

# KENSINGTON DESIGN REVIEW APPEAL FOR 2 HIGHLAND BLVD., KENSINGTON

## COUNTY FILE #CDDP24-03011

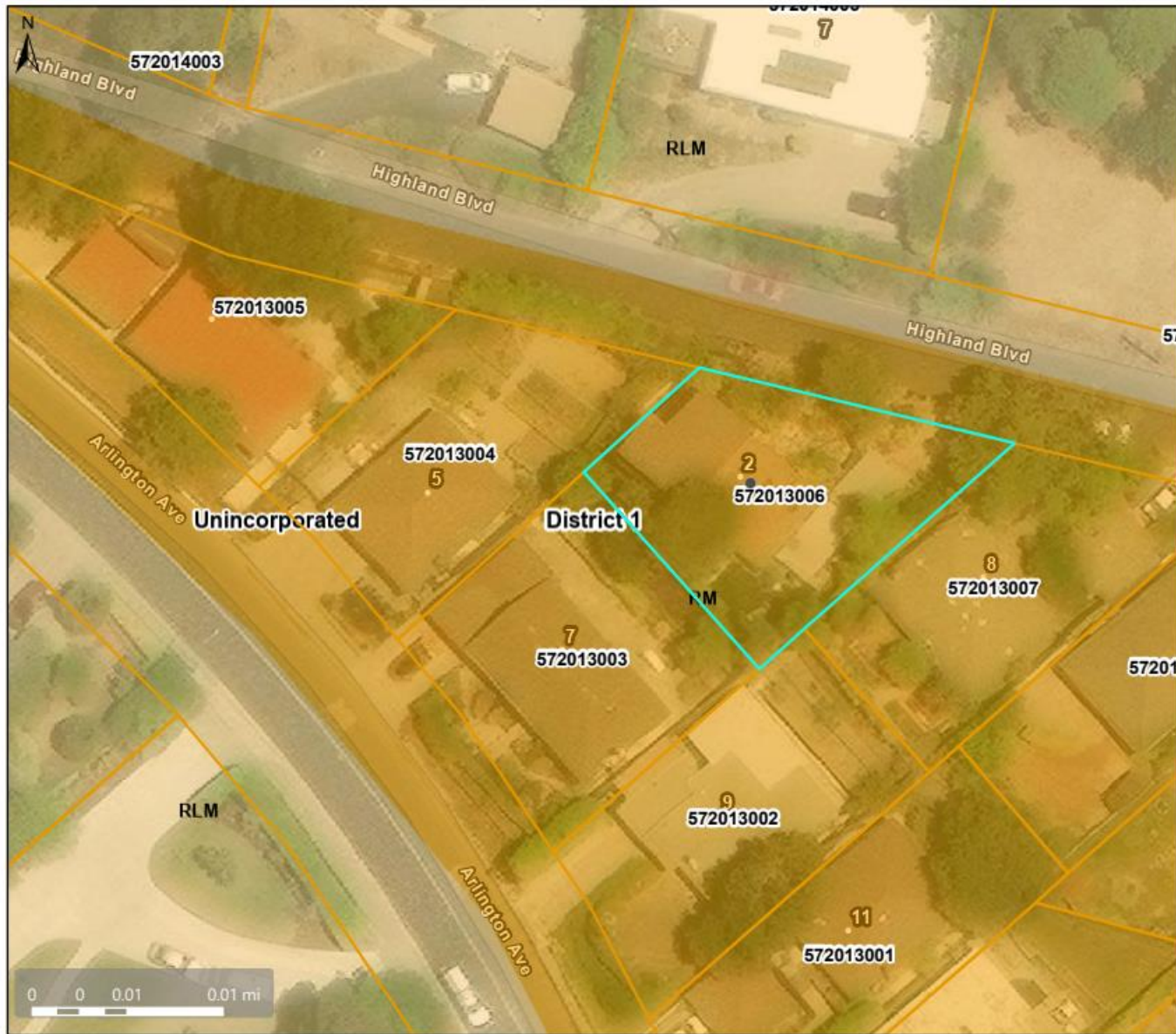
---

CONTRA COSTA COUNTY PLANNING COMMISSION

WEDNESDAY, JANUARY 8, 2025

6:30 P.M.

