OPNG	OPENING
CLG	CEILING	OVHD	OVERHEAD
CLR	CLEAR	PLATE	PLATE
C.M.T	CERAMIC MOSAIC TILE	PROPERTY LINE	PROPERTY LINE
CNTR.	CONTRACTOR	+/-	PLUS OR MINUS
COL.	COLUMN	PLYWD	PLYWOOD
CONC.	CONCRETE	PNTD	PAINTED
CONN.	CONNECTION	RAD	RADIUS
CONST.	CONSTRUCTION	RC	REINFORCED CONCRETE
CONT.	CONTINUOUS	RD	ROOF DRAIN
C.O.S.	CHECK ON SITE	REQ	REQUIRED
C.T.	CERAMIC TILE	RM	ROOM
C.T.R.	CENTER	RWL	RAIN WATER LEADER
D.	DRAIN	SC	SOLID CORE
DBL.	DOUBLE	SFGL	SAFETY GLASS
DEMO	DEMOLISH OR DEMOLITION	SHEET	SHEET
DET	DETAIL	SHWR	SHOWER
DF	DRINKING FOUNTAINS	SIM	SIMILAR
DIA	DIAMETER	SLDG	SLIDING
DIM	DIMENSION	S.F.	SQUARE FEET
DN	DOWN	SSTL.	SEE STRUCTURAL DWGS.
DR	DOOR	SSD	STAINLESS STEEL
D.S.	DOWNSPOUT	STL	STEEL
DWG.	DRAWING	STOR	STORAGE
(E)	EXISTING	THR	THRESHOLD
EA.	EACH	TO	TOP OF
ELEC	ELECTRICAL	TOS	TOP OF SLAB
EQ	EQUAL	TOW	TOP OF WALL
EXIST	EXISTING	TPD	TOILET PAPER DISPENSER
EXP	EXPOSED	TYP.	TYPICAL
EXT	EXTERIOR	UR	URINAL
F.D	FLOOR DRAIN	UON	UNLESS OTHERWISE NOTED
FFL	FINISH FLOOR LEVEL	VERT	VERTICAL
FIN	FINISH	VT	VINYL TILE
FLASH	FLASHING	W/	WITH
FLR	FLOOR	WC	WATER CLOSET
FND	FOUNDATION	WD	WOOD
F.O.F	FACE OF FINISH	WDW	WINDOW
F.O.S	FACE OF STUD	WPM	WATERPROOF MEMBRANE
FT	FOOT OR FEET	WSCT	WAINSCOT
FTG	FOOTING		
GA	GAGE, GAUGE		
GALV.	GALVANIZED		
GL.	GLASS		
GLB	GLU-LAM BEAM		
GND	GROUND		
GRD	GRADE		
GSM	GALVANIZED SHEET METAL		
GCT	GLAZED CERAMIC TILE		
GYP.	BD.:YPSUM BD		
GV.L.	GRAVEL		
H.B	HOSE BIB		
H.C	HOLLOW CORE		
HDR.	HEADER		
HDWD	HARDWOOD		

ADDITIONAL NOTES

FIRE SAFETY

Portable Fire Extinguishers: Structures under construction, alteration or demolition shall be provided with approved fire extinguishers in accordance with CBC §906 and sized for not less than ordinary hazard as follows per CBC §3309.1. Revise the plans to show the location of the required fire extinguisher as follows: 3.1. At each stairway on all floor levels where combustible materials are accumulated.
 · In every storage and construction shed.
 · Additional portable fire extinguishers shall be provided where special hazard exist, such as the storage and use of flammable and combustible liquids.
 · Minimum 2-A-10-B-C rating fire extinguishers shall be provided throughout the building under construction, alteration, or demolition with a maximum travel distance of 75-feet.

Fire Safety during Construction:

· Smoking shall be prohibited except in designated areas with approved ashtrays. All other areas must have "No Smoking" signage posted around construction areas in accordance with CFC§310. [CFC§3304.1]
 · Combustible debris shall not be accumulated within building. Combustible debris, rubbish and waste material shall be removed from building at the end of each shift of work. [CFC §3304.2]
 · Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. [CFC §3304.2.4]
 · Operations involving the use of cutting and welding shall be done in accordance with CFC Chapter 35 [CFC §3304.6]
 · During construction, the construction site or area must be clean up at the end of the day in order to provide firefighter access in the building in an event of a fire.

PROPOSED AREA SUMMARY

FLOOR	AREA
FIRST FLOOR	1229 SQ FT.
SECOND FLOOR	1184 SQ FT.
TOTAL LIVING SPACE	2413 SQ FT

PROJECT INFORMATION

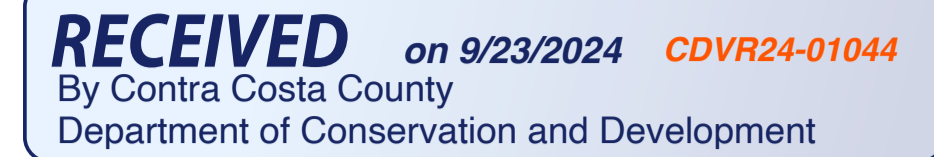
PROJECT NAME	1518 BARTH AVE
PROJECT ADDRESS	1518 BARTH AVE, SAN PABLO, CA 94806
OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B NON-RATED
SPRINKLERS	YES
ZONNING	R-6
LOT SIZE	4709 SF
AREA OF WORK	FIRST FLOOR SECOND FL. LIVING: 744.2 1048.2 GARAGE: 446.3 TOTAL: 1190.5
LOT COVERAGE	PROPOSED 51% = 2413 SF
APN	419192015
SETBACK	FRONT SETBACK REQUIRED 20FT / PROPOSED 5FT SIDE SETBACK REQUIRED 10FT TOTAL(5 FT EACH SIDE) REAR SETBACK 15FT
PARKING SPACE	2 CAR PARKING
HEIGHT ALLOWED	35' MAX OR 2.5 STORIES

SYMBOLS LEGEND

	ELEVATION TAG
	SECTION TAG
	INTERIOR ELEVATION TAG
	DOOR TAG
	WINDOW TAG
	KEYNOTES
	LIGHTING FIXTURE TAG
ROOM	ROOM NAME
	CEILING HEIGHT
	WALL TO REMAIN
	ITEM TO BE DEMOLISHED
	NEW WALL - 1 HOUR RATED
	NEW EXTERIOR WALL

PROJECT SCOPE

NEW RESIDENCE ON VACANT LOT



DRAWING INDEX

SHEET NO.	SHEET NAME
A.0.0	COVER PAGE
A.0.1	PROPOSED SITE PLAN
A.1.0	IMAGES OF MODEL ON SITE
A.1.4	PROPOSED FLOOR PLANS
A.1.8	PROPOSED ROOF PLAN
A.2.3	PROPOSED EXTERIOR ELEVATIONS
A.2.4	PROPOSED EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION



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www.baciliamacias.com
P: 510.929-0727



OWNER:
EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

CODES

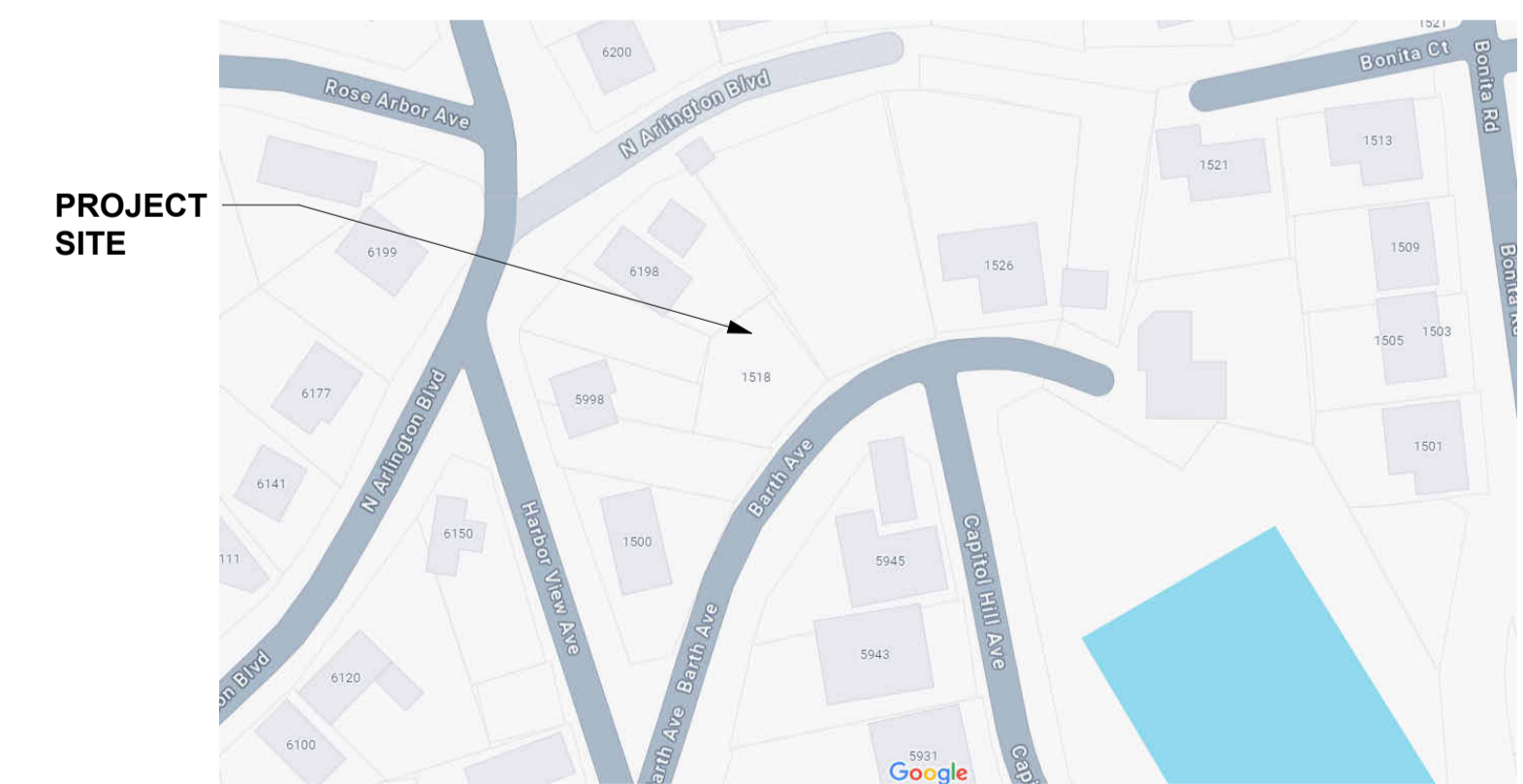
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 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 NATIONAL ELECTRICAL CODE (NEC)
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA EXISTING BUILDING CODE
 (AS APPLICABLE AND AMENDED BY CONTRA COSTA COUNTY)

PROJECT TEAM

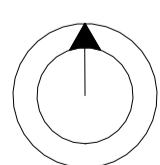
ARCHITECT
 BACILIA MACIAS ARCHITECTURE
 6007 NE SACRAMENTO ST
 PORTLAND, OR 97213
 (510)929-0727
 BACILIA@BMARCH.NET
 WWW.BACILIAMACIAS.COM

STRUCTURAL ENGINEER
 TBD

VICINITY MAP



NORTH



NEW RESIDENCE
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APN 419192015

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SHEET TITLE:

COVER PAGE

SHEET NO:

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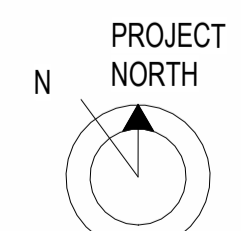
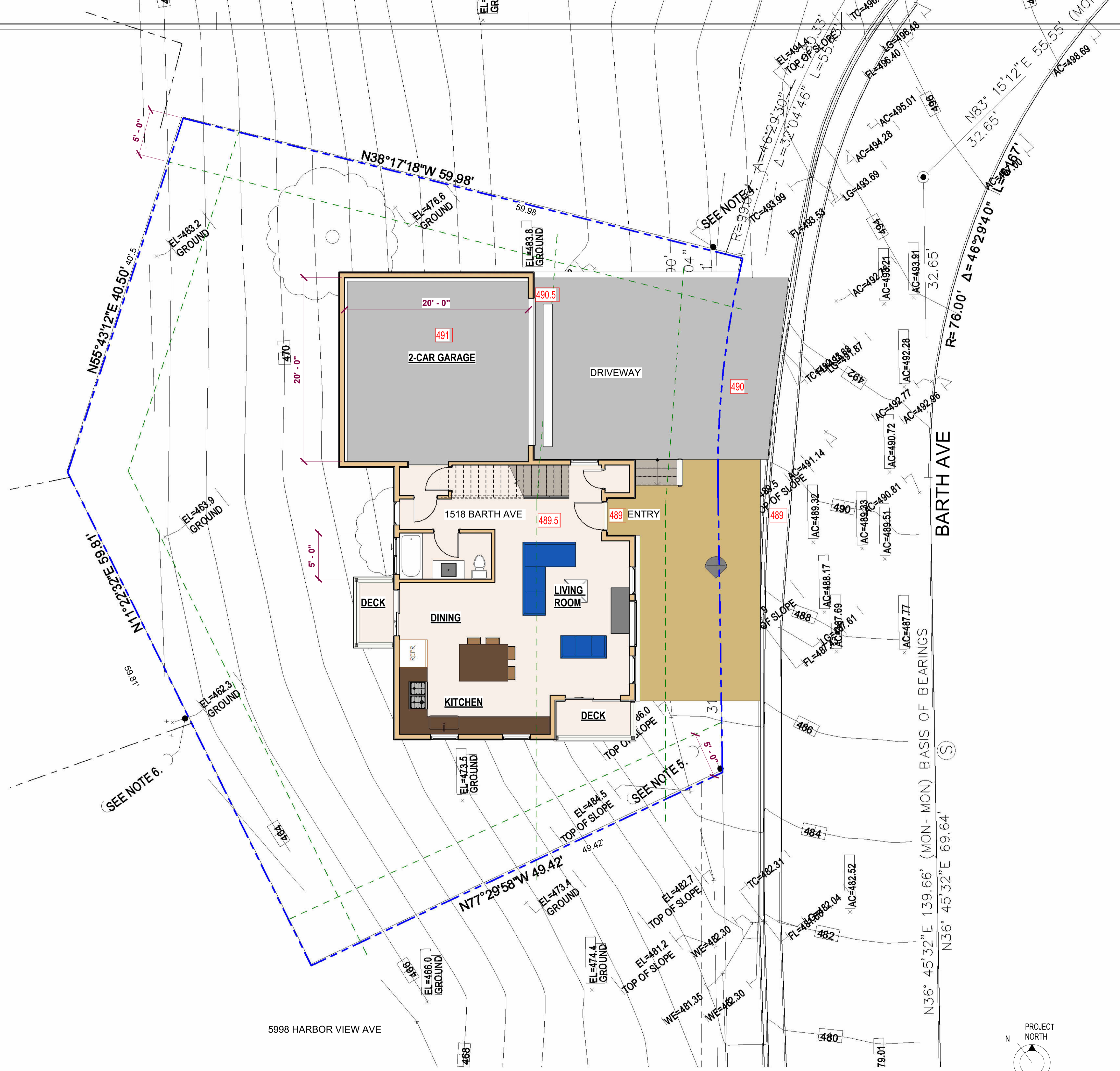
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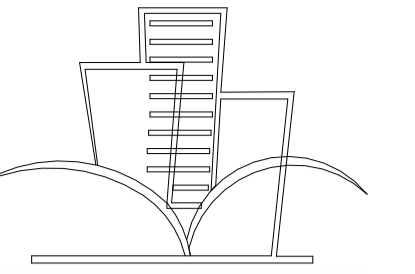
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1 PROPOSED SITE PLAN
3/16" = 1'-0"



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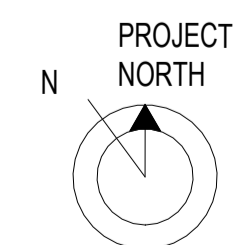
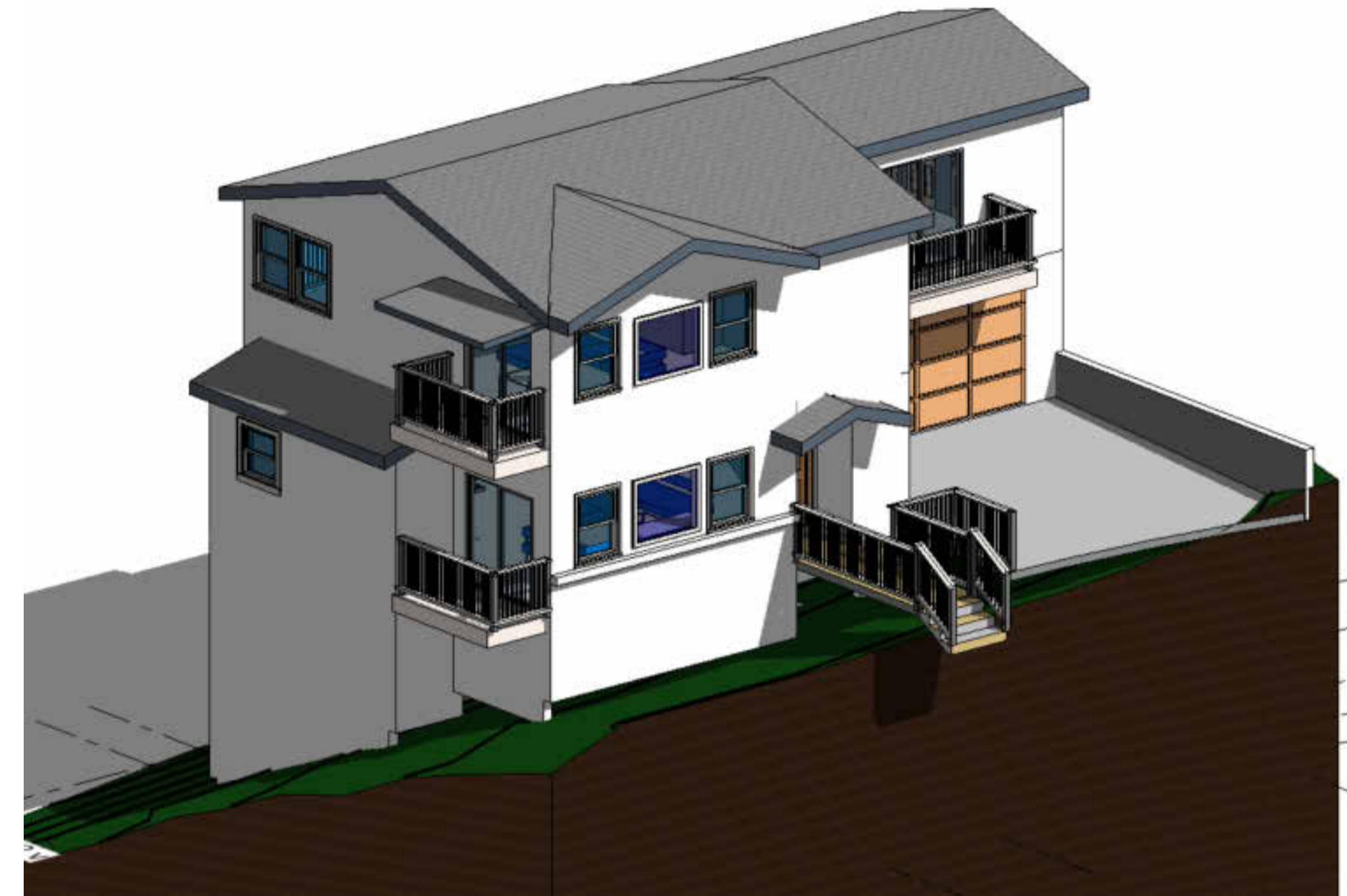
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IMAGES OF
MODEL ON SITE

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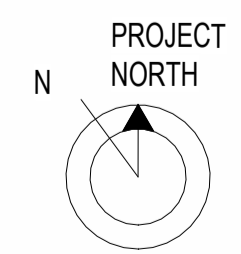
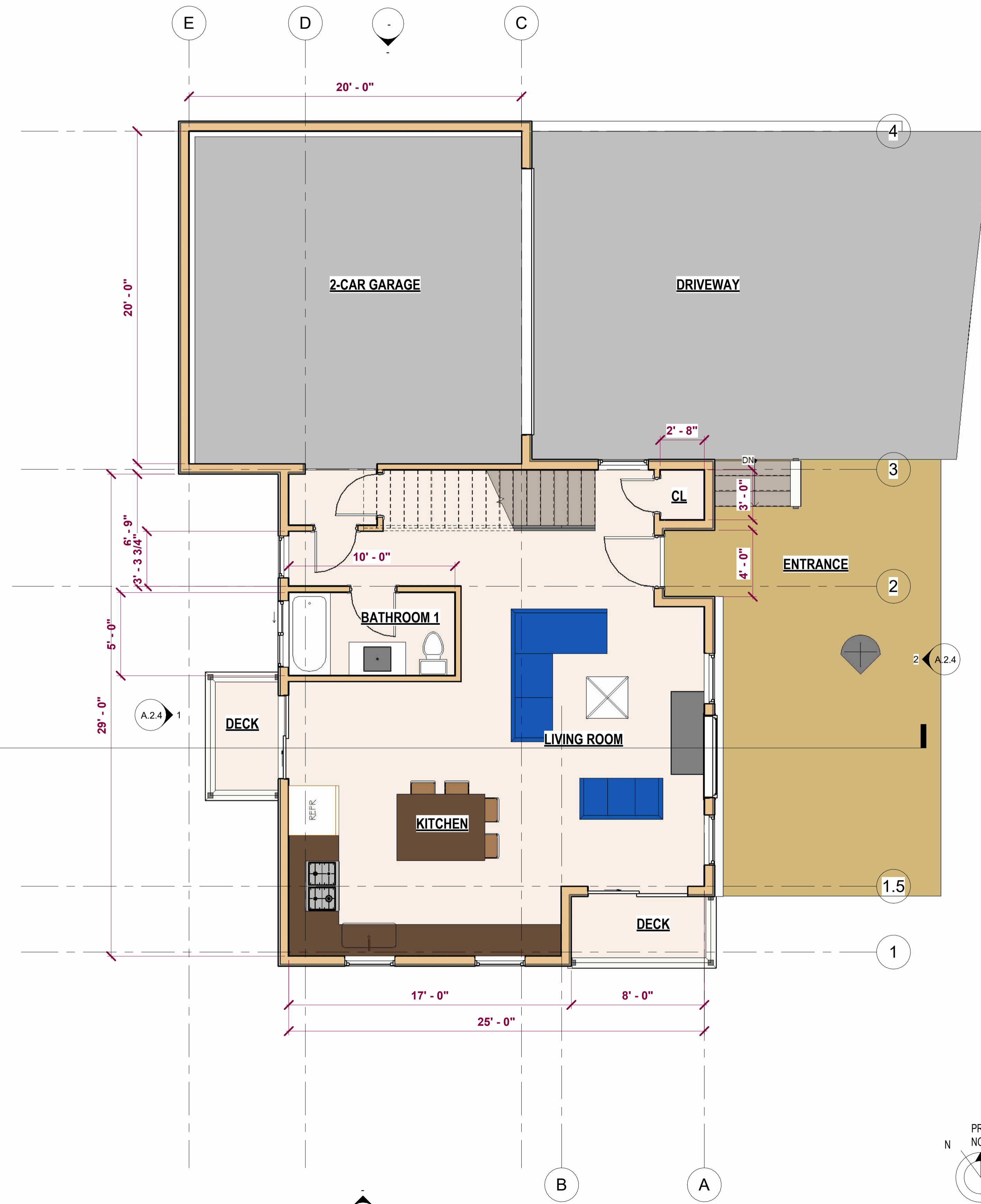
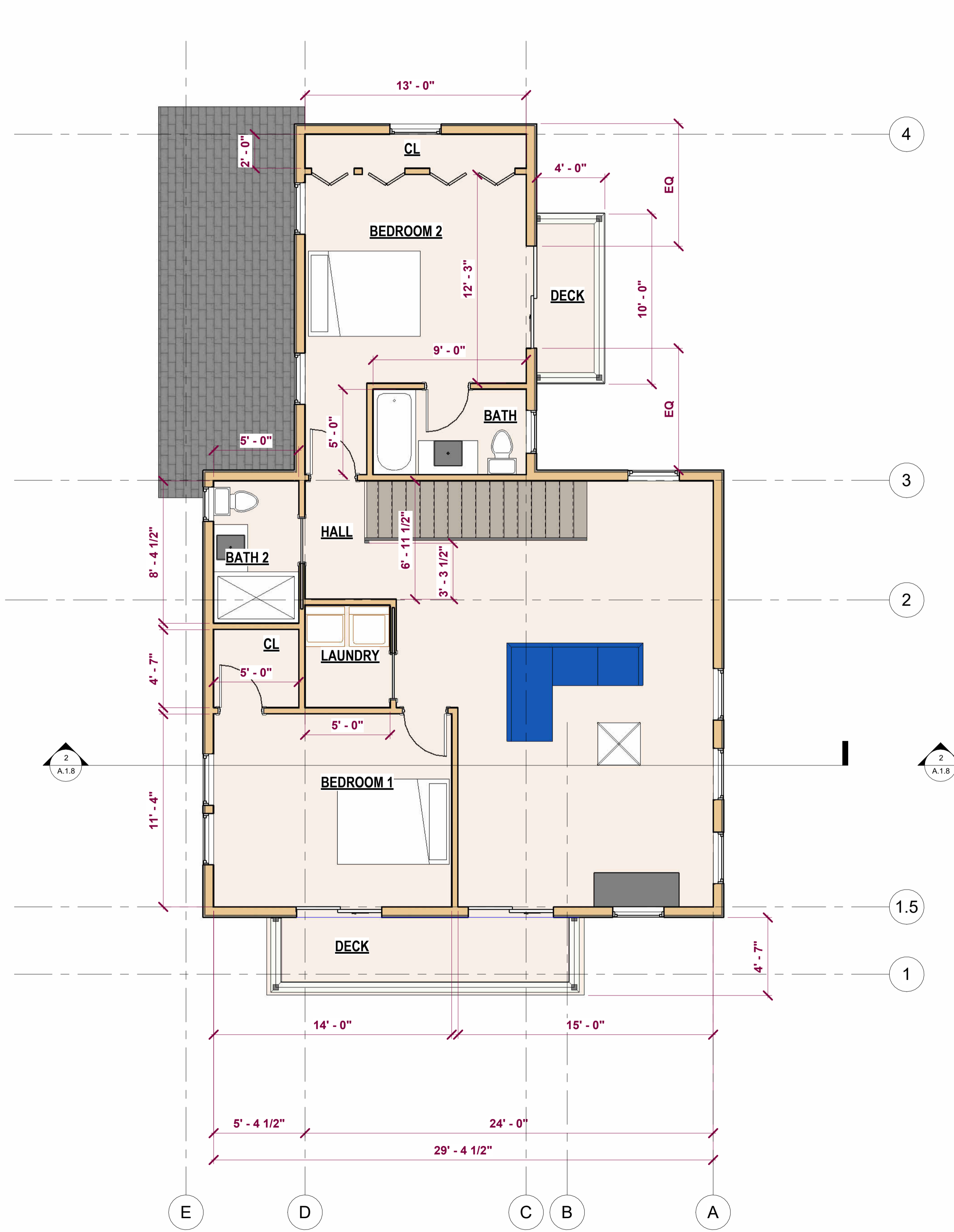
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PROPOSED
FLOOR PLANS

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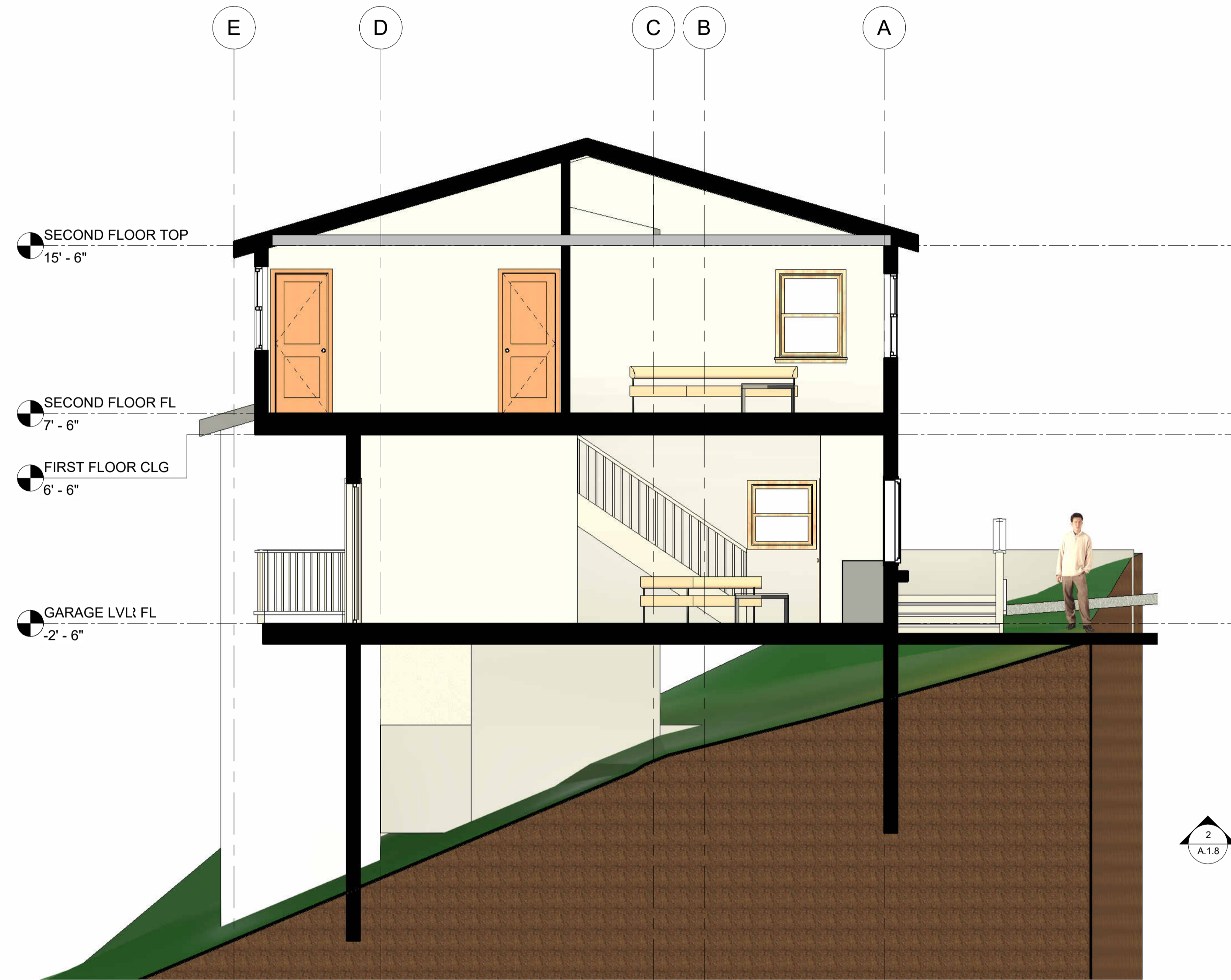


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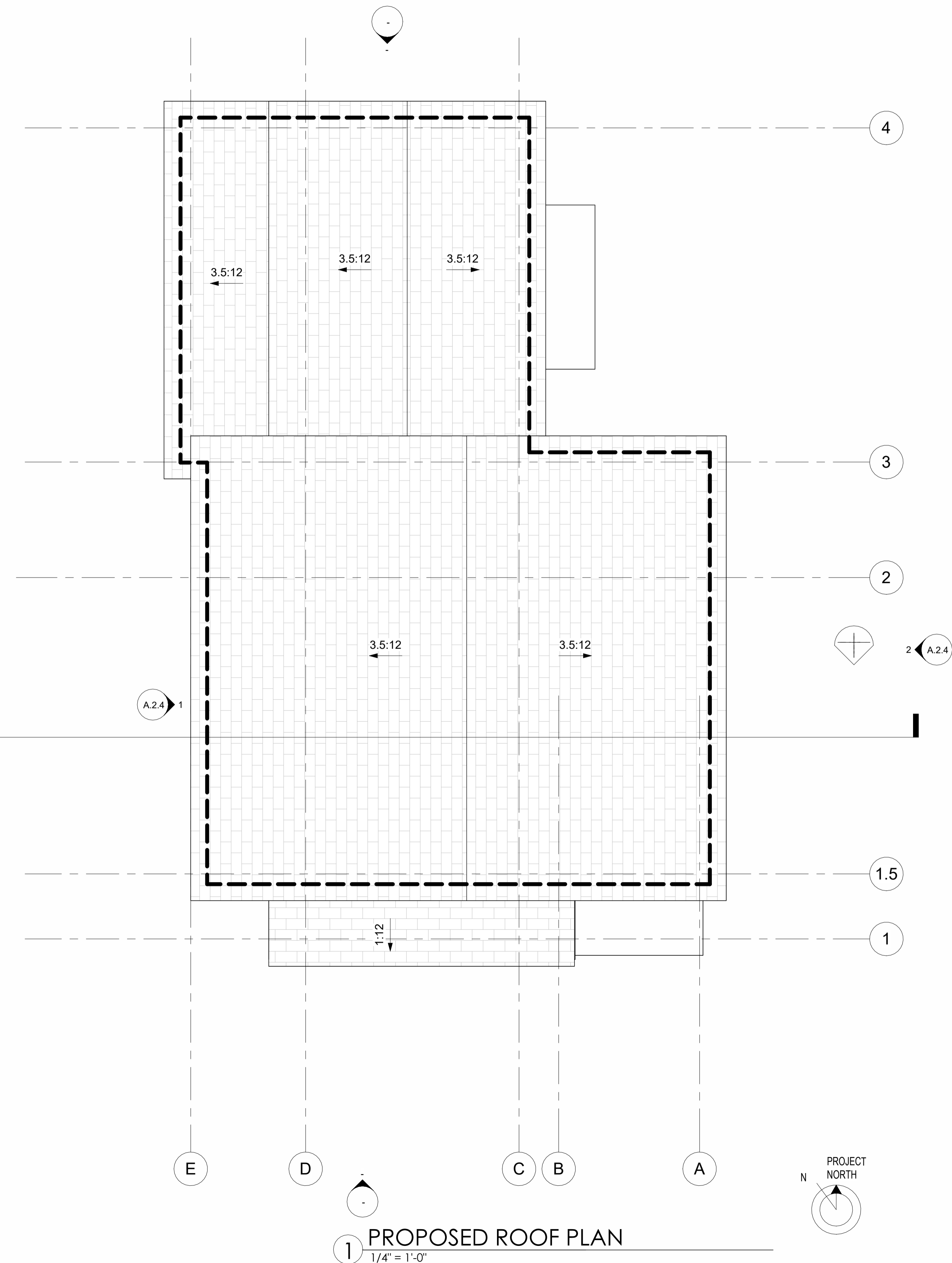
PROPOSED ROOF
PLAN

