



AGENCY COMMENT REQUEST

Date _____

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

DISTRIBUTION

INTERNAL

☐ Building Inspection ☐ Grading Inspection
☐ Advance Planning ☐ Housing Programs
☐ Trans. Planning ☐ Telecom Planner
☐ ALUC Staff ☐ HCP/NCCP Staff
☐ APC PW Staff ☐ County Geologist

HEALTH SERVICES DEPARTMENT

☐ Environmental Health ☐ Hazardous Materials

PUBLIC WORKS DEPARTMENT

☐ Engineering Services (1 Full-size + 3 email Contacts)
☐ Traffic
☐ Flood Control (Full-size) ☐ Special Districts

LOCAL

☐ Fire District _____
 ☐ San Ramon Valley – (email) rwendel@srvfire.ca.gov
 ☐ Consolidated – (email) fire@cccfd.org
 ☐ East CCC – (email) brodriguez@cccfd.org
☐ Sanitary District _____
☐ Water District _____
☐ City of _____
☐ School District(s) _____
☐ LAFCO
☐ Reclamation District # _____
☐ East Bay Regional Park District
☐ Diablo/Discovery Bay/Crockett CSD
☐ MAC/TAC _____
☐ Improvement/Community Association
☐ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☐ CHRIS (email only: nwic@sonoma.edu)
☐ CA Fish and Wildlife, Region 3 – Bay Delta
☐ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner _____

Phone # _____

E-mail _____

County File # _____

Prior to _____

We have found the following special programs apply to this application:

☐ Active Fault Zone (Alquist-Priolo)
☐ Flood Hazard Area, Panel # _____
☐ 60-dBA Noise Control
☐ CA EPA Hazardous Waste Site
 High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP23-03009

File Date: 4/10/2023

Applicant:

JASMIT RANGR RANGR STUDIO
1234 GRIZZLY PEAK BLVD
BERKELEY, CA 94708

(212) 727-9911

Property Owner:

DEAN MICHAEL GRIDLEY
21 NOE ST
SAN FRANCISCO, CA 941141006

dgridley@sbcglobal.net
(1415) 695-4501

Project Description:

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

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

Additional APNs:

General Plan Designation(s): SH

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

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

Fire District: KENSINGTON FIRE

Sanitary District: STEGE SANITARY

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
Total:			3162.00	3162.00

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

TAX CODE AREA

PB
573

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

1"=50'

WILLAMETTE

AVE.

WELLESLEY

TRINITY
AVE.

KENYON

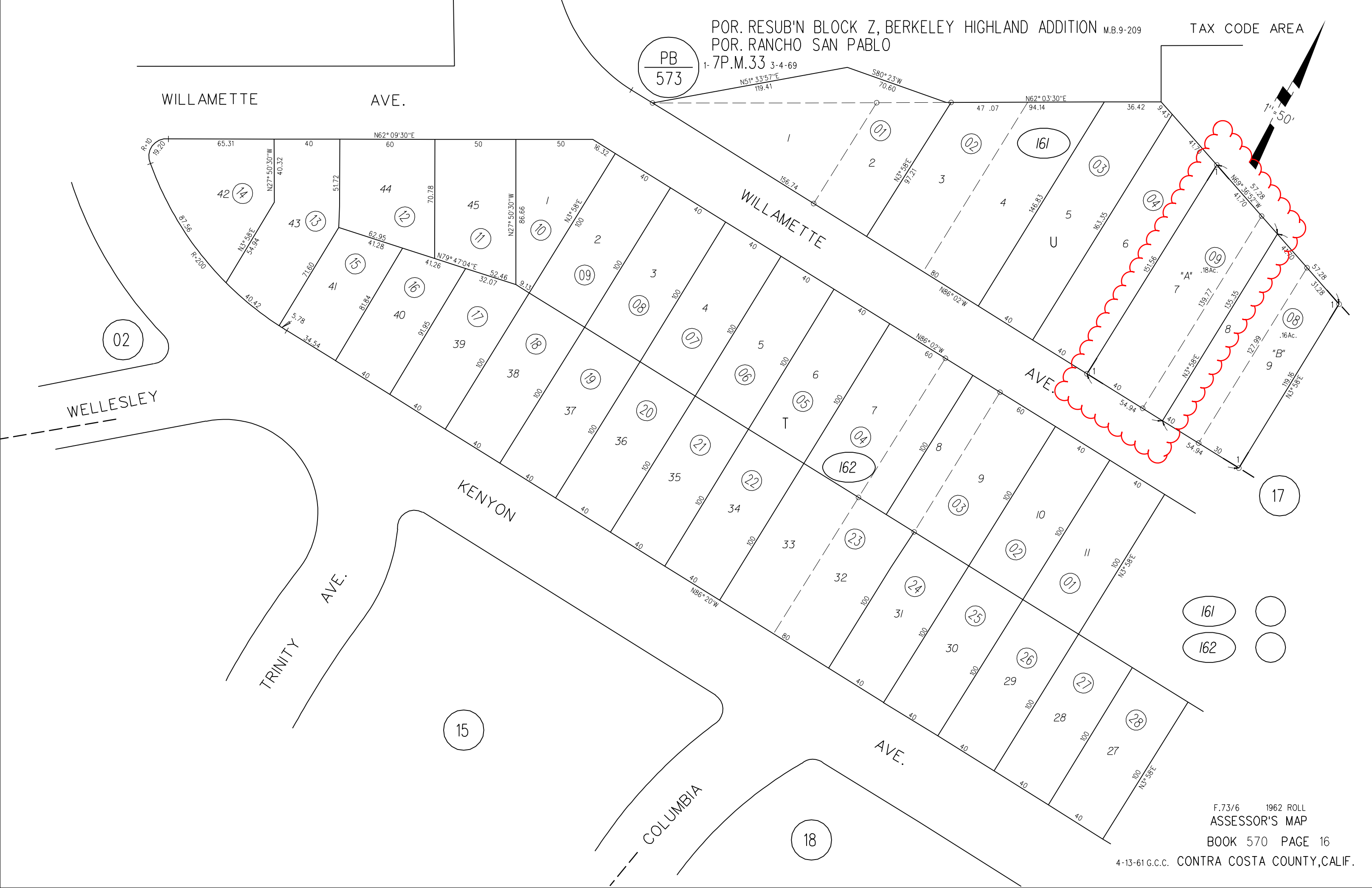
COLUMBIA

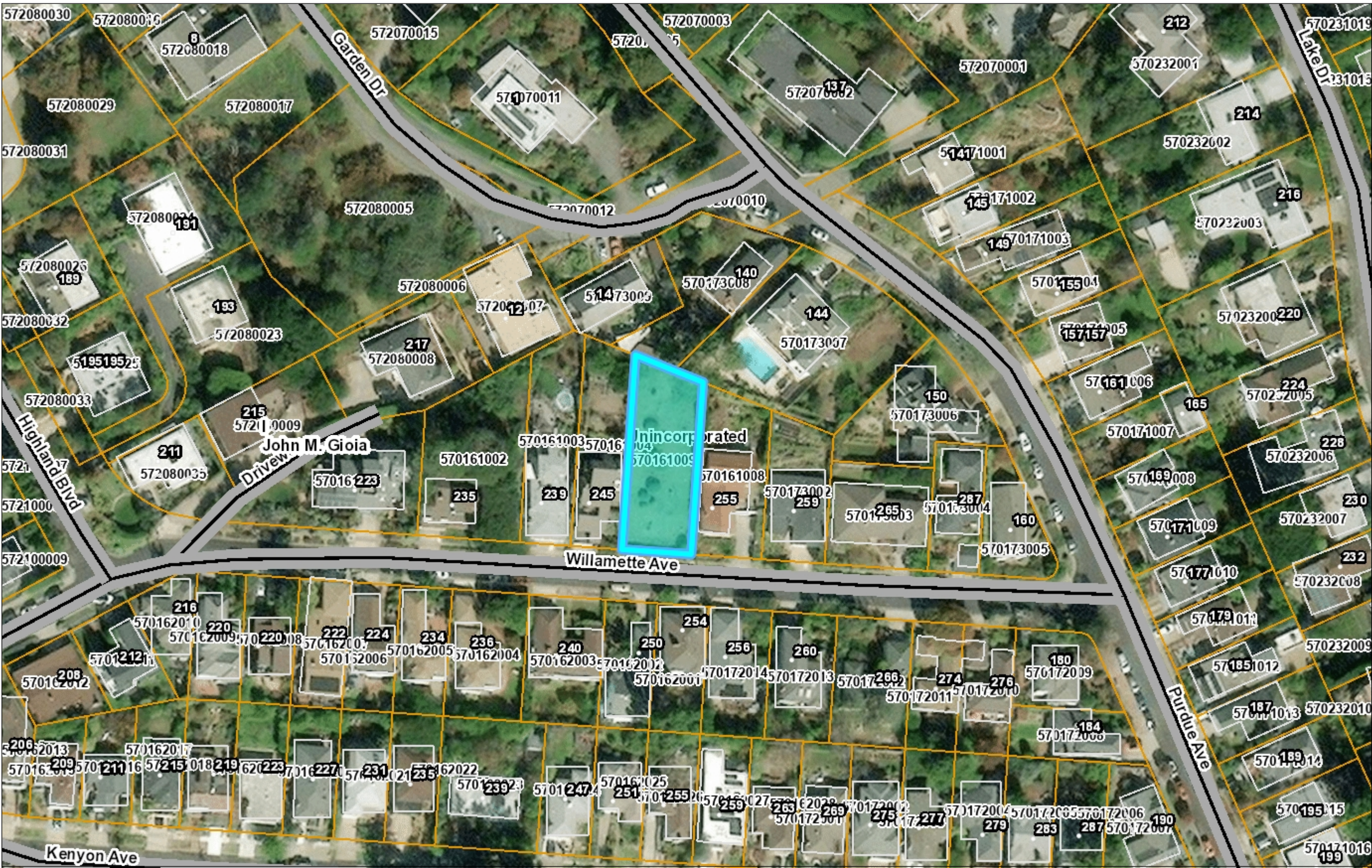
AVE.

