



AERIAL VIEW

APPEAL OF A DEVELOPMENT PLAN AND KENSINGTON DESIGN REVIEW County File #CDDP24-03060

BOARD OF SUPERVISORS

OCTOBER 21, 2025

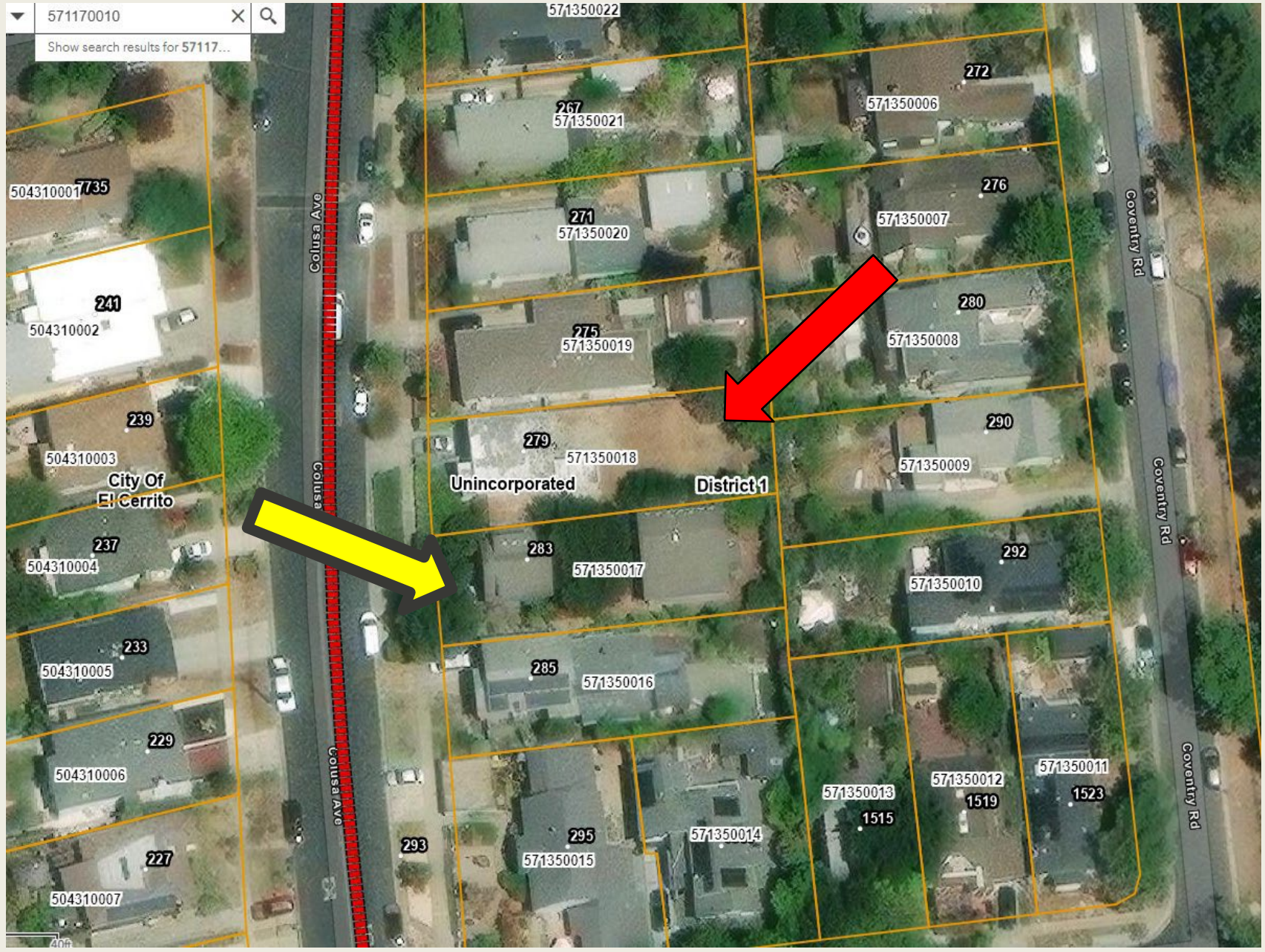
EVERETT LOUIE, PROJECT PLANNER

CONTACT: EVERETT.LOUIE@DCD.CCCCOUNTY.US 925-655-2873



Key Project Information

- Construct new 1,643 square foot, two-story residence on back half of property. Including covered porch and balcony, total gross floor area would be 1,780 square feet.
- Convert a portion of existing two-story residence into accessory dwelling unit (ministerial ADU).
- Gross square footage (existing residence + new residence) is 3,235 square feet, exceeding the hearing threshold for the parcel (2,600 sq. ft.) per Kensington Combining District (-K) ordinance.