SHEET NO:
A.1.8

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2 BUILDING SECTION
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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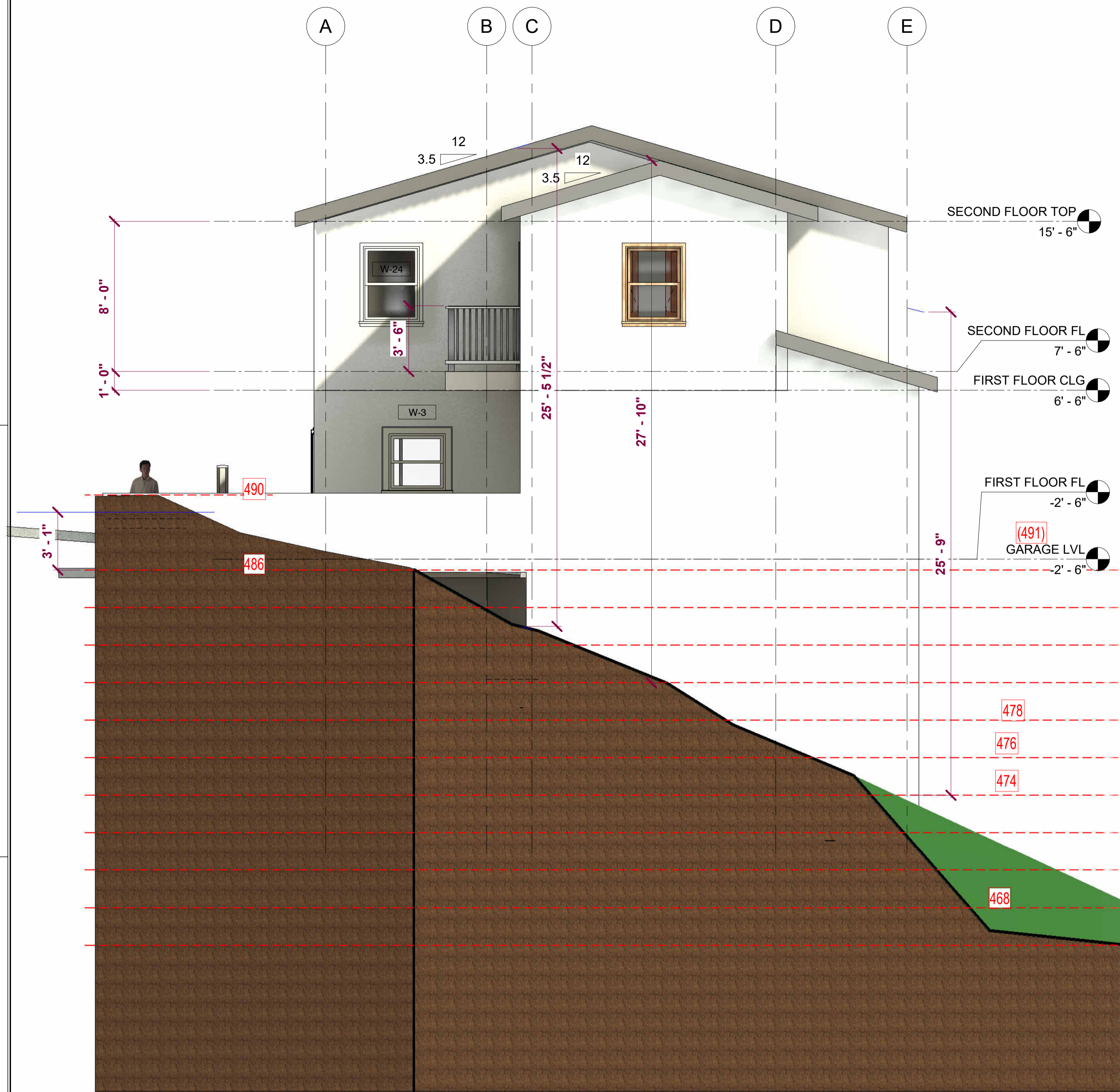


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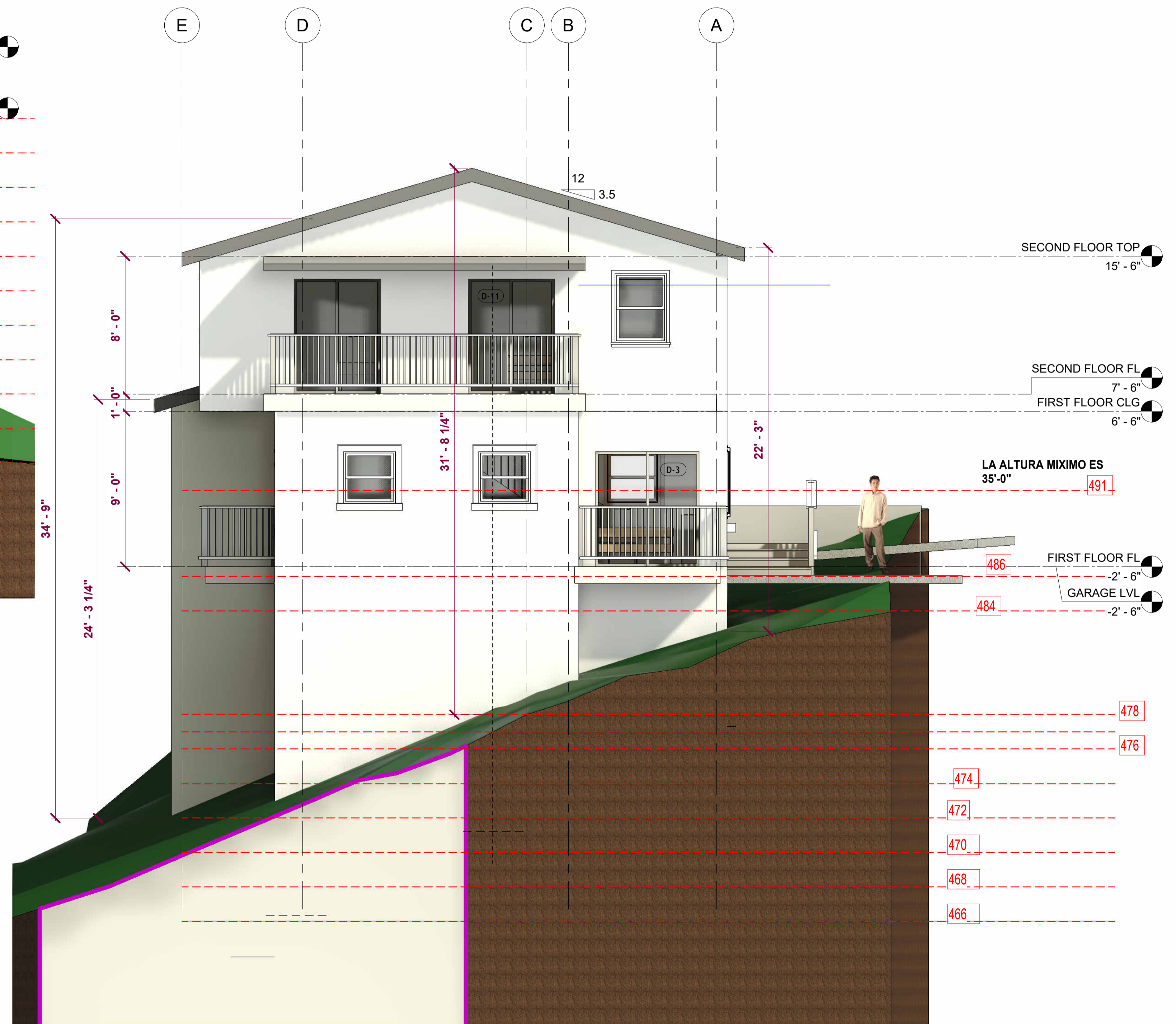
PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO:
A.2.3

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



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



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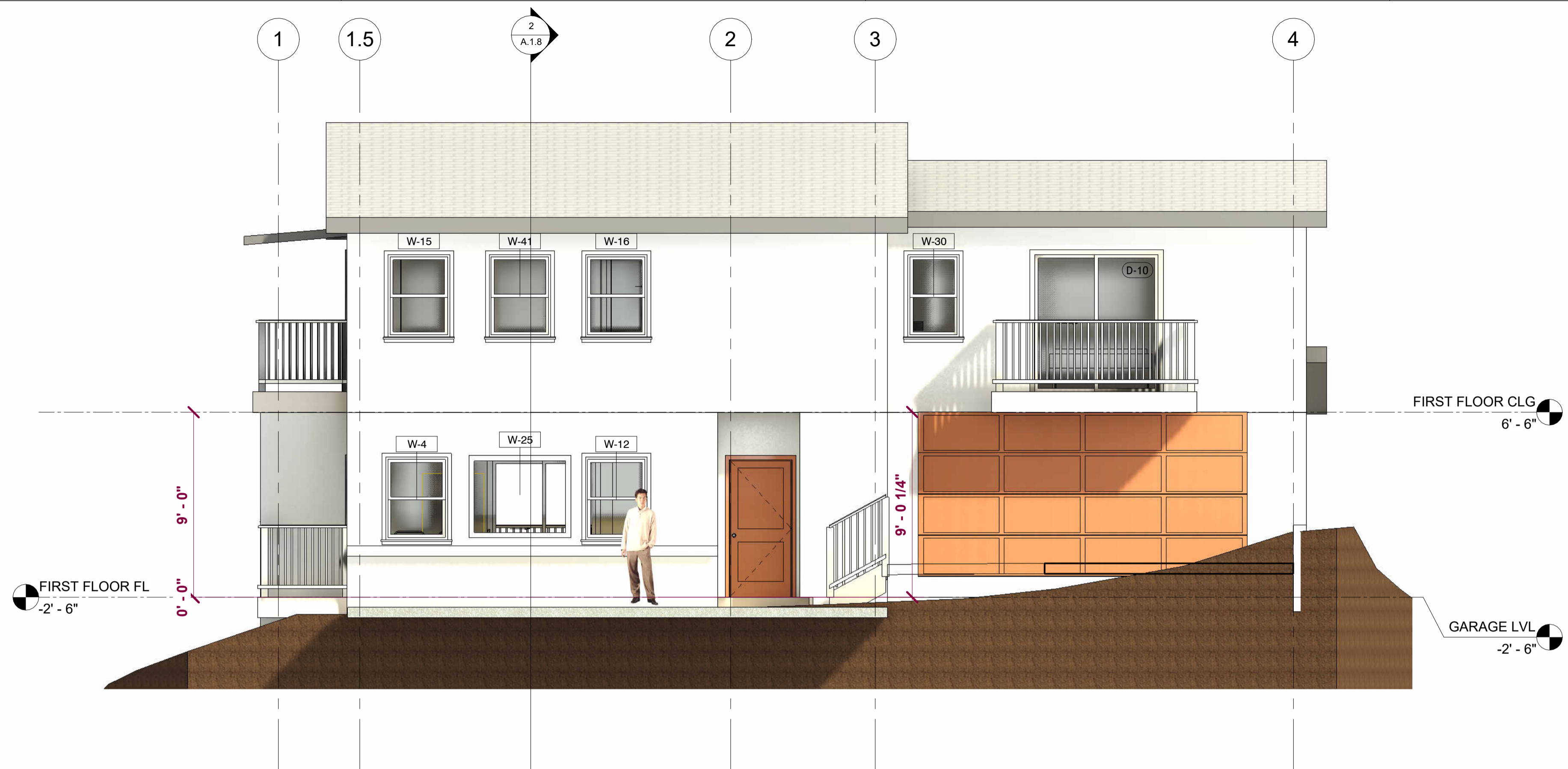
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EXTERIOR
ELEVATIONS

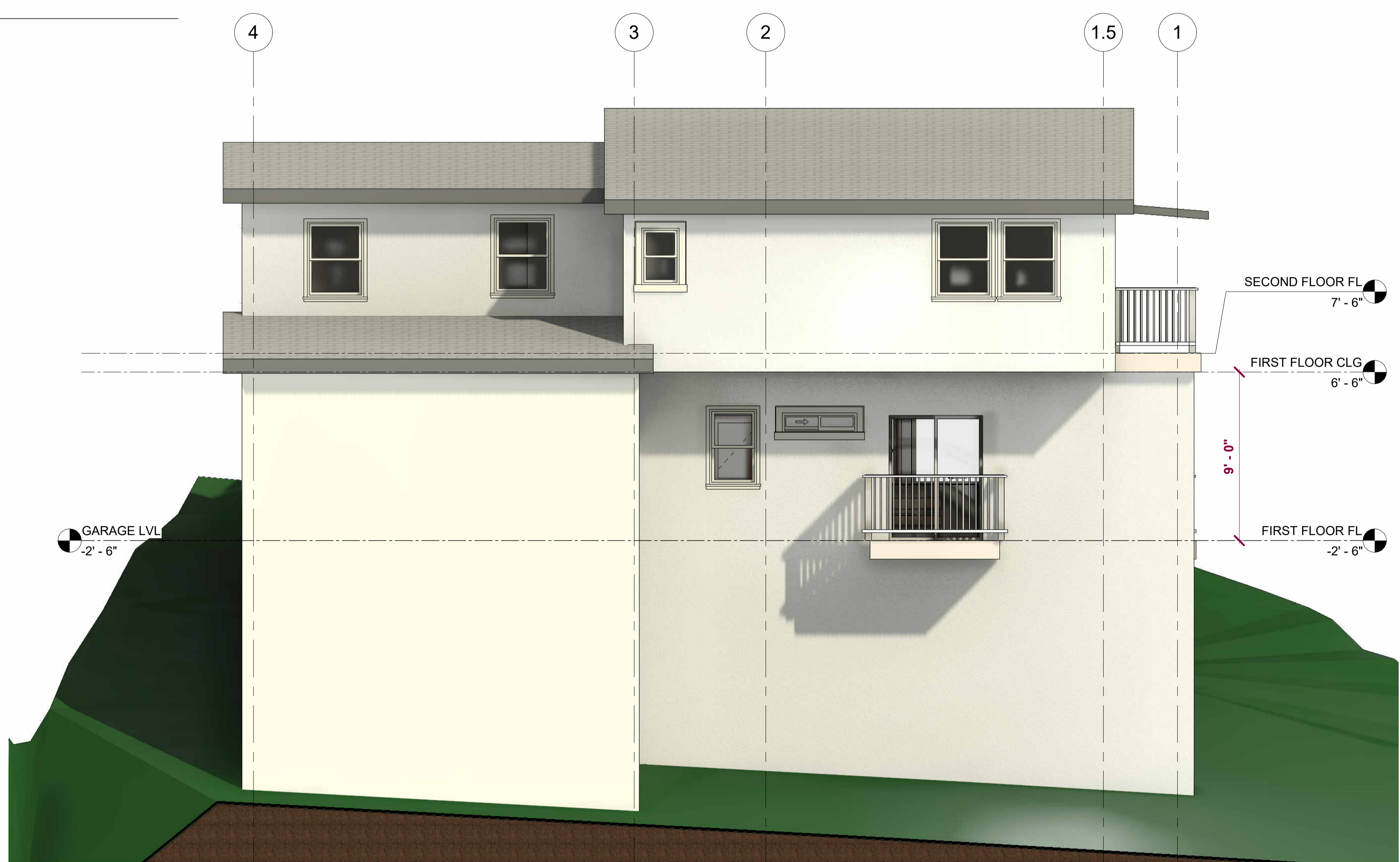
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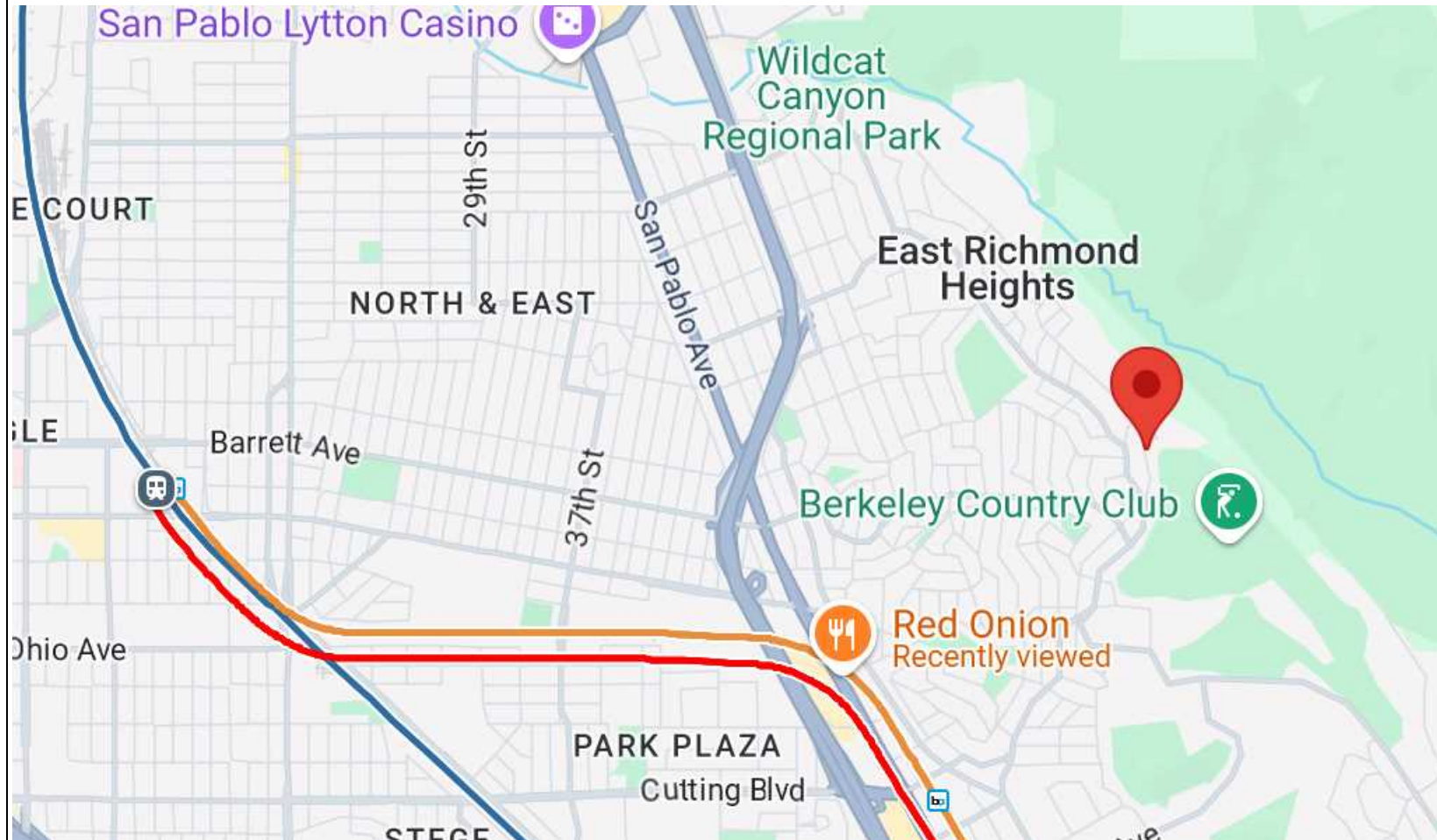
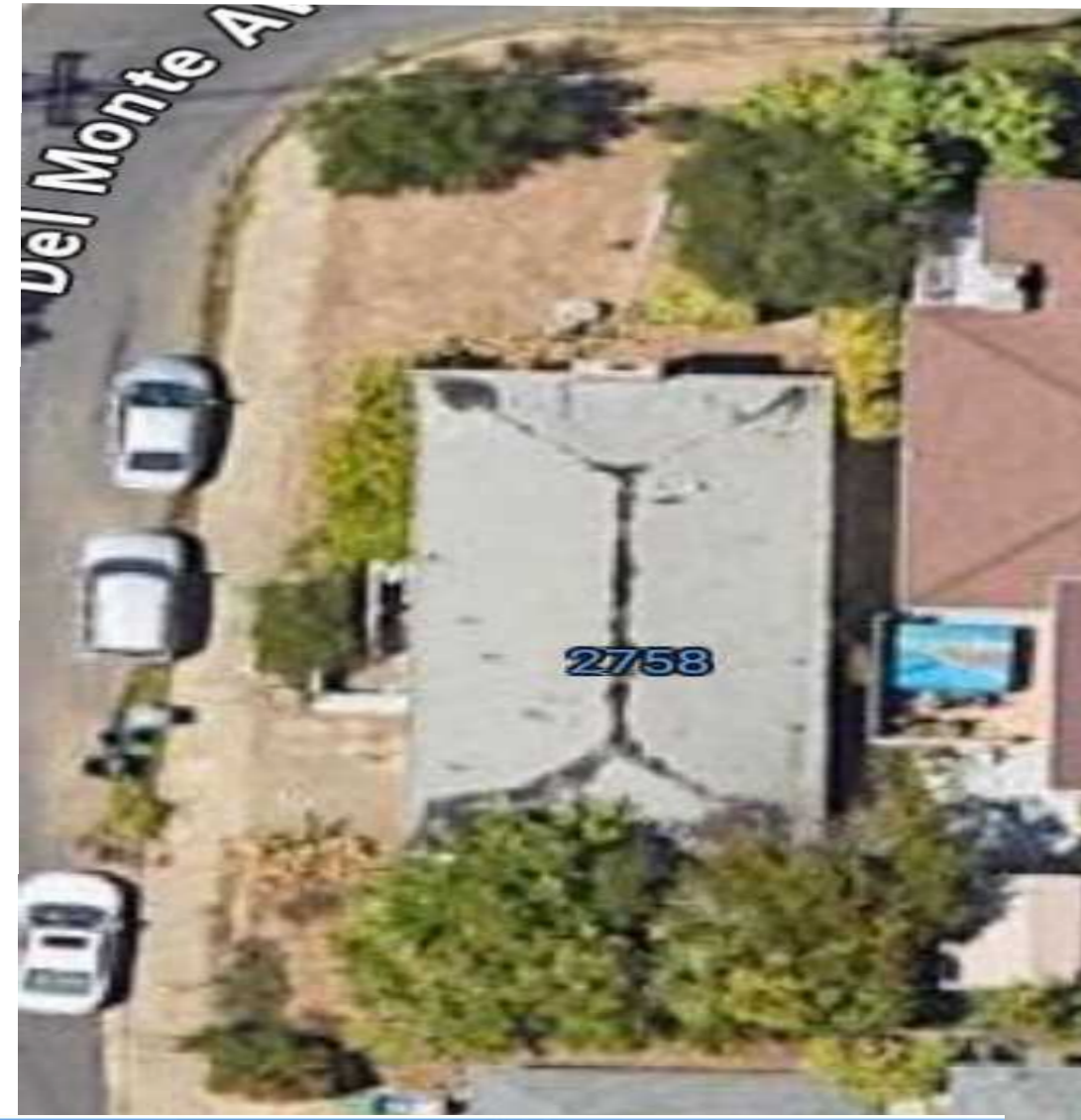
2 EAST ELEVATION
1/4" = 1'-0"



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



5728 Del Monte Av El Cerrito Ca
ROB NUNALLY

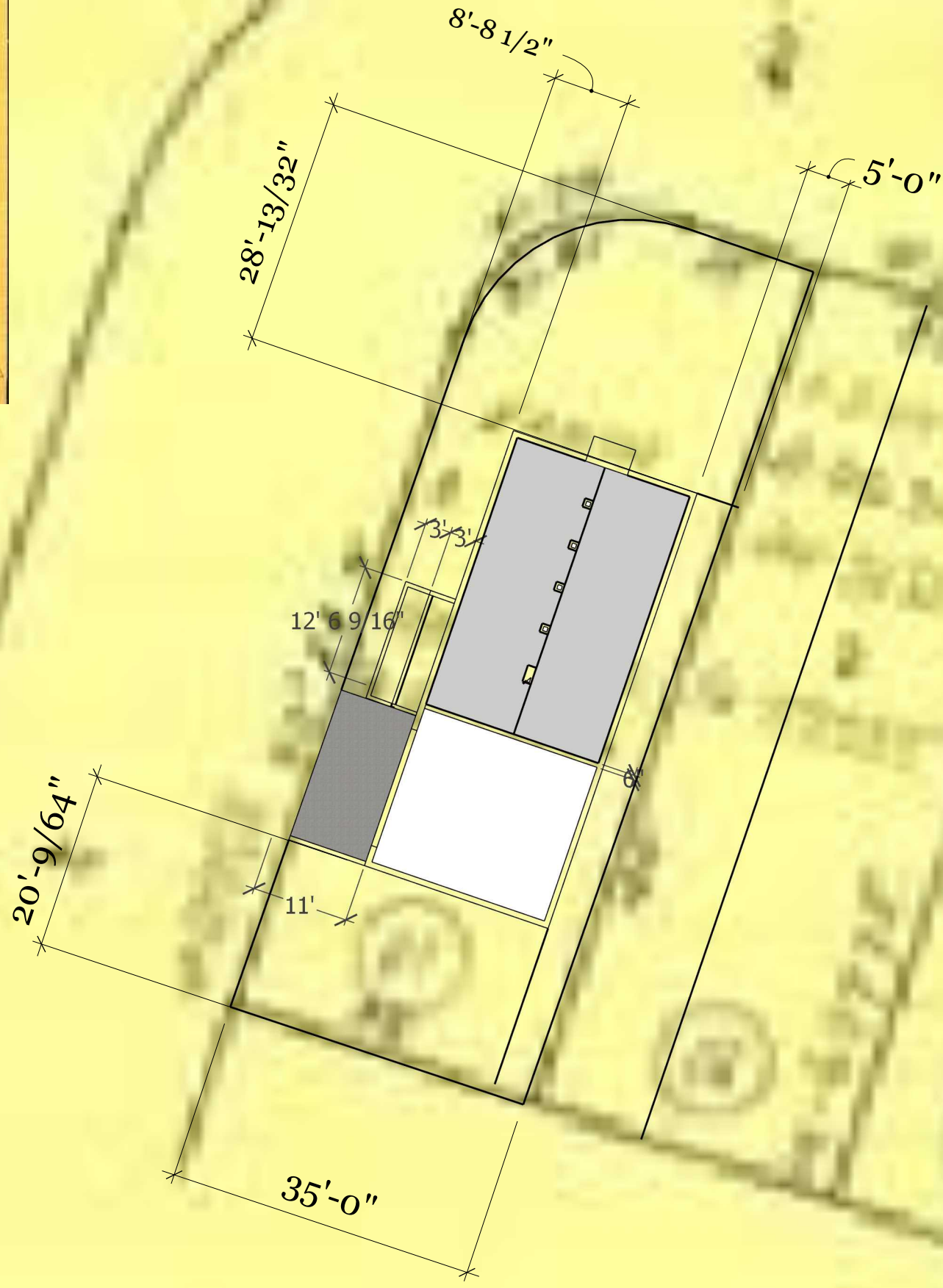
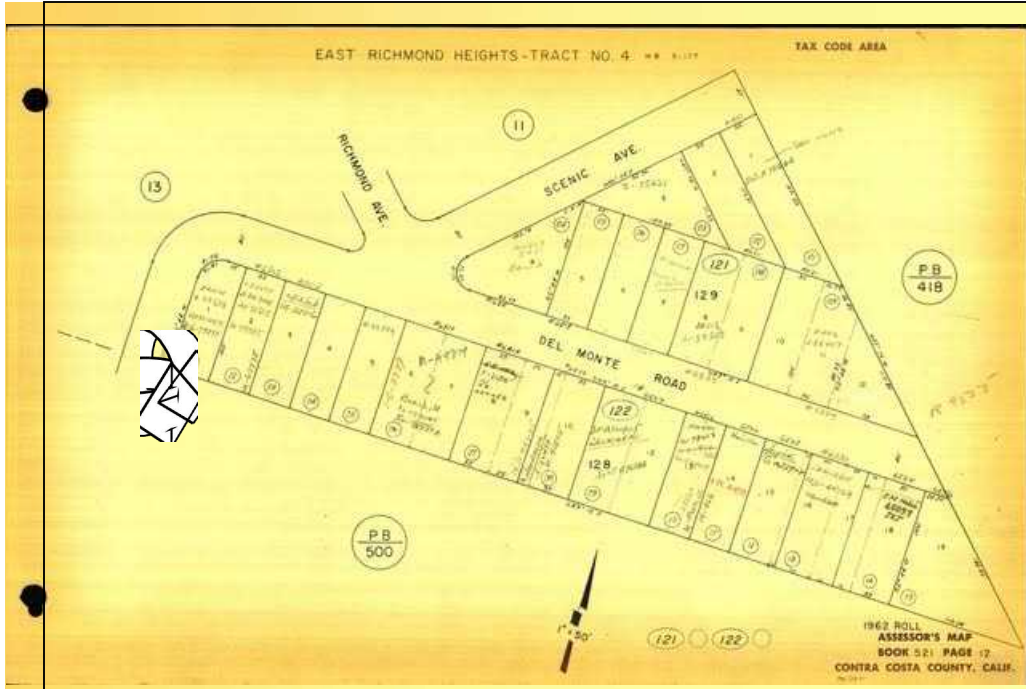


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NO.	REMARKS
1	9/12/24
2	
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4	
5	October 19, 2024

The Greg Phipps Company

2758 Del Monte AV El Cerrito CA

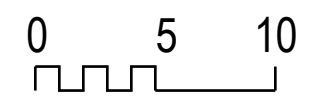
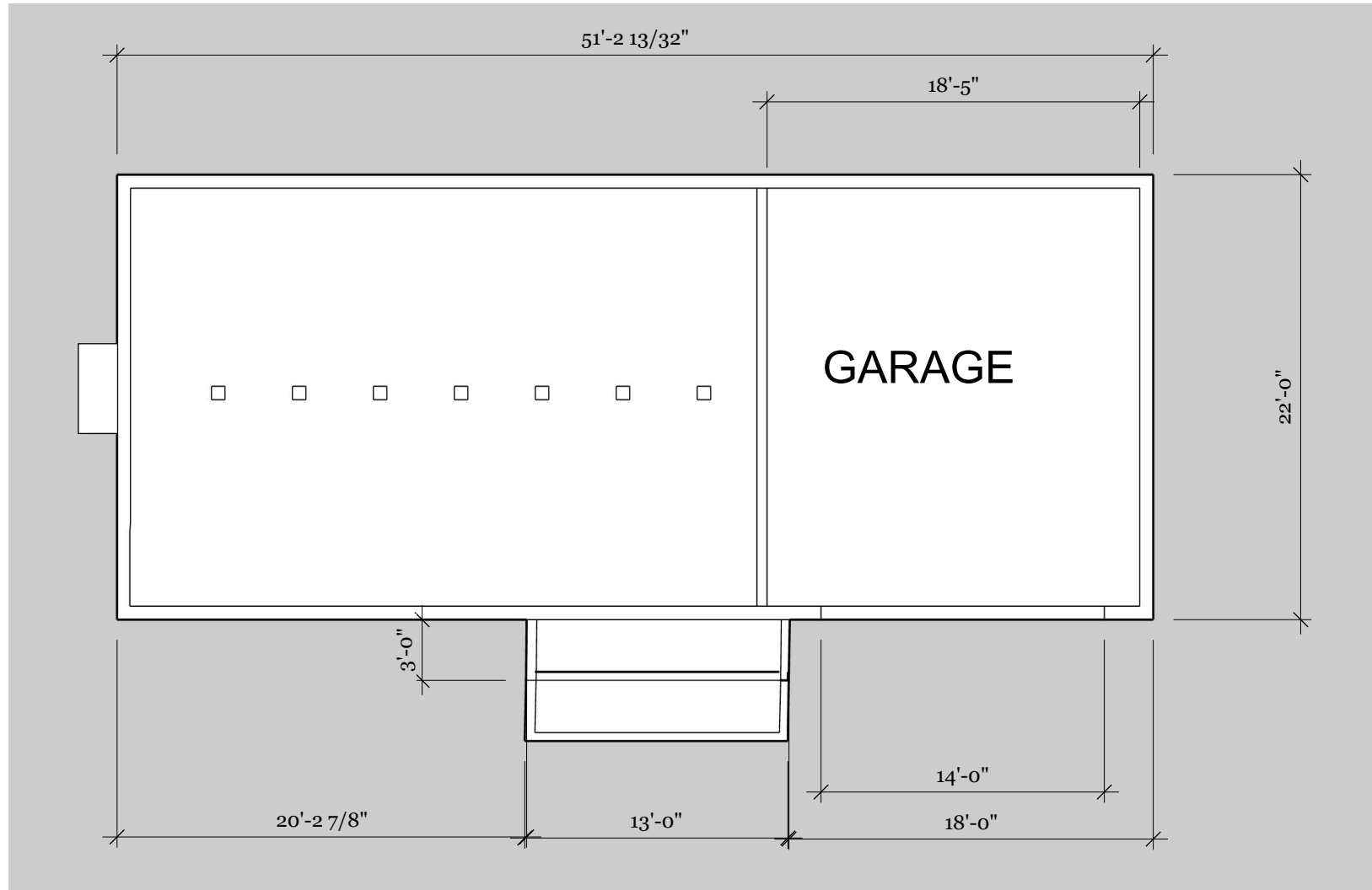
**2758 Del Monte Av
 Renovation**



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2	...
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Site Plan