F.73/6 1962 ROLL
ASSESSOR'S MAP

BOOK 570 PAGE 16

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





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

1: 1,128

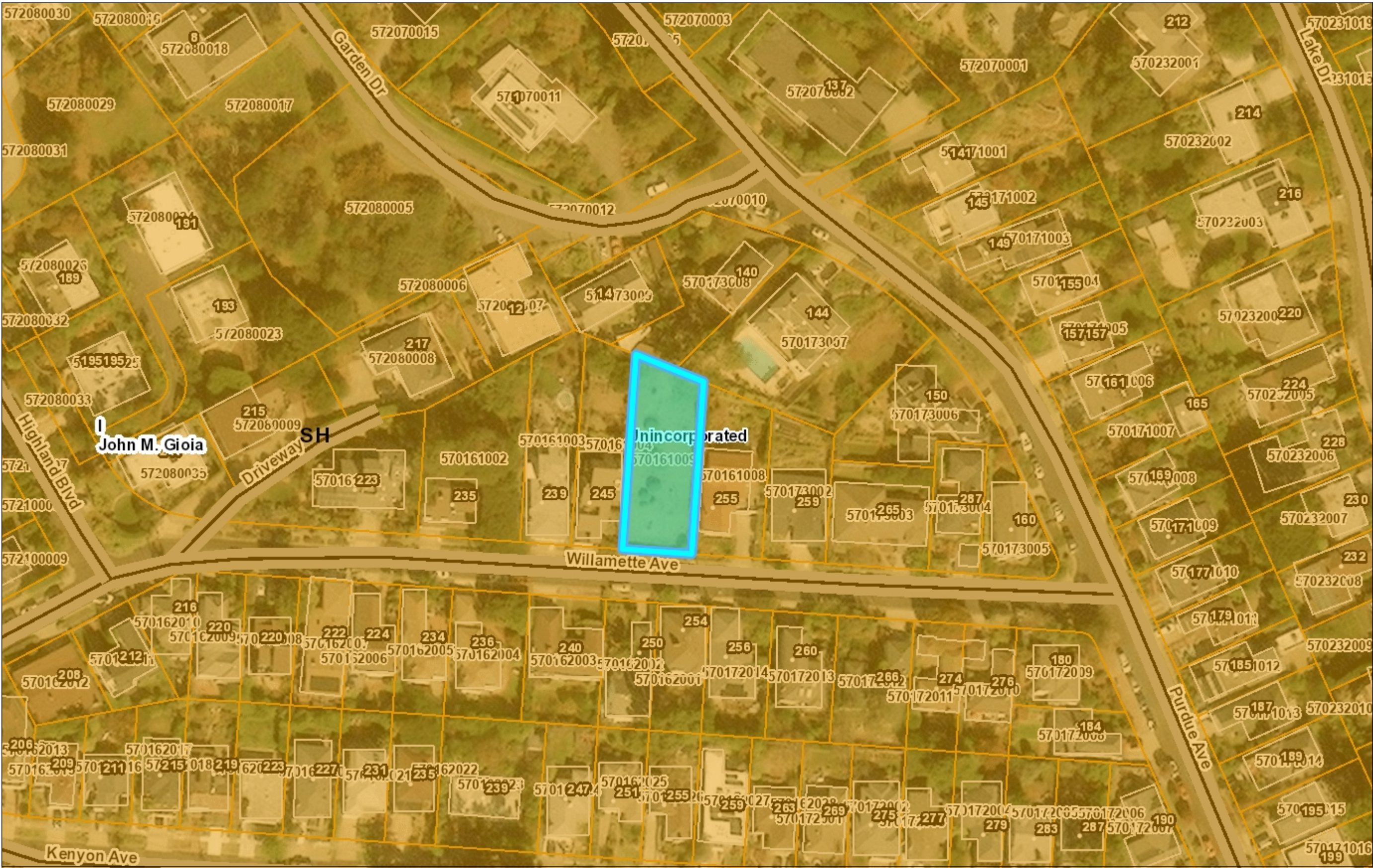


WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Contra Costa County -DOIT GIS

General Plan Designation



Legend

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

1:1,128

Notes
Contra Costa County -DOIT GIS

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Zoning District



Legend

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

1:1,128



Notes

Contra Costa County -DOIT GIS



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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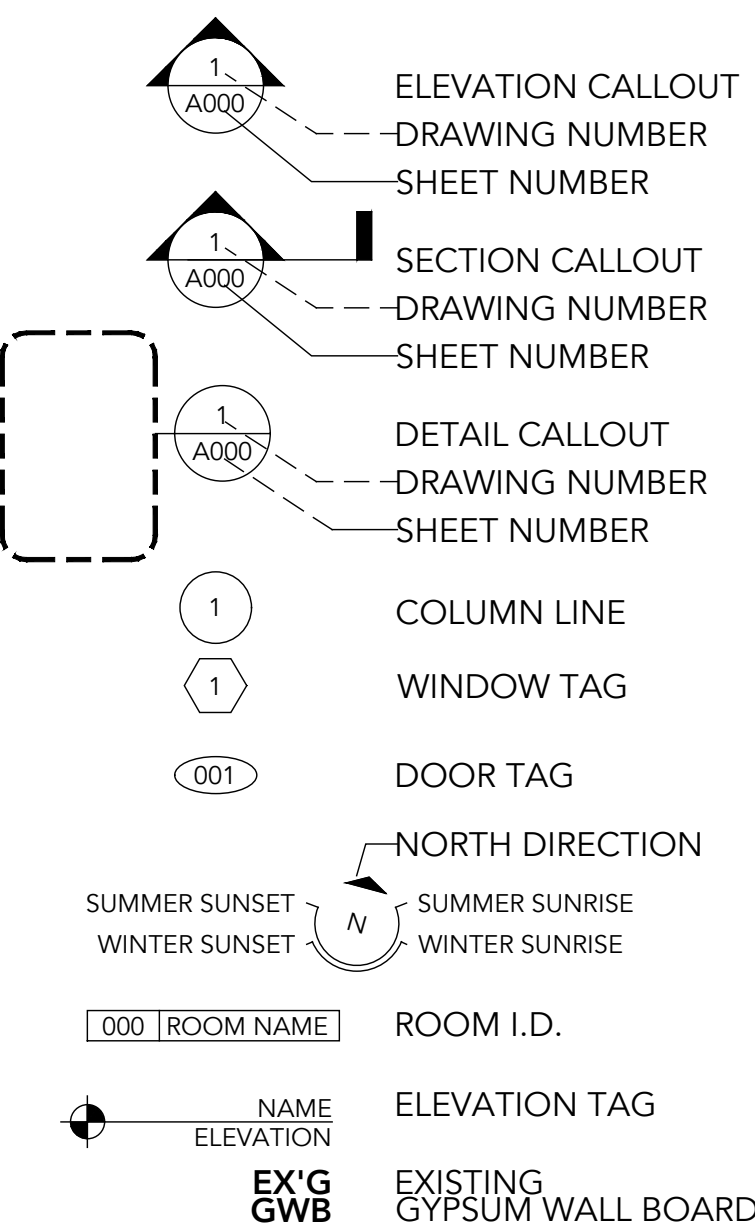
THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