- Proposed new residence conforms with all R-6 zoning standards.



Address:
279 Colusa Ave
Kensington

General Plan:
Residential
Medium-Density
(RM)

Previously Single-Family, High-Density (SH)

Zoning:
R-6; -K, -TOV

SITE PHOTOS - FRONT



Front Sidewalk – Looking to North



Front of Existing Structure at Front of Property



Front of Existing Building at Front Left Corner



View from Rear Property Line



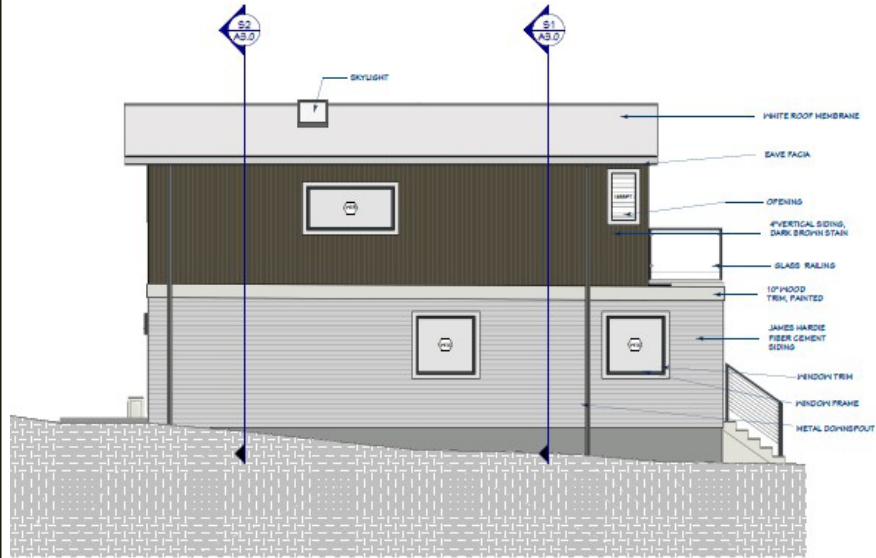
SITE PHOTO-REAR

The site plan shows a central building footprint with a hatched pattern, labeled "(2) BUILDING FOOTPRINT WOOD FRAME CONSTRUCTION 1 STORY ABOVE BASEMENT & GARAGE (2175 SF)". The building is surrounded by a parking lot with several stalls. Key features include:

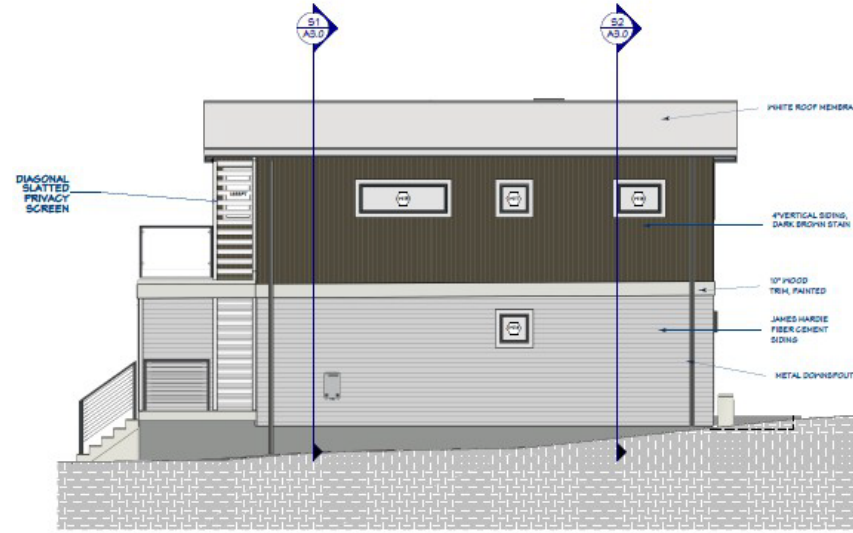
- Building Footprint:** Dimensions include 11'-0" and 11'-0" for the main structure, and 15'-0" for a section labeled "15'-0\"

[illegible]

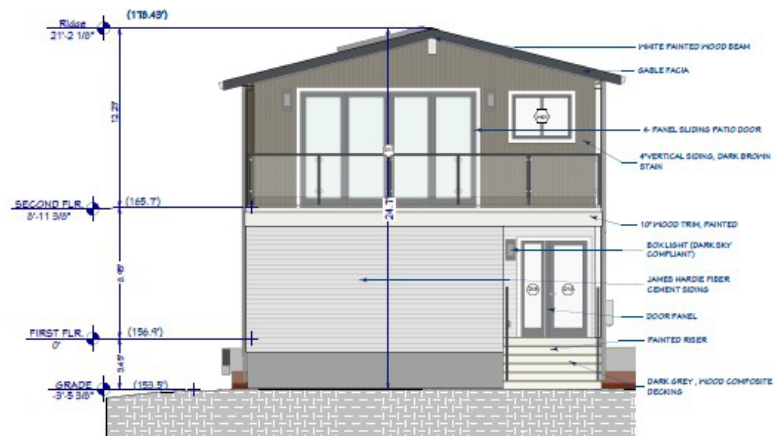
ELEVATIONS



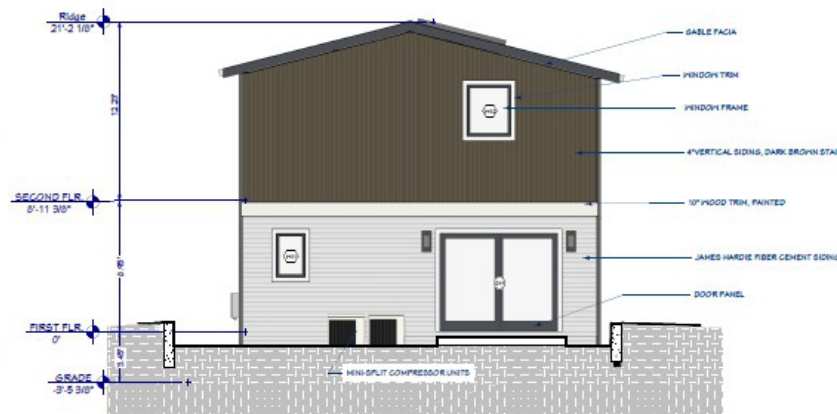
EXTERIOR ELEVATION LEFT
1/4 in = 1 ft



EXTERIOR ELEVATION RIGHT
1/4 in = 1 ft



EXTERIOR ELEVATION FRONT
1/8 in = 1 ft



EXTERIOR ELEVATION BACK
1/4 in = 1 ft



BIGGS GROUP
2788 Lincoln Ave.
Oakland, CA 94603
Phone: 510.393.6101
Email: info@biggsgroup.com



Client:
Robert Ghazizadeh
279 Colusa Ave.
Kensington, CA 94707
Phone: 510.393.0871
Email:

NEW RESIDENCE
279 COLUSA AVE.
KENSINGTON, CA 94707

Revision Table		
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS



FRONT LEFT



FRONT RIGHT



RIGHT REAR

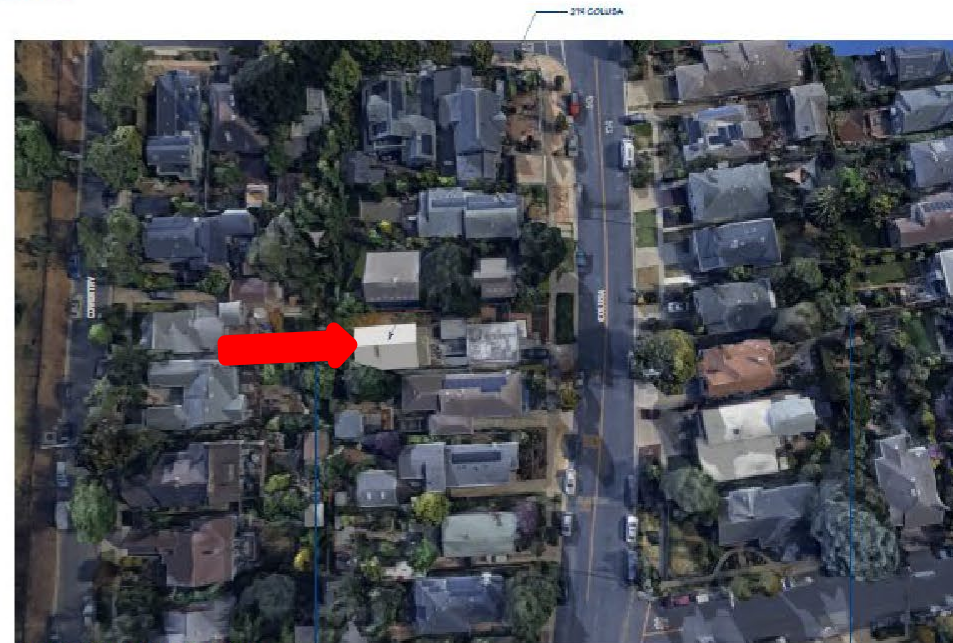
Photo Simulations





VIEW FROM REAR

VIEW FROM 200 COVENTRY



VIEW FROM ABOVE

(B) TREE

EXISTING TALL TREE LINE



VIEW FROM REAR

VIEW FROM 27th COVENTRY



VIEW FROM REAR

VIEW FROM 200 COVENTRY

Photo
simulation
of view
impacts

Appeal

- Development Plan application was approved by the Zoning Administrator on June 2, 2025. That decision was appealed by David and Sandra Gerstel and heard by the County Planning Commission on August 27, 2025, where the Planning Commission denied the appeal and approved the project with a 4-2 vote.
- Appeal of Planning Commission's decision submitted by David and Sandra Gerstel received on September 5, 2025.
- A copy of the appeal letter is attached to the report (Attachment C).
- The appeal and complete staff responses can be found in the report to the Board.

Summary of Appeal

- Conversion of existing residence is not consistent with the intent of the Kensington Combining District (-K) and County ADU ordinance.
- Project is incompatible with surrounding neighborhood.
- Staff has provided complete responses to the appeal points in the report to the Board and has determined that the project is consistent with the Kensington ordinance, the R-6 zoning and the County ADU ordinance and should be approved as recommended by staff.

Conclusion

- The project is consistent with the applicable policies the County General Plan including the Residential Medium (RM) Land Use Designation.
- The project conforms to the zoning standards of the Kensington Combining District (-K), the R-6 zoning district and the County Accessory Dwelling Unit (ADU) ordinance.
- The project is consistent with the neighborhood and surrounding land uses.

Staff Recommendation

- DENY the appeal by David and Sandra Gerstel
- APPROVE the project as proposed based on the findings and subject to the provided conditions of approval



QUESTIONS?