2758 Del Monte AV El Cerrito CA

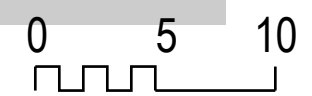
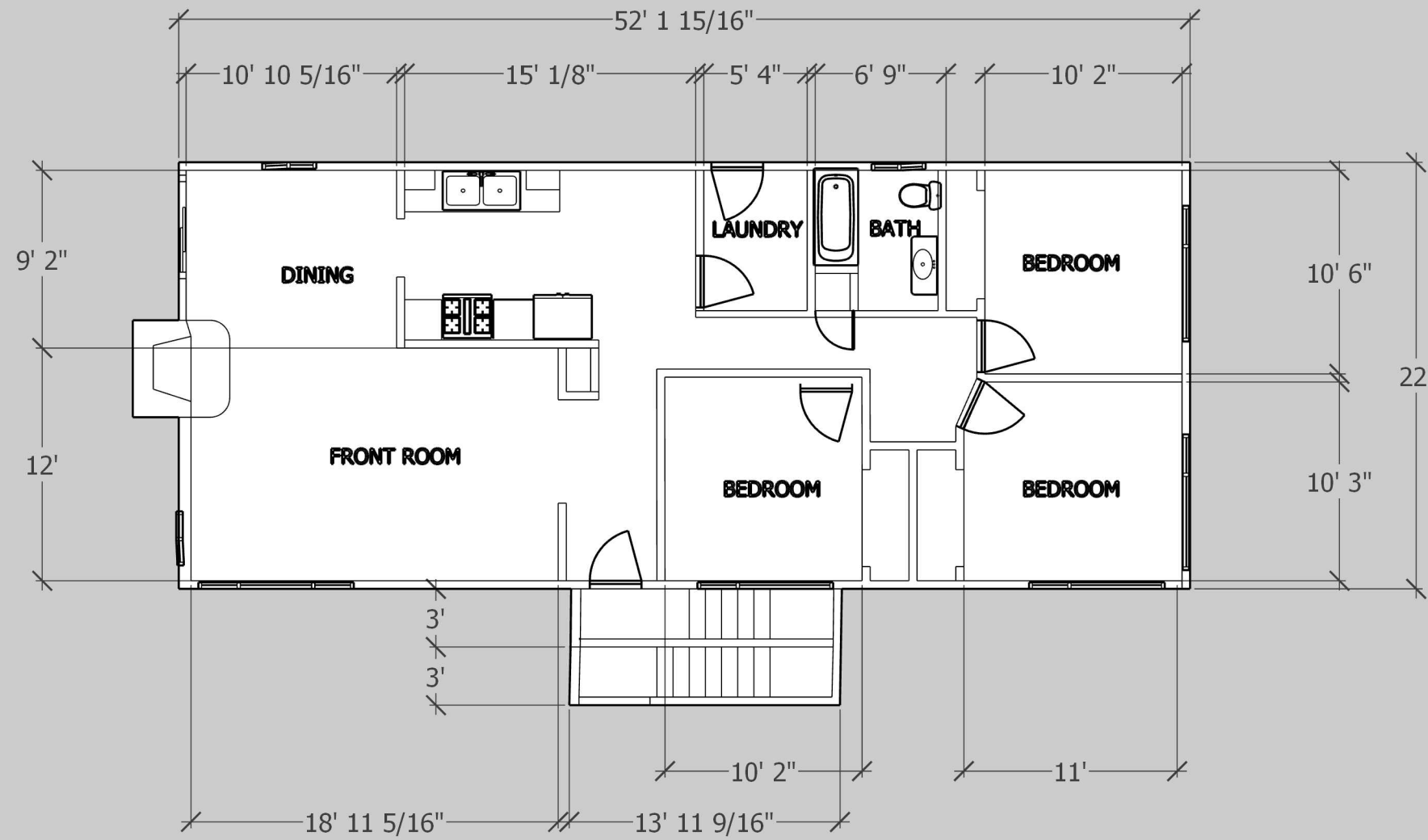


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2758 Del Monte AV El Cerrito CA

**AS BUILT
FOUNDATION**

A | 02

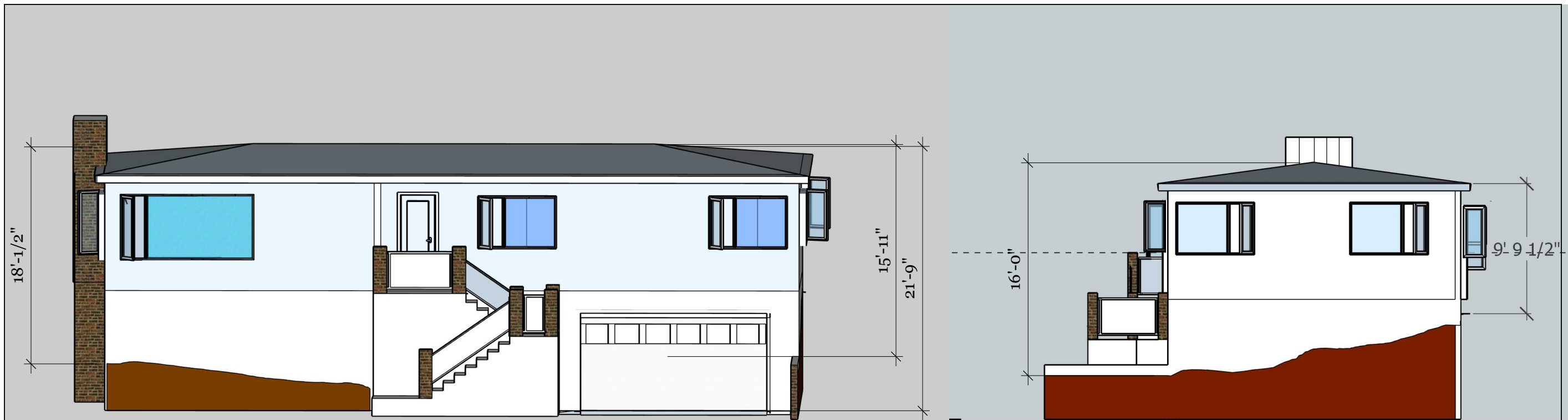


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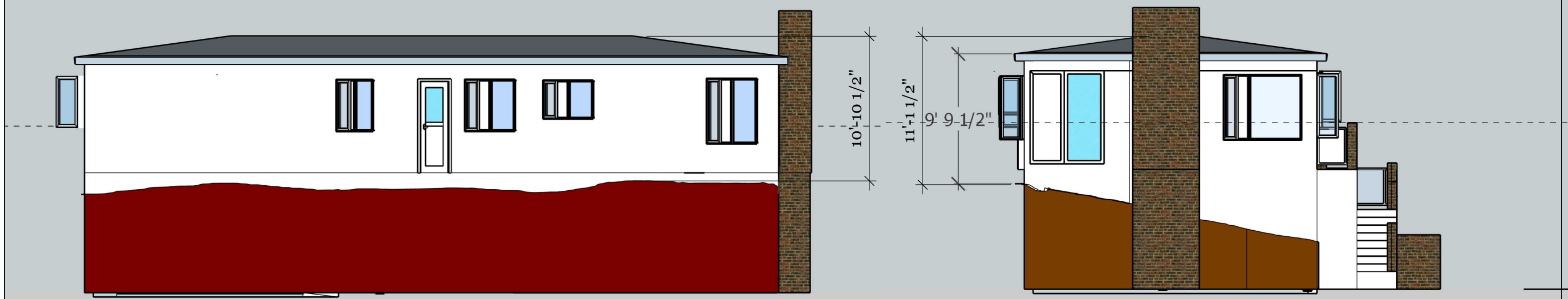
2758 Del Monte AV El Cerrito CA

AS BUILT MAIN FLOOR

A | 03

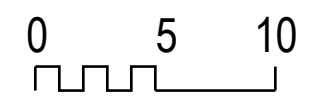


SOUTH



BACK

NORTH

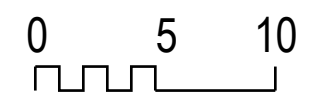
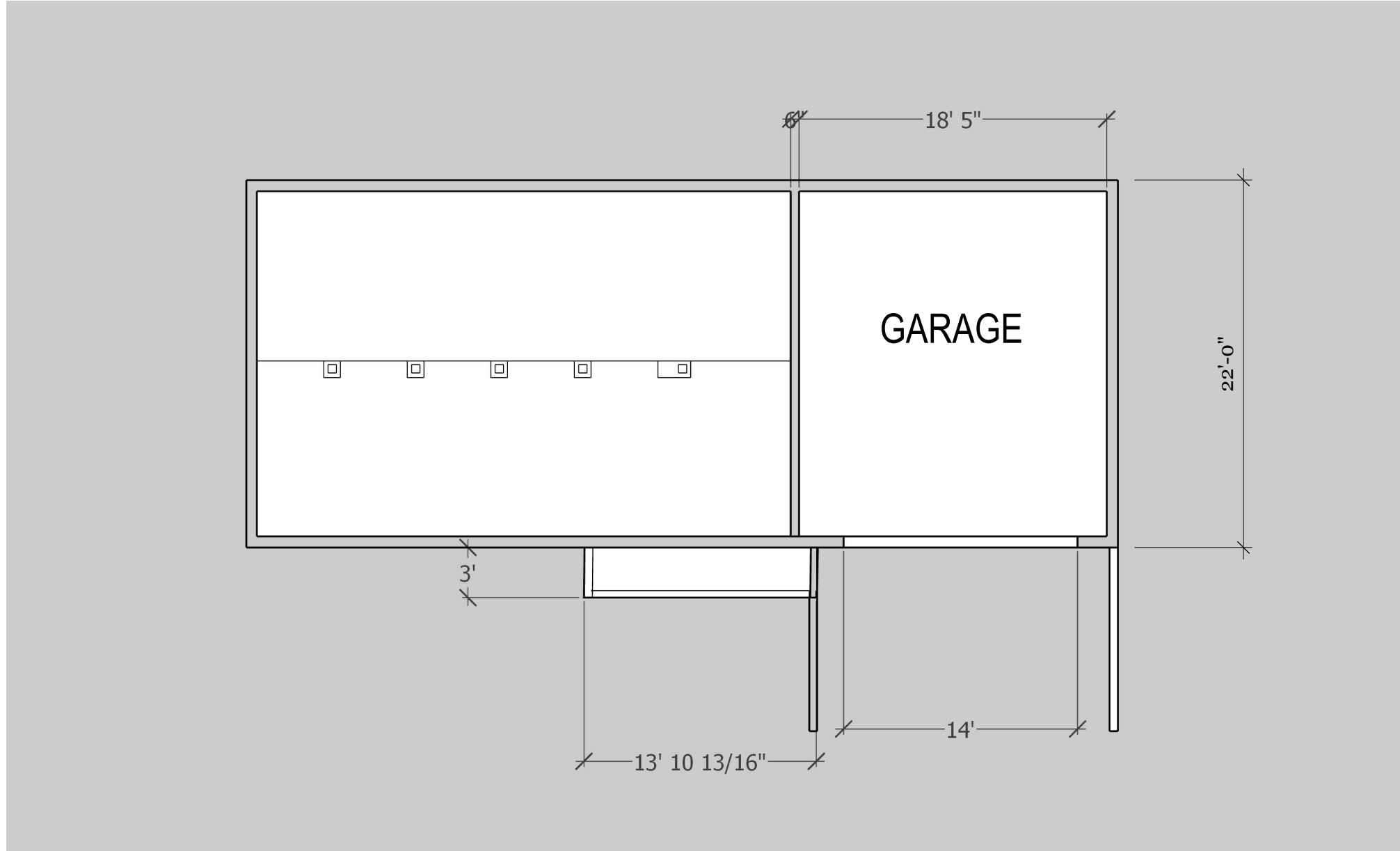


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NO.	REMARKS
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2758 Del Monte AV El Cerrito CA

AS BUILT ELEVATIONS

A | 04

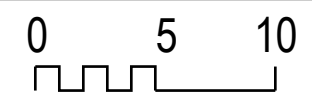
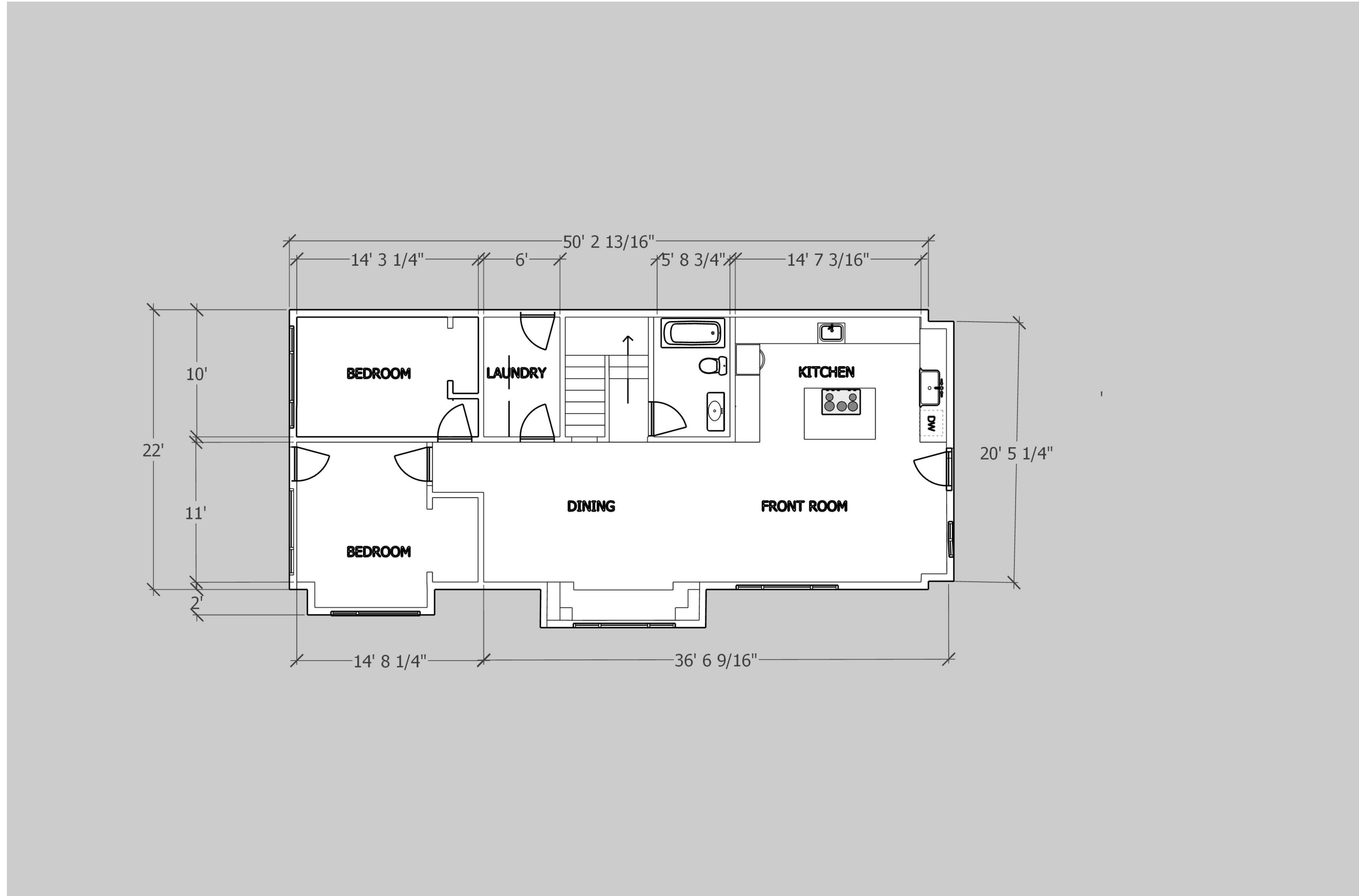


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NO.	REMARKS
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2758 Del Monte AV El Cerrito CA

**No Change of
FOUNDATION**

A | 05

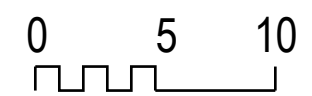
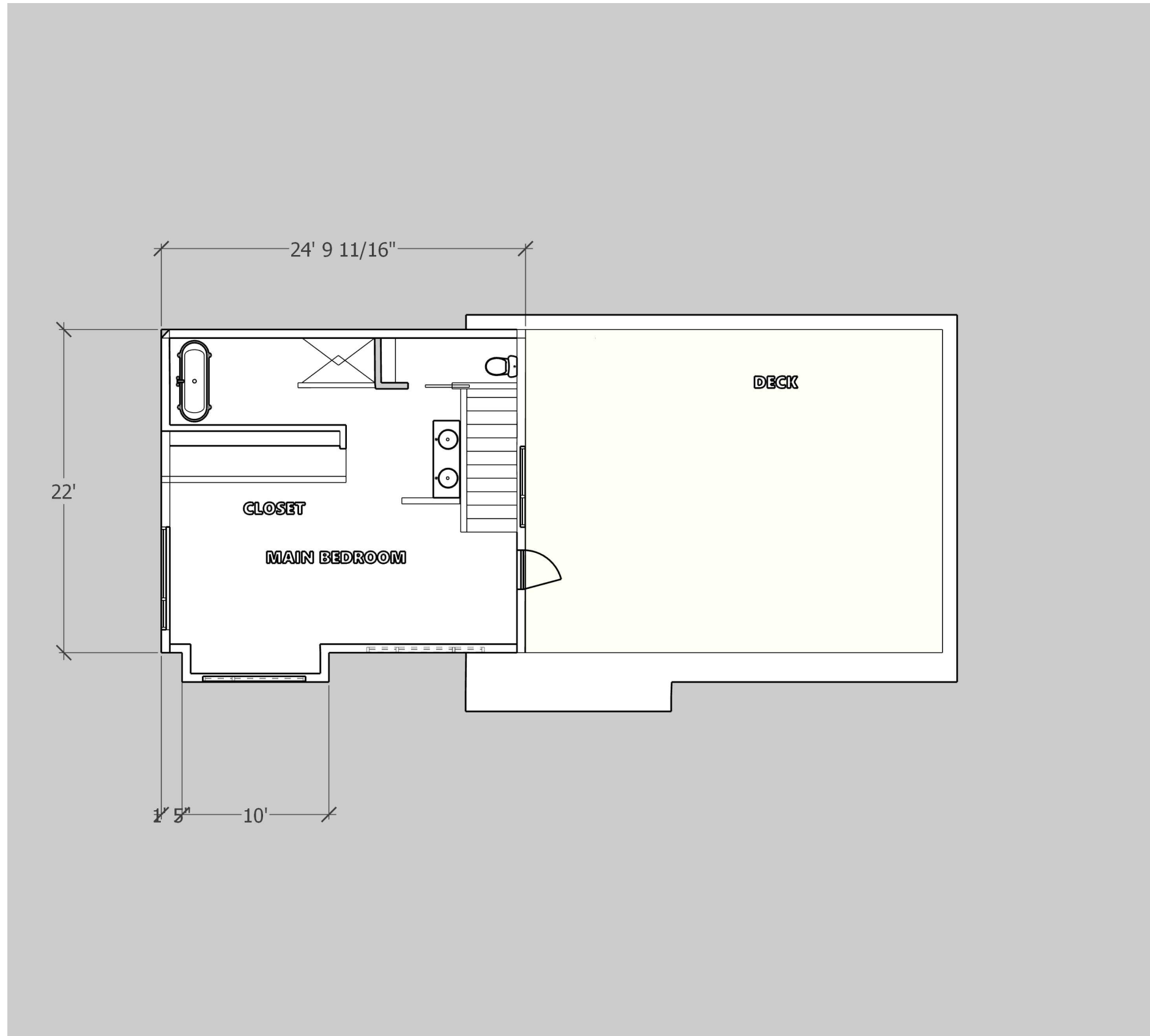


REVISIONS	
NO.	REMARKS
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2758 Del Monte AV El Cerrito CA

Proposed Main Floor

A | 06

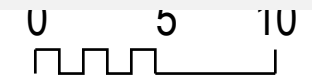
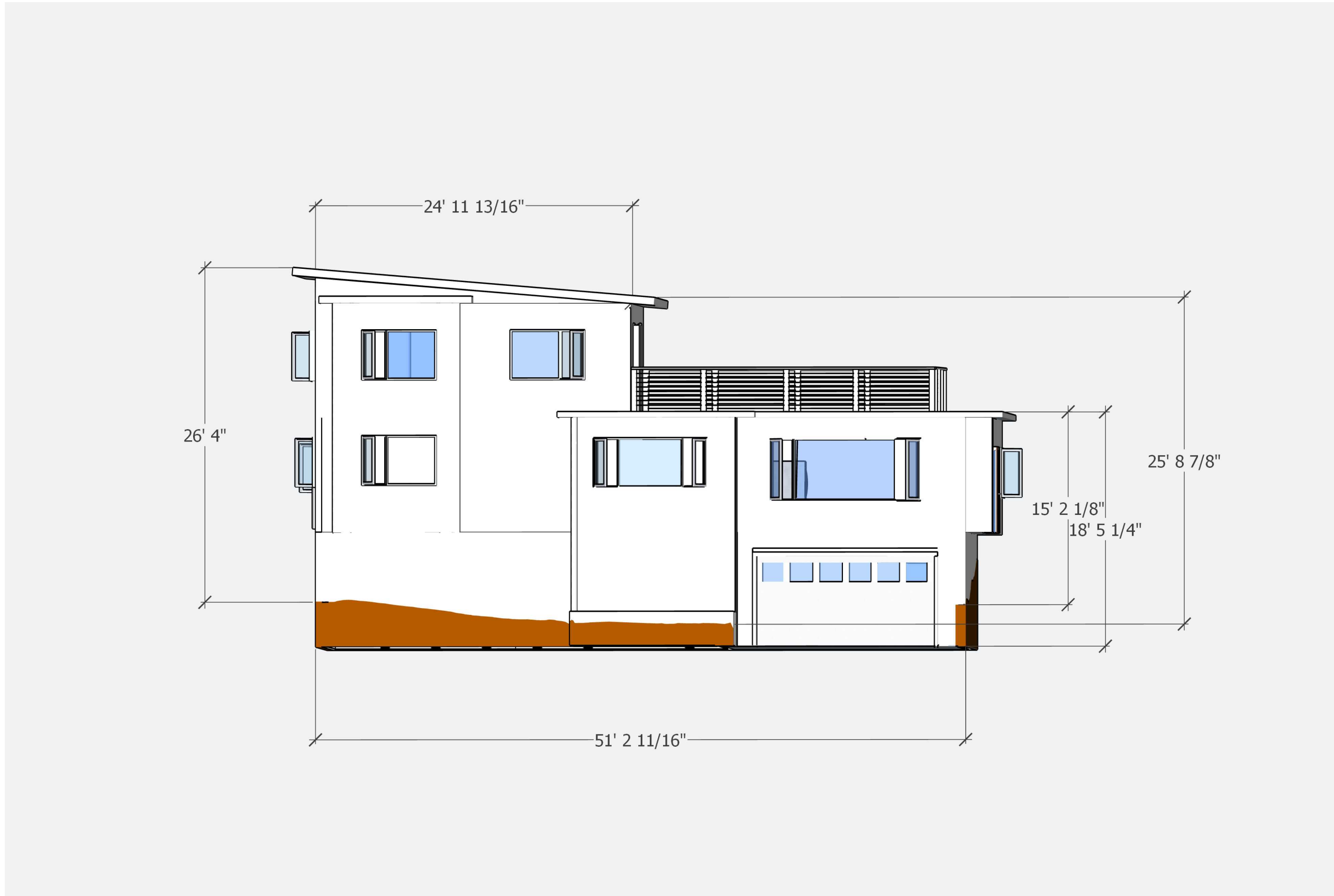


REVISIONS	
NO.	REMARKS
1	9/12/24
2	...
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5	...

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**Proposed
MAIN BEDROOM**

A | 07

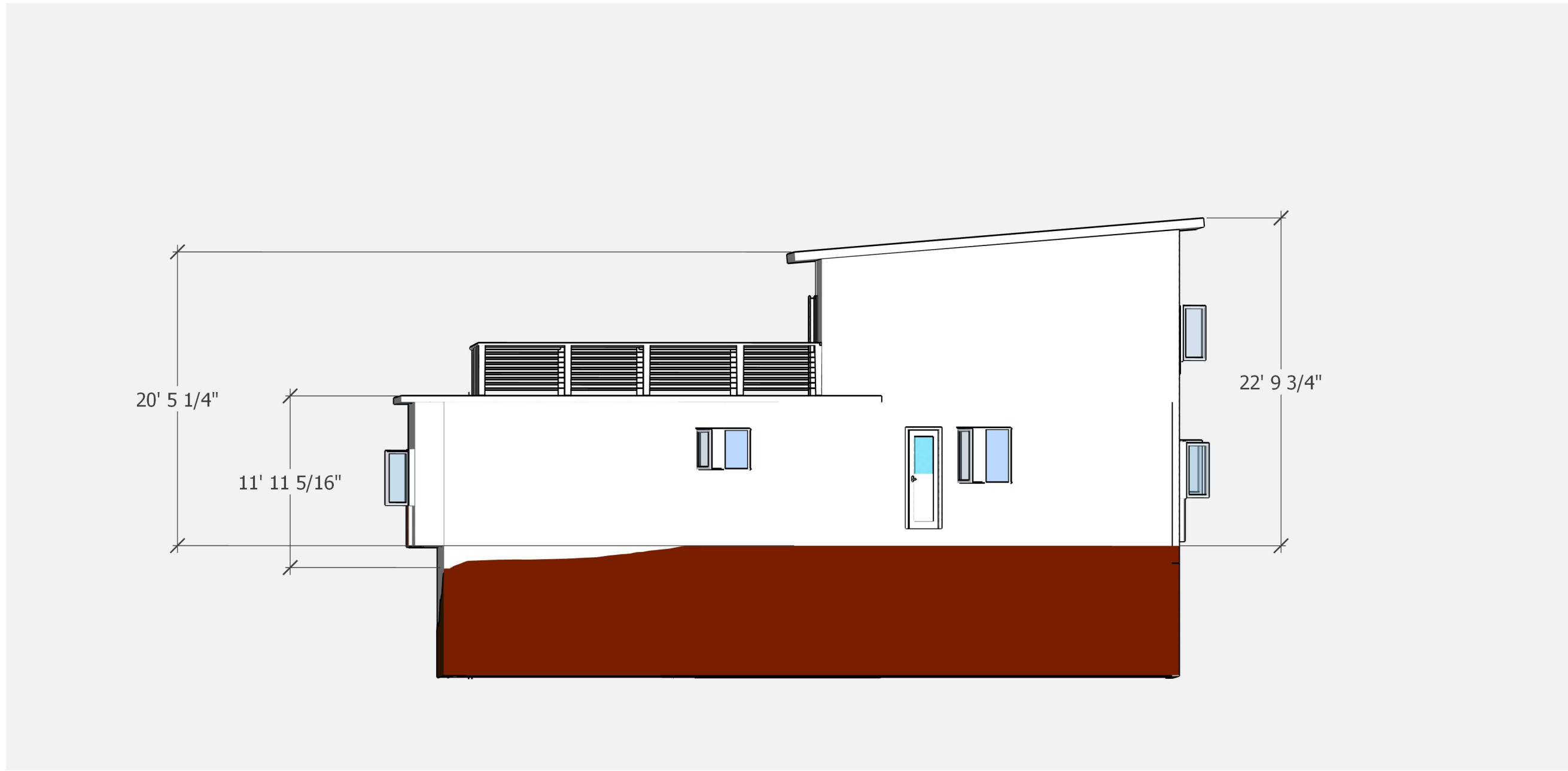


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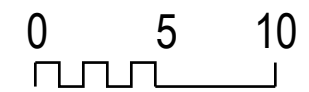
2758 Del Monte AV El Cerrito CA

**Proposed
FRONT elevation**

A | 08



BACK



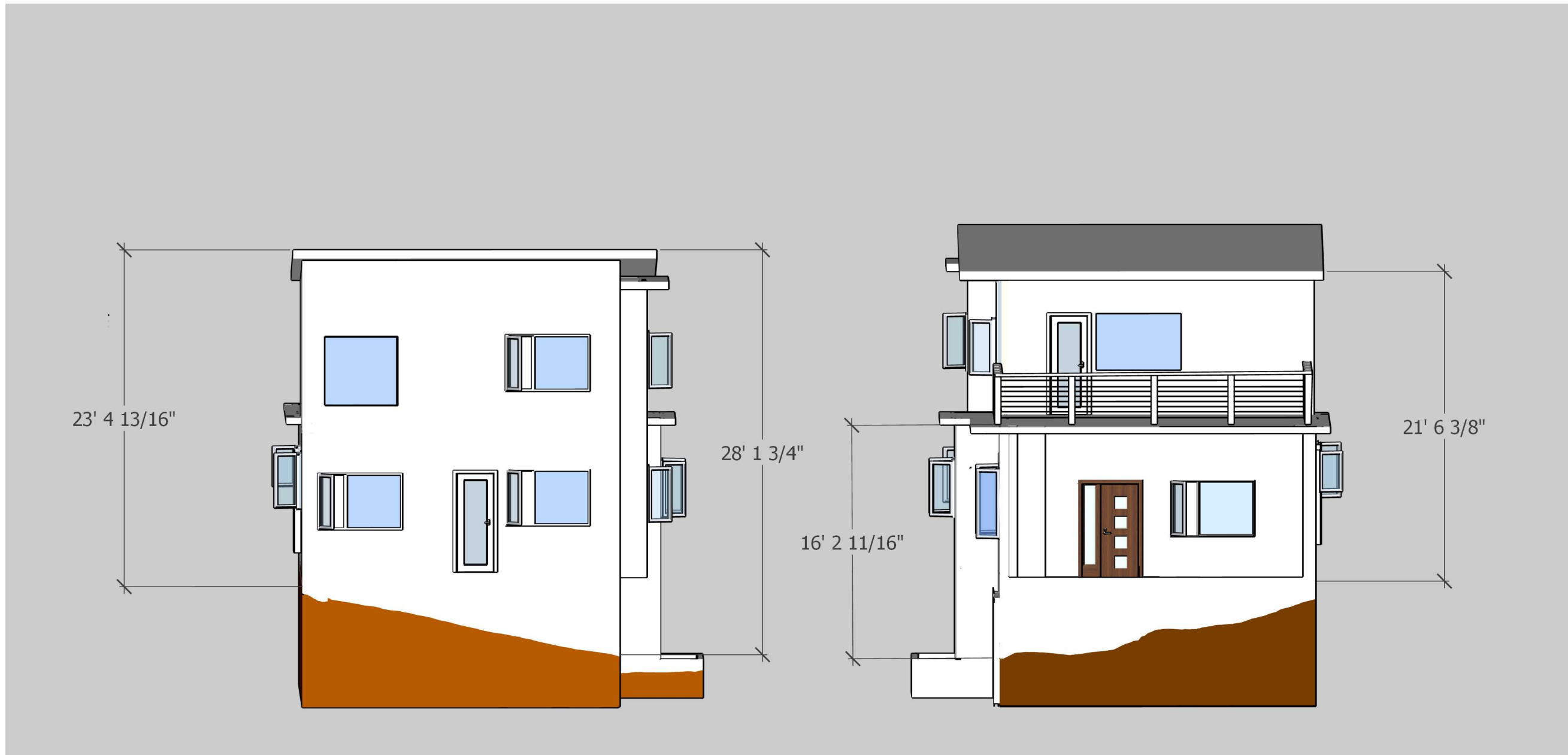
REVISIONS

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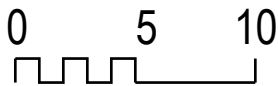
**Proposed
BACK elevation**

A | 09



North

South



REVISIONS	
NO.	REMARKS
1	9/12/24
2	...
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5	...

2758 Del Monte AV El Cerrito CA

**Proposed
N S ELEVATIONS**

A | 10

East Richmond Heights Municipal Advisory Council Lane Use Subcommittee

MEETING AGENDA

Tuesday, November 12th, 5:30 PM

Meeting Location: Contra Costa County Supervisor Gioia's Office (11780 San Pablo Ave, El Cerrito, CA 94530) or Zoom: <https://cccouny-us.zoom.us/j/83972055769>

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS: The public may attend this meeting in person at the above location.

The public also may attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below.

HOW TO JOIN THE MEETING VIA ZOOM: Link: <https://cccouny-us.zoom.us/j/83972055769>

HOW TO JOIN THE MEETING VIA CALL-IN: Zoom meeting Dial-In-Number: 888 278 0254
Conference code: 574604
Meeting ID: 839 7205 5769

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the East Richmond Heights Municipal Advisory Council (ERHMAC) Land Use Subcommittee during public comment on matters within the jurisdiction of the ERHMAC that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should speak when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by saying their name when asked if anyone calling in has questions.

All public comments will be limited to 2 minutes per speaker.

For assistance with remote access contact: Ronnie Mills at Ronnie.Mills@bos.cccounty.us or 510-942-2222

Public comments may also be submitted before the meeting by email at Ronnie.Mills@bos.cccounty.us or by voicemail at 510-942-2222. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

Members: Joann Pavlinec, Jinwei Zhang

1. **Call to Order/Welcome**
2. **Approval of minutes:** October 2024
3. **Discussion Items**

The Land Use Subcommittee will review, discuss and make a recommendation to the Planner assigned to the following applications:

D.1 – County File Number: CDVR24-01046 The applicant requests approval of a Variance and Small Lot Design Review to allow for an 8'-8.5" secondary frontage and public road setback (where 15' is the minimum and 10' minimum to the public road setback) and for the construction of second story addition and house remodel. The existing residence is currently encroaching onto the secondary frontage.

D.2 – County File Number: CDVR24-01044 The applicant requests approval of a variance to allow for a 14 foot aggregate side yard setback (where 15 is the minimum), a 9-foot front yard and public road setback (where 20' is the minimum for the front yard setback and where 10' is the minimum for the public road setback), a tree permit for work within the dripline and removal of 1 tree (vacant lot) and small lot design review for the construction of a 2238 sq ft house.

3. Public Comment: (2 min per comment)

4. Adjournment

East Richmond Heights Municipal Advisory Council Lane Use Subcommittee

MEETING MINUTES

Tuesday, October 22nd 2024, 5:30 PM

Meeting Location: Contra Costa County Supervisor Gioia's Office (11780 San Pablo Ave, El Cerrito, CA 94530) or Zoom: <https://cccouny-us.zoom.us/j/89543606369>

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS: The public may attend this meeting in person at the above location.

The public also may attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below.

HOW TO JOIN THE MEETING VIA ZOOM: Link: <https://cccouny-us.zoom.us/j/89543606369>

HOW TO JOIN THE MEETING VIA CALL-IN: Zoom meeting Dial-In-Number: 888 278 0254
Conference code: 574604
Meeting ID: 895 4360 6369

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the East Richmond Heights Municipal Advisory Council (ERHMAC) Land Use Subcommittee during public comment on matters within the jurisdiction of the ERHMAC that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should speak when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by saying their name when asked if anyone calling in has questions.

All public comments will be limited to 2 minutes per speaker.

For assistance with remote access contact: Ronnie Mills at Ronnie.Mills@bos.cccouny.us or 510-942-2222

Public comments may also be submitted before the meeting by email at Ronnie.Mills@bos.cccouny.us or by voicemail at 510-942-2222. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

Members: Joann Pavlinec, Jinwei Zhang

1. **Call to Order/Welcome**
2. **Approval of minutes: July**
3. **Discussion Items**

The Land Use Subcommittee will review, discuss and make a recommendation to the Planner assigned to the following applications:

00:04:24 D.1 – County File Number: CDVR24-01046: The applicant requests approval of a Variance and Small Lot Design Review to allow for an 8'-8.5" second frontage setback (where 15' is the minimum and 10' minimum to the highway setback) and for the construction of second story addition and house remodel. The existing residence is currently encroaching onto the secondary frontage.

The subcommittee members found the application to be **Incomplete**, without all of the information necessary to make a recommendation. The Subcommittee recommends that the Applicant resubmit the application to the Subcommittee with additional details.