RASHID - EAMES RESIDENCE

ARCHITECTURAL LEGEND



PROJECT INFORMATION

SUMMARY

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

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

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

PROJECT DATA

ZONING

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

FLOOR AREAS

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

BUILDING NOTES

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

DRAWING INDEX

ARCHITECTURAL

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



RANGR STUDIO

1234 GRIZZLY PEAK, BERKELEY, CA 94708

VOICE / SMS: 212.727.9911

EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

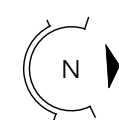
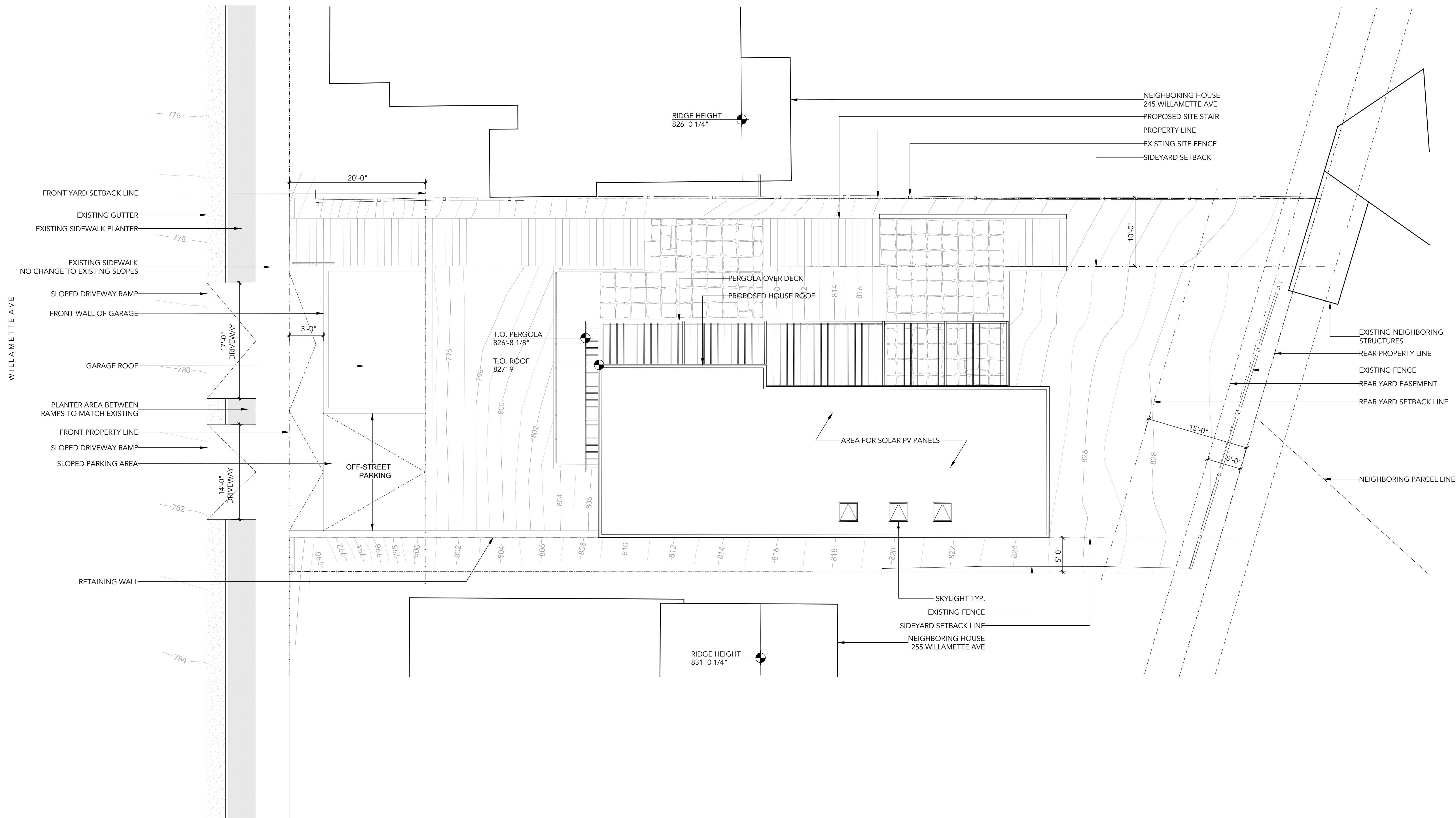
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708

PARCEL #: 570-161-009-8

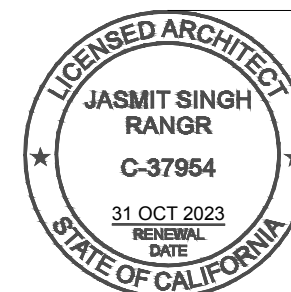
PROJECT DATA & SUMMARY, DRAWING INDEX, & LEGEND

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

A001



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

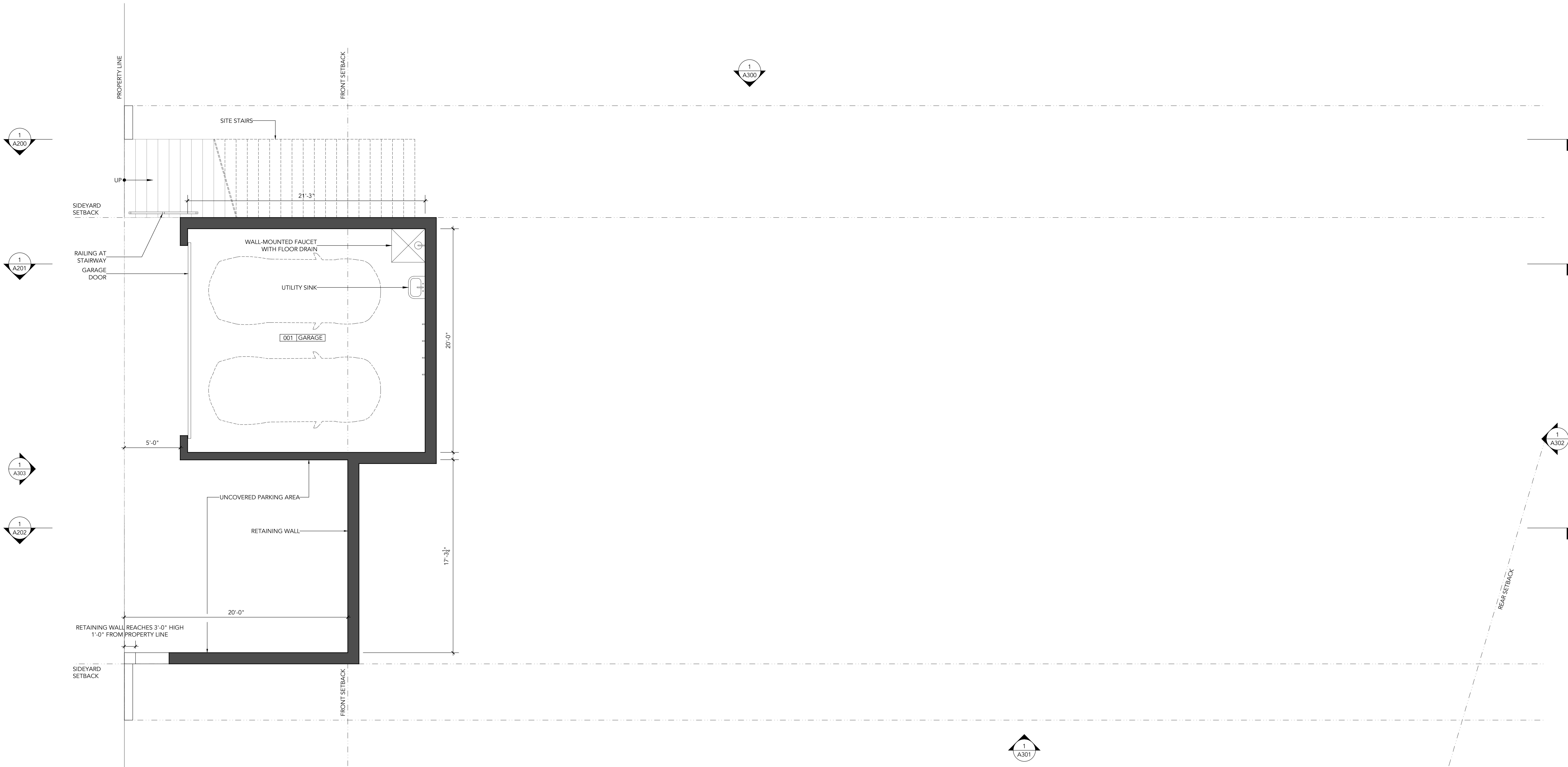


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RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

