



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP26-03006

File Date: 2/27/2026

Applicant:

Jarrell Conner Tierney Conner Architecture jarrell@tierneyconner.com
 363 17th Street (510) 531-0540
 Oakland, CA 94612

Property Owner:

TAI CHI & ANITA LUK lukassoc.george@gmail.com
 153 LAWSON RD (510) 531-0540
 KENSINGTON, CA 94707 101

Project Description:

The applicant requests approval of a Development Plan and Kensington Design Review for construction of a 265-square-foot addition to an existing garage, an approximately 210-square-foot addition to and replacement of a 2nd story covered deck, and a new approximately 66-square-foot entry that results in a total gross floor area of approximately 5,380 square feet where 3,600 square feet is the gross floor area threshold for a public hearing. The project also includes the installation of a new lift for accessibility.

Project Location: (Address: 153 LAWSON RD, KENSINGTON, CA 94707 101), (APN: 572034017)

Additional APNs:

General Plan Designation(s): RM	Zoning District(s): "R-6, -TOV -K"
Flood Hazard Areas: X	AP Fault Zone: NO
60-dBA Noise Control: NO	MAC/TAC: KENSINGTON MAC
Sphere of Influence: El Cerrito	Fire District: KENSINGTON FIRE
Sanitary District: STEGE SANITARY	Housing Inventory Site: NO
Specific Plan: NO	

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
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
Total:			3087.00	3087.00

573093008

57309300

52

572034014

572034018

RM
572034017

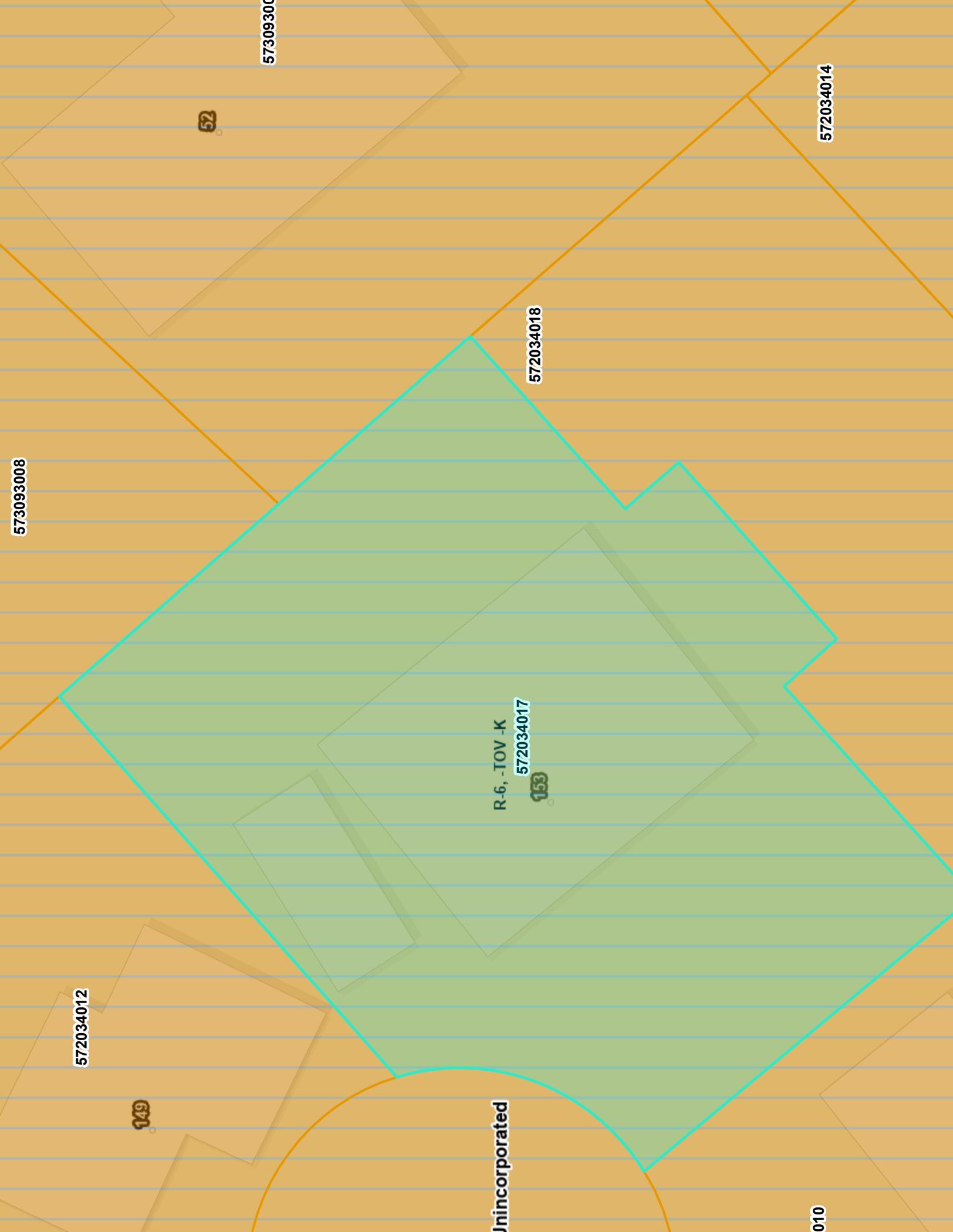
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572034012