3. Public Comment: (2 min per comment)

4. Adjournment 00:57:27



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3911

Agenda Date: 11/12/2024

Agenda #:

Advisory Board: East Richmond Heights Land Use Subcommittee

Subject: Receive County File Number: CDVR24-01046 and Revised Plans

Information: Receive County File Number: CDVR24-01046 and Revised Plans



Planning Application Summary

County File Number: CDVR24-01046

File Date: 9/24/2024

Applicant:

Robert Nunally
2758 del Monte Ave
El Cerrito, CA 94530

rob.nunally@meta-tek.com
(808) 987-5095

Property Owner:

Robert Nunally
2758 Del Monte Ave
El Cerrito, CA 94530

rob.nunally@meta-tek.com
(808) 987-5095

Project Description:

The applicant requests approval of a Variance and Small Lot Design Review to allow for an 8'-8.5" secondary frontage and public road setback (where 15' is the minimum and 10' minimum to the public road setback) and for the construction of second story addition and house remodel. The existing residence is currently encroaching onto the secondary frontage.

Project Location: (Address: 2758 DEL MONTE AVE, RICHMOND, CA 945301508), (APN: 521122001)

Additional APNs:

General Plan Designation(s): SH

Zoning District(s): R-6

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

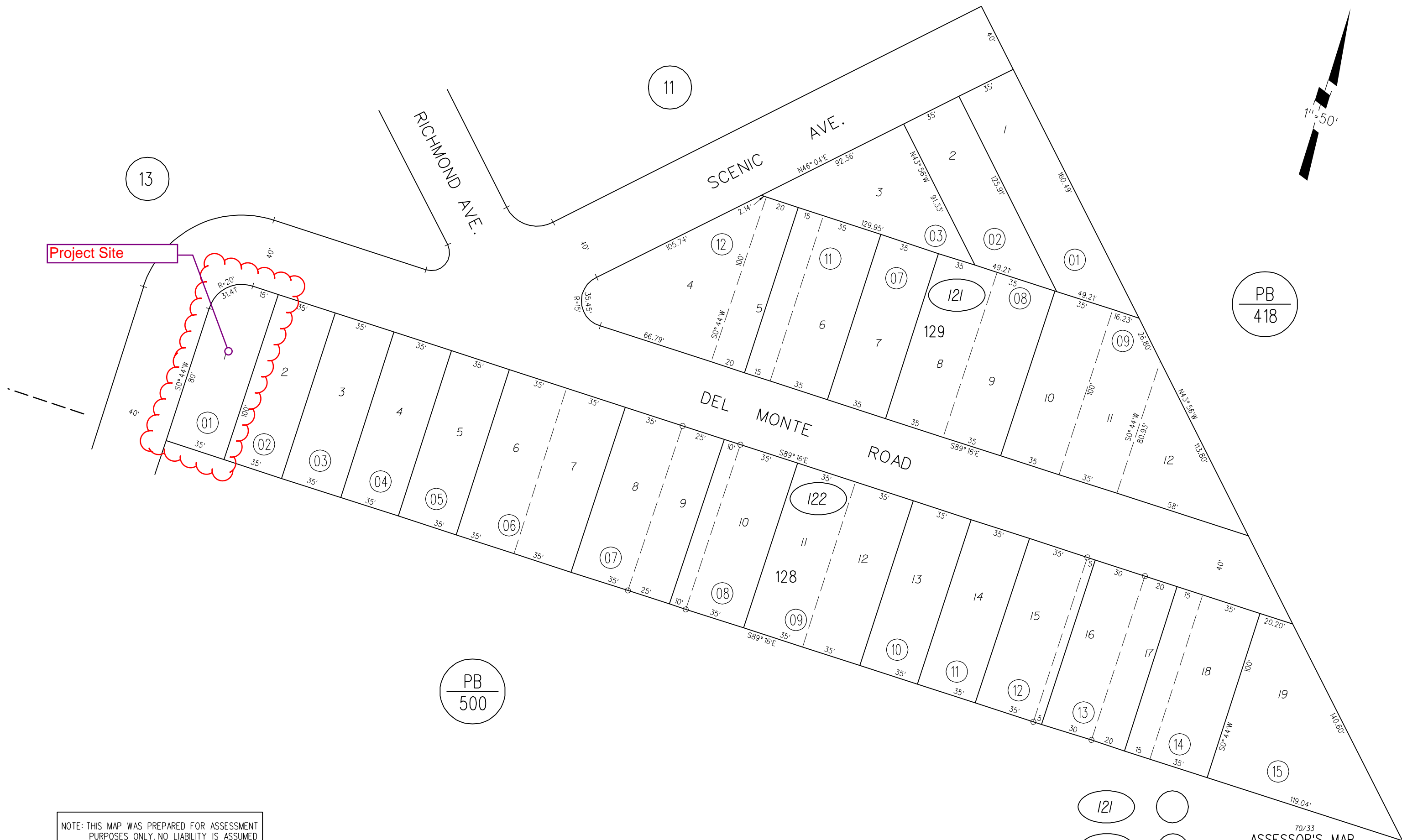
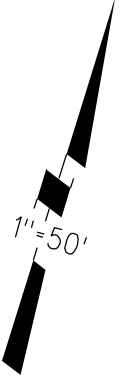
Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
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
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3337.00	3337.00



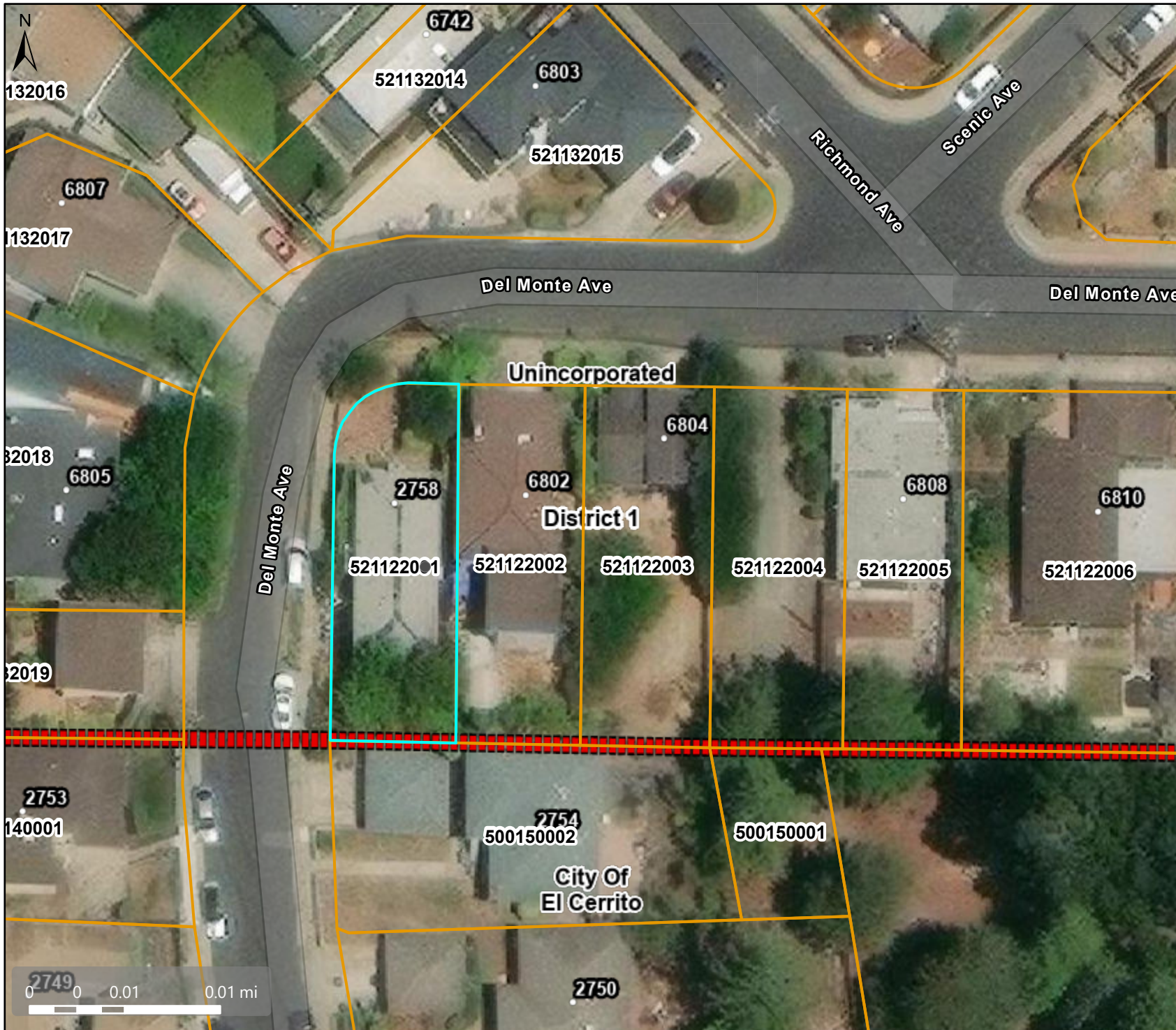
Project Site

PB
418





PB
500

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.


121
122



Map Legend

-  Assessment Parcels
-  City Limits
-  Board of Supervisors' Districts
-  Address Points

Planning Layers (DCD)

-  Unincorporated

Base Data



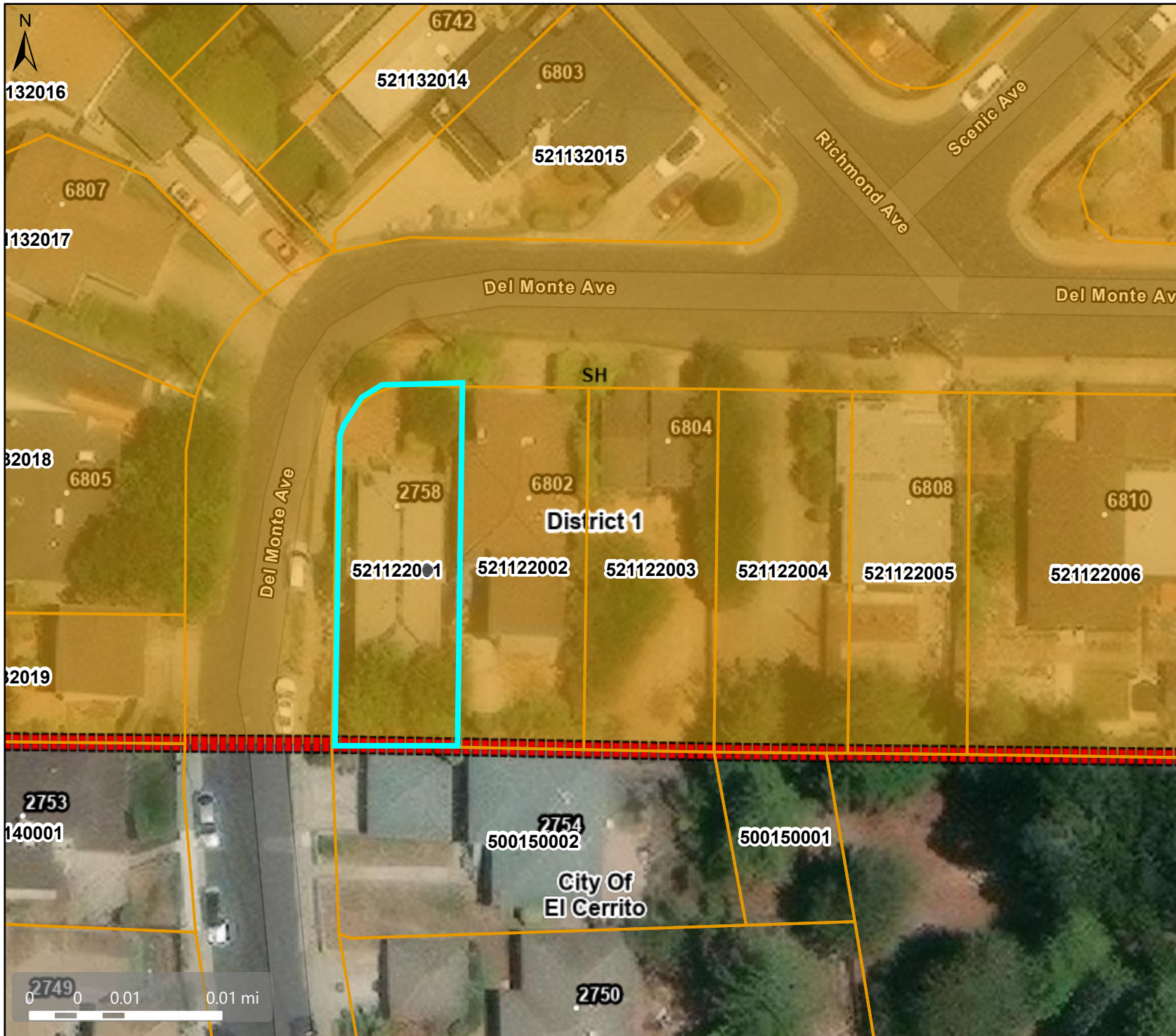
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THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



General Plan Designation



Map Legend

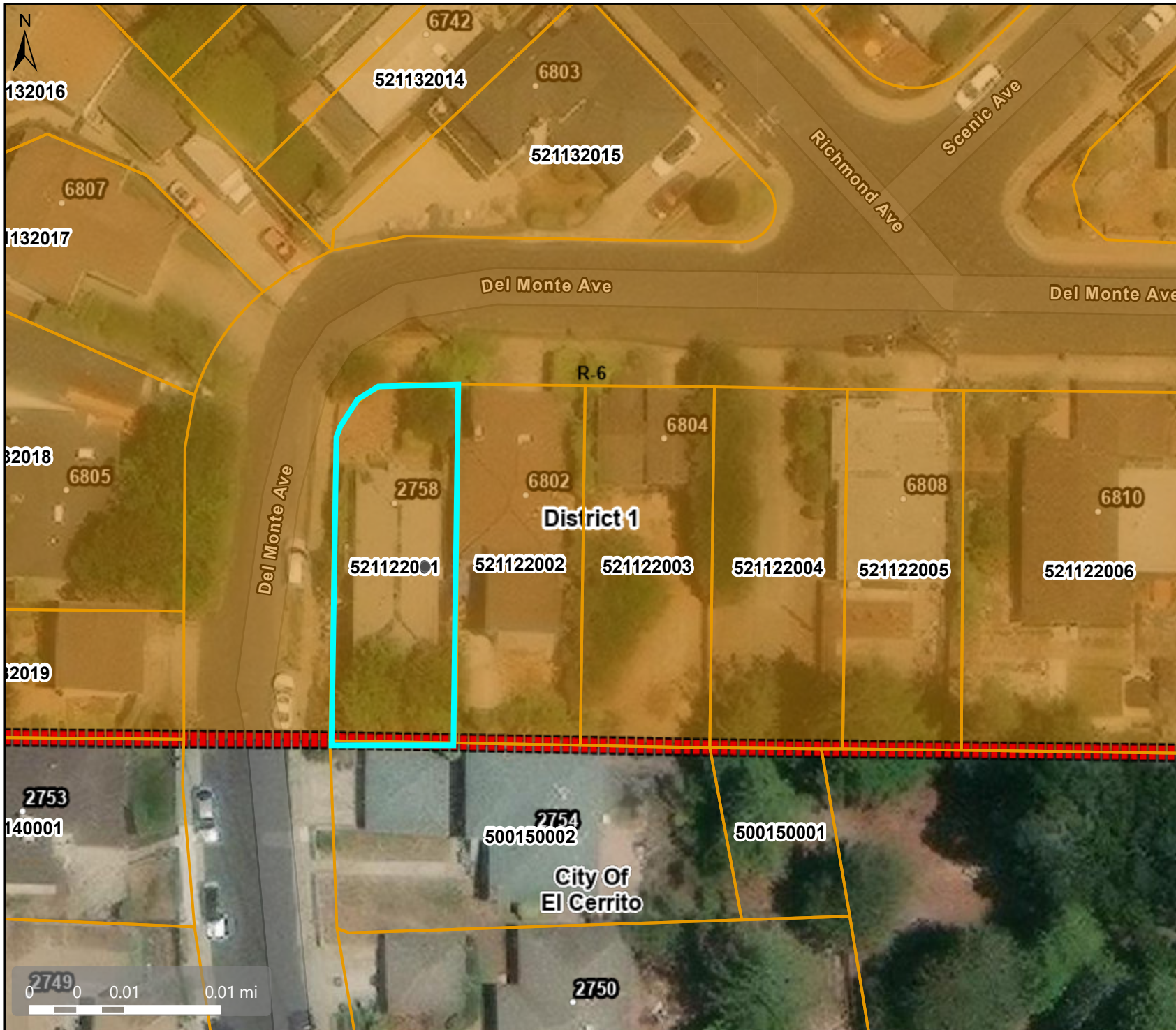
- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
- City Limits
- Board of Supervisors' Districts
- Base Data**
- Address Points








This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
-  R-6 (Single Family Residential)
-  City Limits
-  Board of Supervisors' Districts
- Base Data**
-  Address Points



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

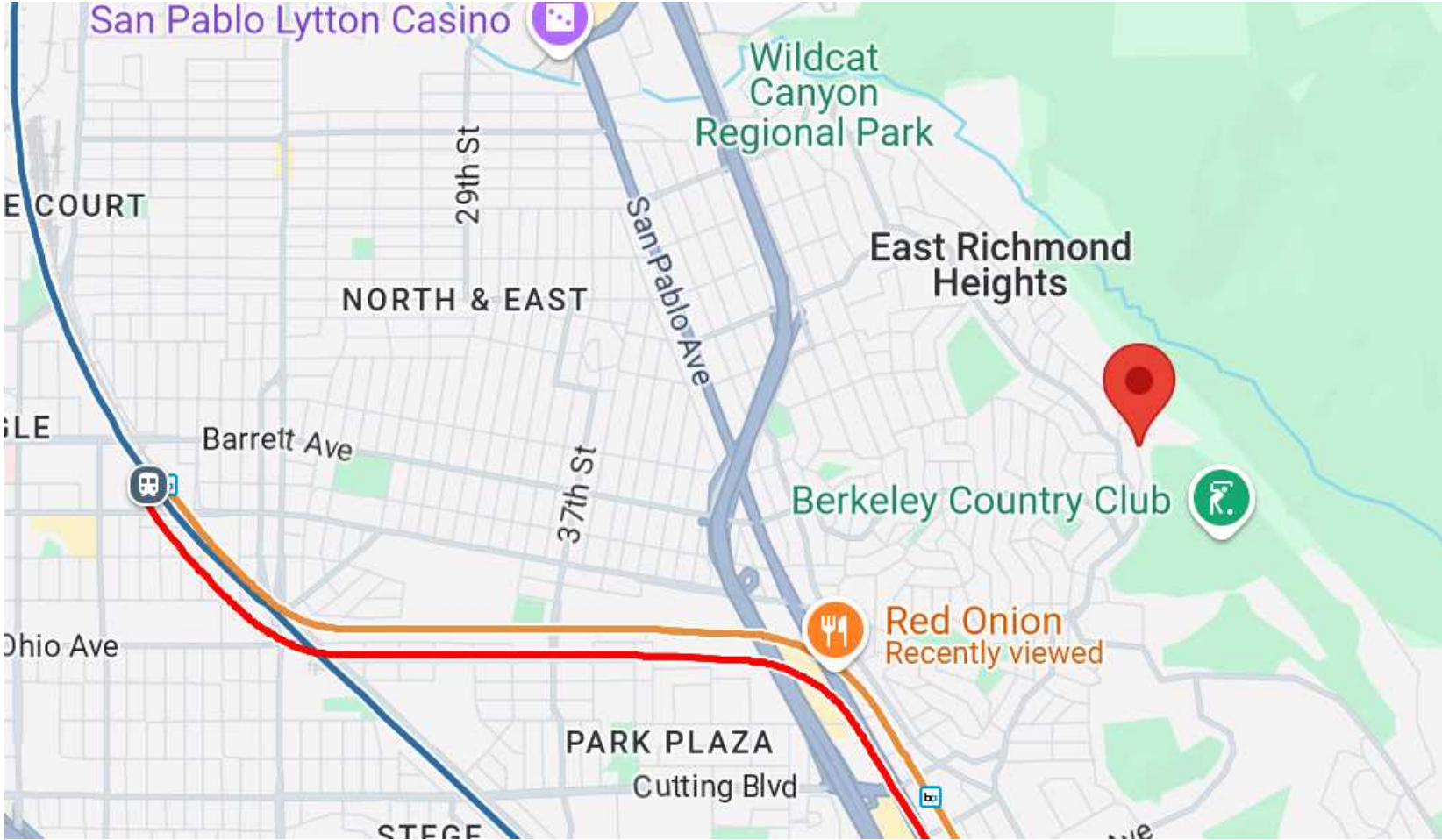
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
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 Datum: WGS 1984



5728 Del Monte Av El Cerrito Ca
ROB NUNALLY

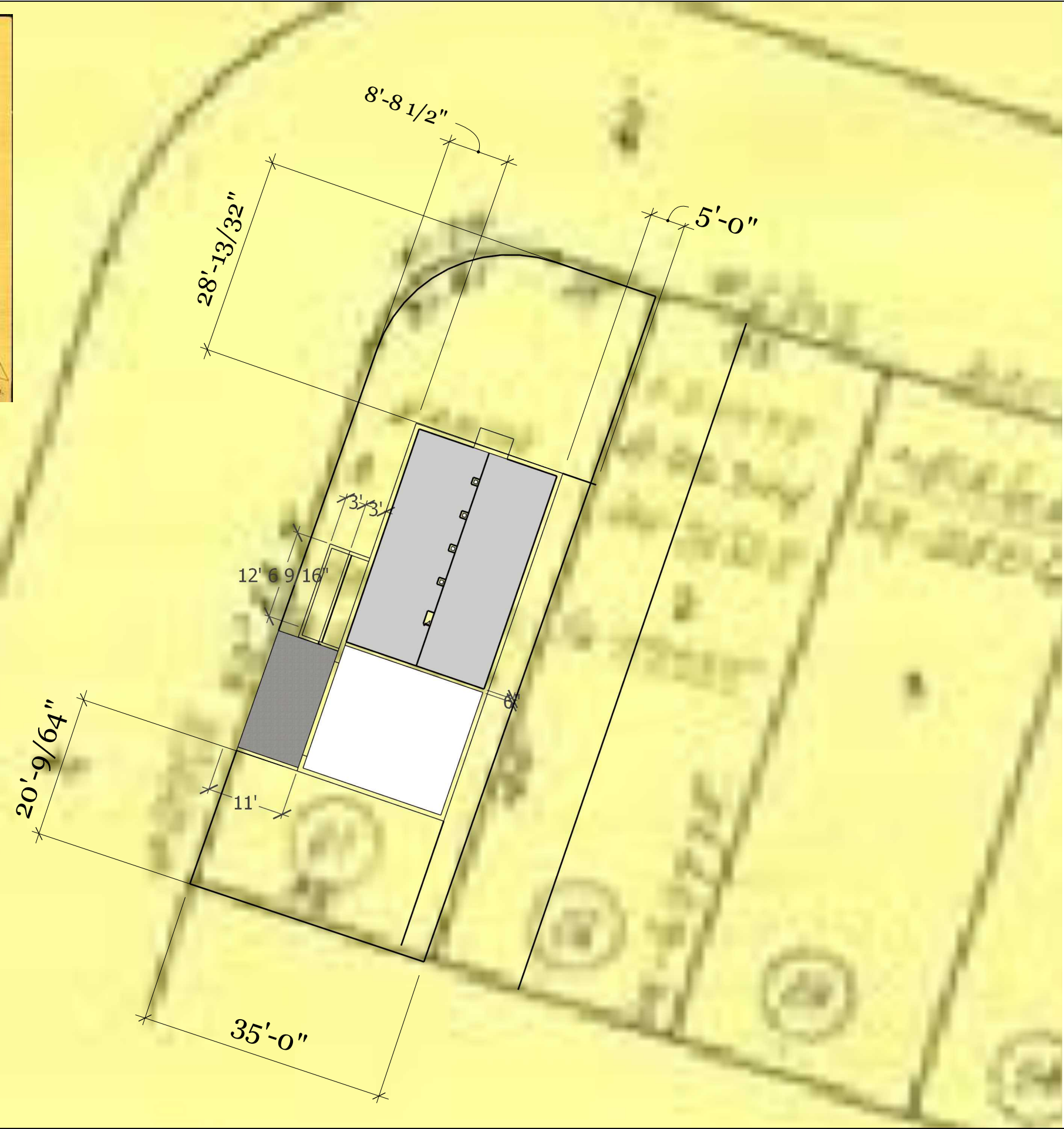
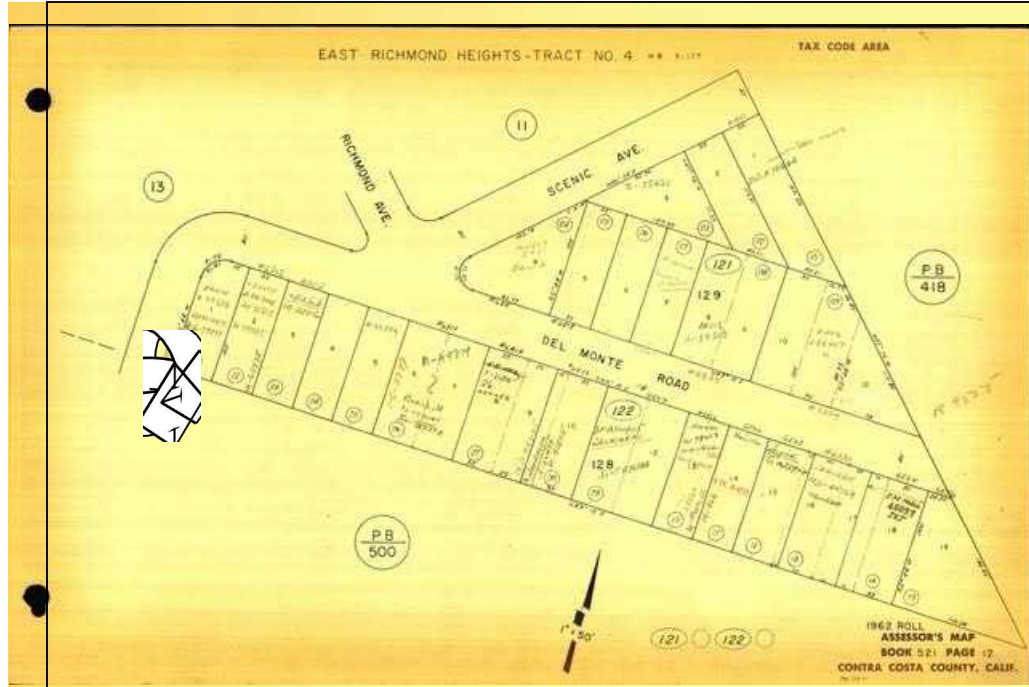


REVISIONS	REMARKS
1	9/12/24
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5	September 26, 2024

The Greg Phipps Company
 2758 Del Monte AV El Cerrito CA

2758 Del Monte Av
Renovation

A

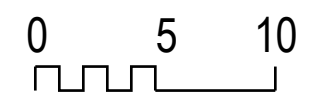
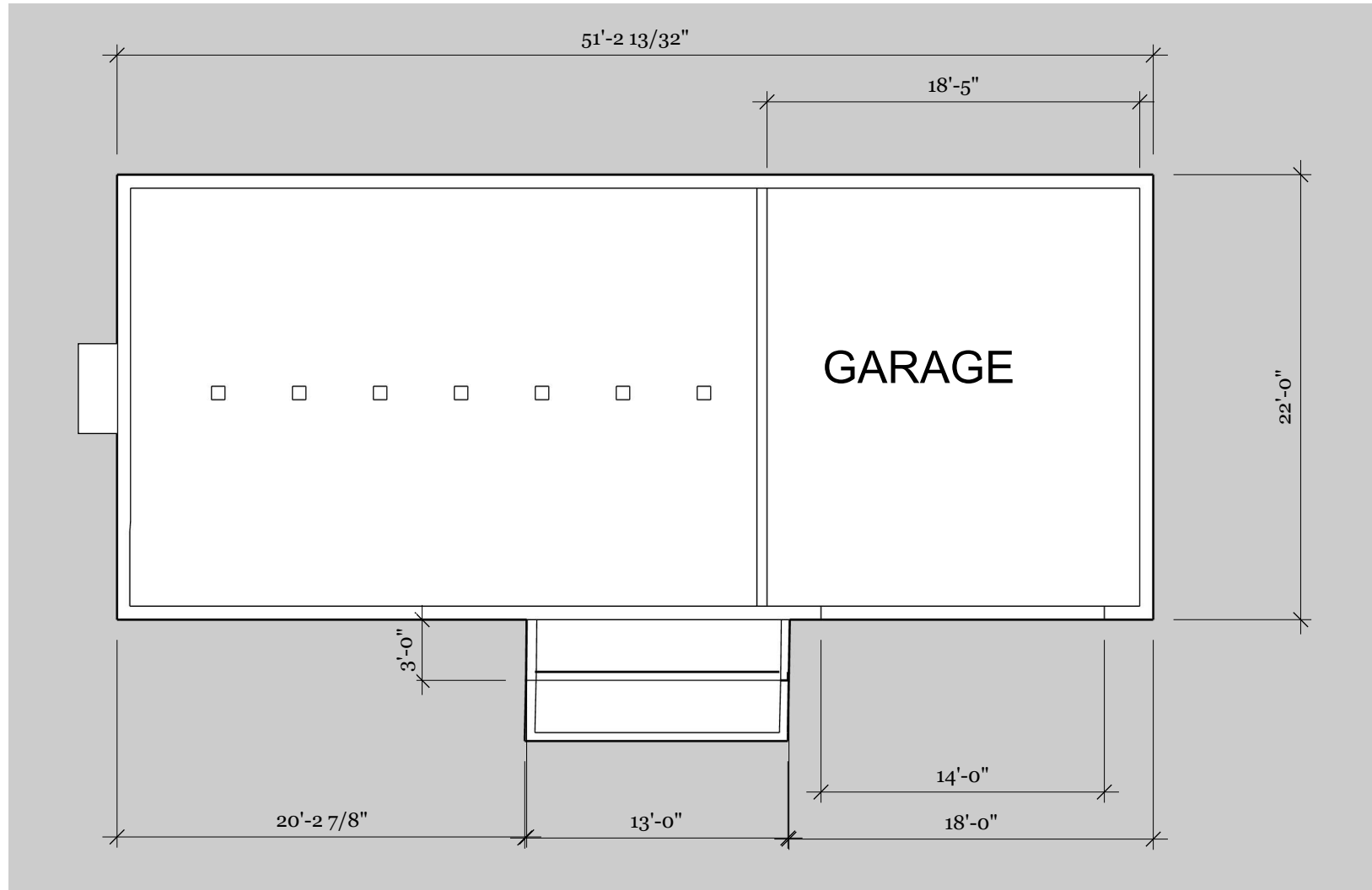


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CA 01

Site Plan

2758 Del Monte AV El Cerrito CA

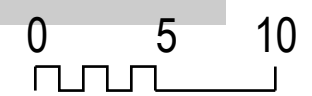
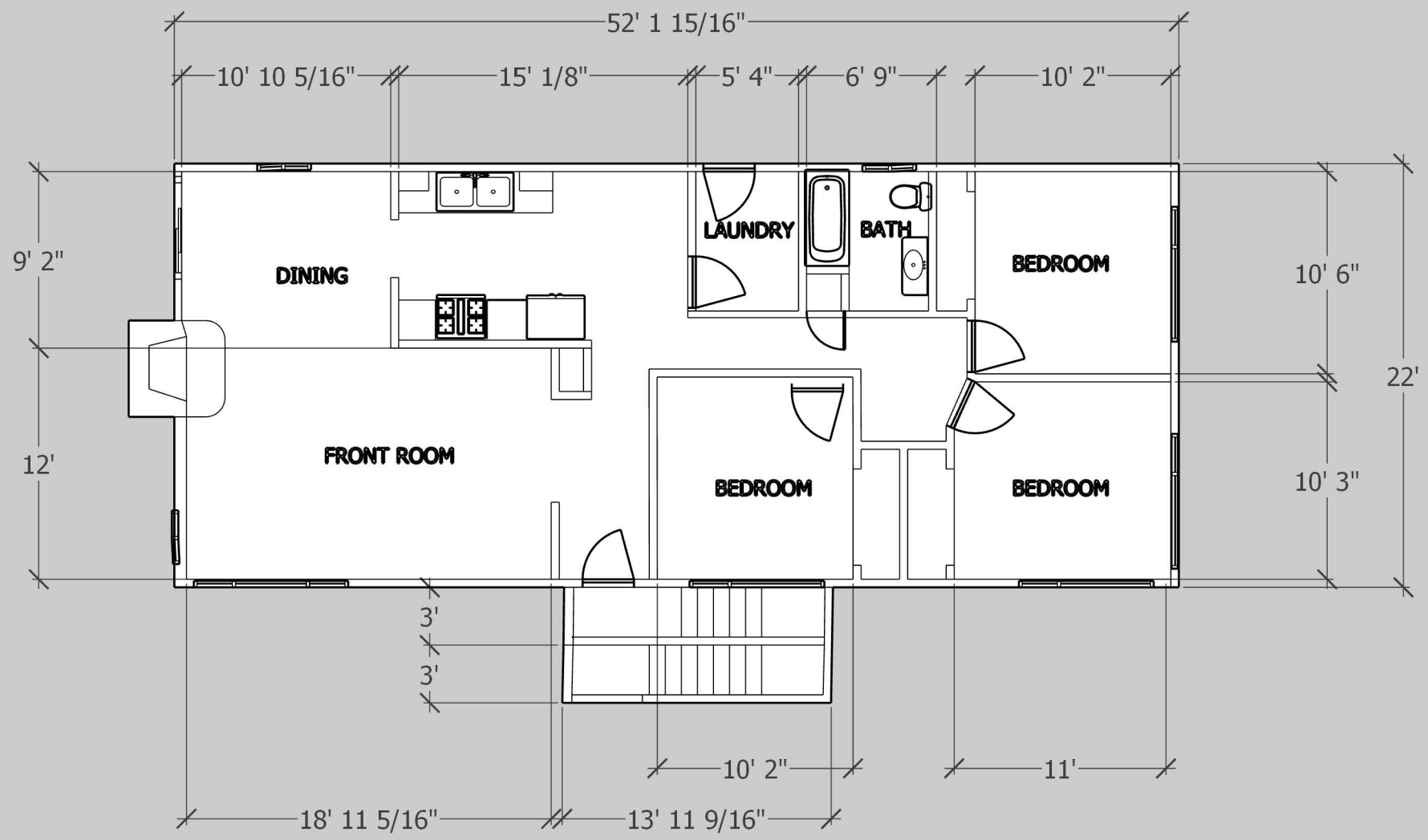


REVISIONS	
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2758 Del Monte AV El Cerrito CA