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

A050



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

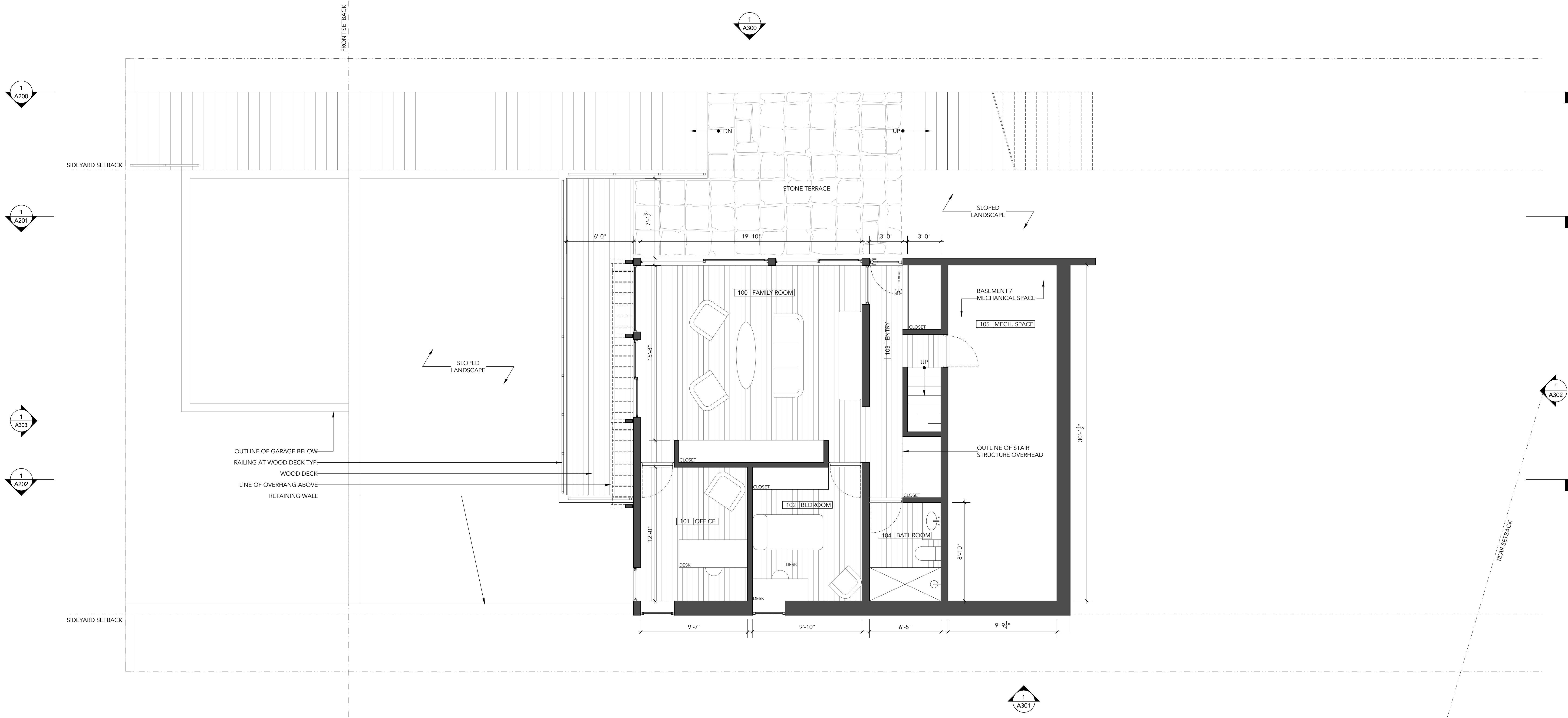
FLOOR AREAS	
BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF



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

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



1 LOWER FLOOR PLAN

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

FLOOR AREAS

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



RANGR STUDIO

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RASHID EAMES RESIDENCE

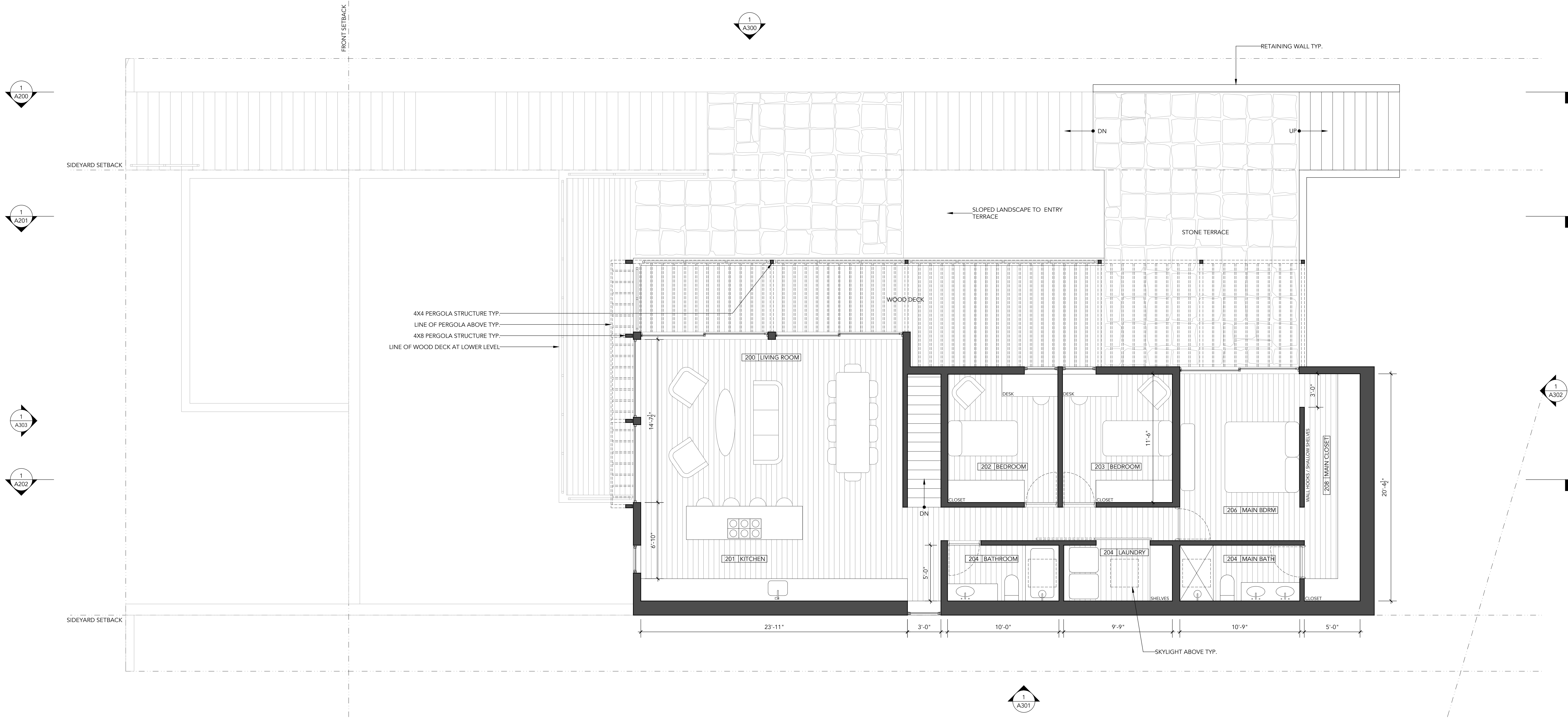
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708