149

Unincorporated

010



573093008

57309300

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572034018

572034014

R-6, -TOV -K

572034017

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Unincorporated

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Unincorporated

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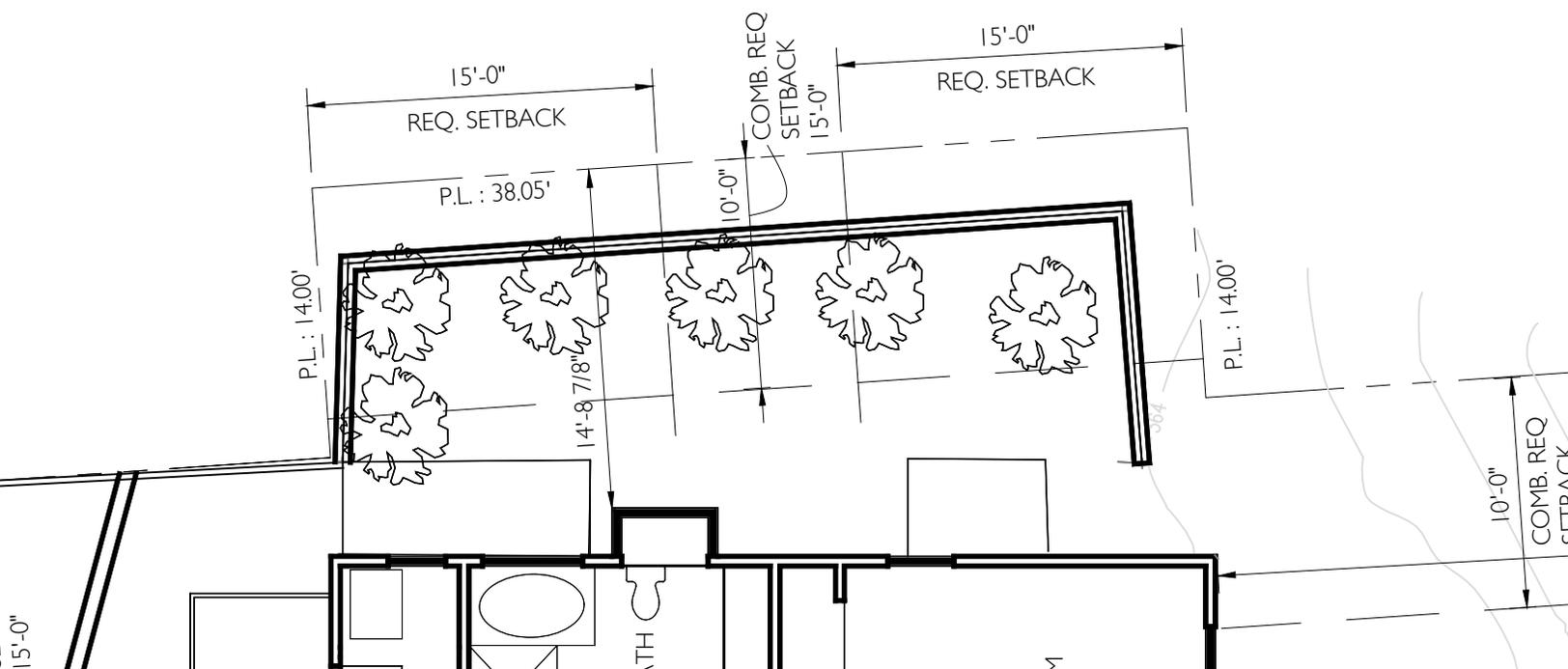
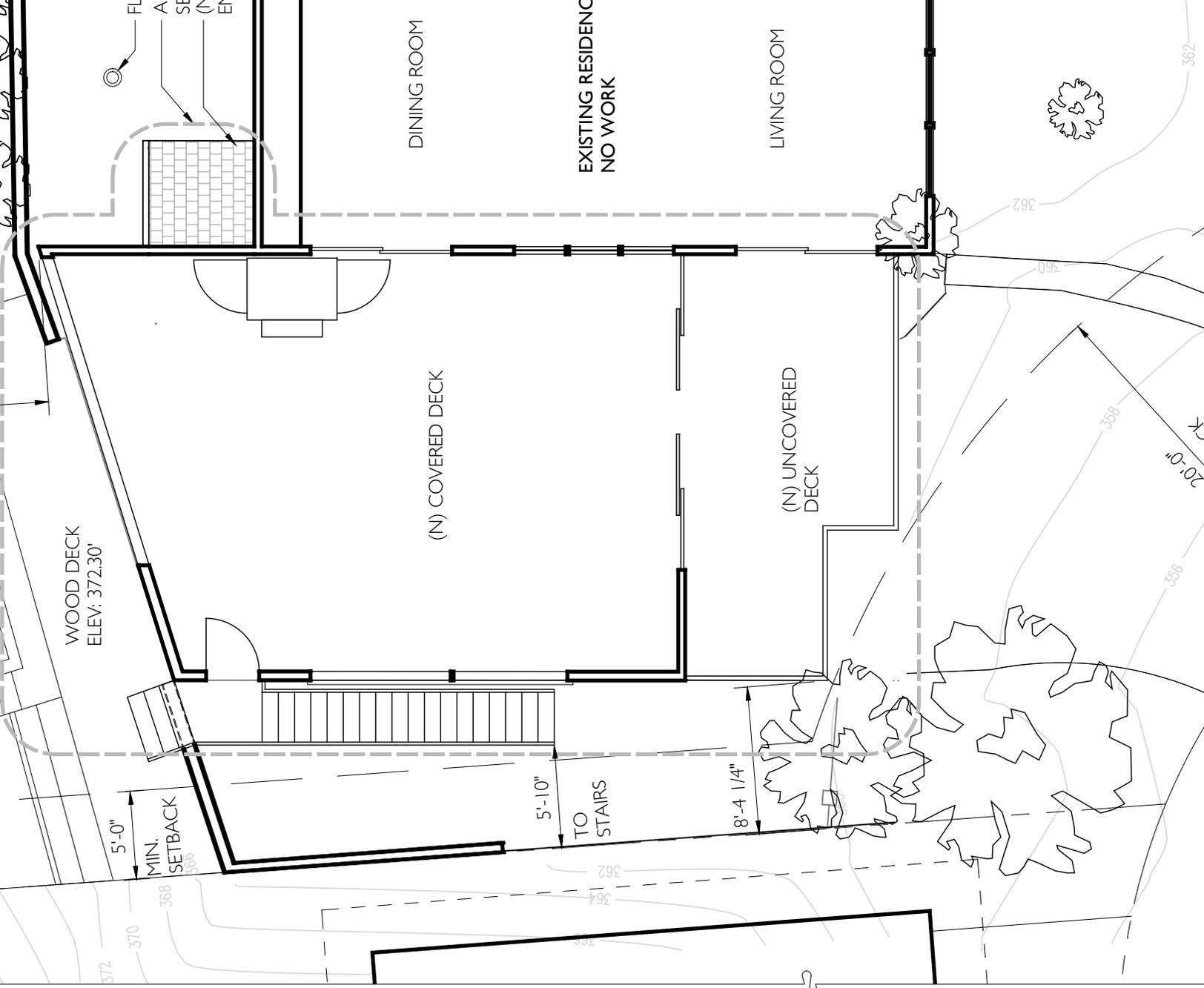
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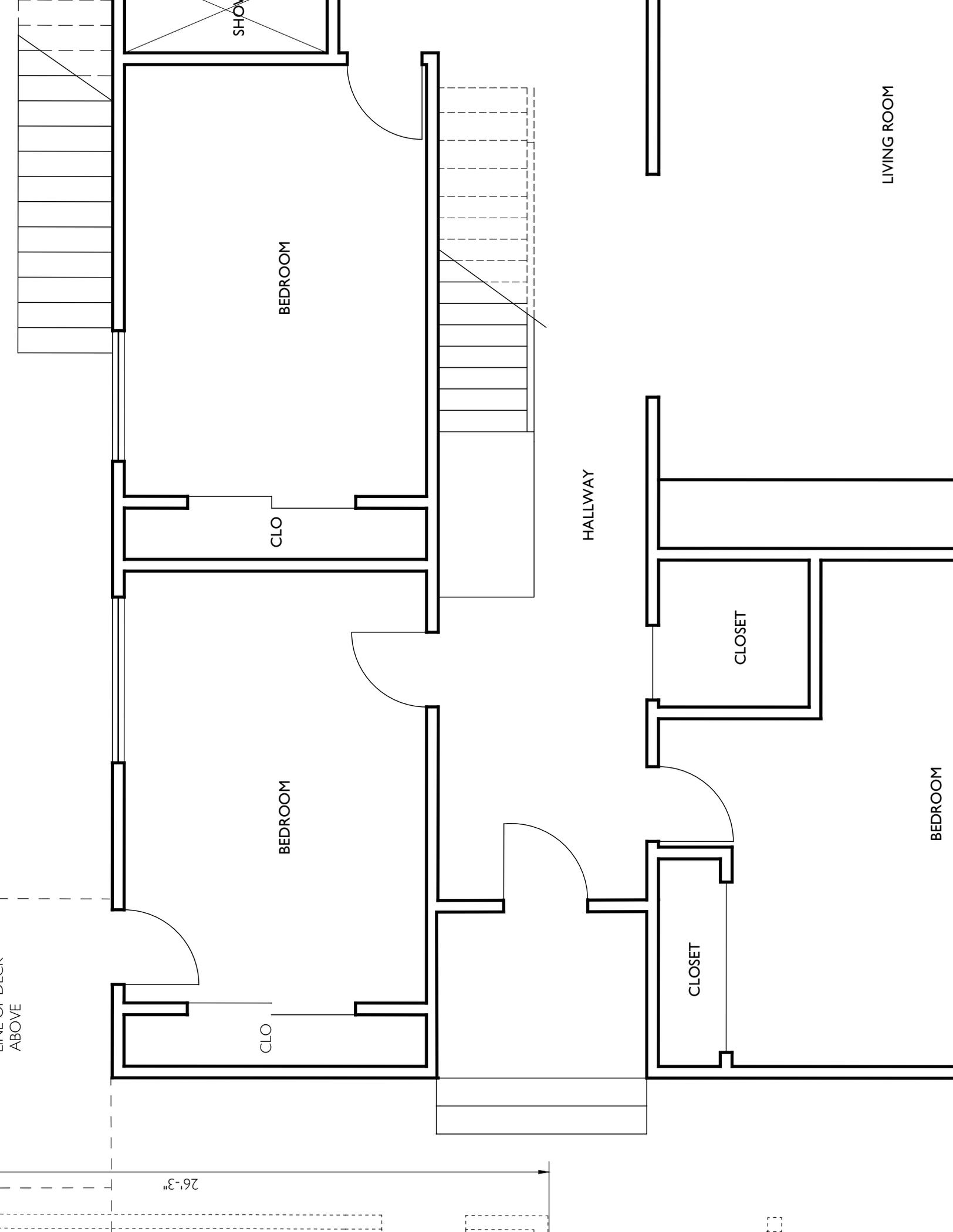
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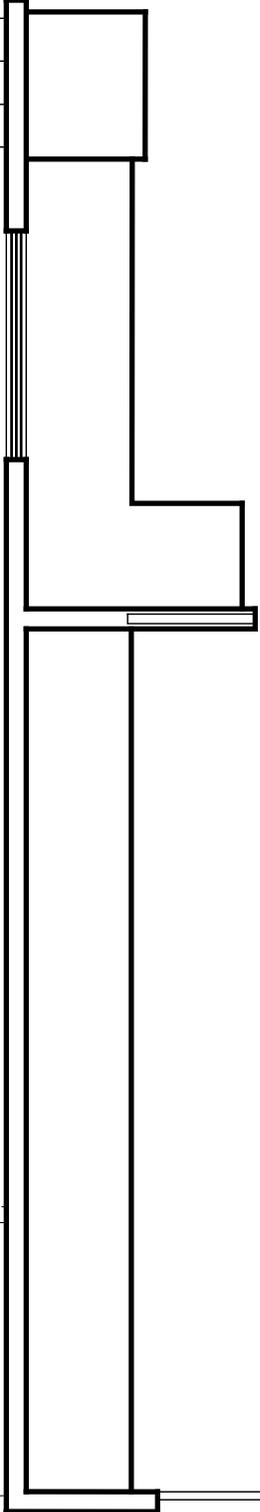
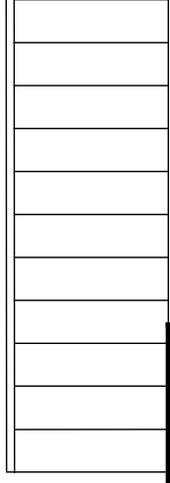
010