AS BUILT FOUNDATION

A 02

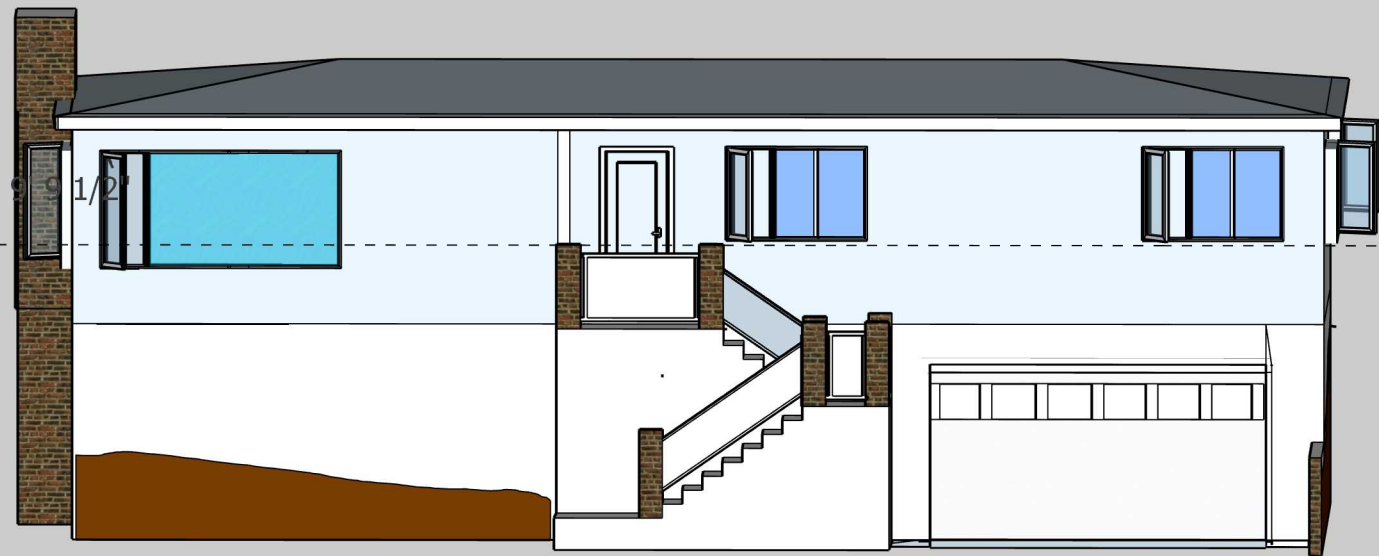


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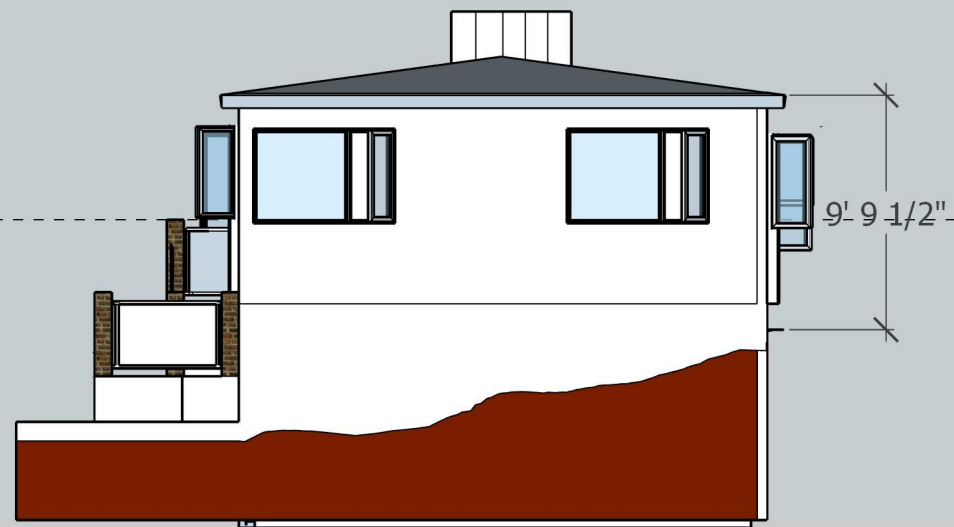
2758 Del Monte AV El Cerrito CA

AS BUILT MAIN FLOOR

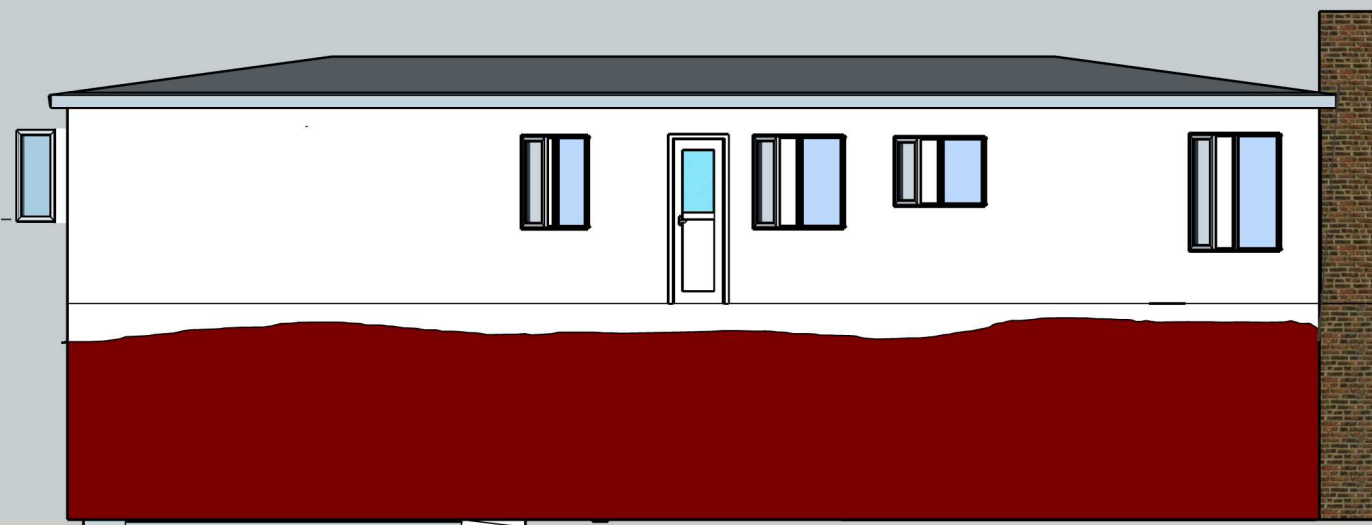
A 03



FRONT



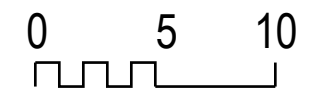
SOUTH



BACK



NORTH



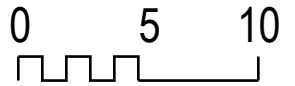
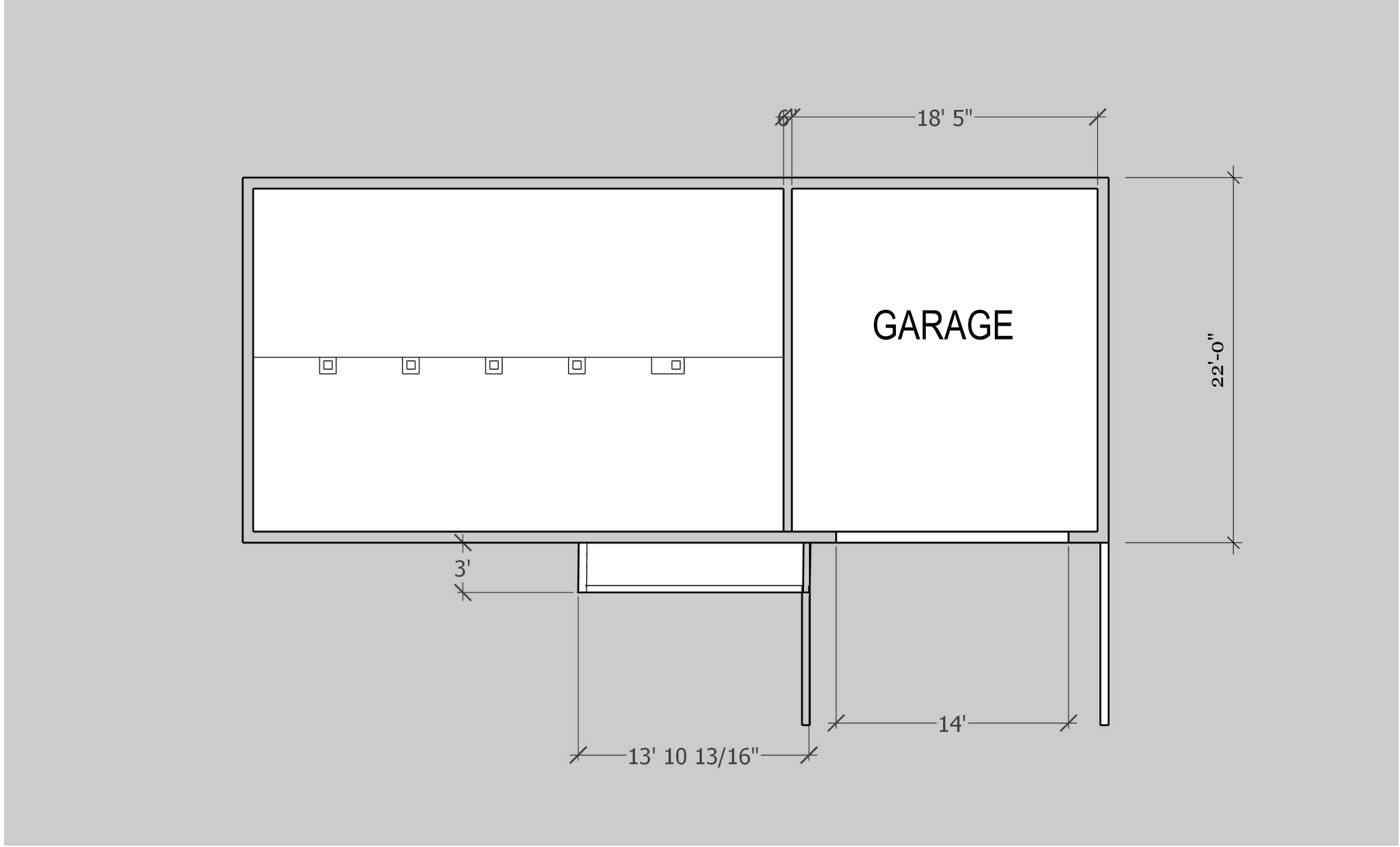
REVISIONS

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2758 Del Monte AV El Cerrito CA

AS BUILT ELEVATIONS

A 04



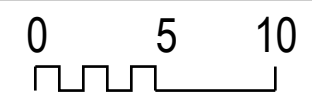
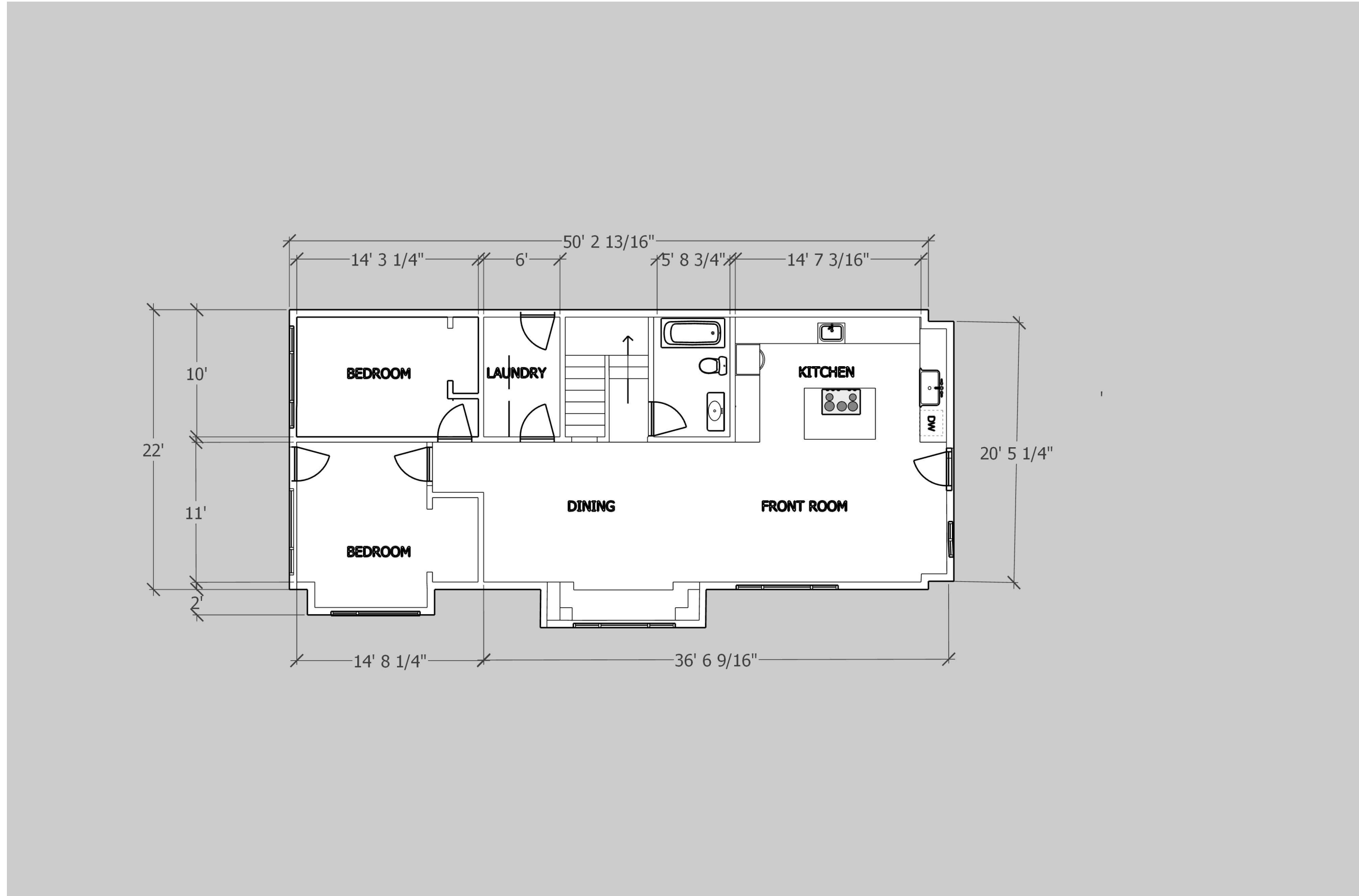
REVISIONS

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2758 Del Monte AV El Cerrito CA

FOUNDATION

A 05

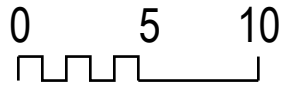
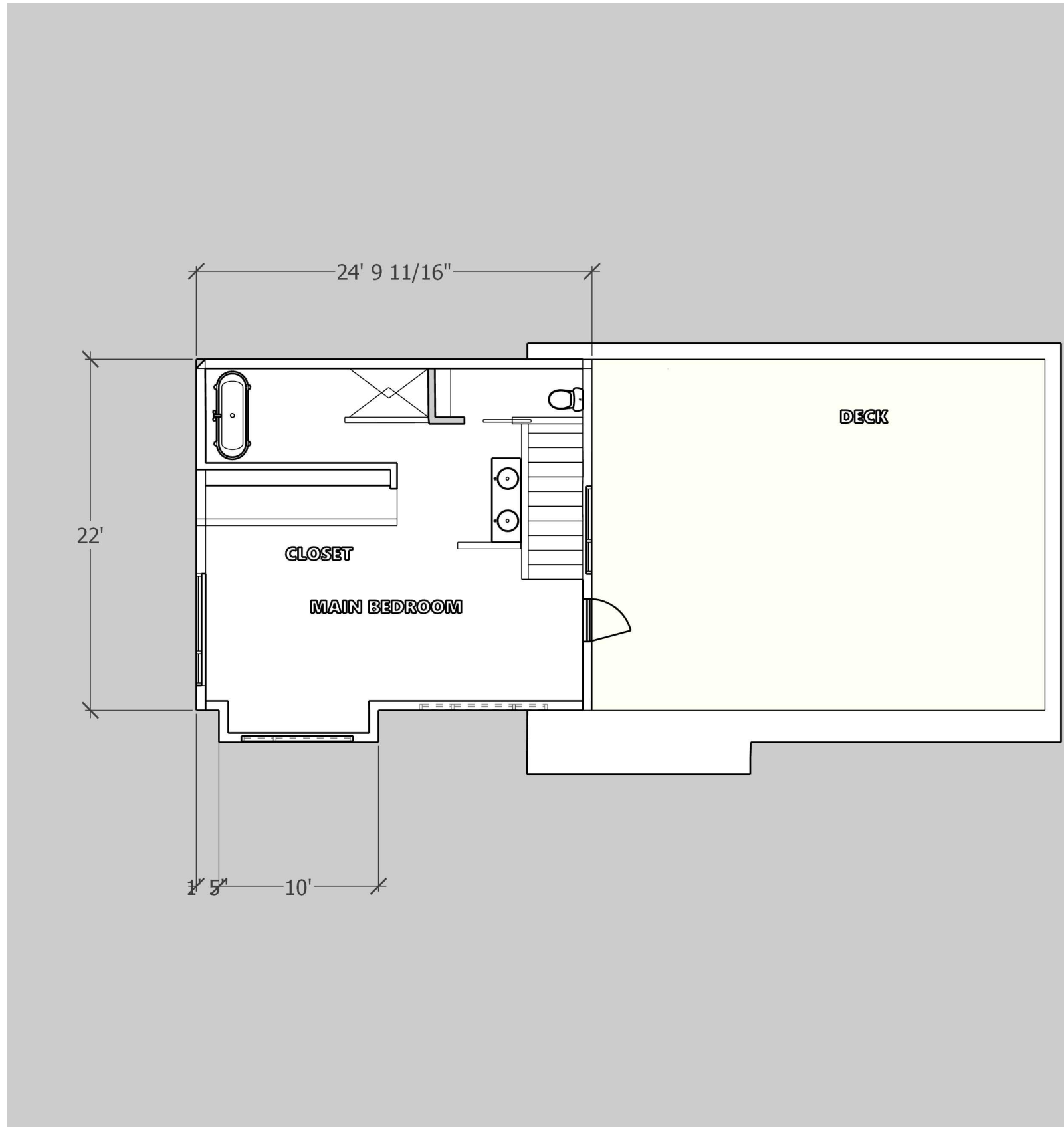


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2758 Del Monte AV El Cerrito CA

Main Floor

A 06

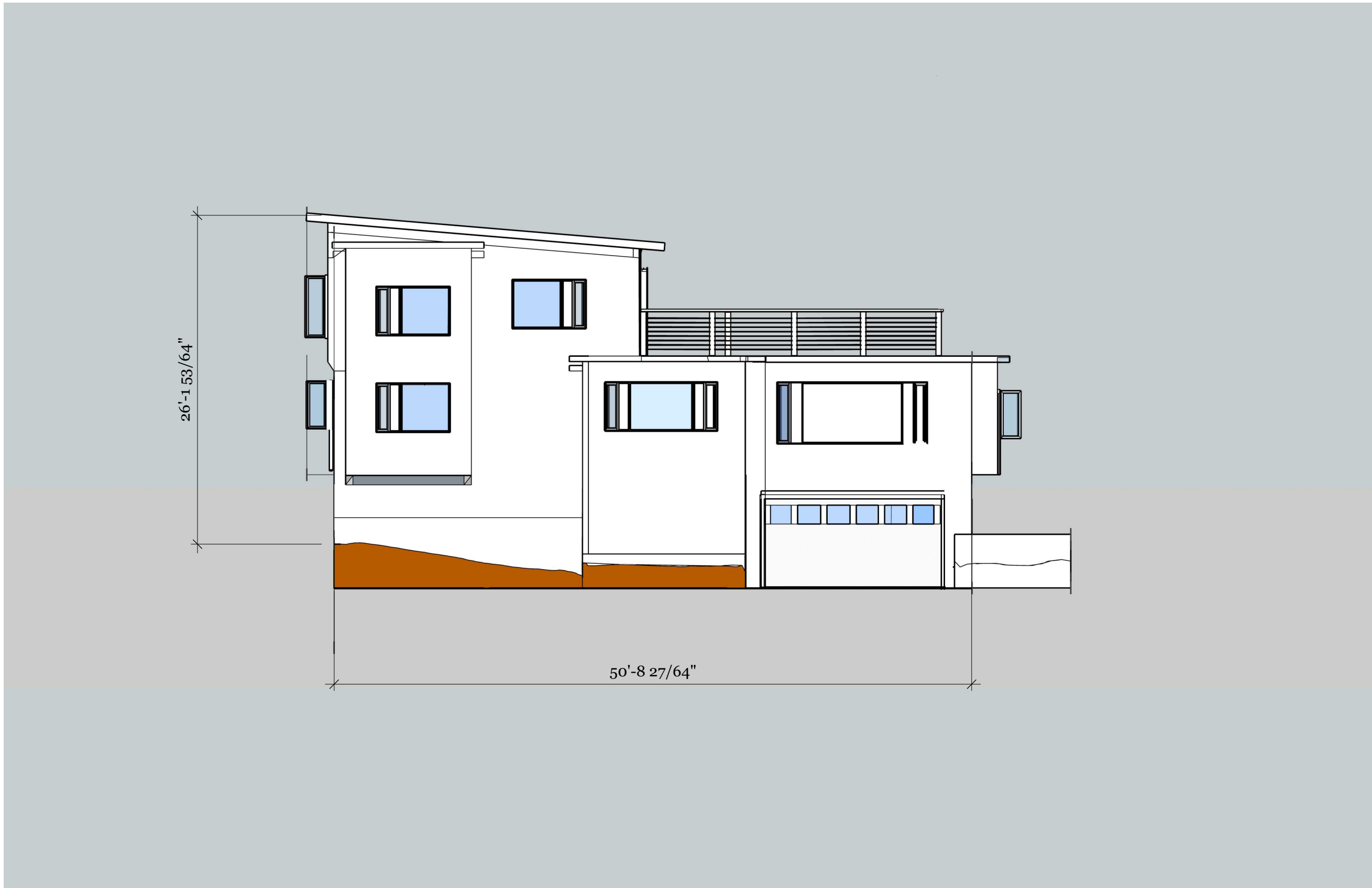


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2758 Del Monte AV El Cerrito CA

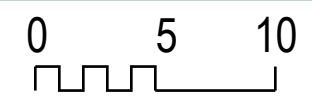
MAIN BEDROOM

A 07



26'-1 53/64"

50'-8 27/64"

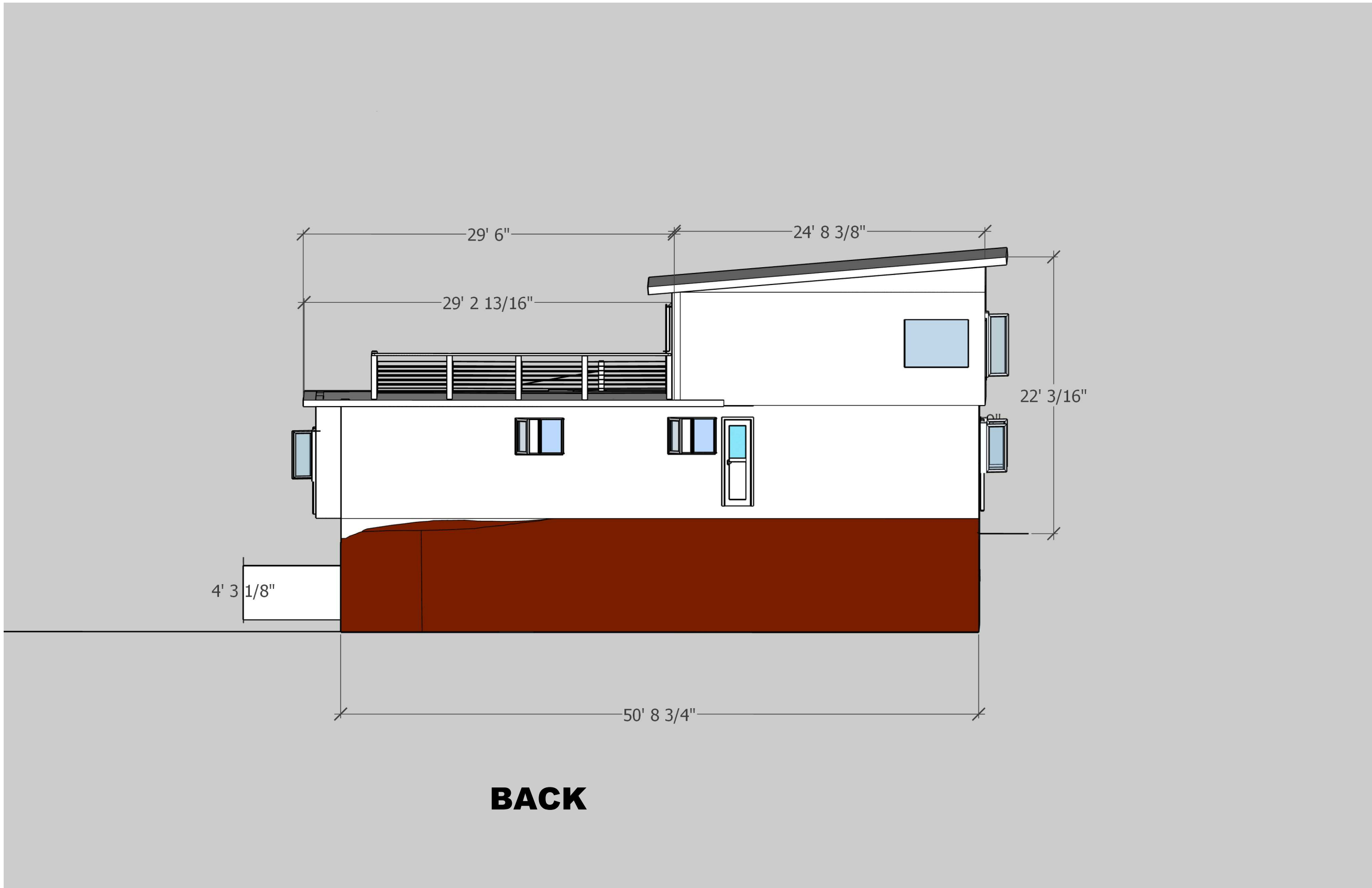


REVISIONS	
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2758 Del Monte AV El Cerrito CA

FRONT ELEVATION

A 08



4' 3 1/8"

29' 6"

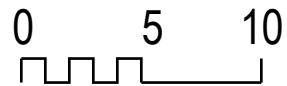
29' 2 13/16"

24' 8 3/8"

22' 3/16"

50' 8 3/4"

BACK

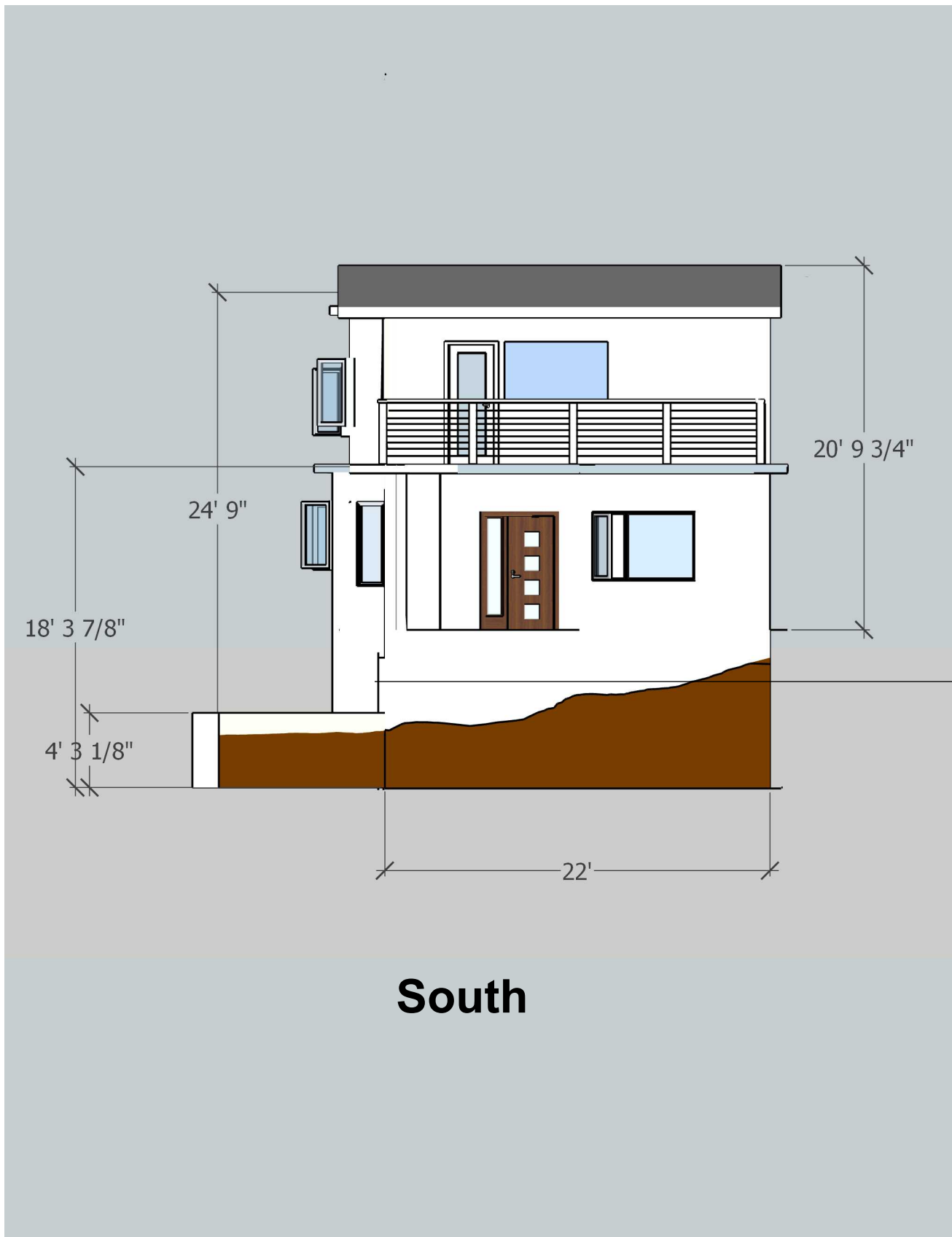


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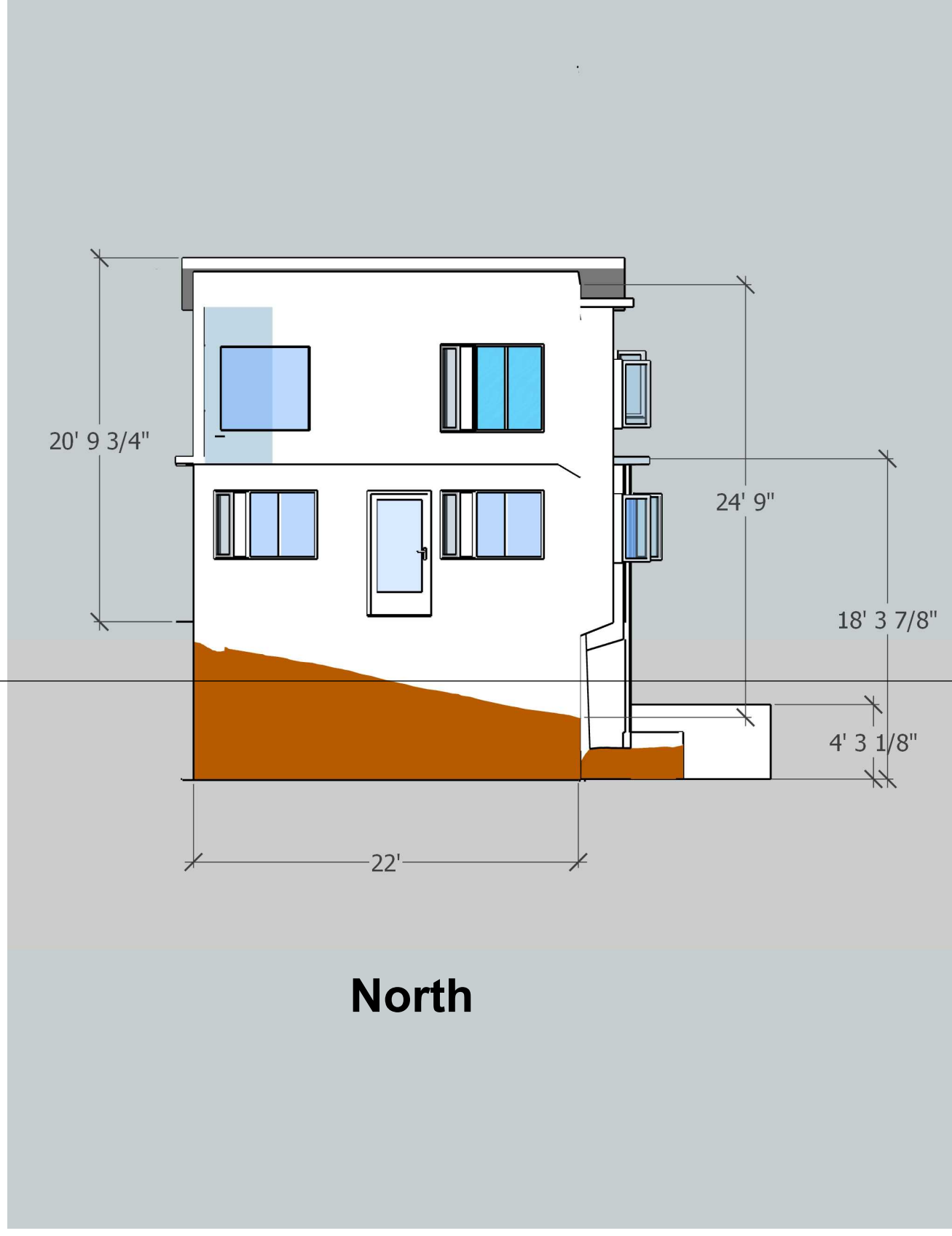
2758 Del Monte AV El Cerrito CA