PARCEL #: 570-161-009-8

LOWER FLOOR PLAN

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

A101



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

FLOOR AREAS

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



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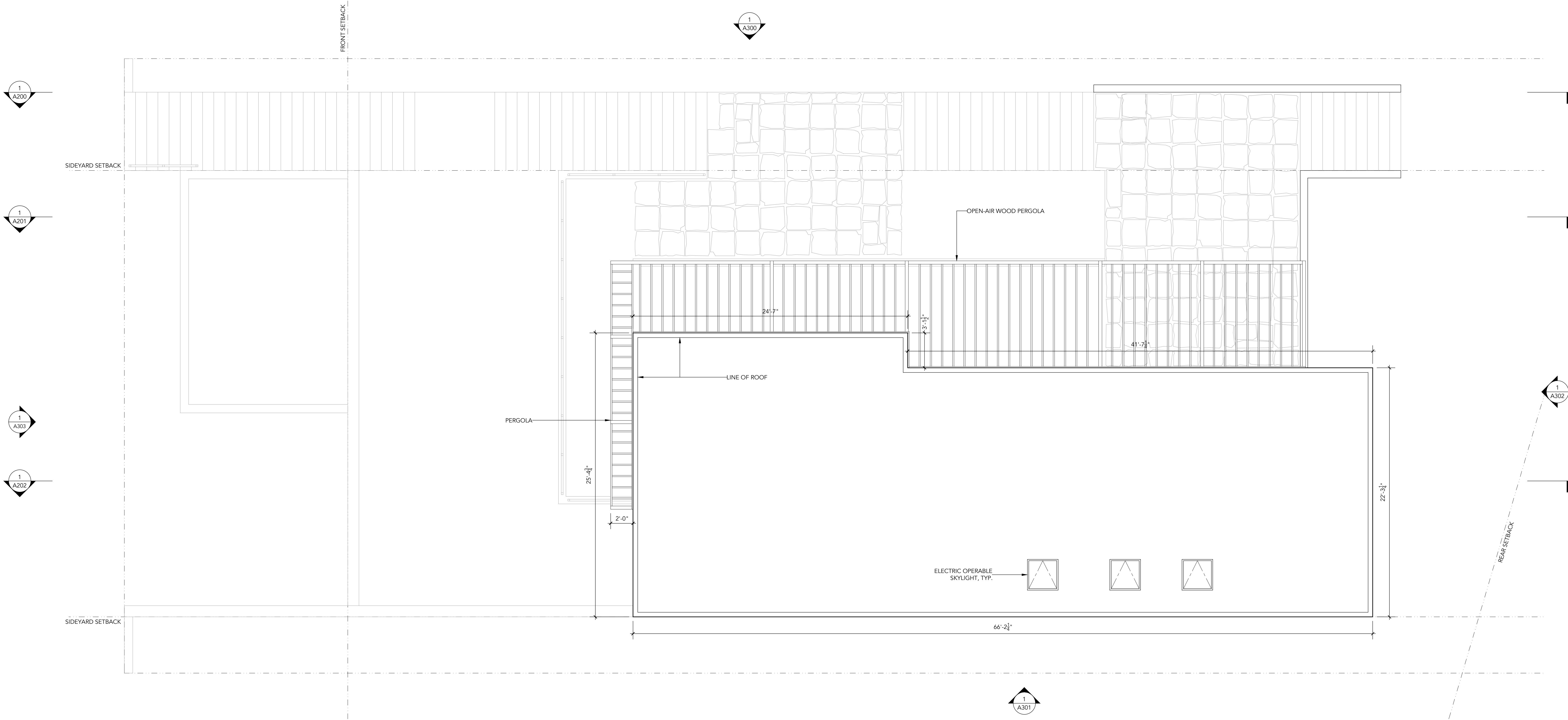
RASHID EAMES RESIDENCE

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PARCEL #: 570-161-009-8

UPPER FLOOR PLAN

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



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

FLOOR AREAS

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



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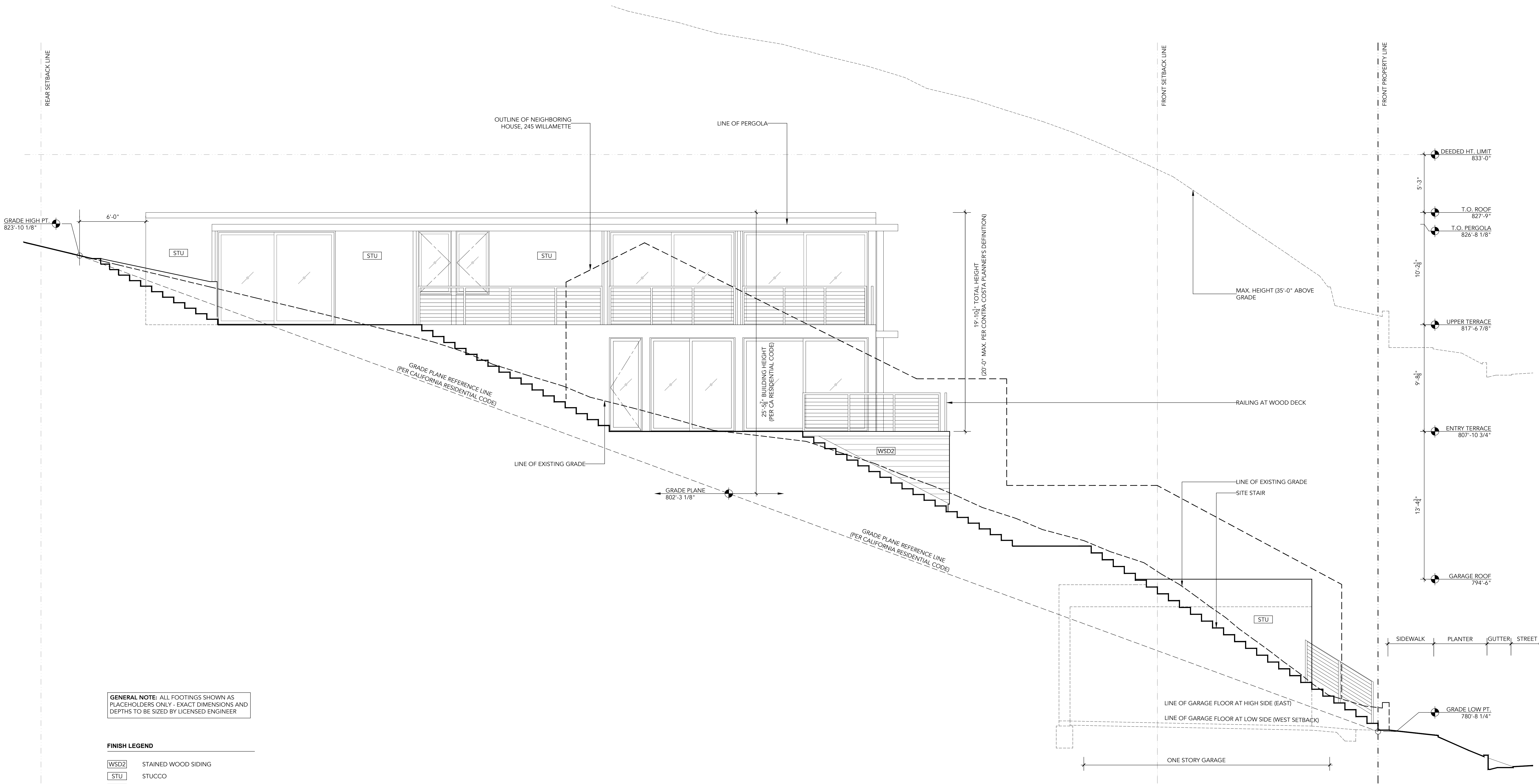
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PARCEL #: 570-161-009-8