<p>es with attached ily dwelling units.</p>	<p>eed 1.28 gallons per flush. ormance criteria of the U.S. s. ore than 1.8 gallons per the performance criteria of eeds. mbined flow rate of all the valve shall not exceed 1.8 designed to only allow one shall not exceed 1.2 gallons idential lavatory faucets si. eed 1.8 gallons per minute the flow above the minute at 60 psi, and must minute at 60 psi.</p>	<p>APPLICABLE</p>	<p>NOT APPLICABLE</p>	<p>A0.8</p>	<p>YES</p>
<p>aintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.</p>	<p>4.503 4.503.1 FIREPLACES GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type.</p> <p>4.504 4.504.1 POLLUTANT CONTROL COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p>	<p>NOT APPLICABLE</p>	<p>NOT APPLICABLE</p>	<p>A0.8</p>	<p>YES</p>
<p>4.504.2 4.504.2.1 4.504.2.2 4.504.2.3 4.504.2.4</p>	<p>FINISH MATERIAL POLLUTANT CONTROL. Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall comply with local or regional air pollution control or air quality management district rules or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency including Manufacturer's product specification and/or field verification of on-site product containers.</p>	<p>YES</p>	<p>A0.8</p>	<p>YES</p>	<p>A0.8</p>
<p>4.504.3 4.504.3.1 4.504.3.2 4.504.4 4.504.5</p>	<p>CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus Program. Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall be certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program) or the Resilient Floor Covering Institute (RFCI) FloorScore program. COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior of</p>	<p>YES</p>	<p>A0.8</p>	<p>YES</p>	<p>A0.8</p>