BACK

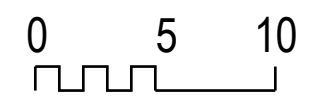
A 09



South



North



REVISIONS	
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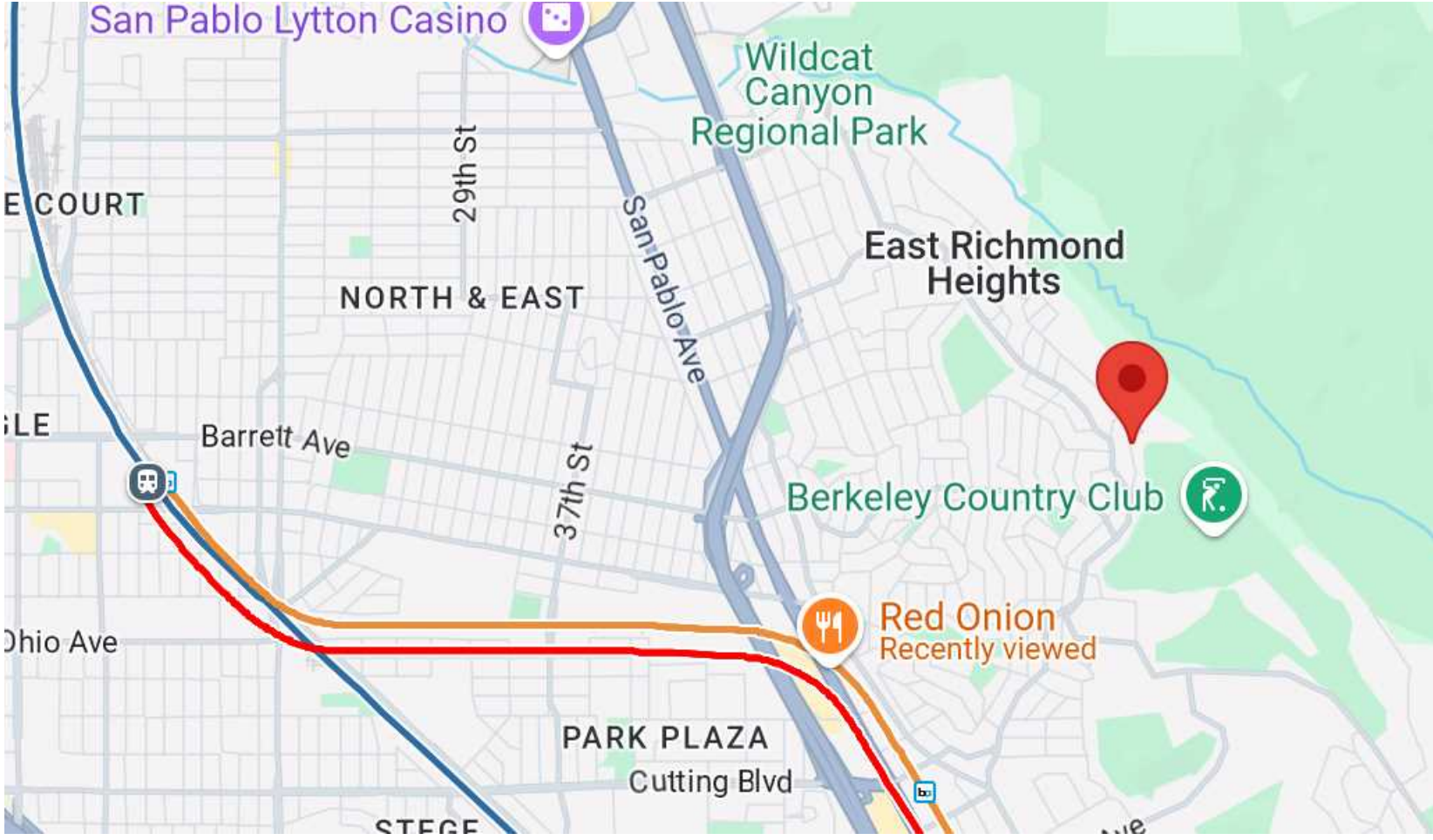
2758 Del Monte AV El Cerrito CA

N S ELEVATIONS

A 10



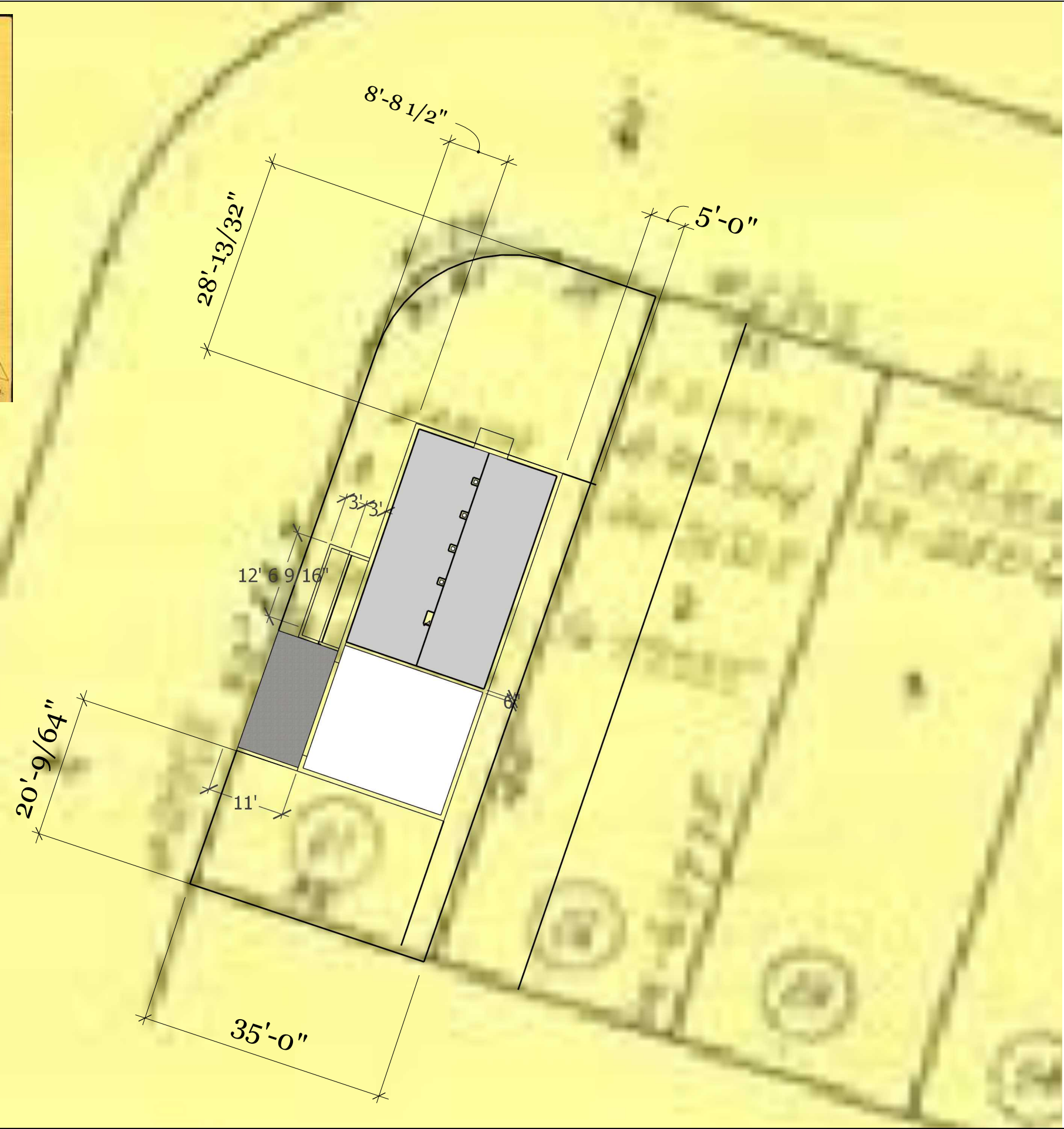
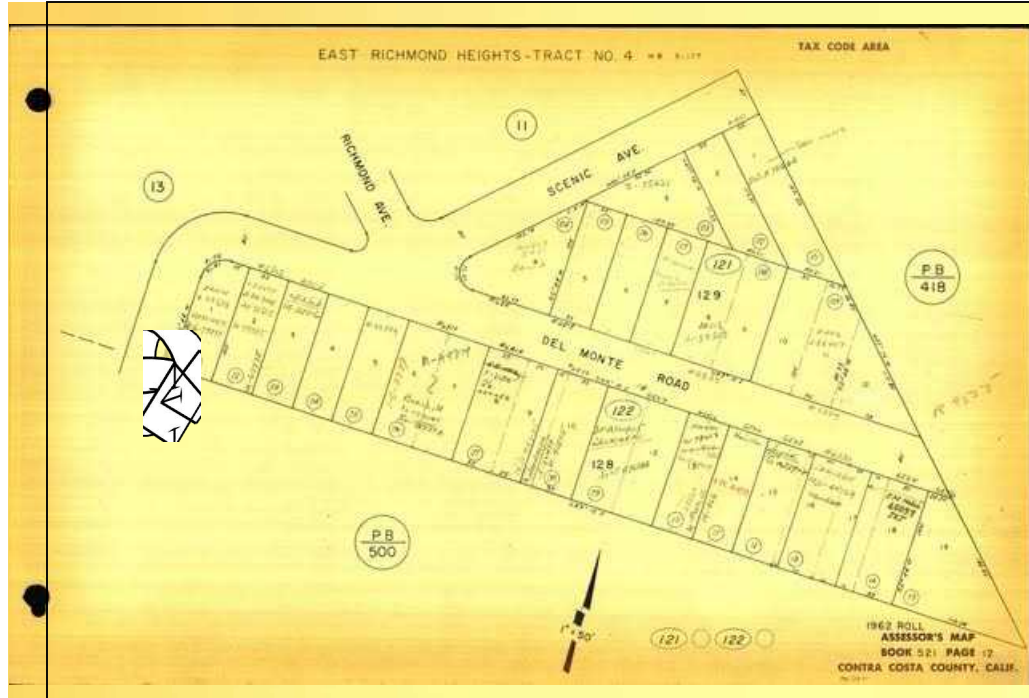
5728 Del Monte Av El Cerrito Ca
ROB NUNALLY



REVISIONS	
NO.	REMARKS
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5	October 19, 2024

The Greg Phipps Company
 2758 Del Monte AV El Cerrito CA

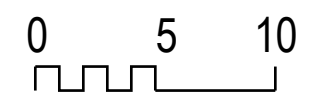
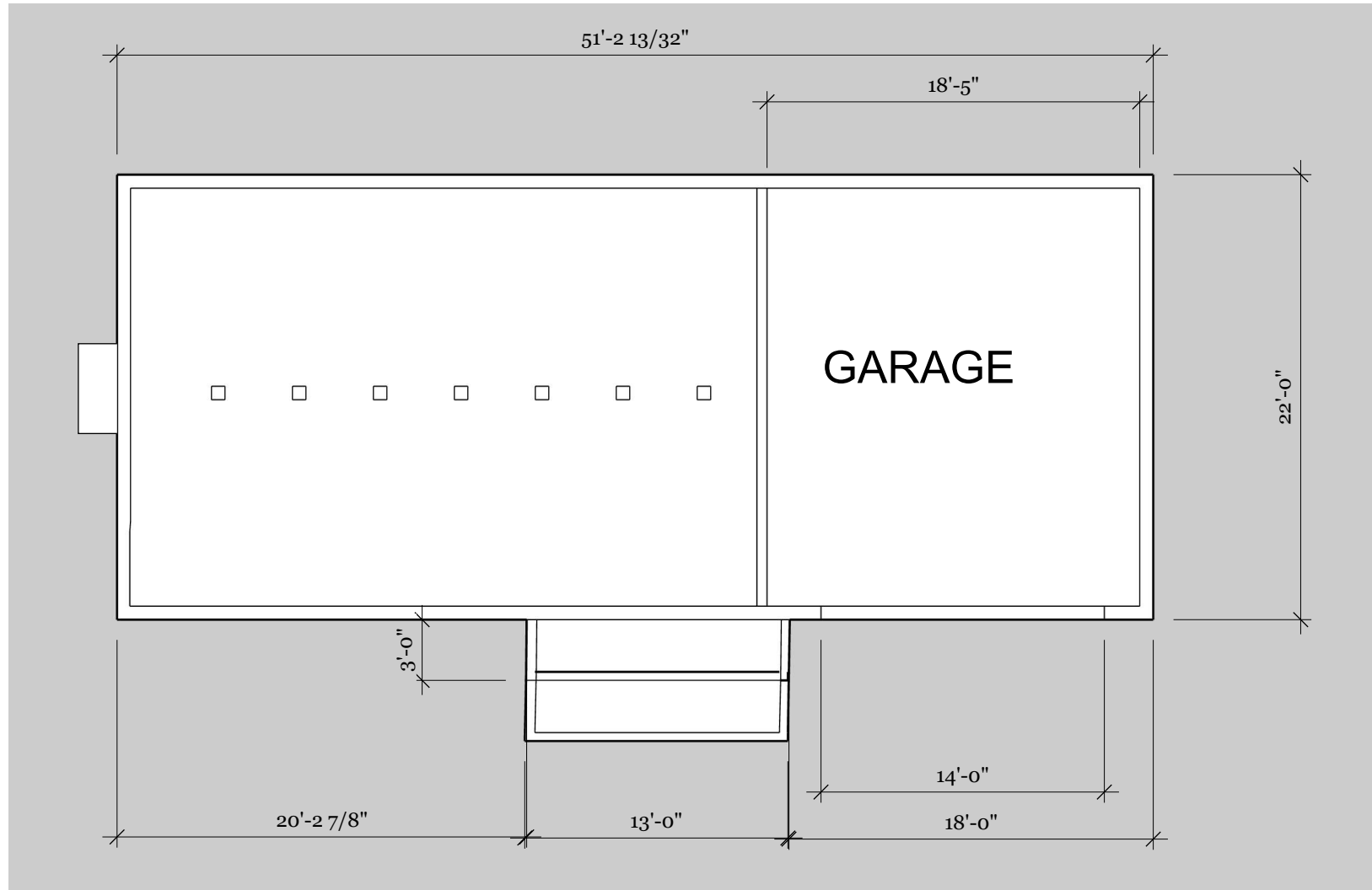
2758 Del Monte Av
Renovation



REVISIONS	
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2758 Del Monte AV El Cerrito CA

Site Plan

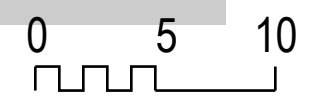
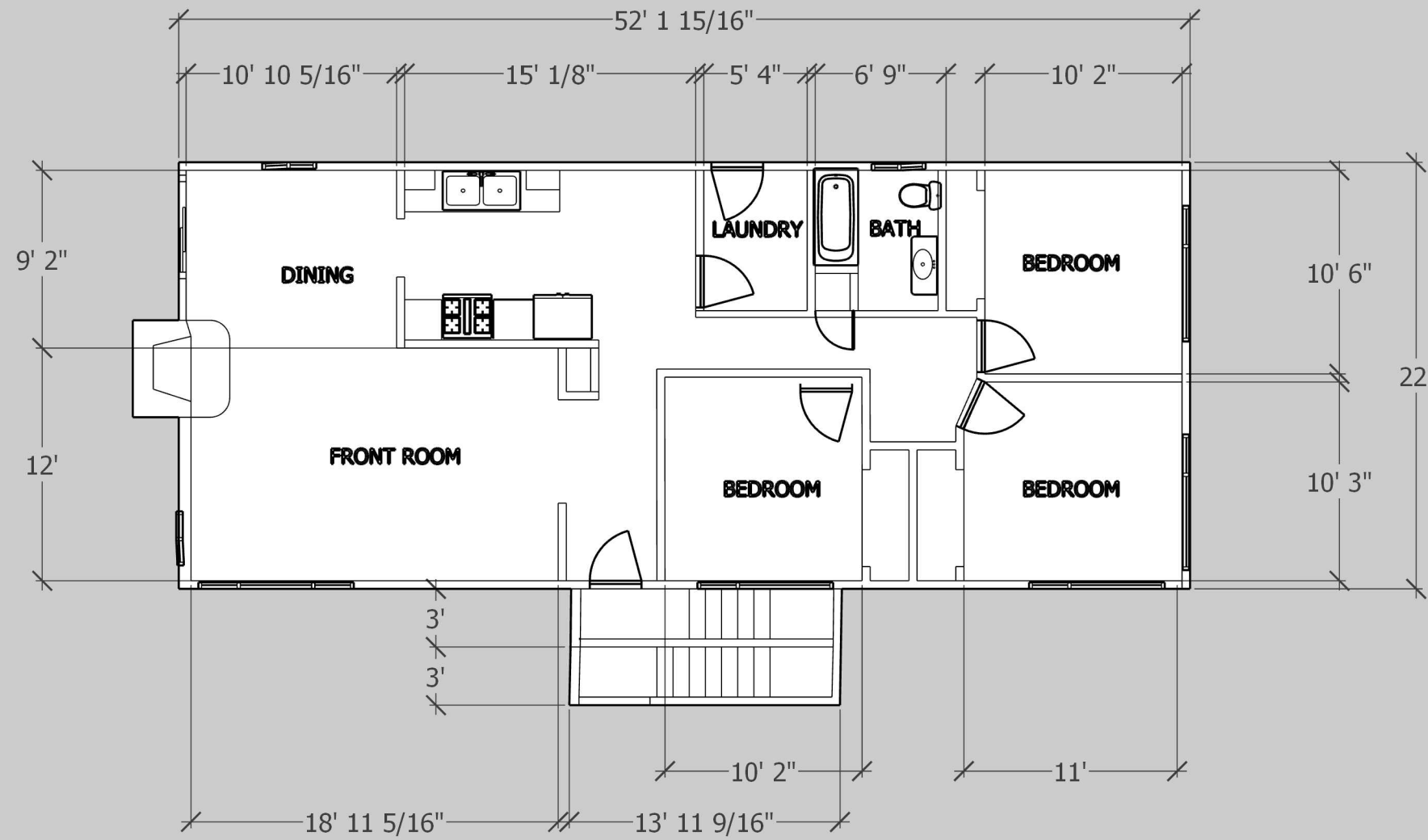


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2758 Del Monte AV El Cerrito CA

**AS BUILT
FOUNDATION**

A | 02

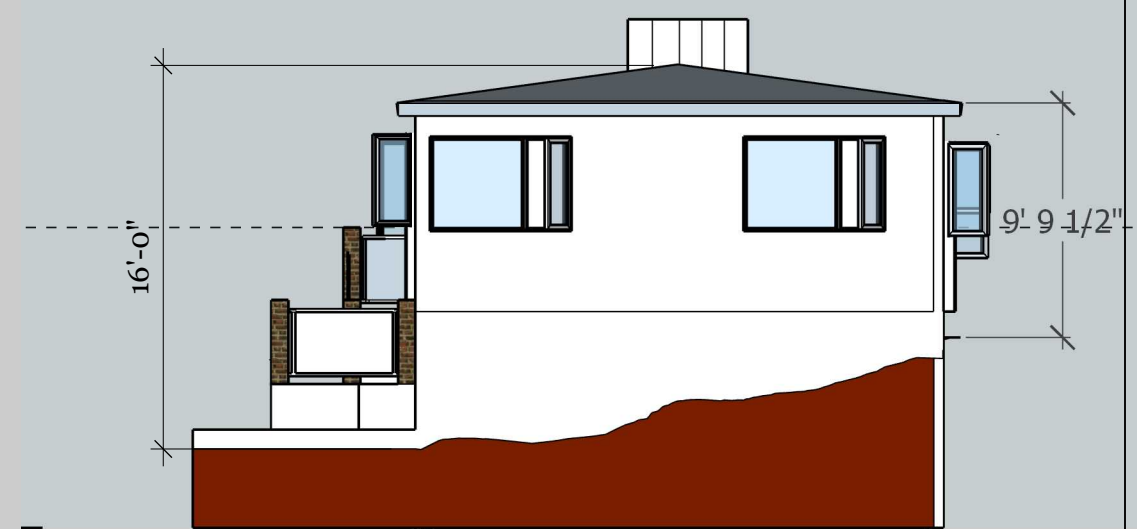
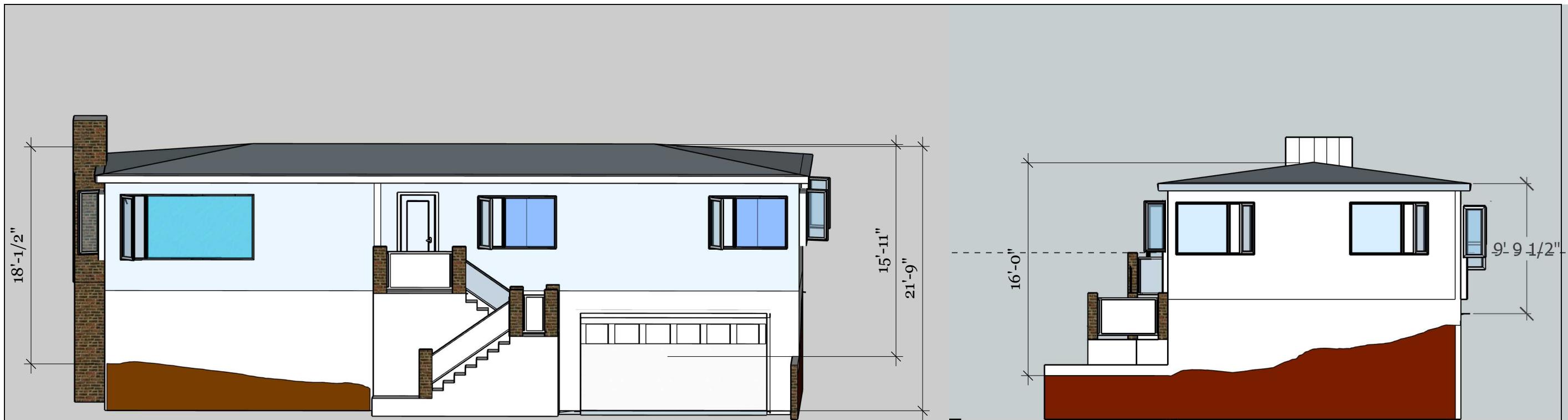


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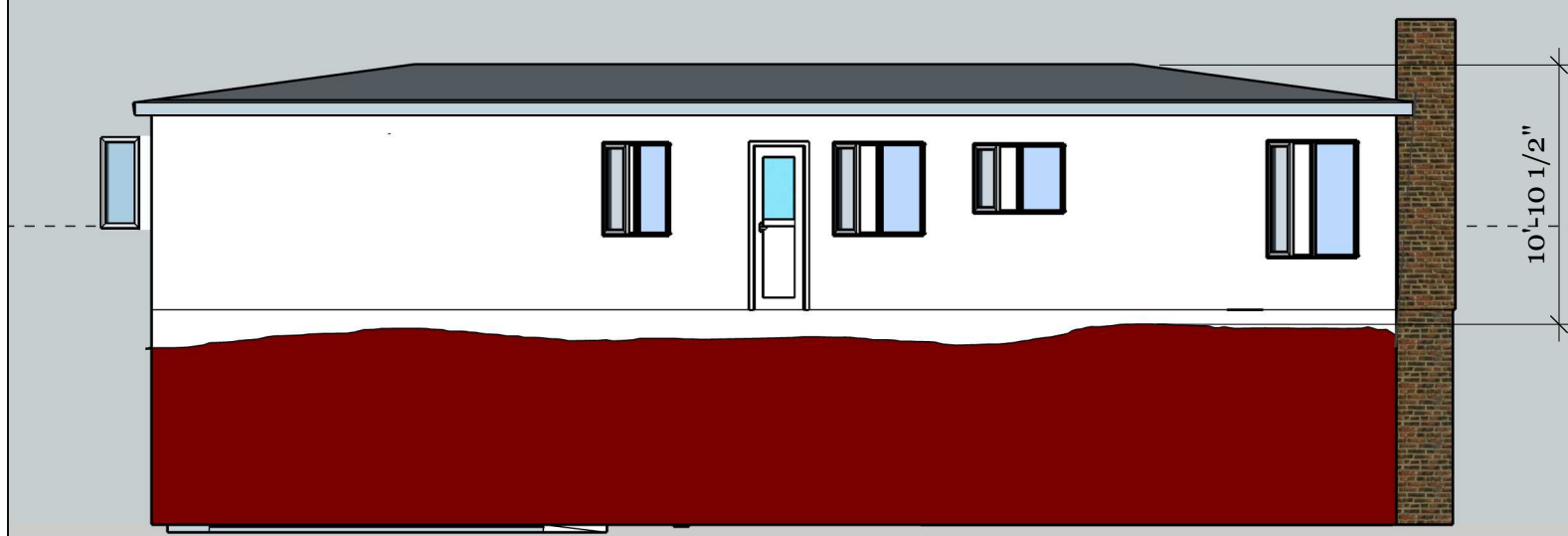
2758 Del Monte AV El Cerrito CA

AS BUILT MAIN FLOOR

A | 03



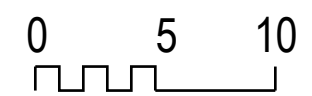
SOUTH



BACK



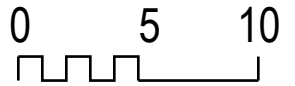
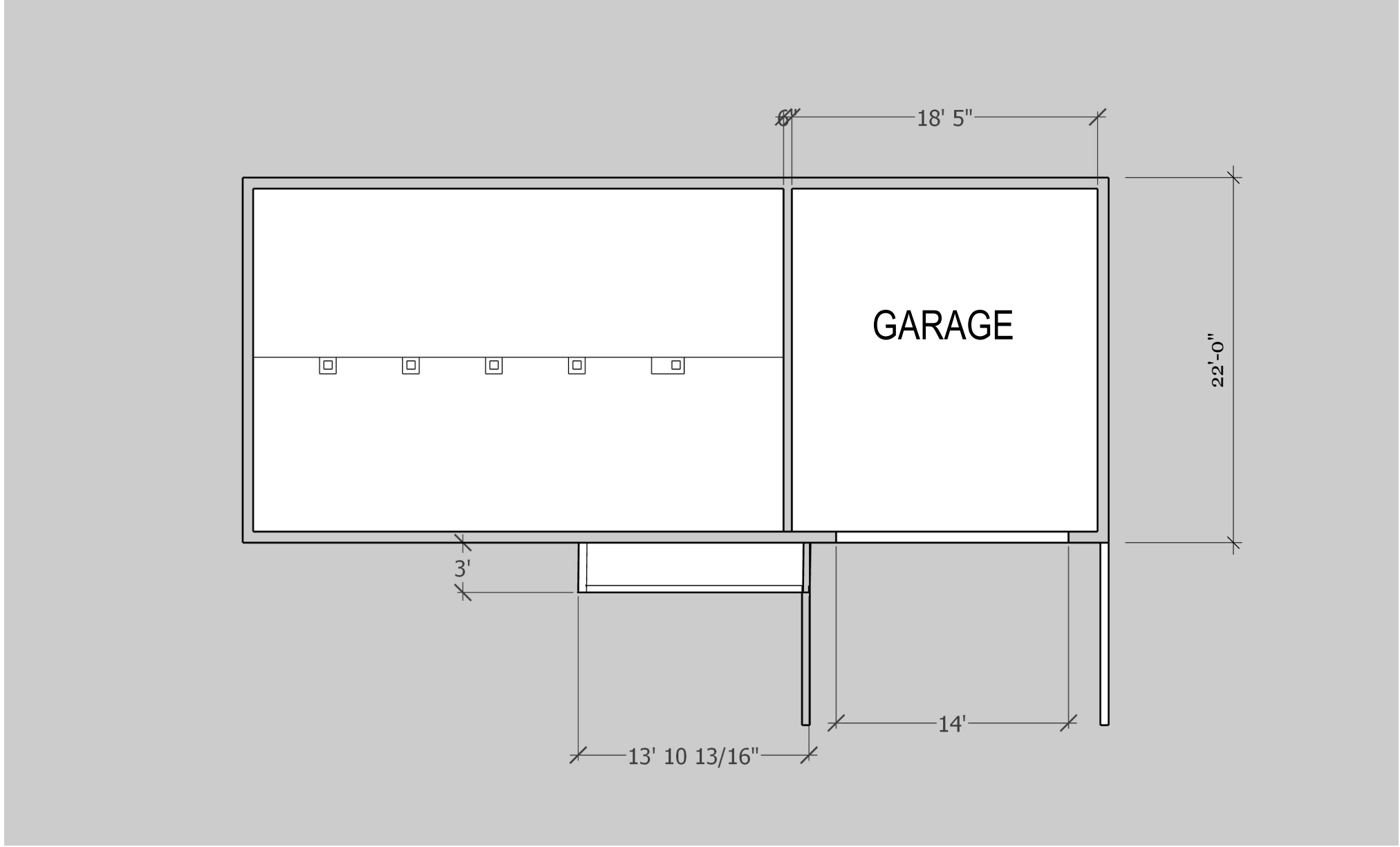
NORTH



REVISIONS	
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2758 Del Monte AV El Cerrito CA

AS BUILT ELEVATIONS

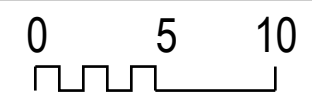
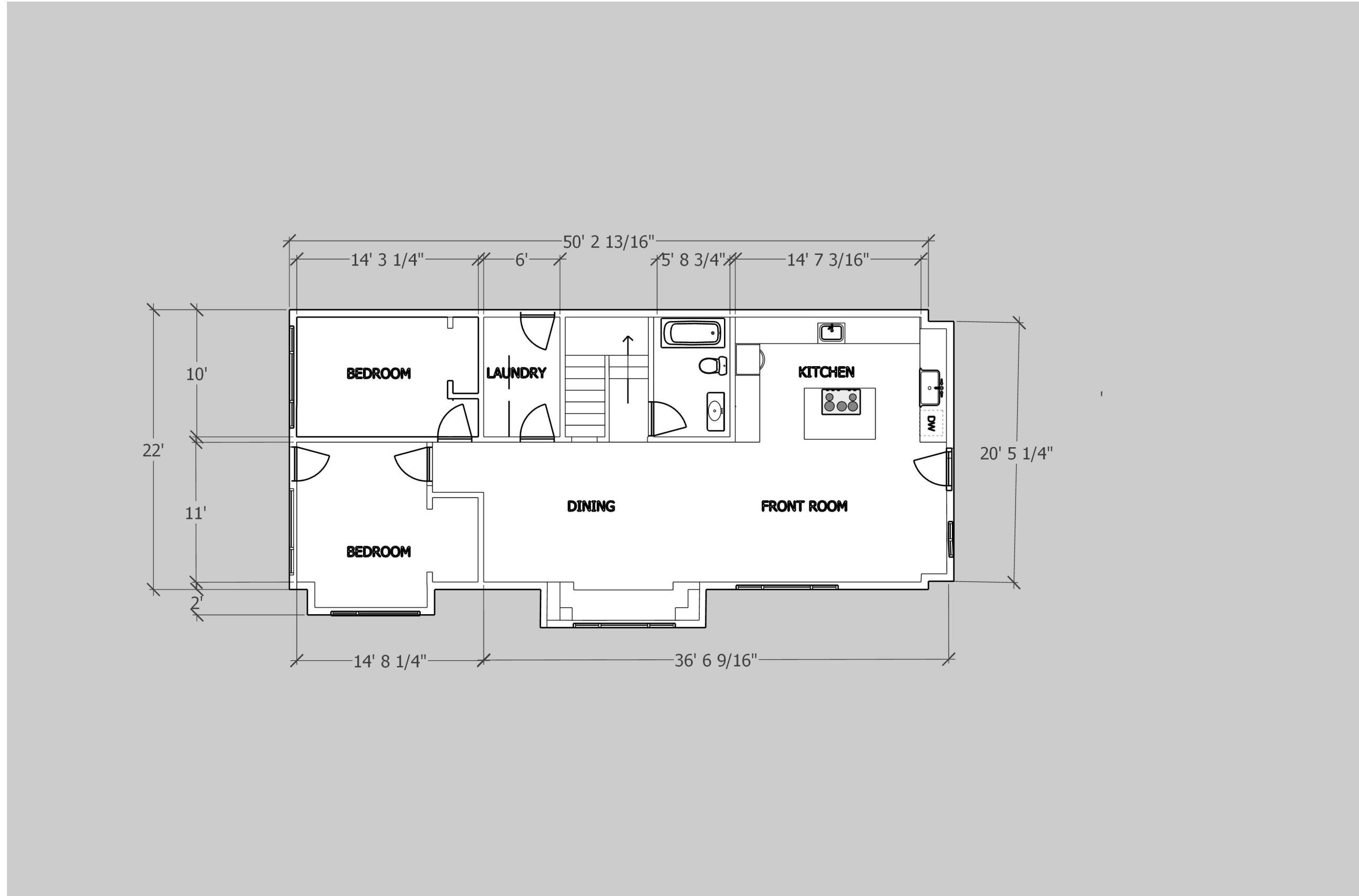


REVISIONS	
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2758 Del Monte AV El Cerrito CA

**No Change of
FOUNDATION**

A | 05

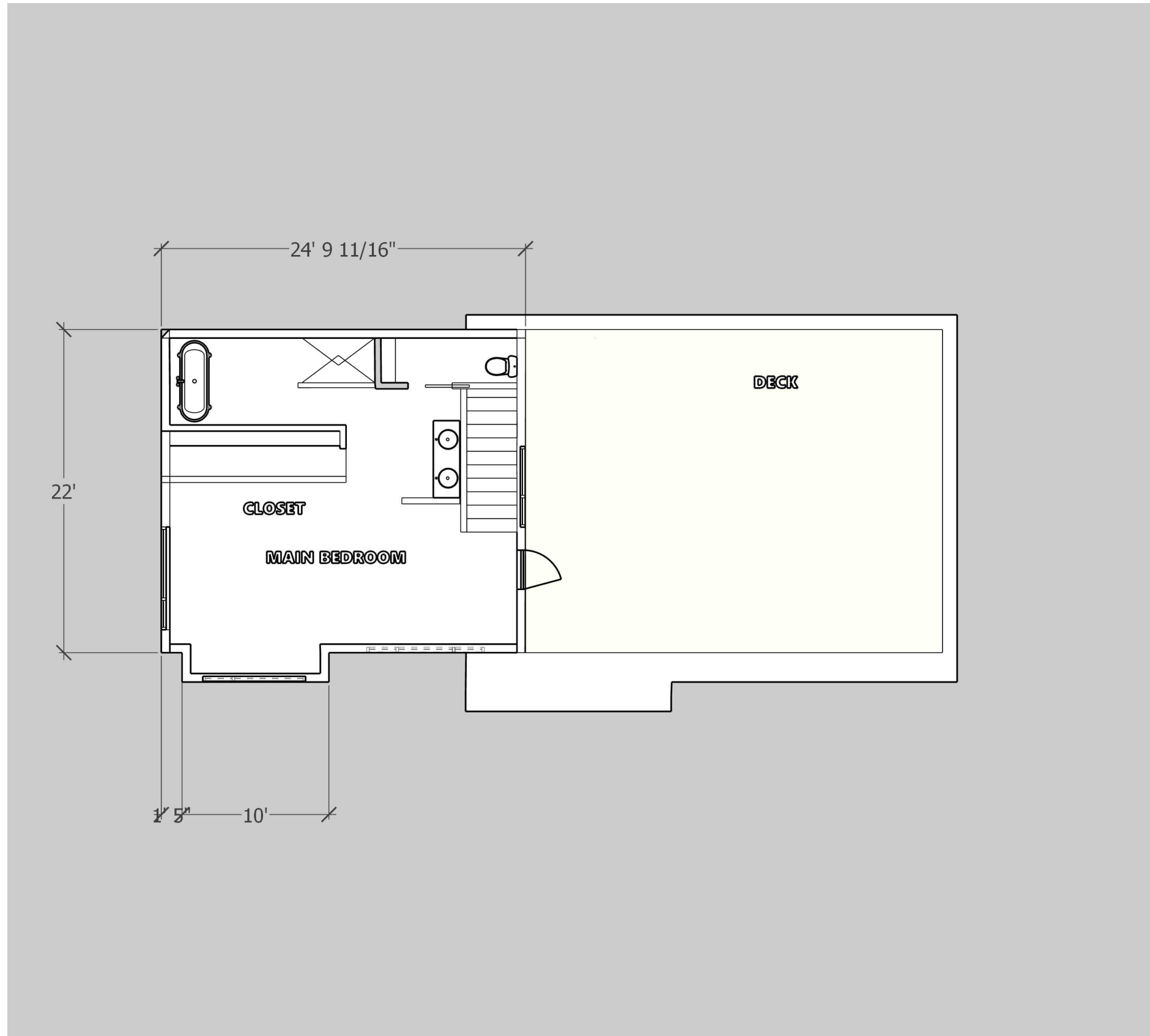


REVISIONS	
NO.	REMARKS
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2758 Del Monte AV El Cerrito CA