ROOF PLAN

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



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

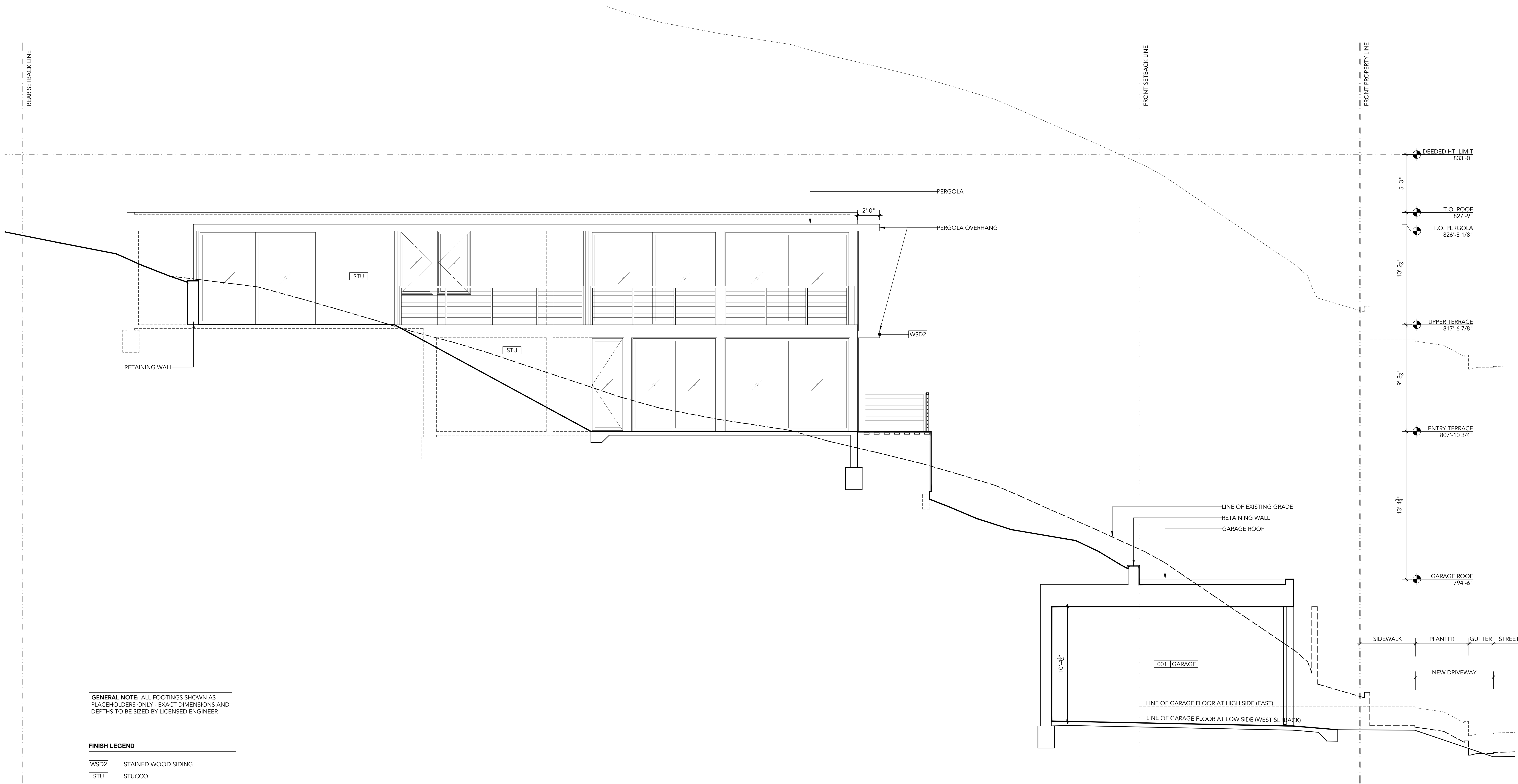


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RASHID EAMES RESIDENCE
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PARCEL #: 570-161-009-8

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

A200



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

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

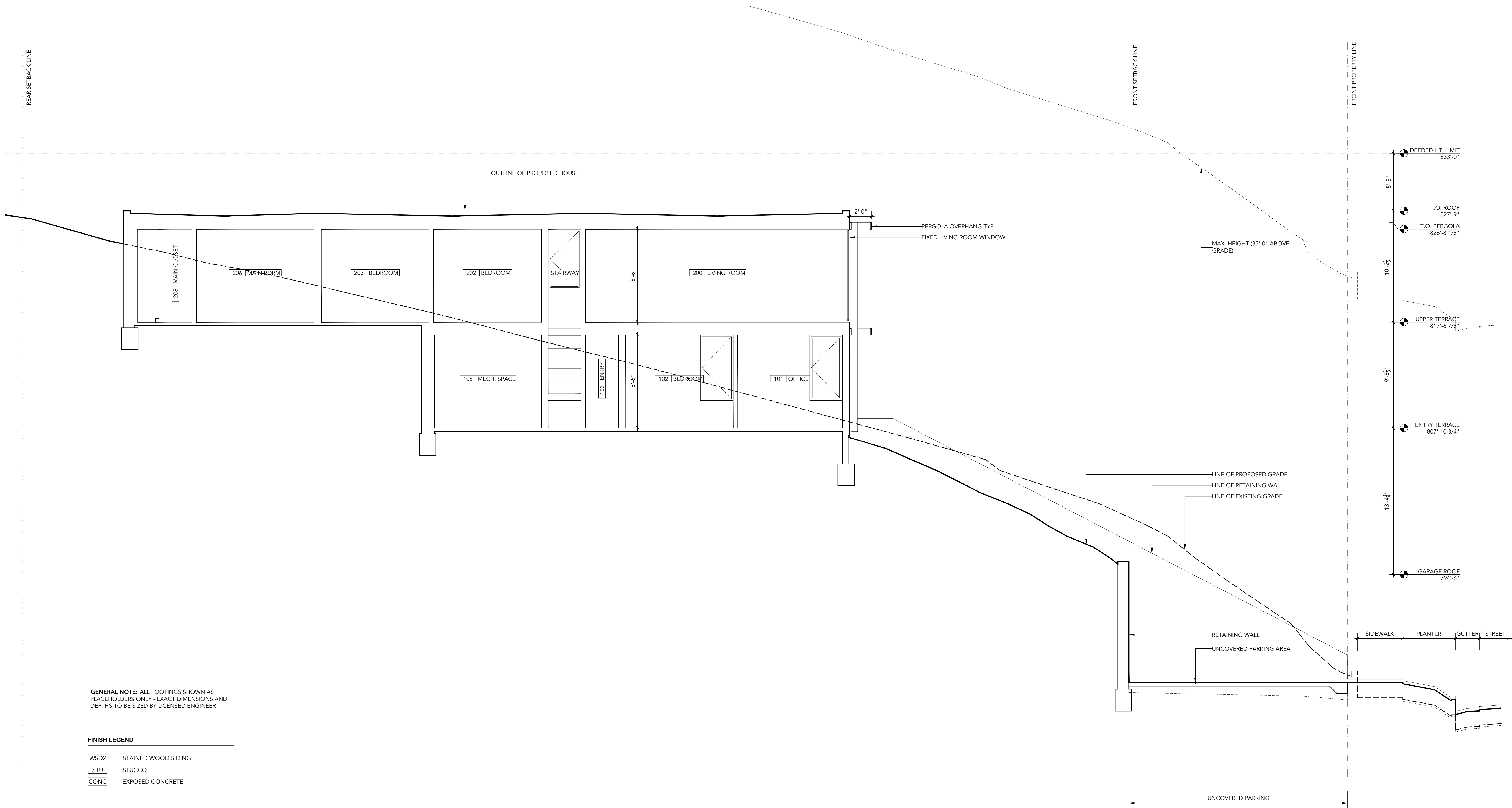
1 SITE SECTION LOOKING EAST - GARAGE
SCALE: 1/4" = 1'-0"