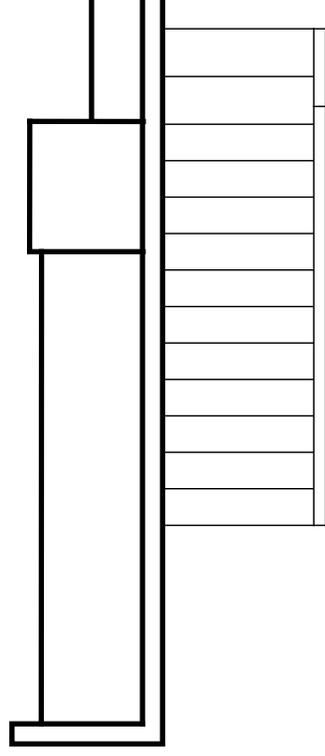




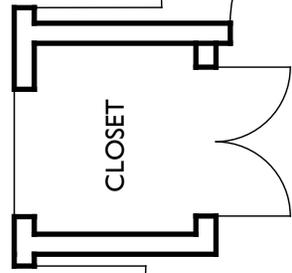
STORAGE



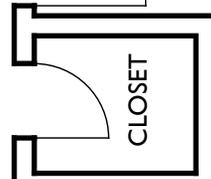
KITCHEN



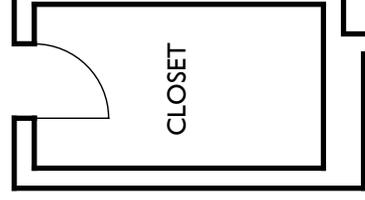
DINING ROOM



CLOSET



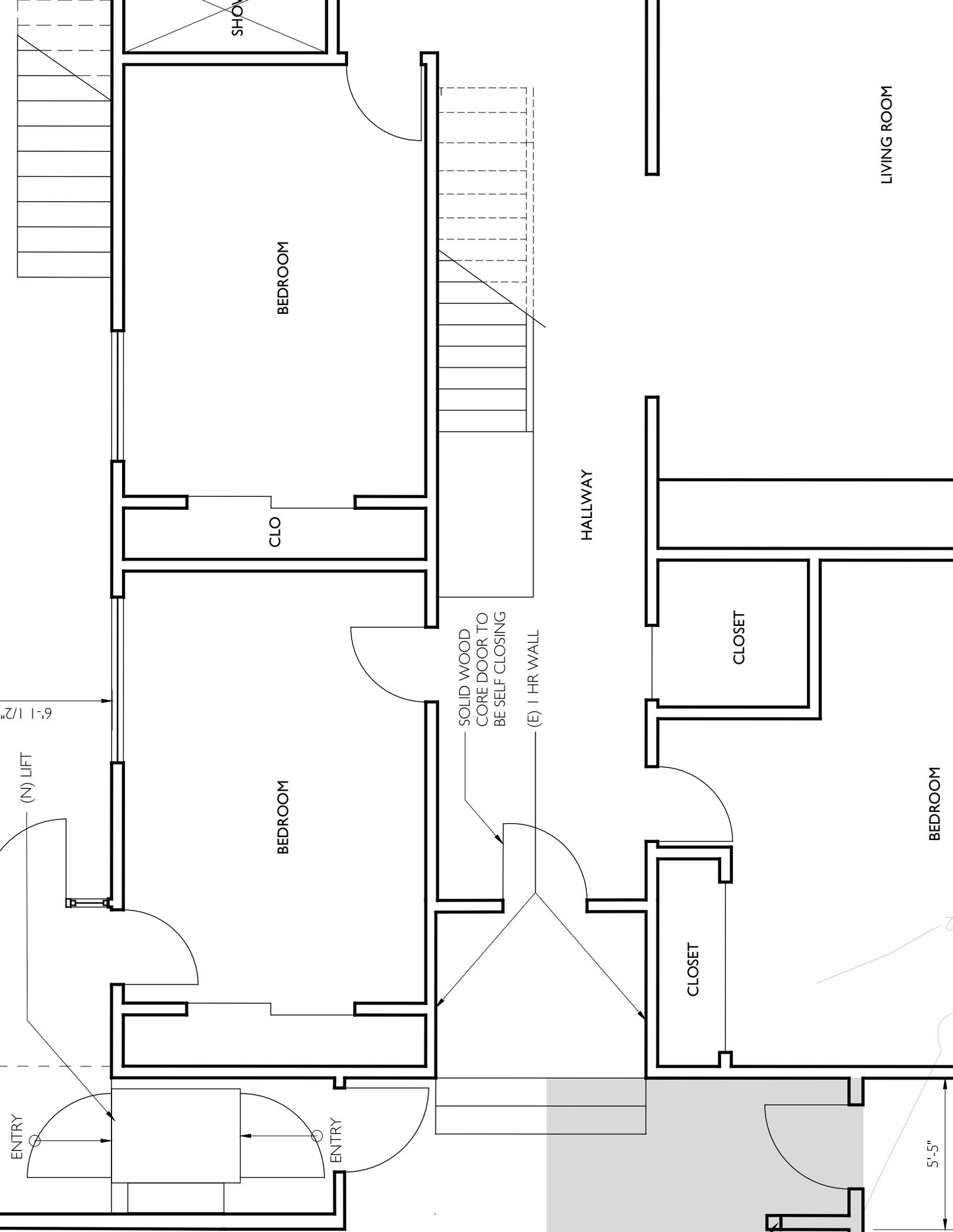
CLOSET



CLOSET

LIVING ROOM





SHOW

BEDROOM

CLO

BEDROOM

SOLID WOOD
CORE DOOR TO
BE SELF CLOSING

(E) | HR WALL

HALLWAY

CLOSET

CLOSET

LIVING ROOM

BEDROOM

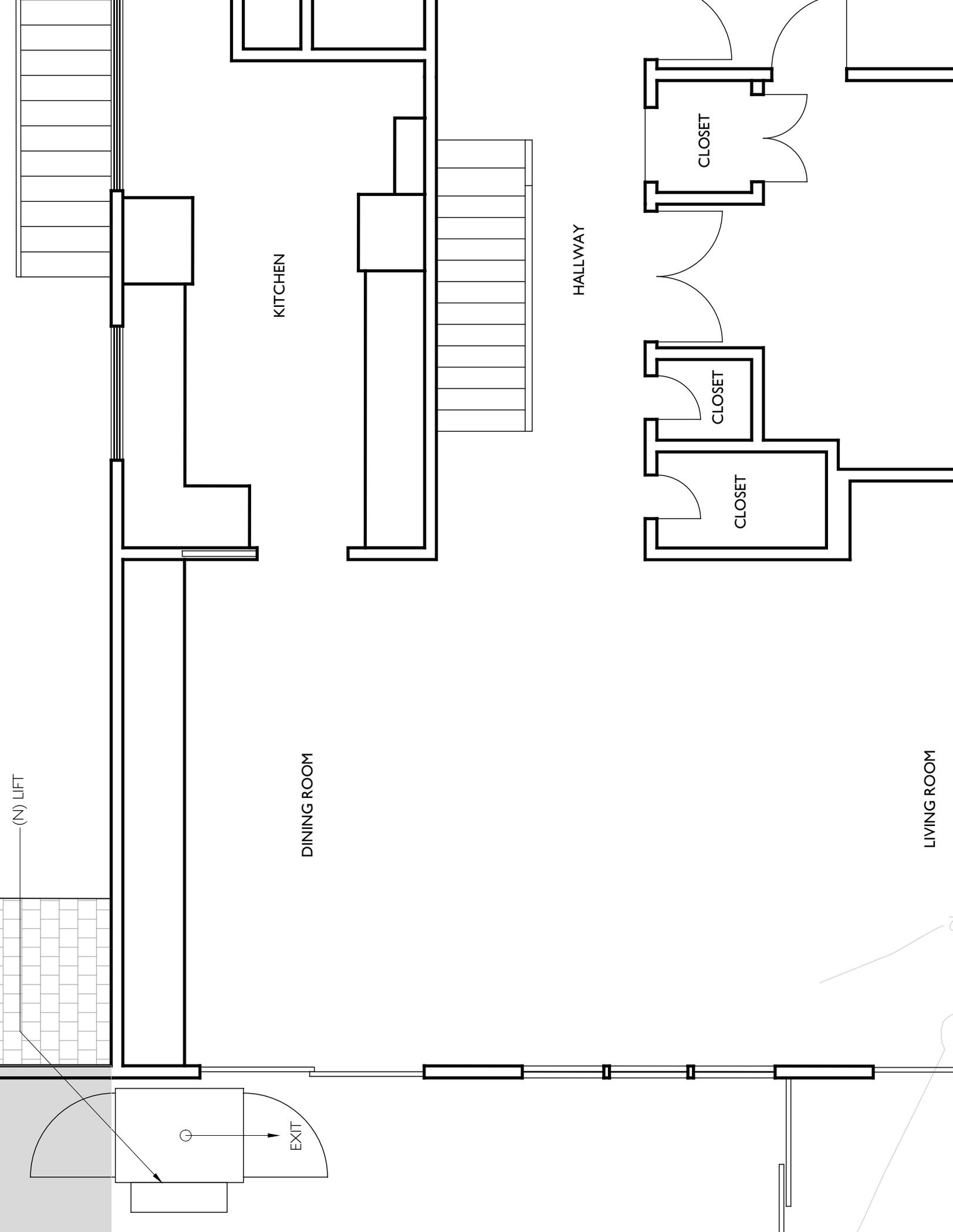
(N) LIFT

6'-1 1/2"

ENTRY

ENTRY

5'-5"