**Proposed
Main Floor**

A | 06

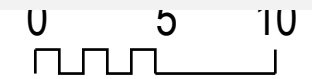
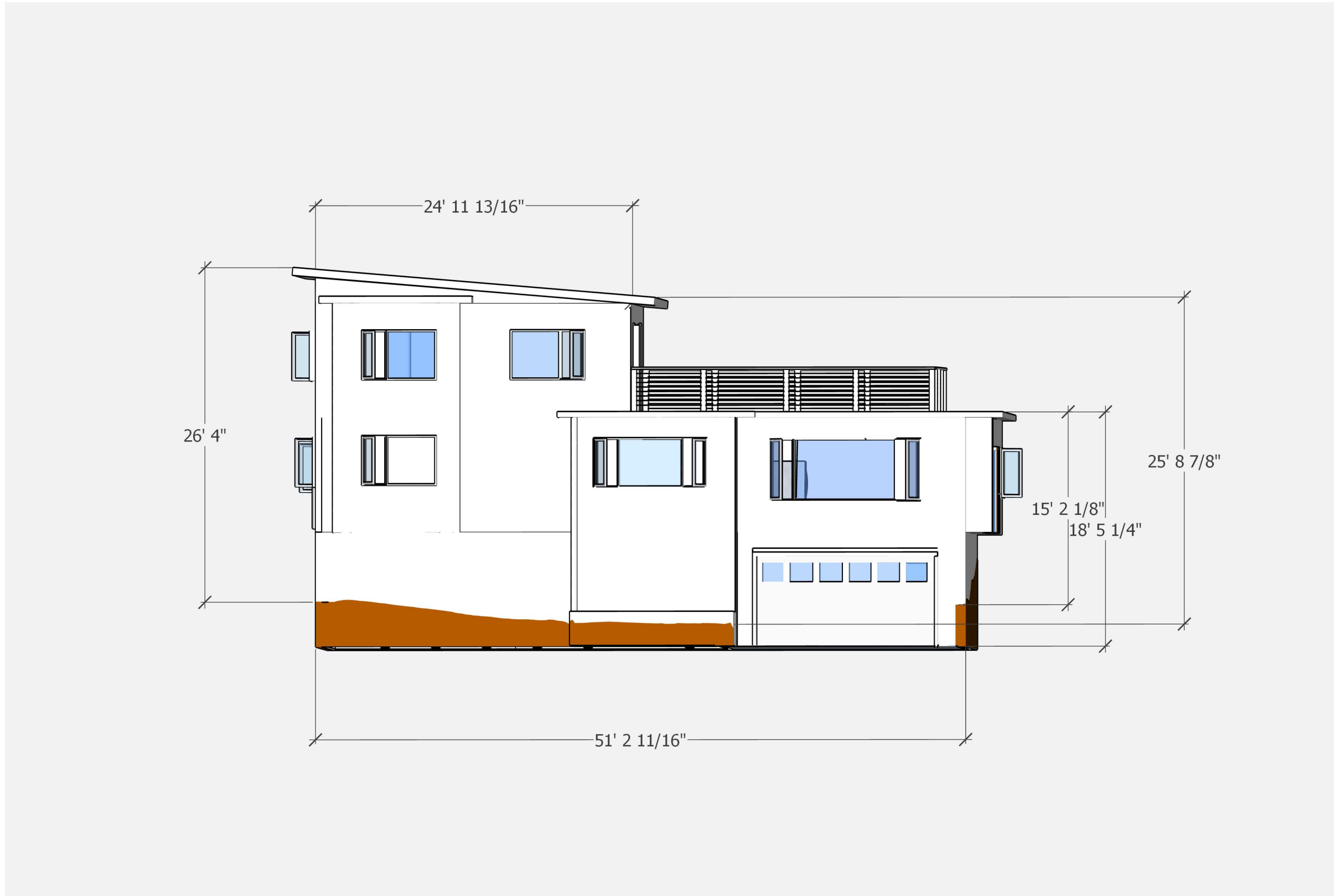


**Proposed
MAIN BEDROOM**

2758 Del Monte AV El Cerrito CA

REVISIONS	
NO.	REMARKS
1	9/12/24
2	...
3	...
4	...
5	...

A | 07

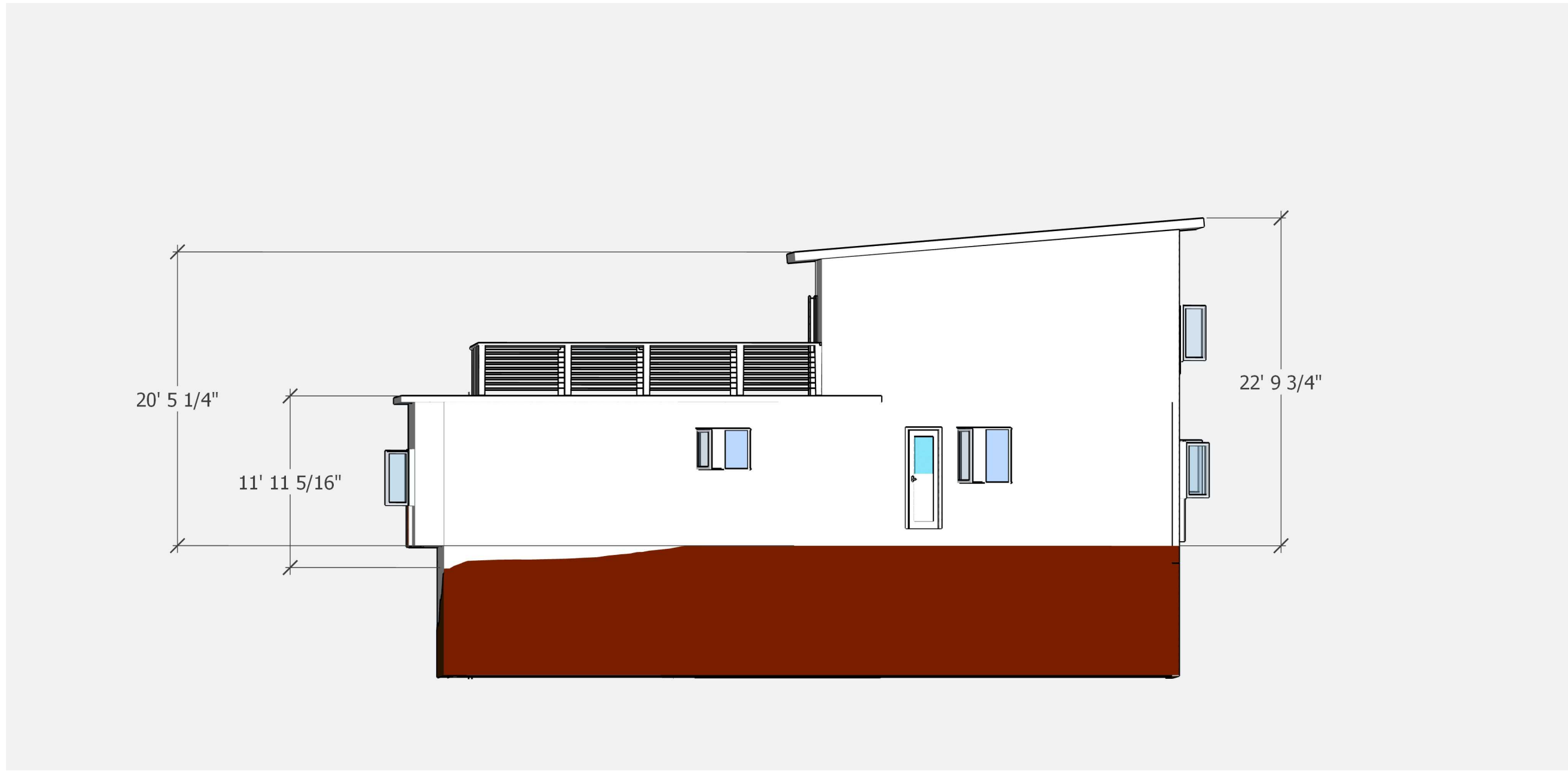


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NO.	REMARKS
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2	
3	
4	
5	

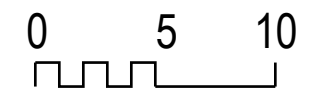
2758 Del Monte AV El Cerrito CA

**Proposed
FRONT elevation**

A | 08



BACK



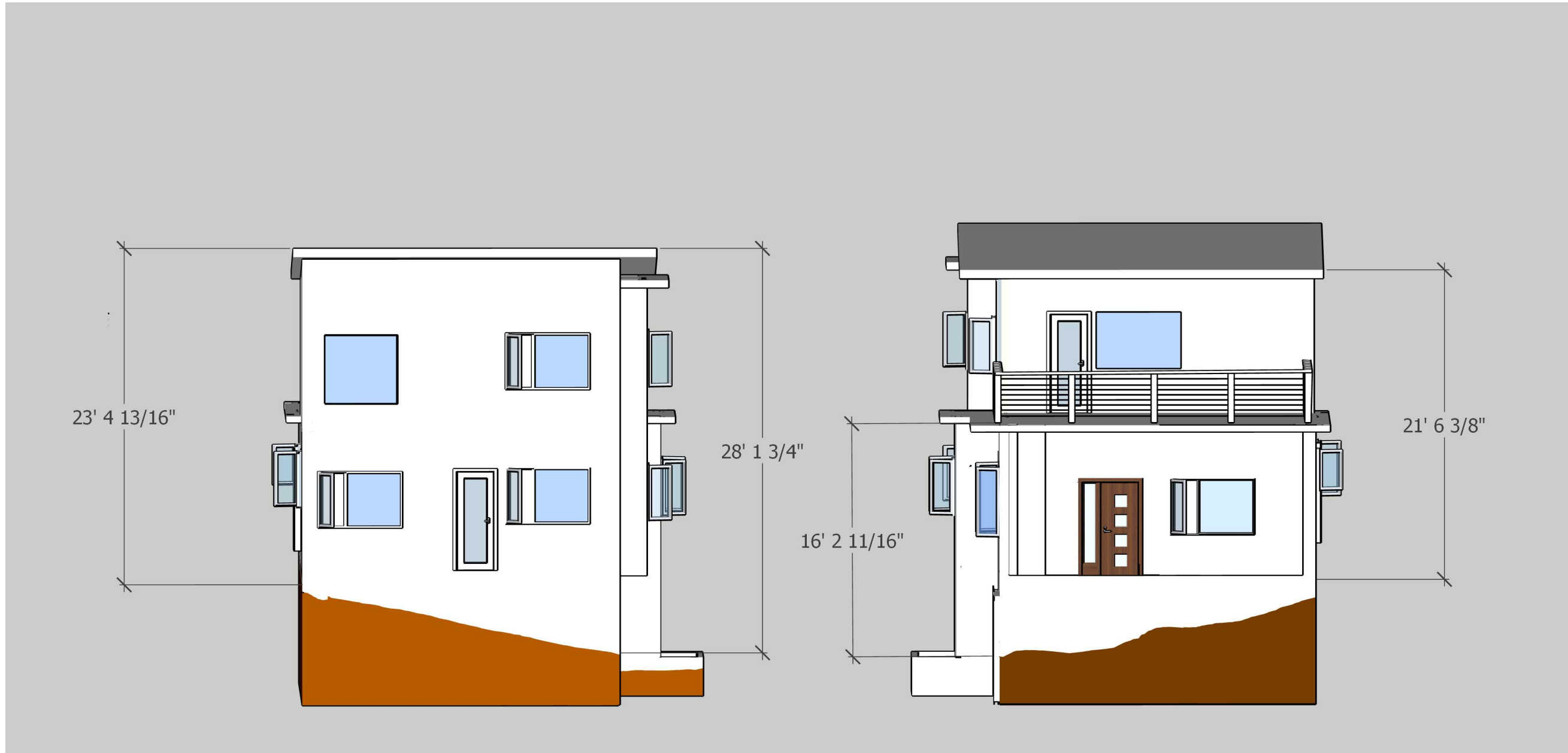
REVISIONS

NO.	DATE	REMARKS
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2
3
4
5

2758 Del Monte AV El Cerrito CA

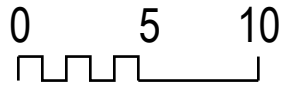
**Proposed
BACK elevation**

A | 09



North

South



REVISIONS	
NO.	REMARKS
1	9/12/24
2	
3	
4	
5	

2758 Del Monte AV El Cerrito CA

**Proposed
N S ELEVATIONS**

A | 10



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 24-3912

Agenda Date: 11/12/2024

Agenda #:

Advisory Board: East Richmond Heights Land Use Subcommittee

Subject: Receive County File Number: CDVR24-01044

Information: Receive County File Number: CDVR24-01044



AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p>___ Building Inspection ___ Grading Inspection ___ Advance Planning ___ Housing Programs ___ Trans. Planning ___ Telecom Planner ___ ALUC Staff ___ HCP/NCCP Staff ___ APC PW Staff ___ County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p>___ Environmental Health ___ Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p>___ Engineering Services (1 Full-size + 3 email Contacts) ___ Traffic ___ Flood Control (Full-size) ___ Special Districts</p> <p><u>LOCAL</u></p> <p>___ Fire District _____ ___ San Ramon Valley – (email) rwendel@srvfire.ca.gov ___ Consolidated – (email) fire@cccfd.org ___ East CCC – (email) brodriguez@cccfd.org</p> <p>___ 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)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p>___ CHRIS (email only: nwic@sonoma.edu) ___ CA Fish and Wildlife, Region 3 – Bay Delta ___ Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____ _____ _____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____ Phone # _____ E-mail _____ County File # _____ Prior to _____</p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p>___ Active Fault Zone (Alquist-Priolo) ___ Flood Hazard Area, Panel # _____ ___ 60-dBA Noise Control ___ CA EPA Hazardous Waste Site High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p>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.</p> <p>Comments: ___ None ___ Below ___ Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
--	--



Planning Application Summary

County File Number: CDVR24-01044

File Date: 9/23/2024

Applicant:

Bacilia Macias Bacilia Macias Architecture
6007 NE Sacramento St
Portland, OR 97213

bacilia@bmarch.net
(510) 691-7910

Property Owner:

EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 948064487

eduardolanderos26@yahoo.com
(415) 531-6111

Project Description:

The applicant requests approval of a variance to allow for a 14 foot aggregate side yard setback (where 15 is the minimum), a 9-foot front yard and public road setback (where 20' is the minimum for the front yard setback and where 10' is the minimum for the public road setback), a tree permit for work within the dripline and removal of 1 tree (vacant lot) and small lot design review for the construction of a 2238 sq ft house.

Project Location: (Address: 1518 BARTH AVE, SAN PABLO, CA 948064214), (APN: 419192015)

Additional APNs:

General Plan Designation(s): SH

Zoning District(s): R-6

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC: East Richmond Heights

Sphere of Influence: San Pablo

Fire District: CONSOLIDATED FIRE

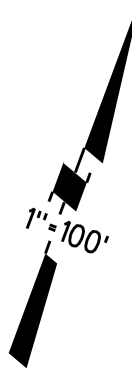
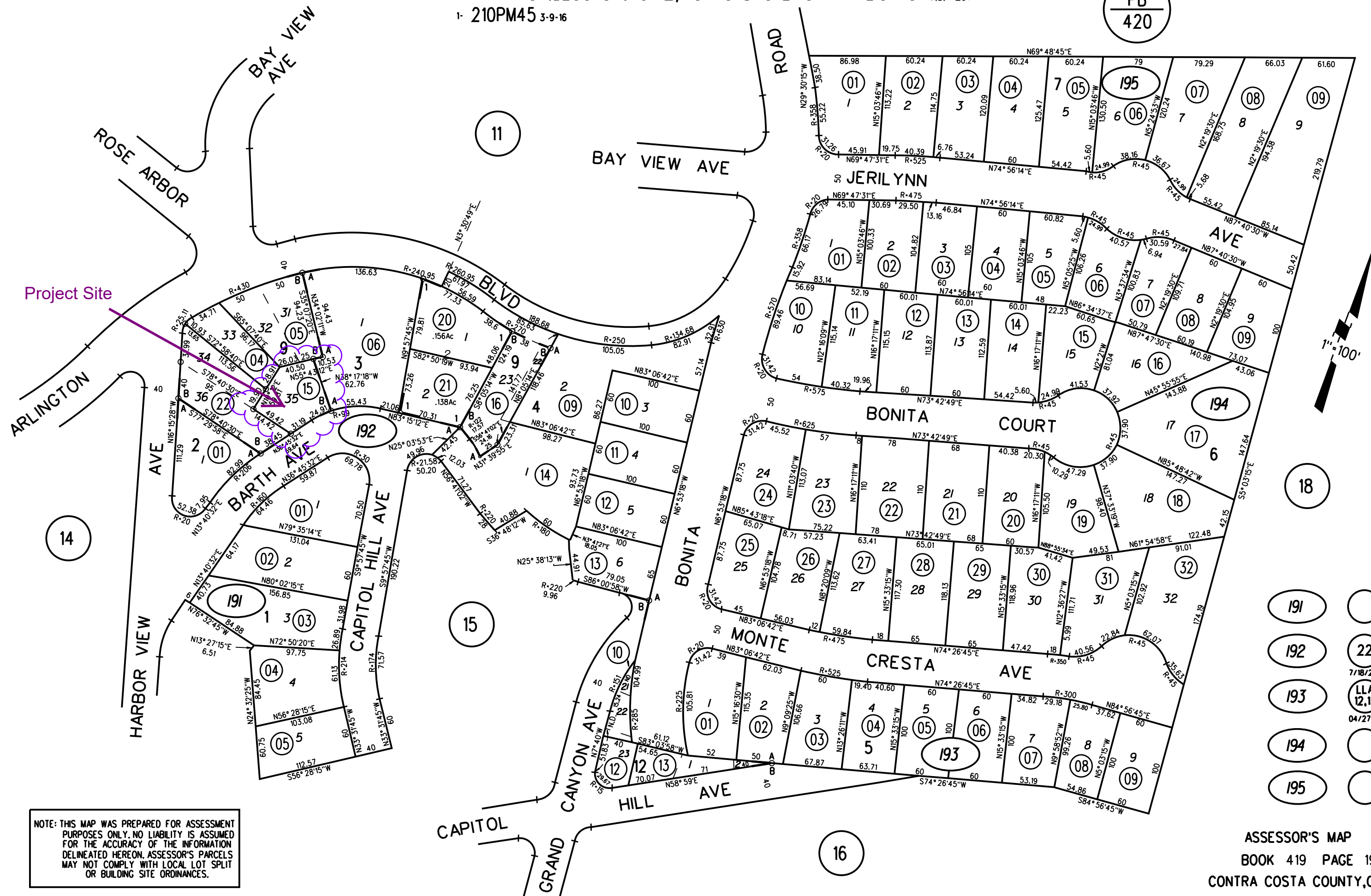
Sanitary District: WEST CO WASTEWATER

Housing Inventory Site:

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
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3412.00	3412.00

PB
420








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.

- 191
- 192
- 193
- 194
- 195
- 22
- 7/18/22
- LLA 12,13
- 04/27/10



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
-  Unincorporated
-  City Limits
-  Board of Supervisors' Districts
- Base Data**
-  Address Points



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.







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



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
-  SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
-  Unincorporated
-  City Limits
-  Board of Supervisors' Districts
- Base Data**
-  Address Points



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



Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
- R-6 (Single Family Residential)
- Unincorporated
- City Limits
- Board of Supervisors' Districts
- Base Data**
- Address Points



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

GENERAL NOTES

All work shall comply with the CRC and all other codes and requirements, in their most recent edition. Building Inspection Dept. ordinances California State Building Code California Title 24 Energy codes NEC Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrical, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including by not limited to: electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed from the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents or any other reason, the contractor will immediately notify the Architect or Designer and clarify the point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of th job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(clr) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work, etc.

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level and planes, plied vertically with joints on bearings. All gypsum wallboard shall be mill finished 48" by5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up. The building site shall be kept free of debris and cleaned up daily

No wall telephone or electrical outlets shall be mounted back to back.

The American with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications ("plan") represent the Designer's opinion regarding it's interpretation of the ADA as it applies to the subject project. It is not in any way a warranty or guarantee that said plans comply with any or all possible interpretations of the ADA by others.

ABBREVIATIONS

Table with 4 columns: Abbreviation, Full Name, and other details. Includes items like A.B. ANCHOR BOLT, ADJ. ADJACENT, A.F.F. ABOVE FINISHED FLOOR, etc.

ADDITIONAL NOTES

FIRE SAFETY

Portable Fire Extinguishers: Structures under construction, alteration or demolition shall be provided with approved fire extinguishers in accordance with CBC §906 and sized for not less than ordinary hazard as follows per CBC §3309.1. Revise the plans to show the location of the required fire extinguisher as follows: 3.1. At each stairway on all floor levels where combustible materials are accumulated. In every storage and construction shed. Additional portable fire extinguishers shall be provided where special hazard exist, such as the storage and use of flammable and combustible liquids. Minimum 2-A-10-B-C rating fire extinguishers shall be provided throughout the building under construction, alteration, or demolition with a maximum travel distance of 75-feet.

Fire Safety during Construction:

Smoking shall be prohibited except in designated areas with approved ashtrays. All other areas must have "No Smoking" signage posted around construction areas in accordance with CFC§310. [CFC§3304.1] Combustible debris shall not be accumulated within building. Combustible debris, rubbish and waste material shall be removed from building at the end of each shift of work. [CFC §3304.2] Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. [CFC §3304.2.4] Operations involving the use of cutting and welding shall be done in accordance with CFC Chapter 35 [CFC §3304.6] During construction, the construction site or area must be clean up at the end of the day in order to provide firefighter access in the building in an event of a fire.

PROPOSED AREA SUMMARY

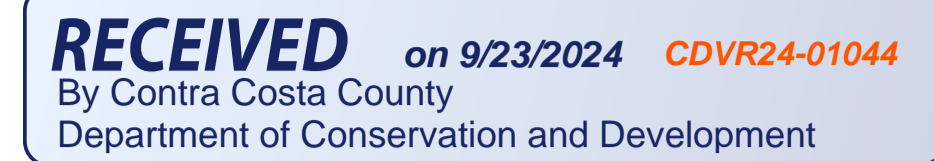
Table with 2 columns: FLOOR, AREA. Rows include FIRST FLOOR (1229 SQ FT), SECOND FLOOR (1184 SQ FT), TOTAL LIVING SPACE (2413 SQ FT).

PROJECT INFORMATION

Table with 2 columns: Field Name, Value. Includes PROJECT NAME (1518 BARTH AVE), PROJECT ADDRESS (1518 BARTH AVE, SAN PABLO, CA 94806), OCCUPANCY (R-3), CONSTRUCTION TYPE (V-B NON-RATED), etc.

PROJECT SCOPE

NEW RESIDENCE ON VACANT LOT

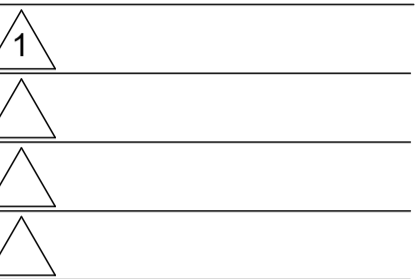


DRAWING INDEX

Table with 2 columns: SHEET NO., SHEET NAME. Lists sheets A.0.0 to A.2.4 including COVER PAGE, PROPOSED SITE PLAN, etc.



6007 NE Sacramento St. Portland, OR 97213 bacilia@bmarch.net www.baciliamacias.com P: 510.929-0727



OWNER: EDUARDO LANDEROS 2204 PINE AVE SAN PABLO, CA 94806 PH: 415-531-6111

PLANNING SET

CODES

2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 NATIONAL ELECTRICAL CODE (NEC) 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA EXISTING BUILDING CODE (AS APPLICABLE AND AMENDED BY CONTRA COSTA COUNTY)

PROJECT TEAM

ARCHITECT BACILIA MACIAS ARCHITECTURE 6007 NE SACRAMENTO ST PORTLAND, OR 97213 (510)929-0727 BACILIA@BMARCH.NET WWW.BACILIAMACIAS.COM

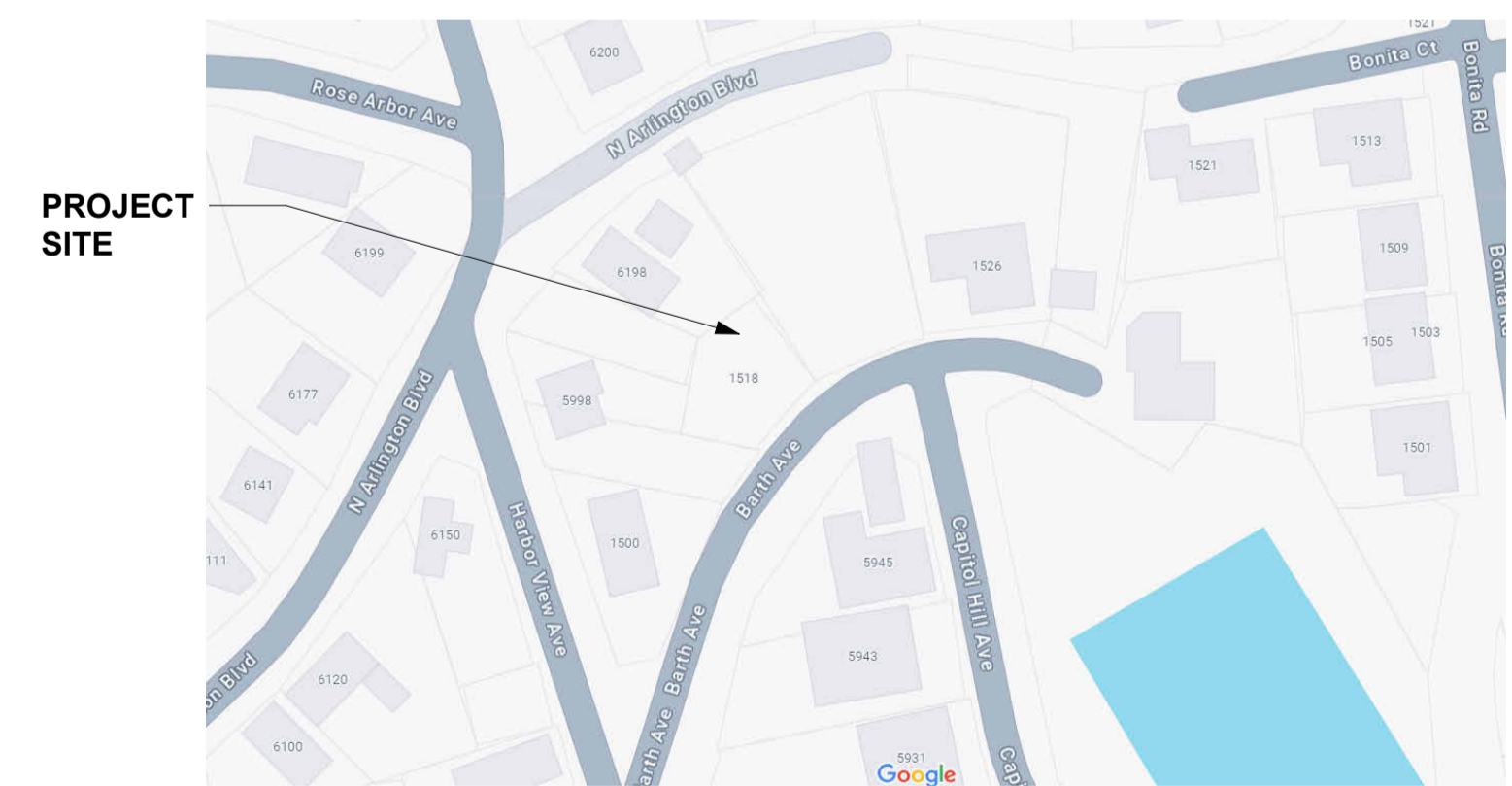
STRUCTURAL ENGINEER

TBD

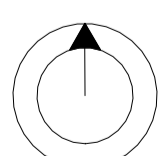
SYMBOLS LEGEND

Table mapping symbols to their meanings: ELEVATION TAG, SECTION TAG, INTERIOR ELEVATION TAG, DOOR TAG, WINDOW TAG, KEYNOTES, LIGHTING FIXTURE TAG, ROOM NAME, CEILING HEIGHT, WALL TO REMAIN, ITEM TO BE DEMOLISHED, NEW WALL - 1 HOUR RATED, NEW EXTERIOR WALL.

VICINITY MAP



NORTH



NEW RESIDENCE 1518 BARTH AVE, SAN PABLO, CA 94806 APN 419192015

DRAWN BY: BM

DATE: 9/18/2024



SHEET TITLE:

COVER PAGE

SHEET NO:

A.0.0

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bacilia@bmacrch.net
www.baciliamacias.com
P: 510.929-0727



REVISIONS DATE

OWNER:
EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

DATE: 9/18/2024



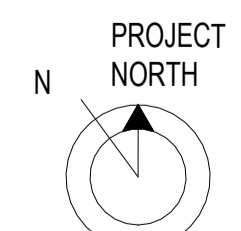
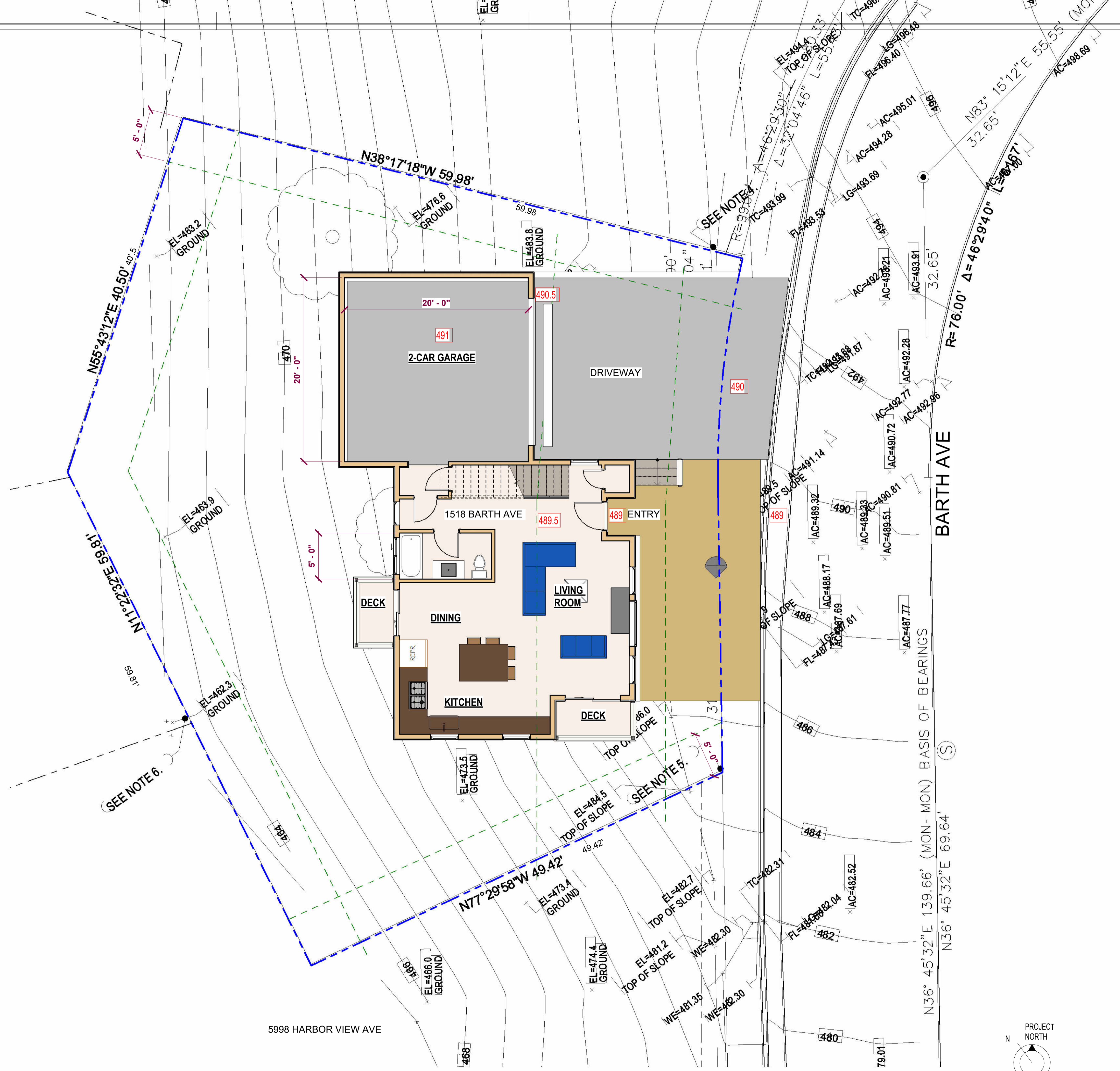
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PROPOSED SITE PLAN

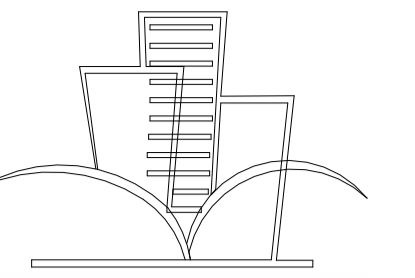
SHEET NO:

A.0.1

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1 PROPOSED SITE PLAN
3/16" = 1'-0"



BACILIA MACIAS
ARCHITECTURE

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www.baciliamacias.com
P: 510.929-0727