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

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



1 SECTION

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



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RASHID EAMES RESIDENCE

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PARCEL #: 570-161-009-8

SECTION

DATE: 03 DECEMBER 2025

ISSUED: PLANNING REVIEW

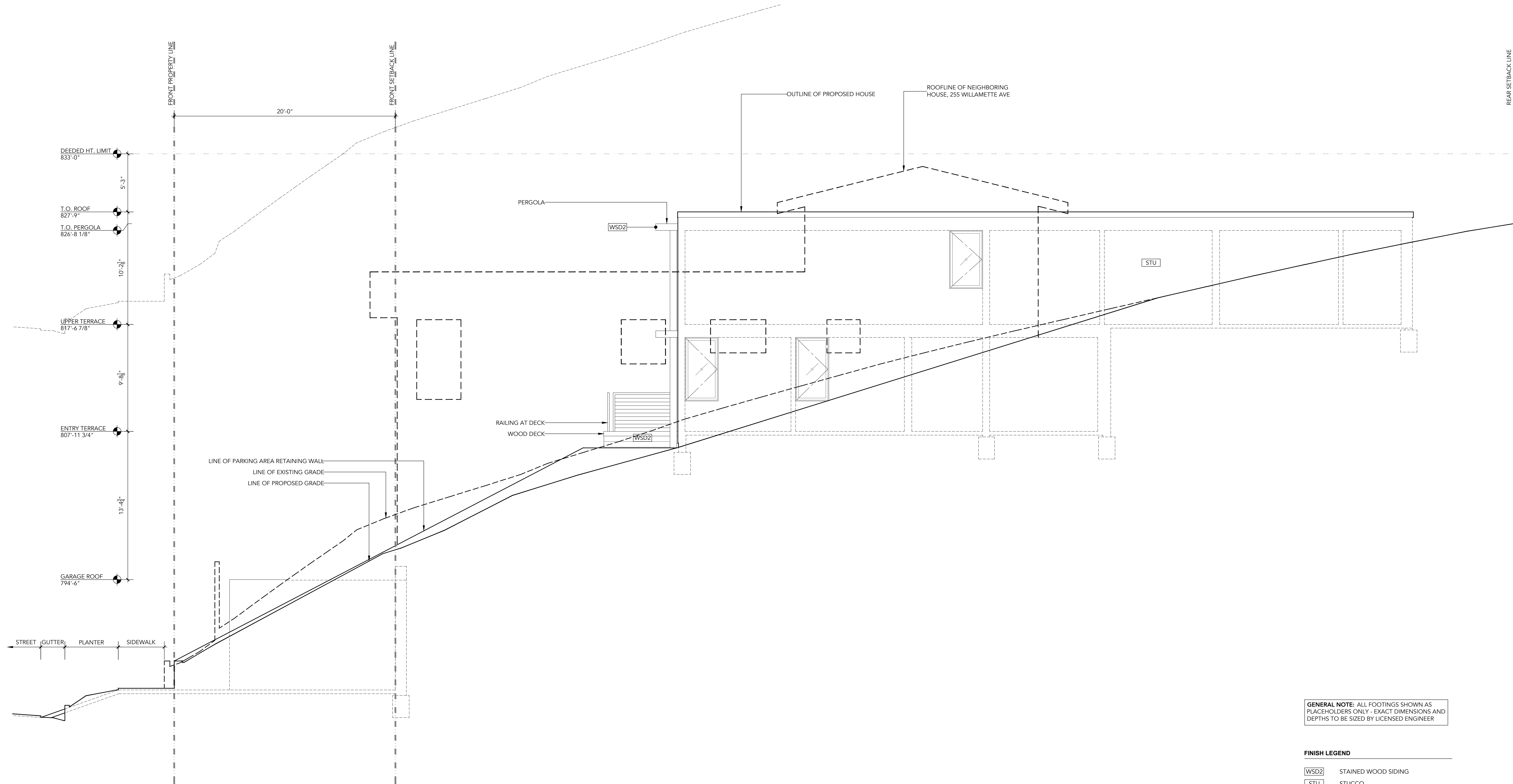
REV 1: -

REV 3: -

REV 2: -

REV 4: -

A202



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

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

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



RANGR STUDIO

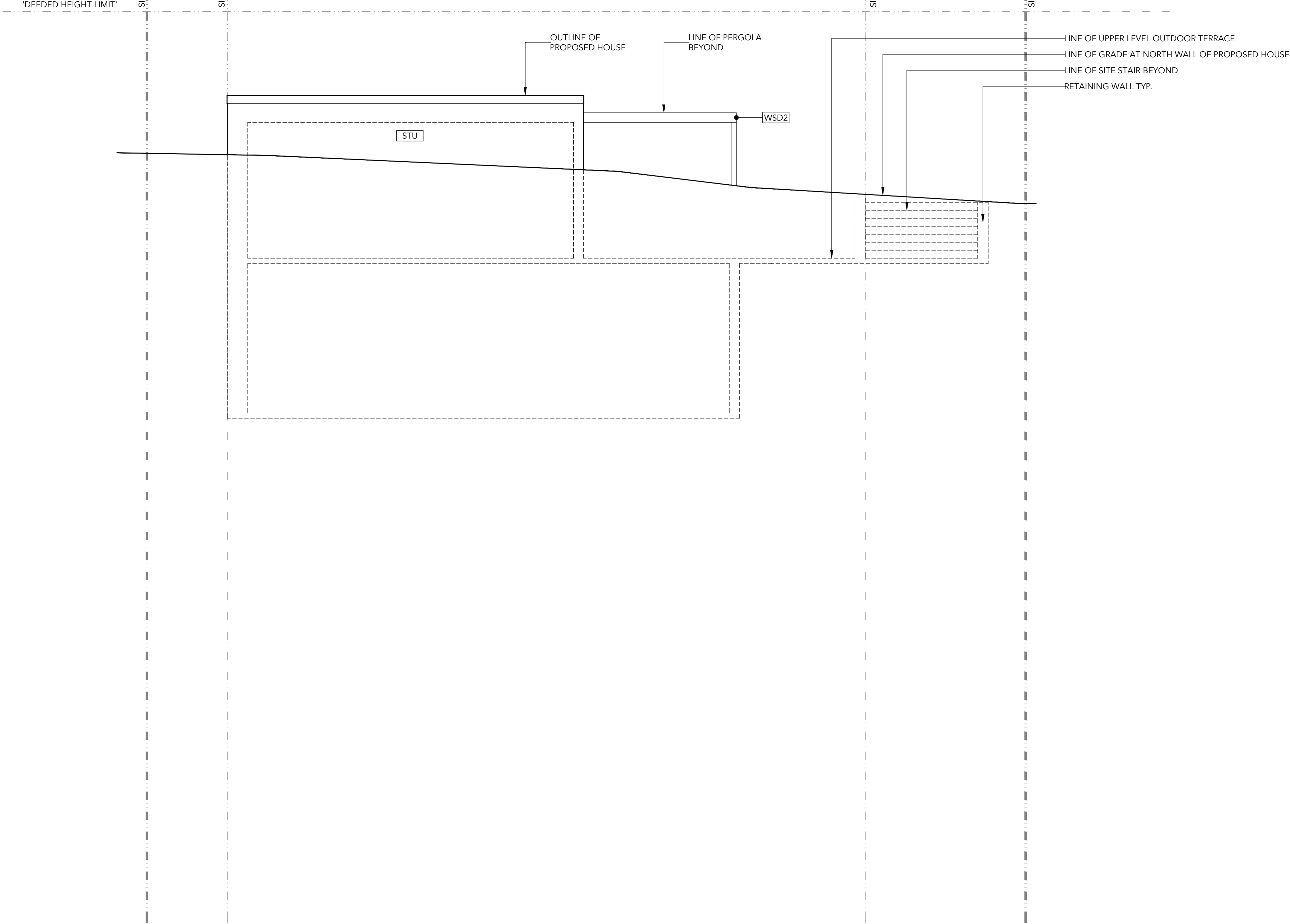
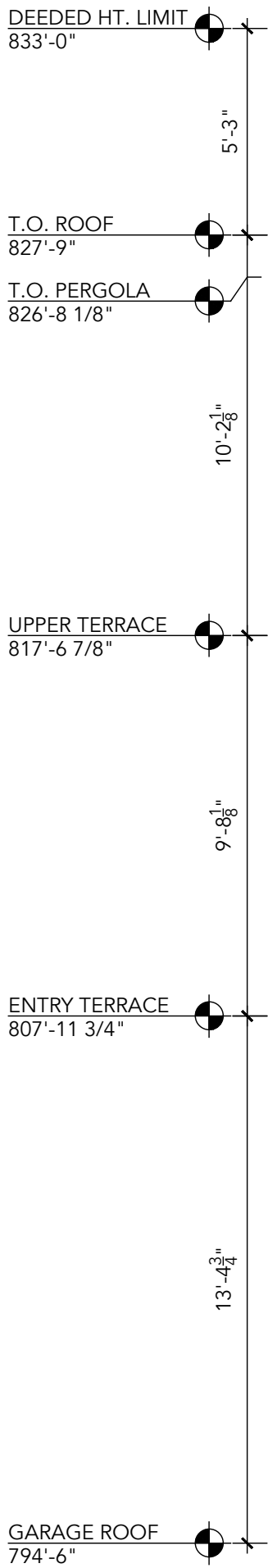
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