# General Plan: RM, Residential Medium Density



## Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- Unincorporated
- Board of Supervisors' Districts
- 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. CDMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CDMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

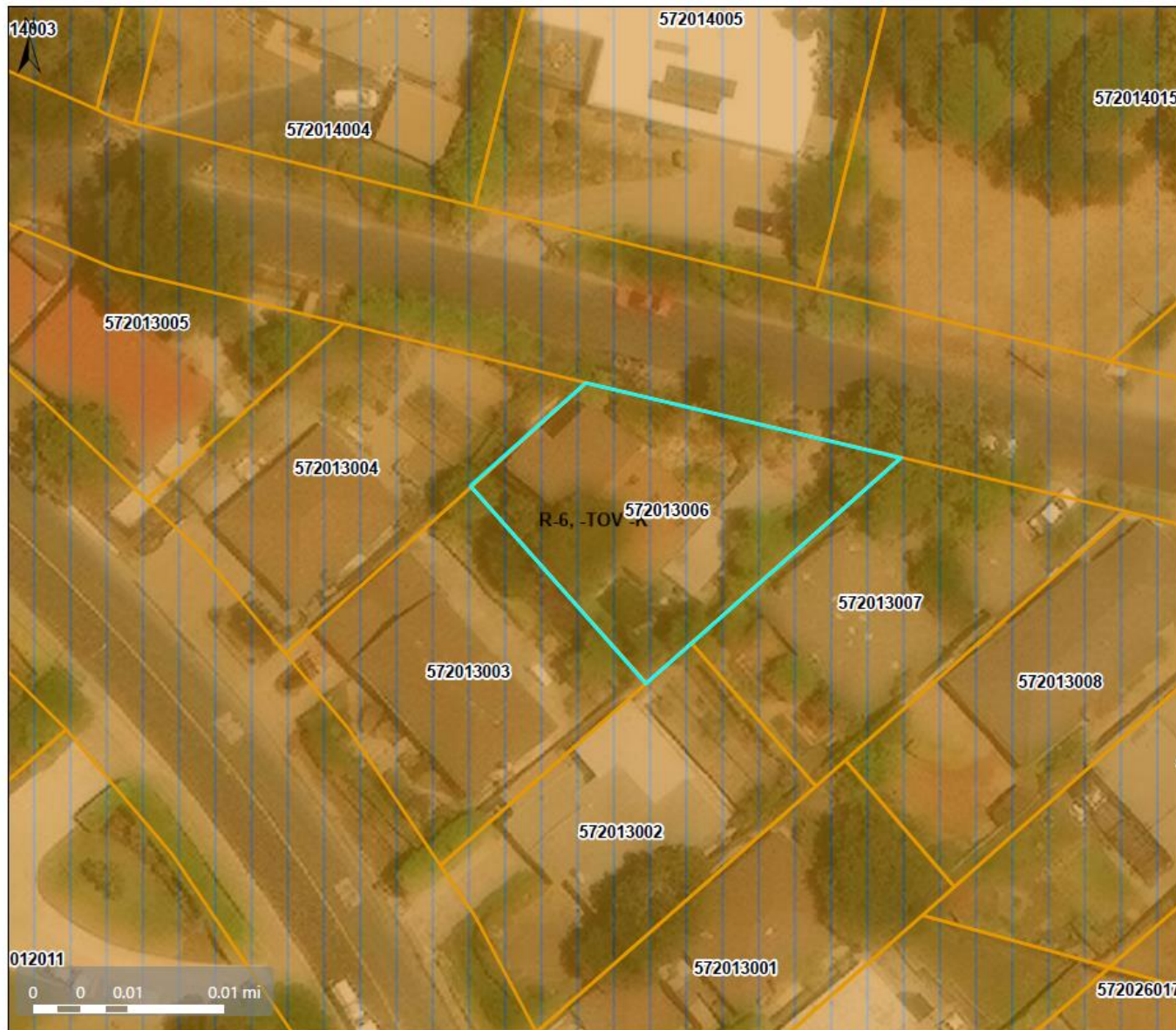
**Spatial Reference**  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Coast Guard





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



### Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE\_OVER
  - R-6 -TOV -K (Tree Obstruction and Kensington)



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.