(N) LIFT

KITCHEN

DINING ROOM

HALLWAY

CLOSET

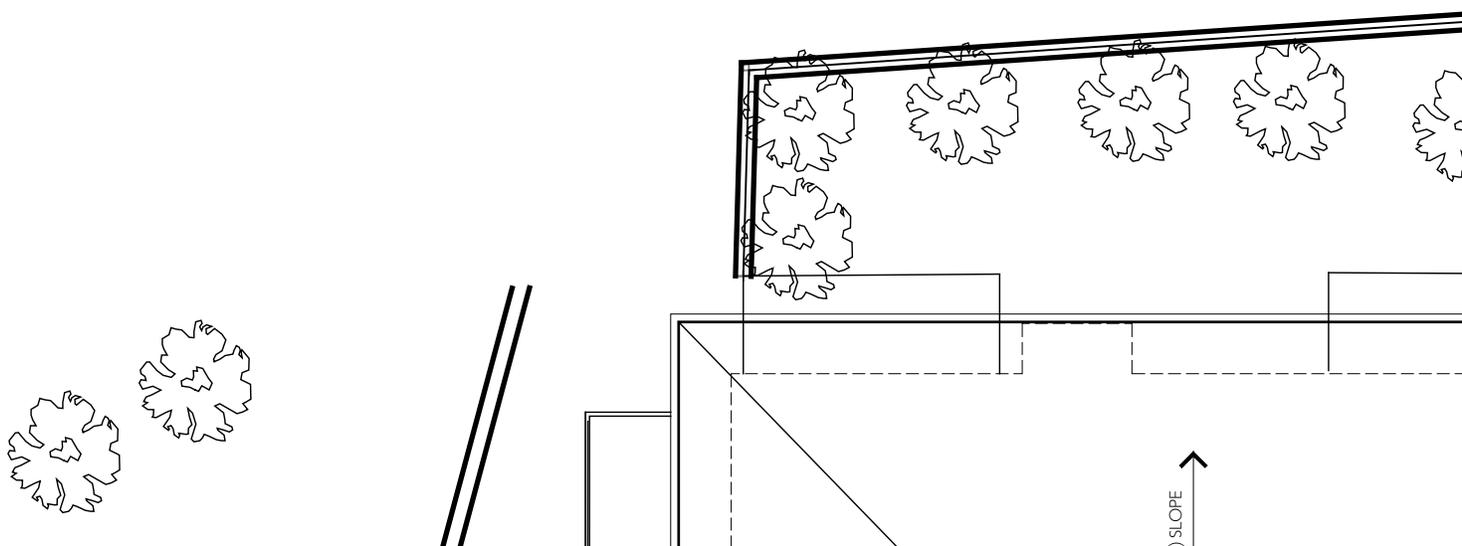
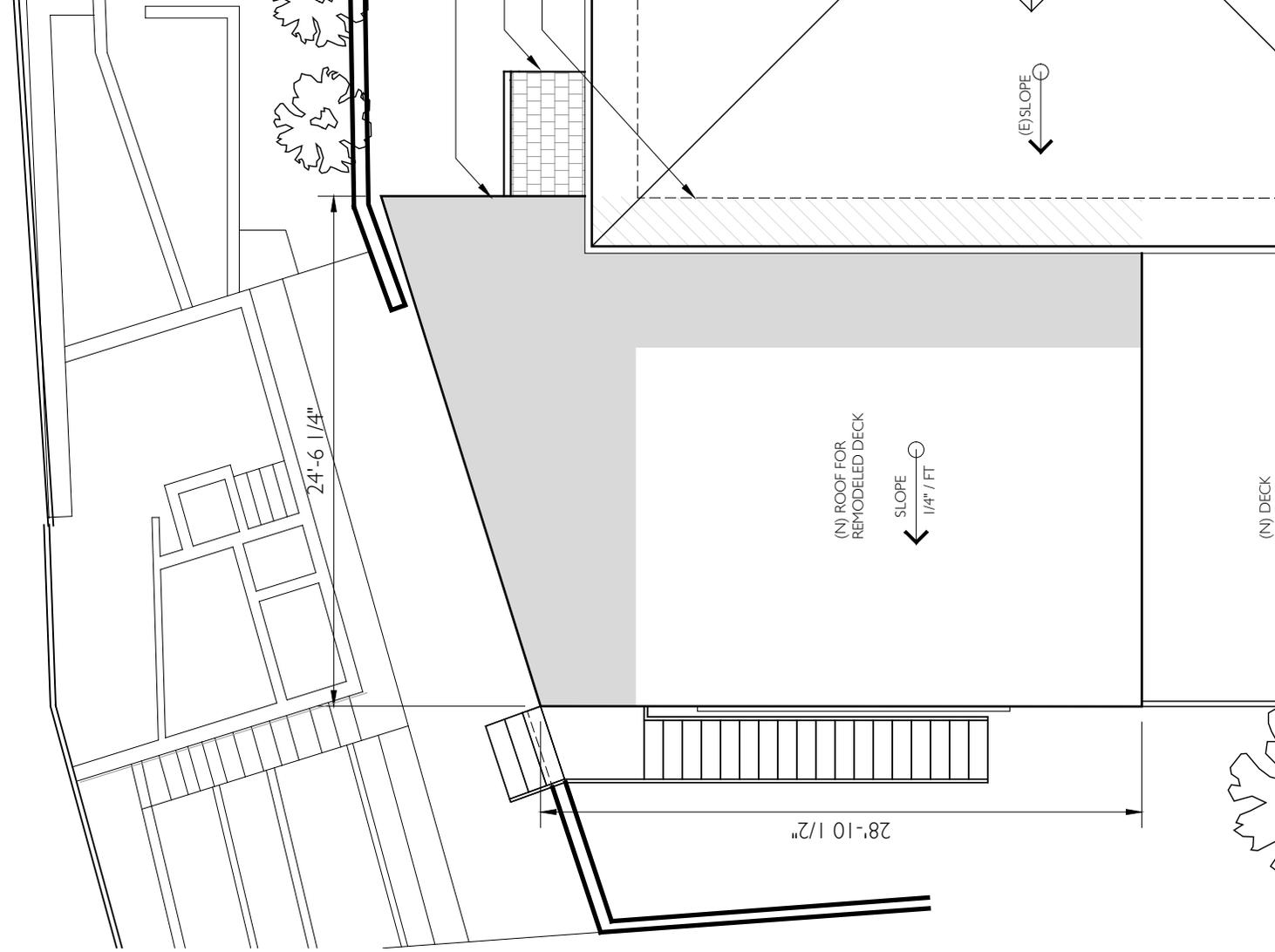
CLOSET

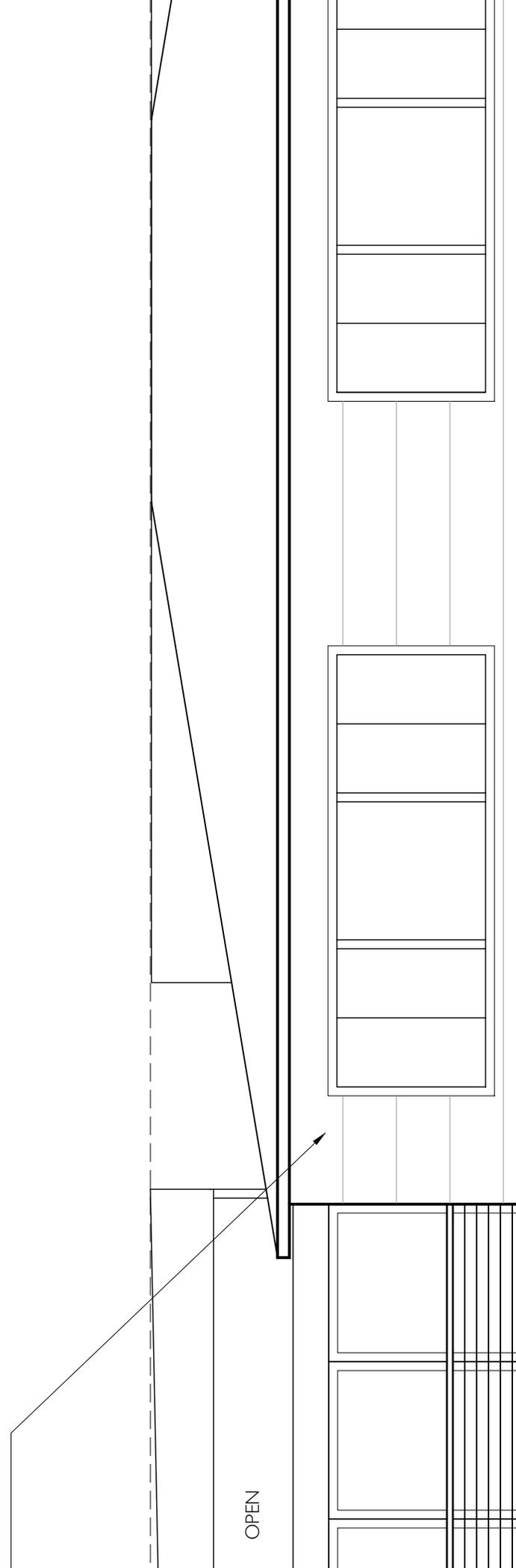
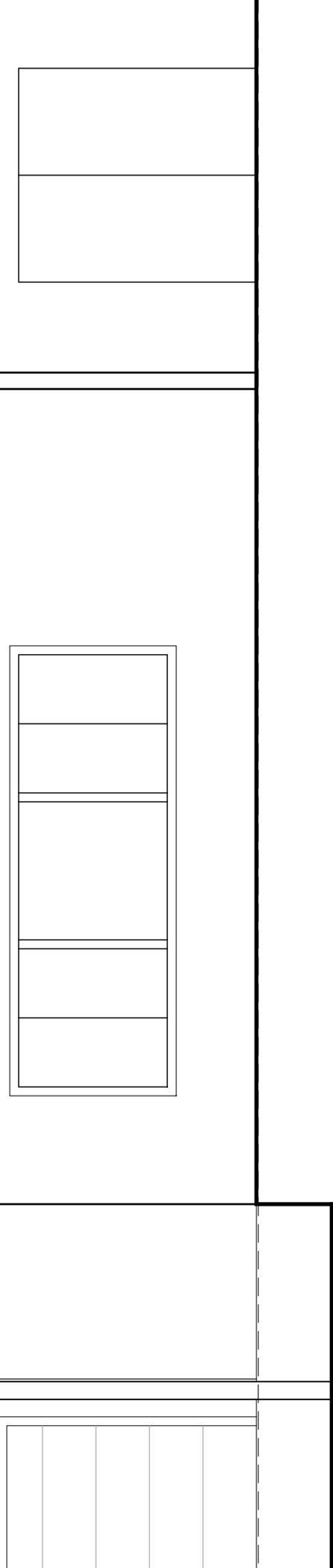
CLOSET