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

EAST ELEVATION

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



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

FINISH LEGEND	
WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

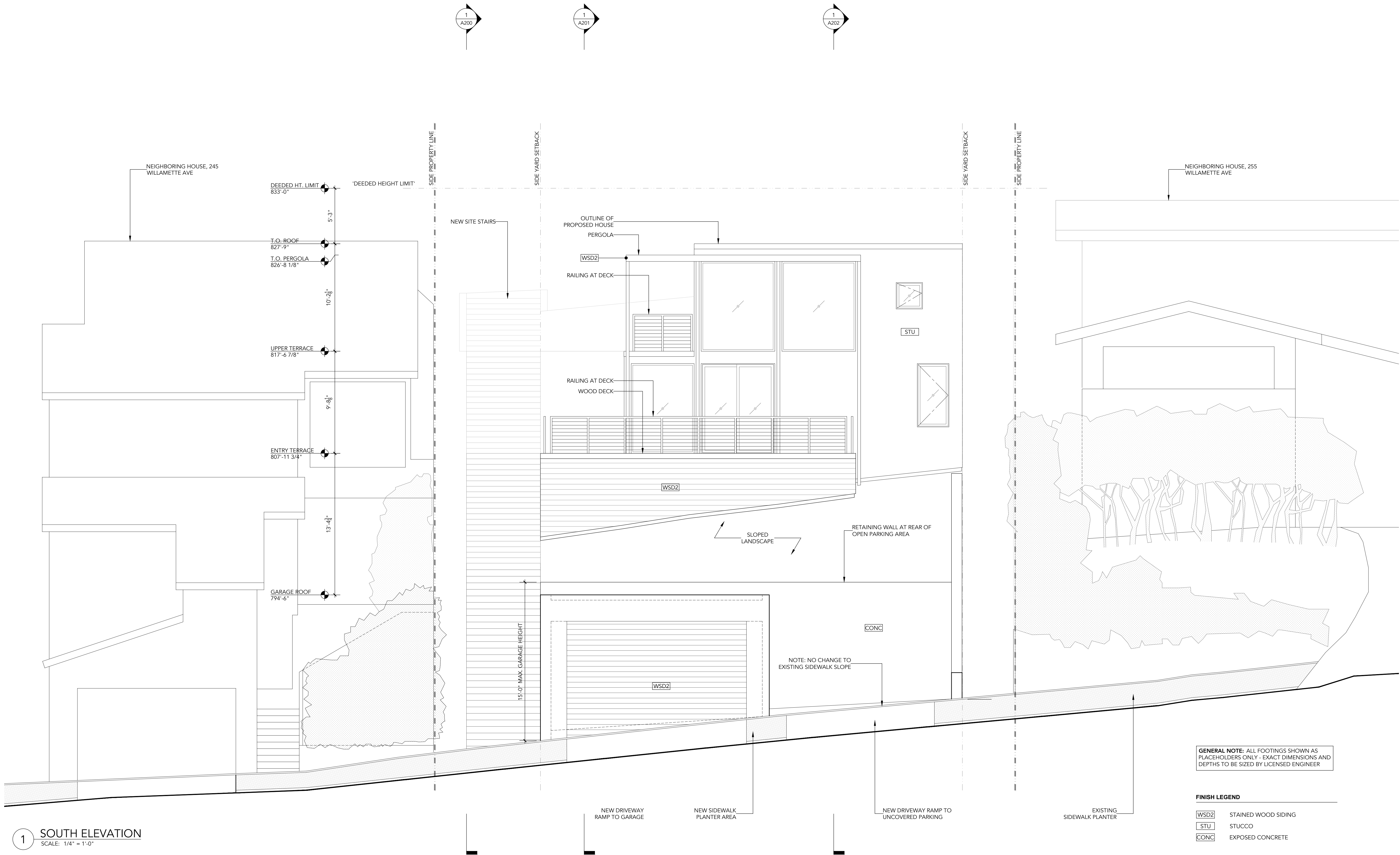
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

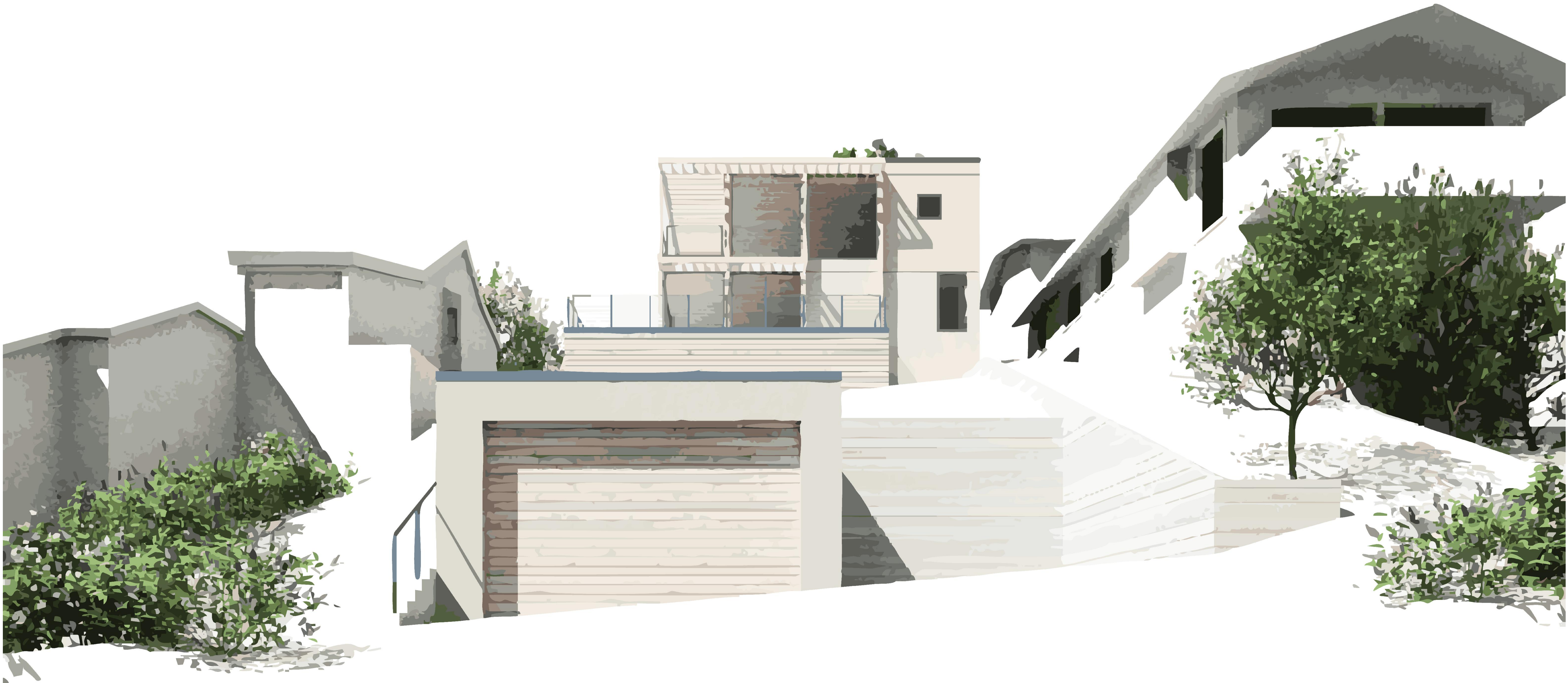


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PARCEL #: 570-161-009-8

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

A303



SOUTH ELEVATION



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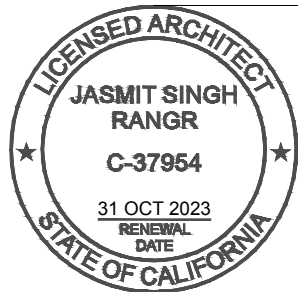
RENDERINGS - EXTERIOR	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -



LOOKING DOWNHILL



LOOKING UPHILL



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

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