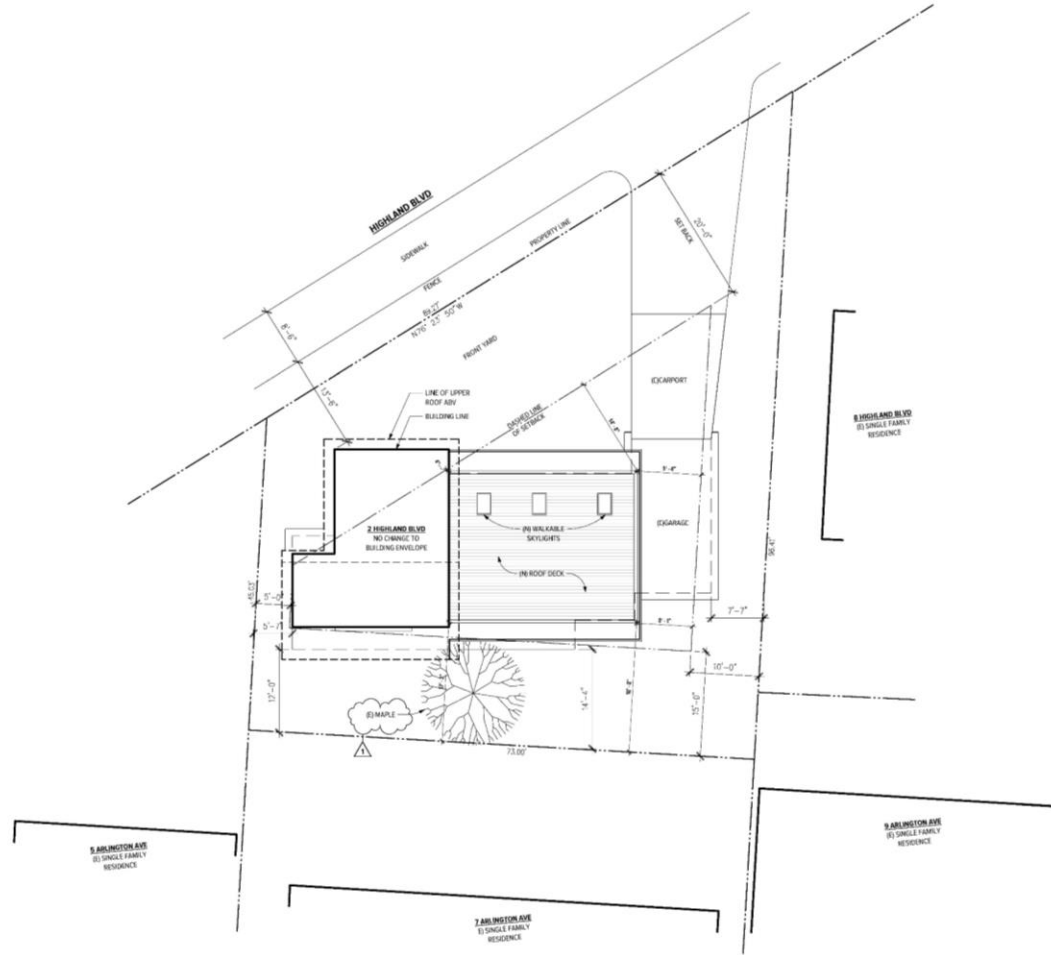
Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft

STREET VIEW FROM HIGHLAND BLVD



(E) ROOF # PROPOSED MAIN DECK LOCATION



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



**KLAVIER  
ARCHITECTURE**

525 DIAMOND STREET  
SAN FRANCISCO, CA 94114

PHONE: (415) 775-1111  
NICK RUCCELLI  
415.263.6203  
NICK@KLAVIERARCH.COM



**BARCLAY  
RESIDENCE  
ROOF DECK  
ADDITION**

2 HIGHLAND BLVD,  
KENSINGTON, CA  
94707

TEL: 572-913-006

DESIGN REVIEW

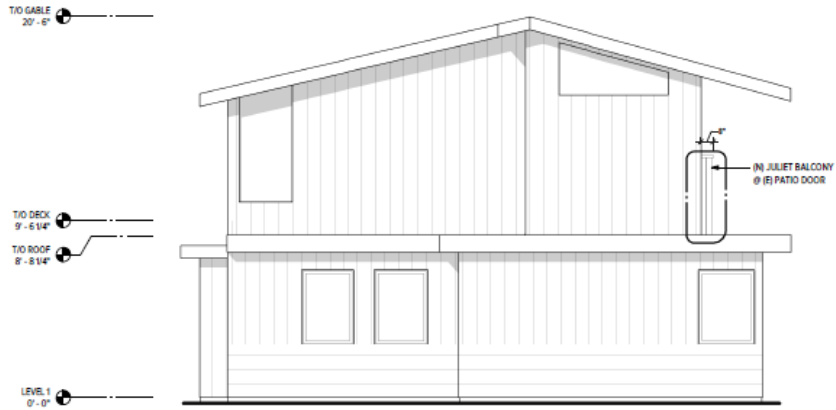
2023.11.01

1 09.4.2024

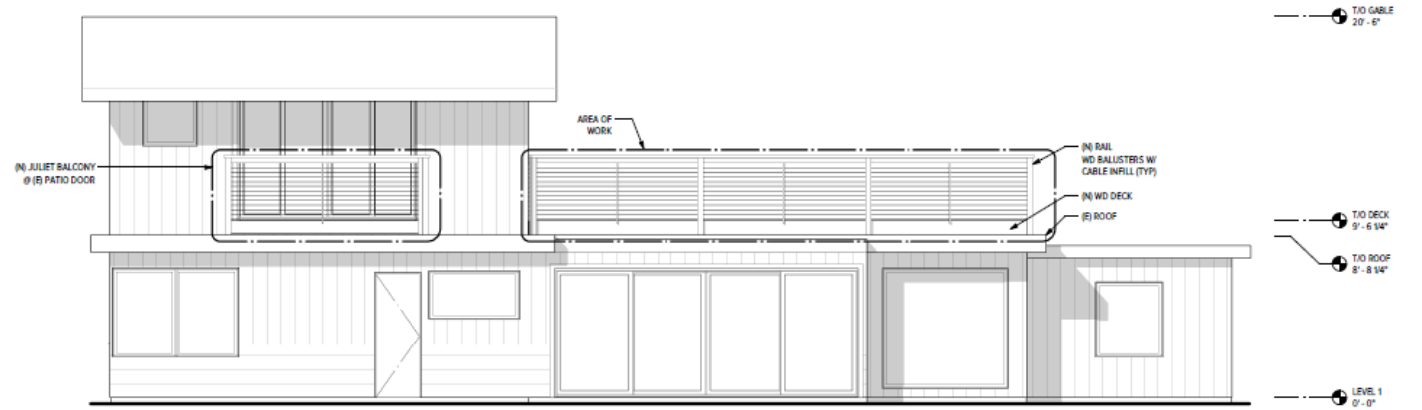


**SITE PLAN &  
SITE PHOTOS**

**A0.1**



**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



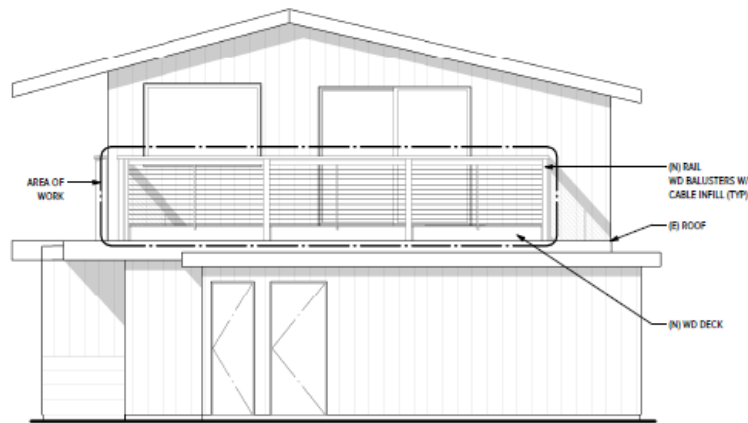
**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

T/O CABLE  
20'-6"