LIVING ROOM

EXIT

WIRE FENCE





GARAGE FL.

+0'-0"
T.O. FINISH



(N) WOOD FENCE, TYP.

(N) GUTTERS

(N) CEMENT
PLASTER WALL

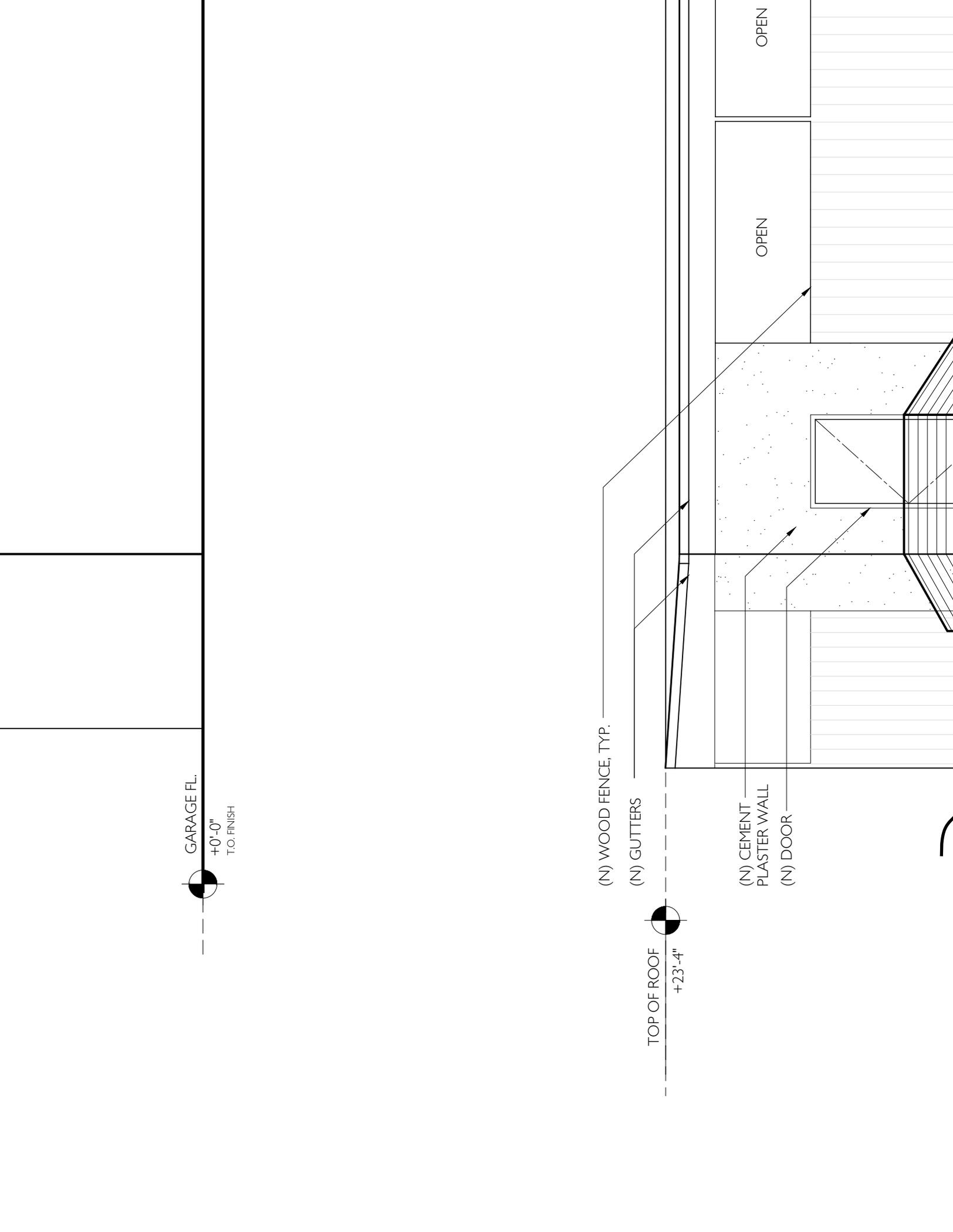
(N) DOOR

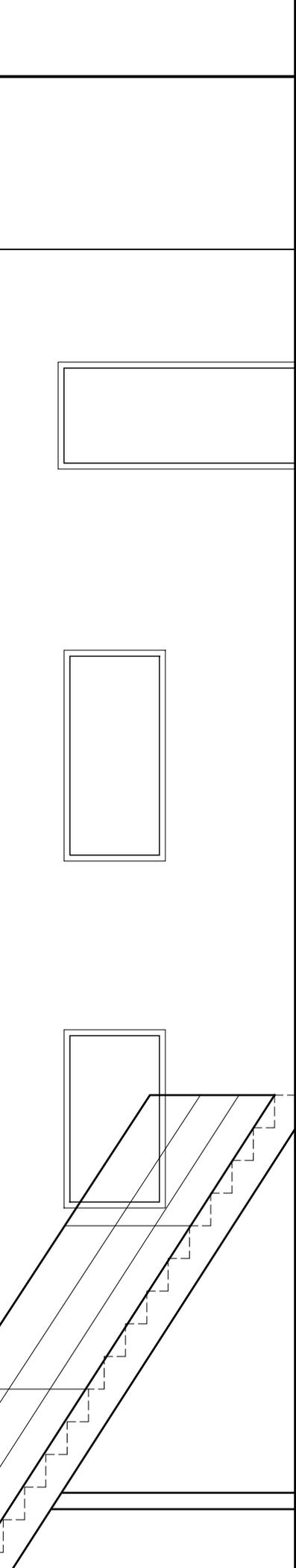
OPEN

OPEN

TOP OF ROOF