▲	
▲	
▲	
▲	

REVISIONS DATE

OWNER:
EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

DATE: 9/18/2024



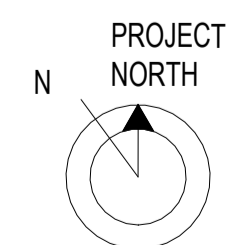
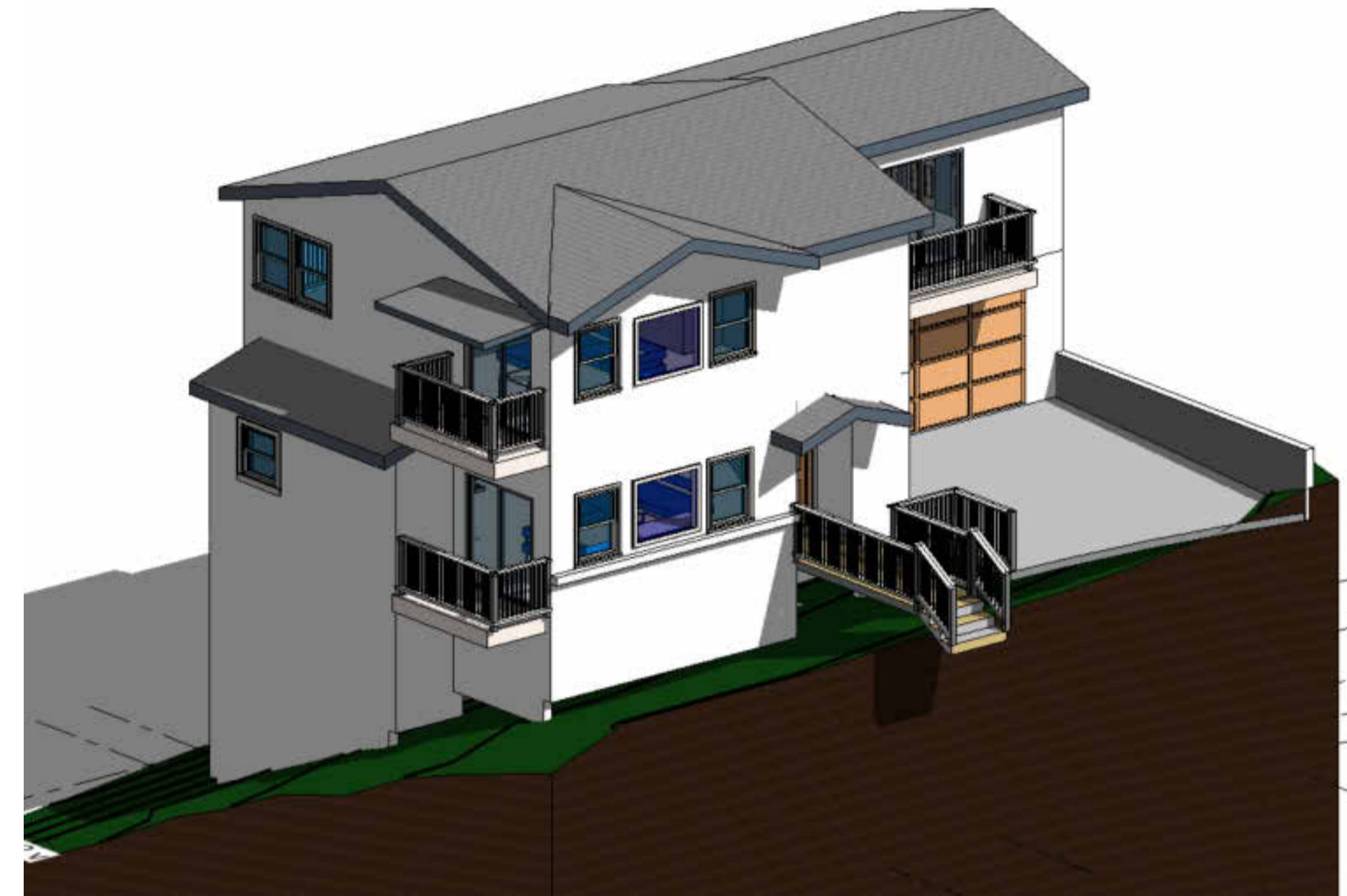
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IMAGES OF
MODEL ON SITE

SHEET NO.:

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REVISIONS DATE

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PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

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DATE: 9/18/2024

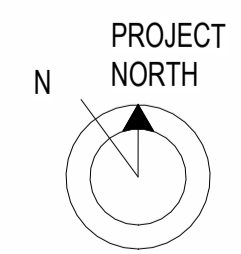
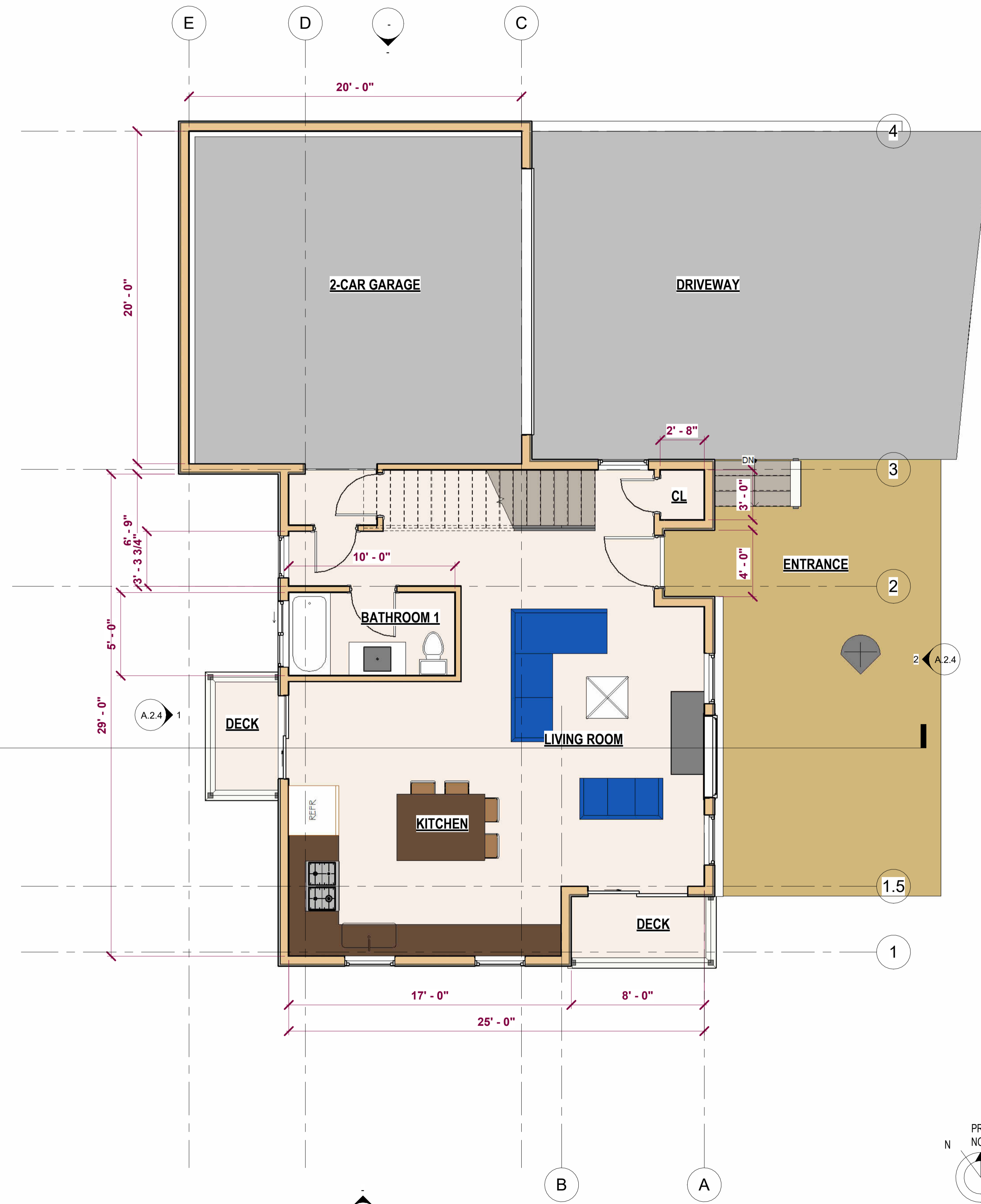
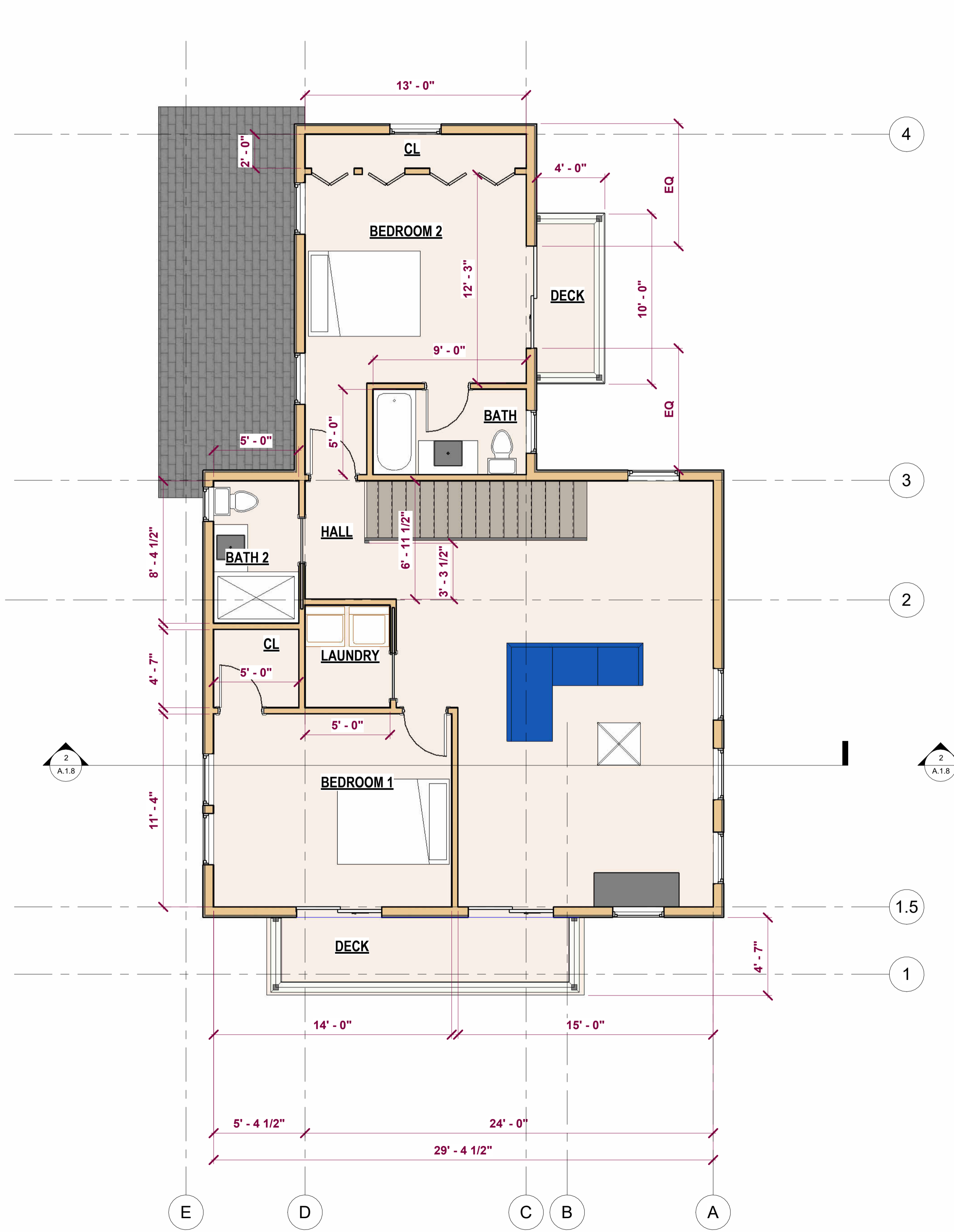


SHEET TITLE:

PROPOSED
FLOOR PLANS

SHEET NO:
A.1.4

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REVISIONS DATE

OWNER:
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2204 PINE AVE
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PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

DATE: 9/18/2024

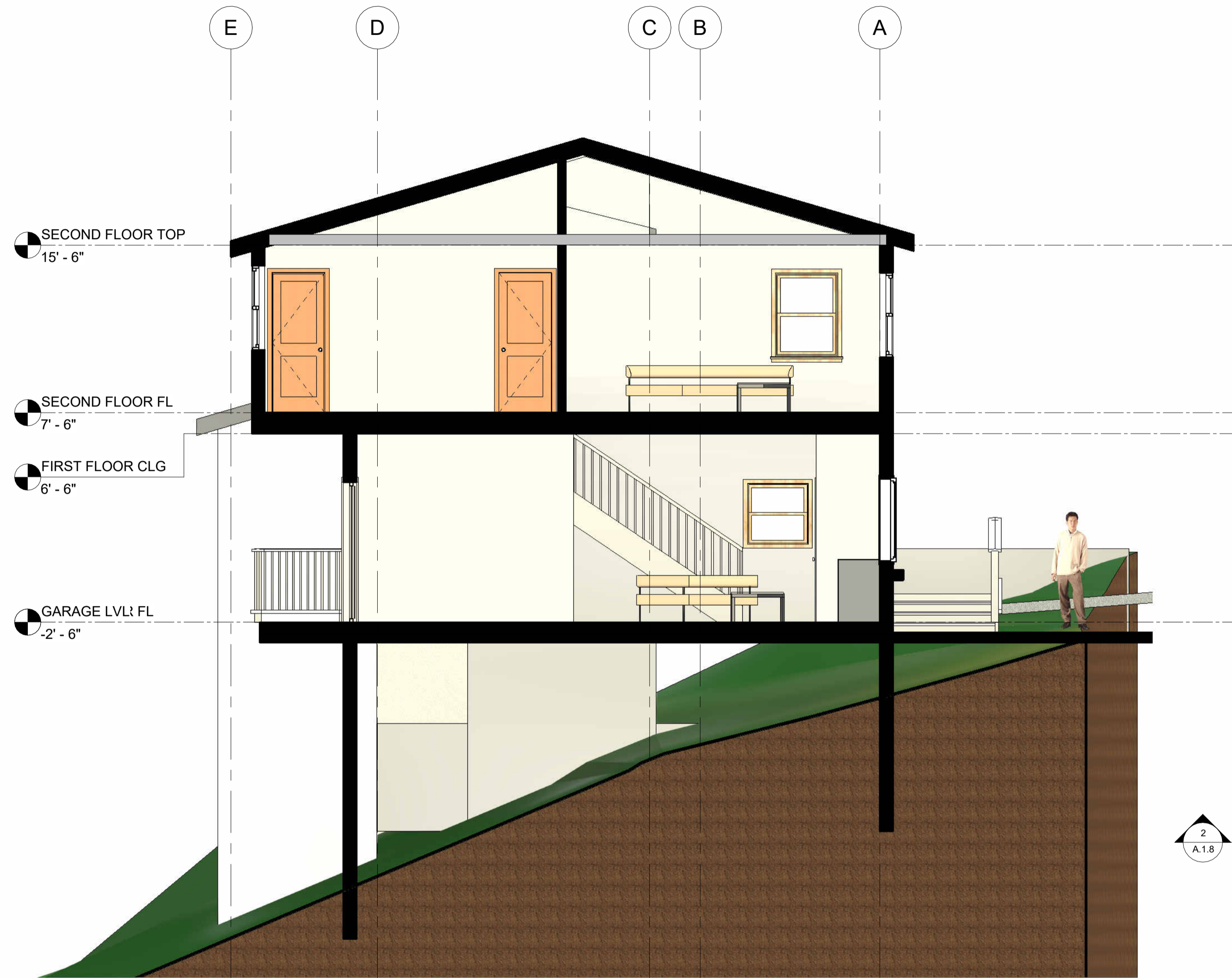


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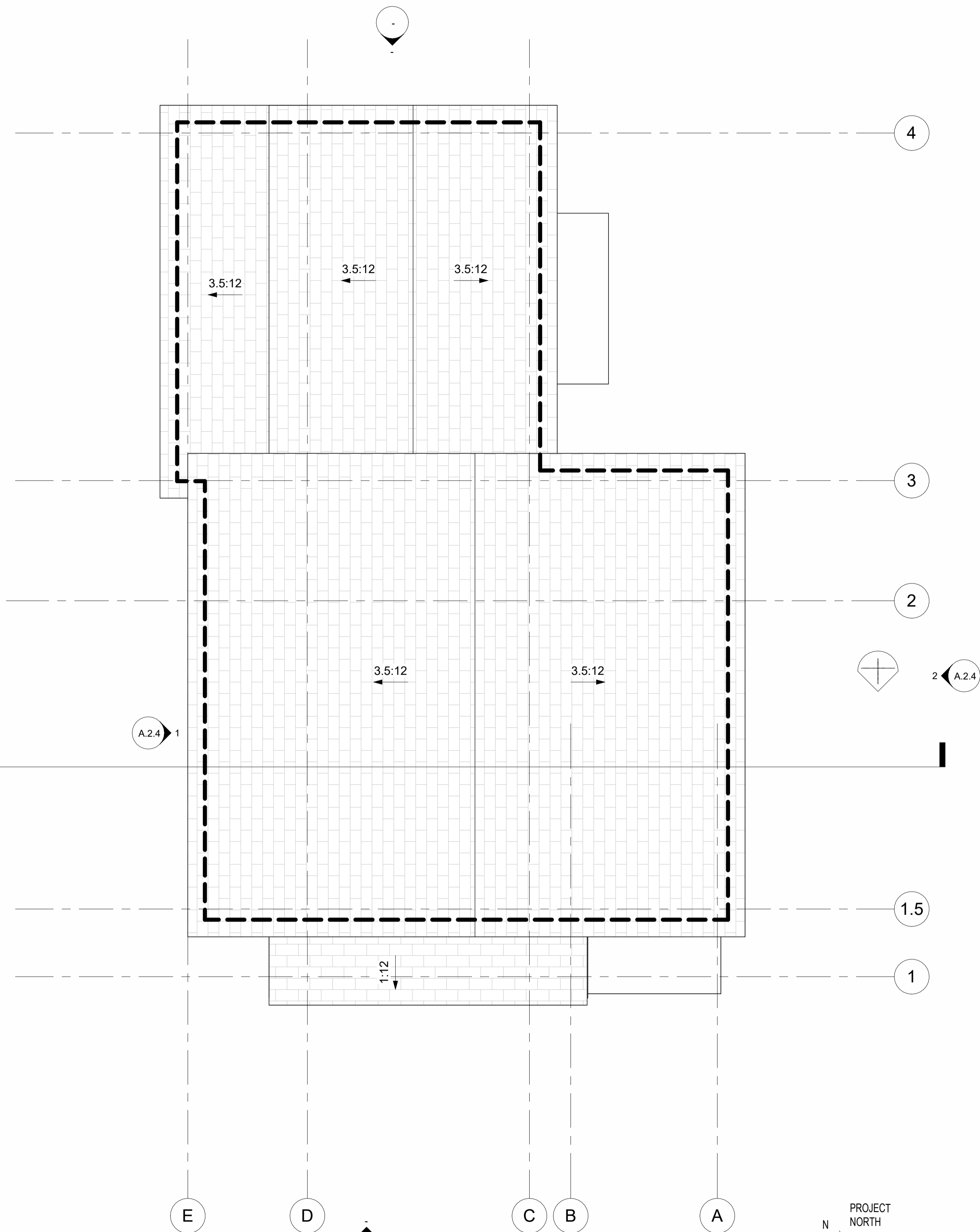
PROPOSED ROOF
PLAN

SHEET NO:
A.1.8

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2 BUILDING SECTION
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

REVISIONS	DATE

OWNER:
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2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

DATE: 9/18/2024

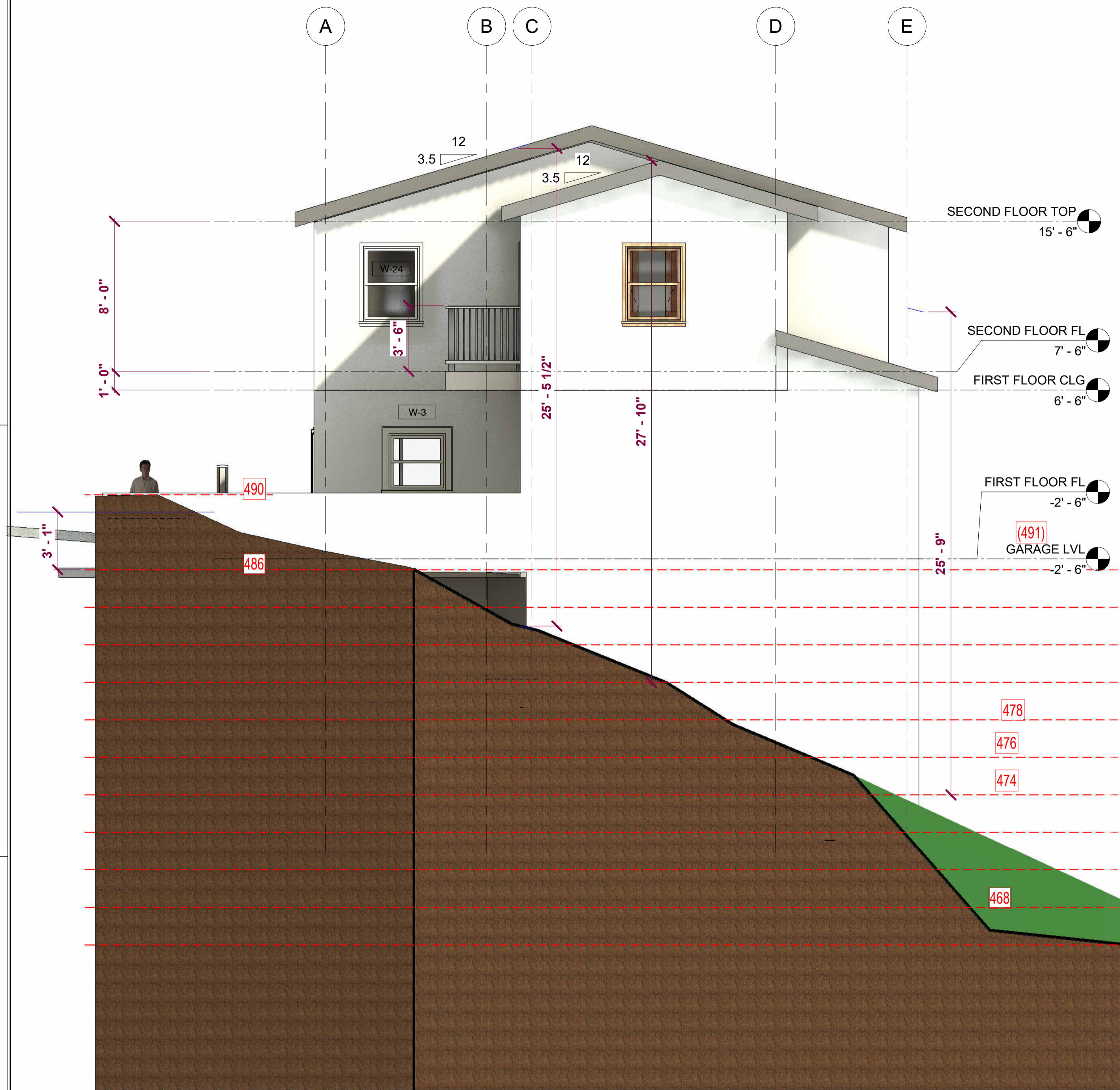


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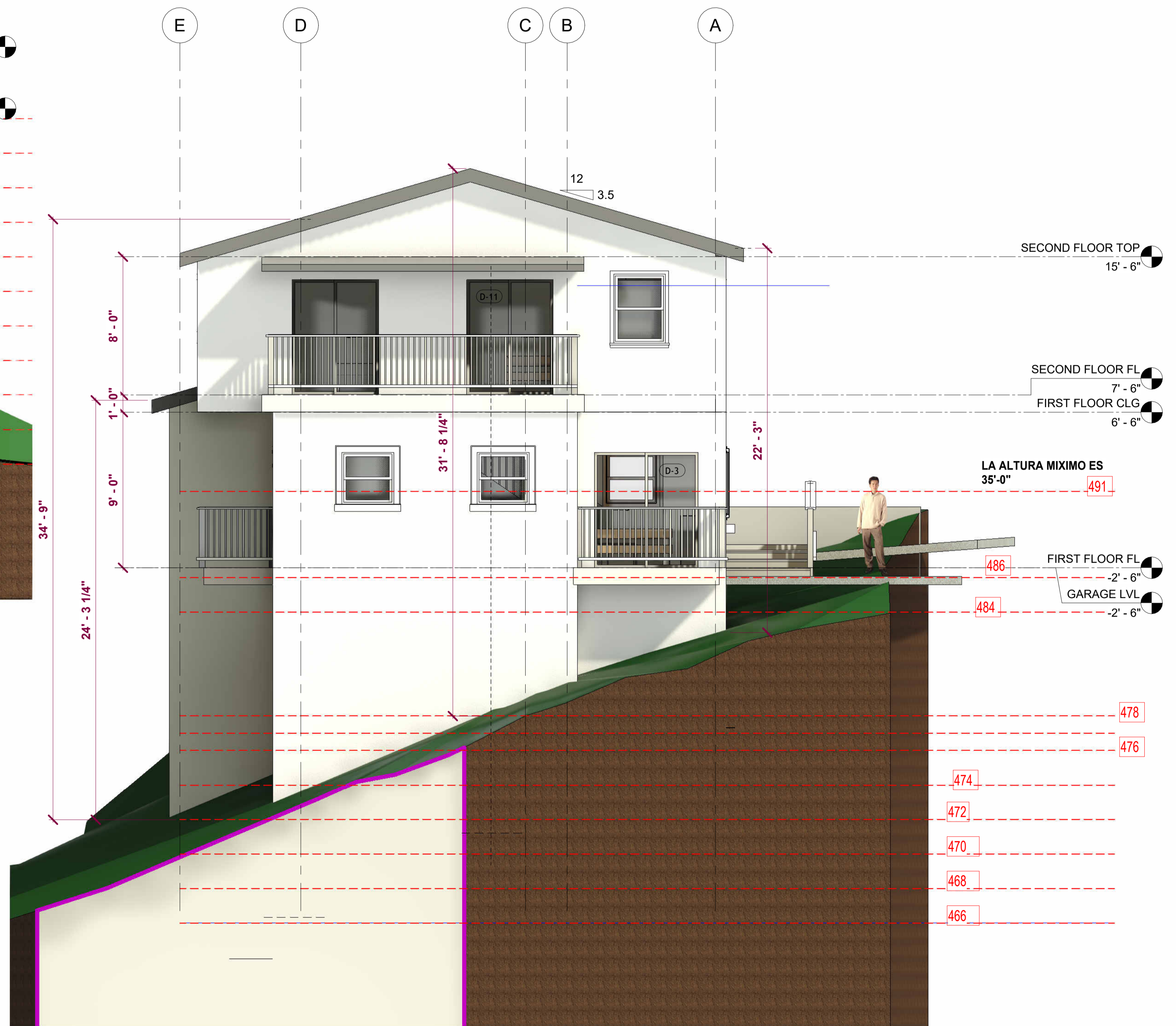
PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO:
A.2.3

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



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



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REVISIONS DATE

OWNER:
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2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

DATE: 9/18/2024



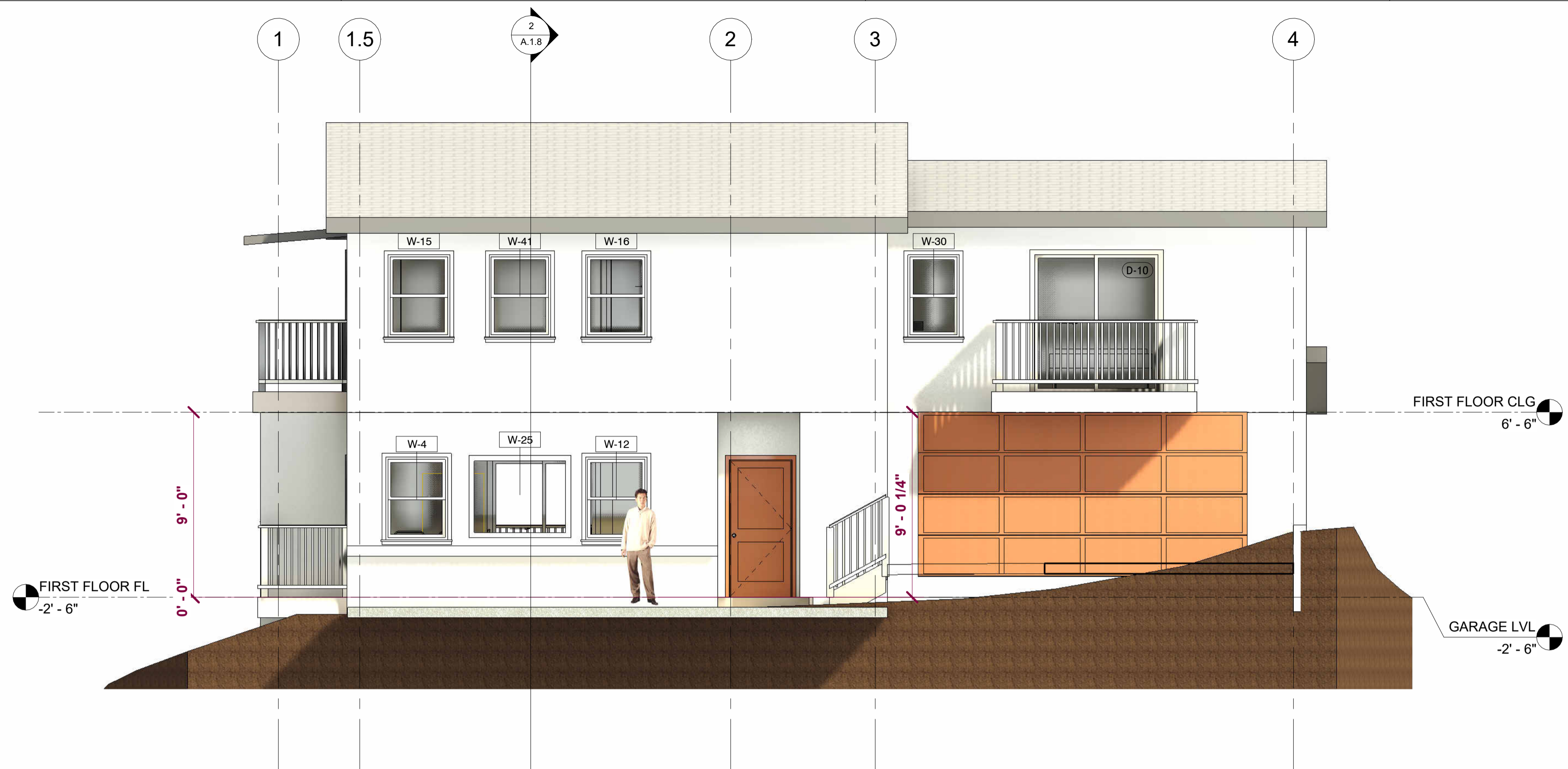
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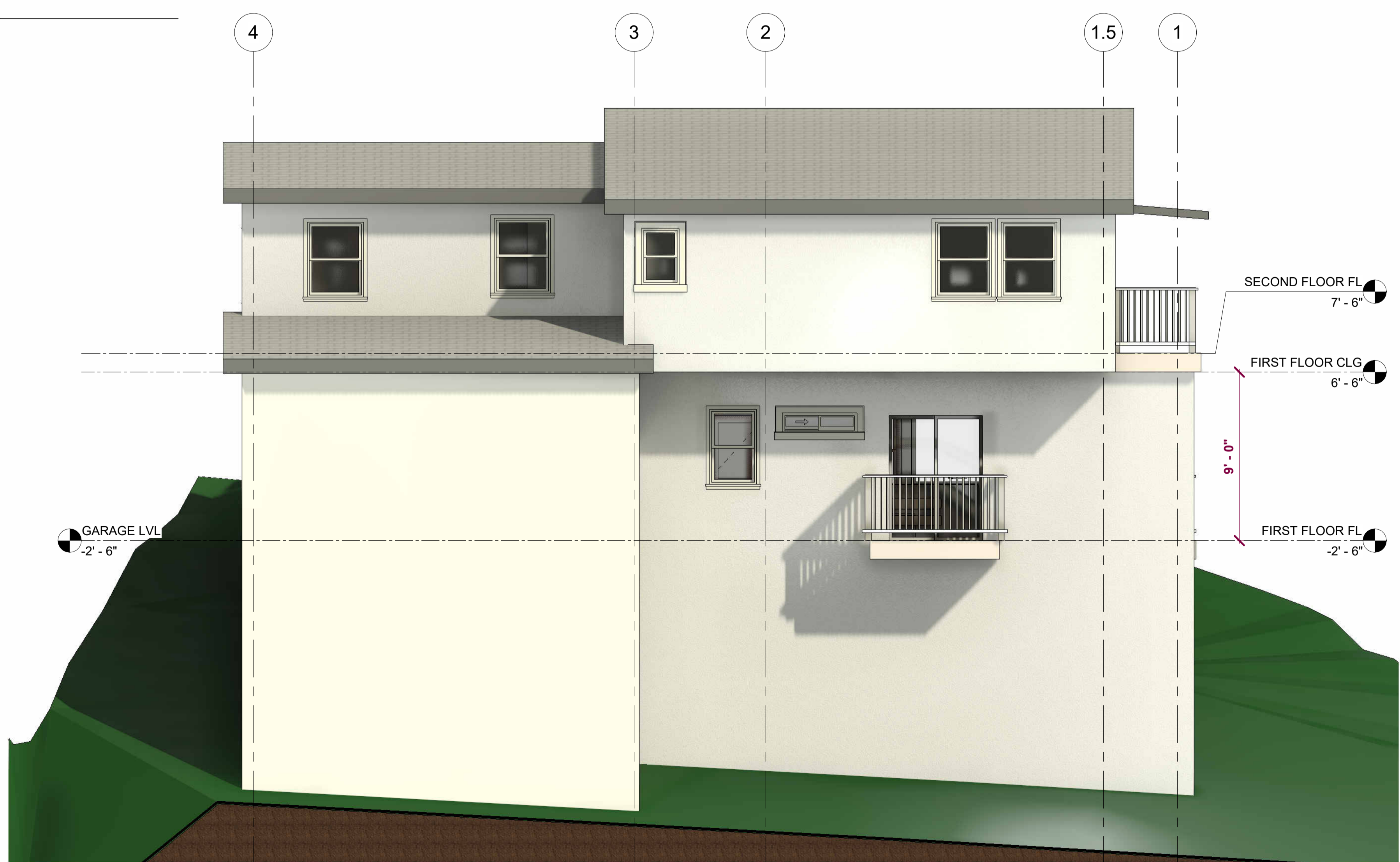
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2 EAST ELEVATION
1/4" = 1'-0"



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