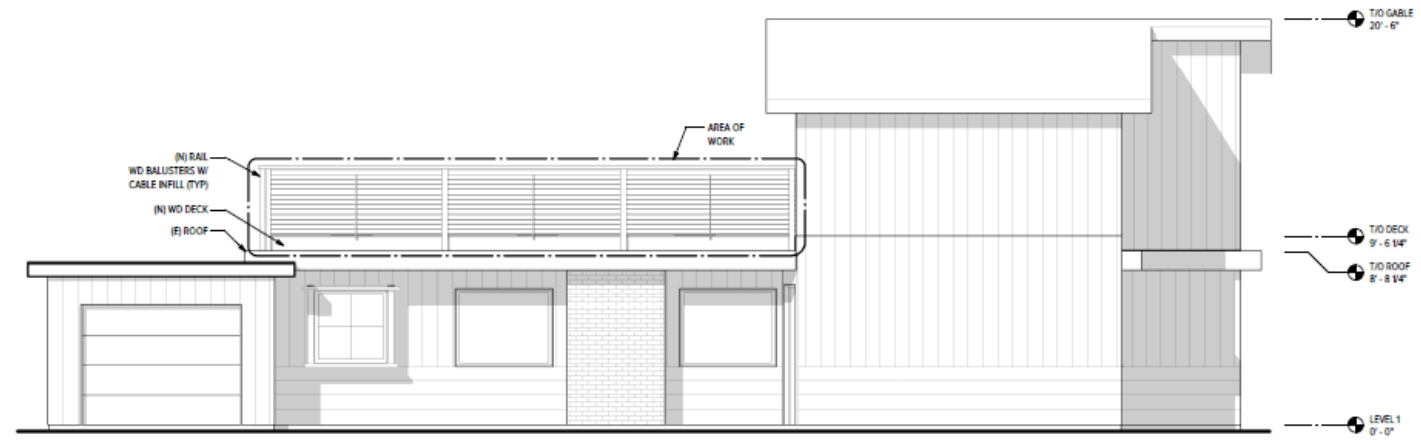
T/O DECK  
9'-6 1/4"

T/O ROOF  
8'-8 1/4"

LEVEL 1  
0'-0"



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



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

# Project Description

---

The project involves exterior modifications to the existing single-family residence including the addition of a 568-square-foot rooftop deck extending towards the eastern property line and a new Juliet balcony off the main bedroom located on the southwestern portion of the residence.

# Summary of Appeal

---

- In a letter dated received October 17, 2024, Hemang Patel and Aditi Shastri, property owners of neighboring 7 Arlington Avenue in Kensington, appealed the Zoning Administrator's approval of the development plan for the proposed exterior modifications at 2 Highland Boulevard.
- In the appeal they cited privacy concerns with the proposed rooftop deck and Juliet balcony. According to the appellants the deck and balcony will impact privacy within their residence including views into their kitchen, dining room, child's bedroom, bathroom and other living areas within their home and the proposed and existing screening is not permanent or sufficient to protect their privacy.



# Staff Response to Appeal

---

- During the site visit to the appellant's residence, staff was able to observe the different vantage points that pose a privacy concern with the construction of the rooftop deck and Juliet balcony. The appellant's showed staff the opaque plastic screen used as an experiment to visually show the appropriate height needed to safeguard the view of the multiple rooms and areas mentioned in the appeal letter. We discussed that the permanent structure will not be part of the project as it will add a variance component to the project. However, as an alternative, the applicant agreed to the vegetative screening to address the privacy concerns of the project.
- The approval of the project with the Condition of Approval of proposed vegetative screen provides an adequate solution to mitigate any potential impacts on privacy. The vegetative screening will include drought tolerant plants to ensure coverage is at its fullest year-round. Furthermore, the applicants will be required to plant the trees prior to final building inspection.

# Staff Recommendation

---

- APPROVE County File #CDDP24-03011, a Development Plan to allow the addition of a new rooftop deck with railing, and a new Juliet balcony, as recommended by staff.
- The proposed project includes the following Condition of Approval (COA):
  - Landscaping for Privacy Screening (COA #3) - As stated in the Condition of Approval #3, the applicant shall provide vegetative screening along the property line between the subject property and the property located at 7 Arlington Avenue. Staff will confirm that the landscape screening will cover the exposed view areas to protect the views of the appellant's residence.
- Staff is recommending that the Planning Commission DENY the appeal and approve the application as identified in Section II (Recommendation) of the staff report.

# Questions?

---