+23'-4"

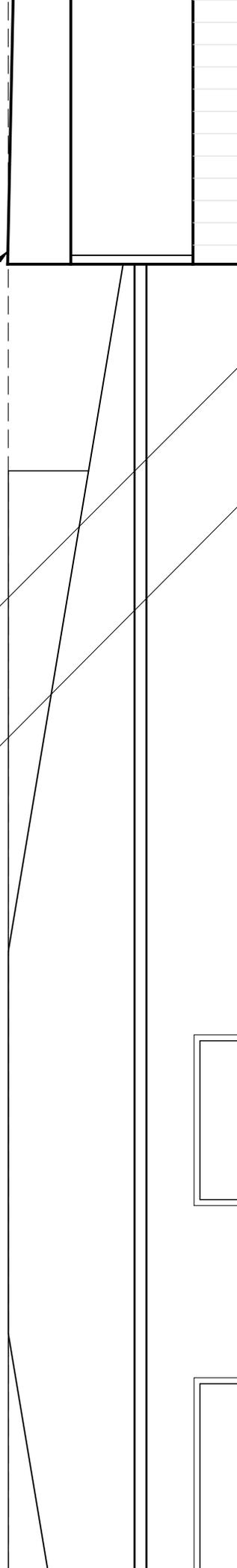


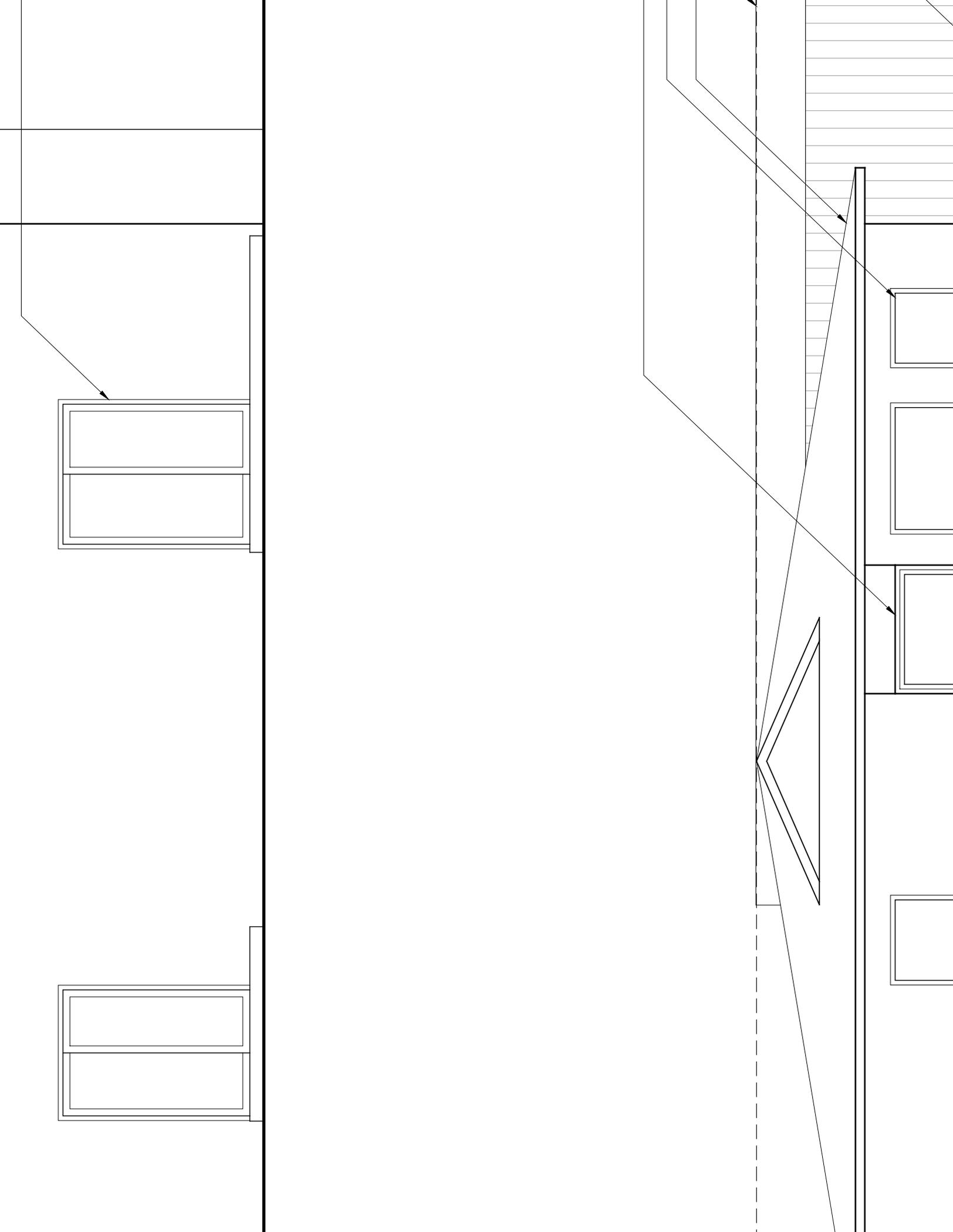


(N) ROOF OVER DECK

(N) WOOD FENCE

(N) ROOF OVER GLASS
ENCLOSURE





(E) DOORS AND WINDOWS
OF (E) HOUSE

LOWER ROOF

ROOF COVER OVER
MODELED DECK

