



AGENCY COMMENT REQUEST

Date 06/25/26

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
County Geologist

HEALTH SERVICES DEPARTMENT

Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District _____
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfdpd.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 East Richmond Heights
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 Nai Saephan
Phone # (925) 655-2874
E-mail Nai.Saephan@dcd.cccounty.us
County File # CDVR26-01011
Prior to July 20, 2026

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

Landslide Active Fault Zone (A-P)
Liquefaction Flood Hazard Area
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 Project Summary

County File Number: CDVR26-01011

Submitted Date: 6/23/2026

Applicant: Sandeep Ojha

Property Owner: FOUNDATION INC GYUTO

Project Description:

The applicant requests a Variance Permit to allow a 1 ft. 6 inch front setback, where 25 ft. is the minimum, for a new entryway above the existing gate at the main entrance.

Project Location: (Address: 6401 BERNHARD AVE, RICHMOND, CA 94805 165), (APN: 418200035)

Additional APNs:

General Plan Designation(s): RC:RM

Flood Hazard Areas: X

60-dBA Noise Control:

Sphere of Influence: El Cerrito

Sanitary District: WEST CO WASTEWATER

Specific Plan:

Zoning District(s): A-2

AP Fault Zone:

MAC/TAC:

Fire District: CONSOLIDATED FIRE

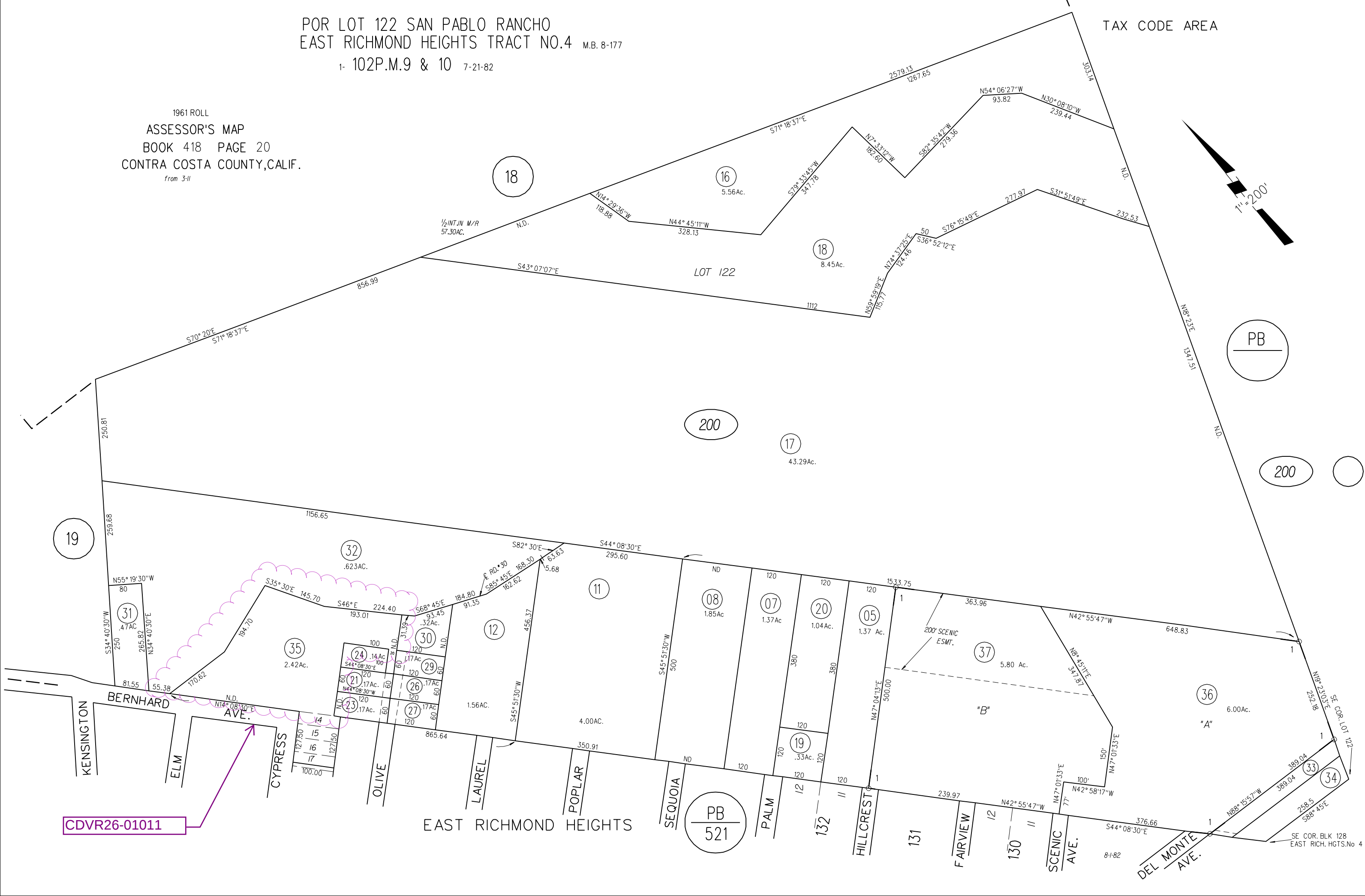
Housing Inventory Site: NO

POR LOT 122 SAN PABLO RANCHO
EAST RICHMOND HEIGHTS TRACT NO.4 M.B. 8-177
1- 102P.M.9 & 10 7-21-82

1961 ROLL
ASSESSOR'S MAP
BOOK 418 PAGE 20
CONTRA COSTA COUNTY,CALIF.
from 3-11

TAX CODE AREA

1"=200'



CDVR26-01011

EAST RICHMOND HEIGHTS

PB
521

SE COR. BLK 128
EAST RICH. HGTS. No 4

Aerial



Map Legend

- Assessment
- Parcels

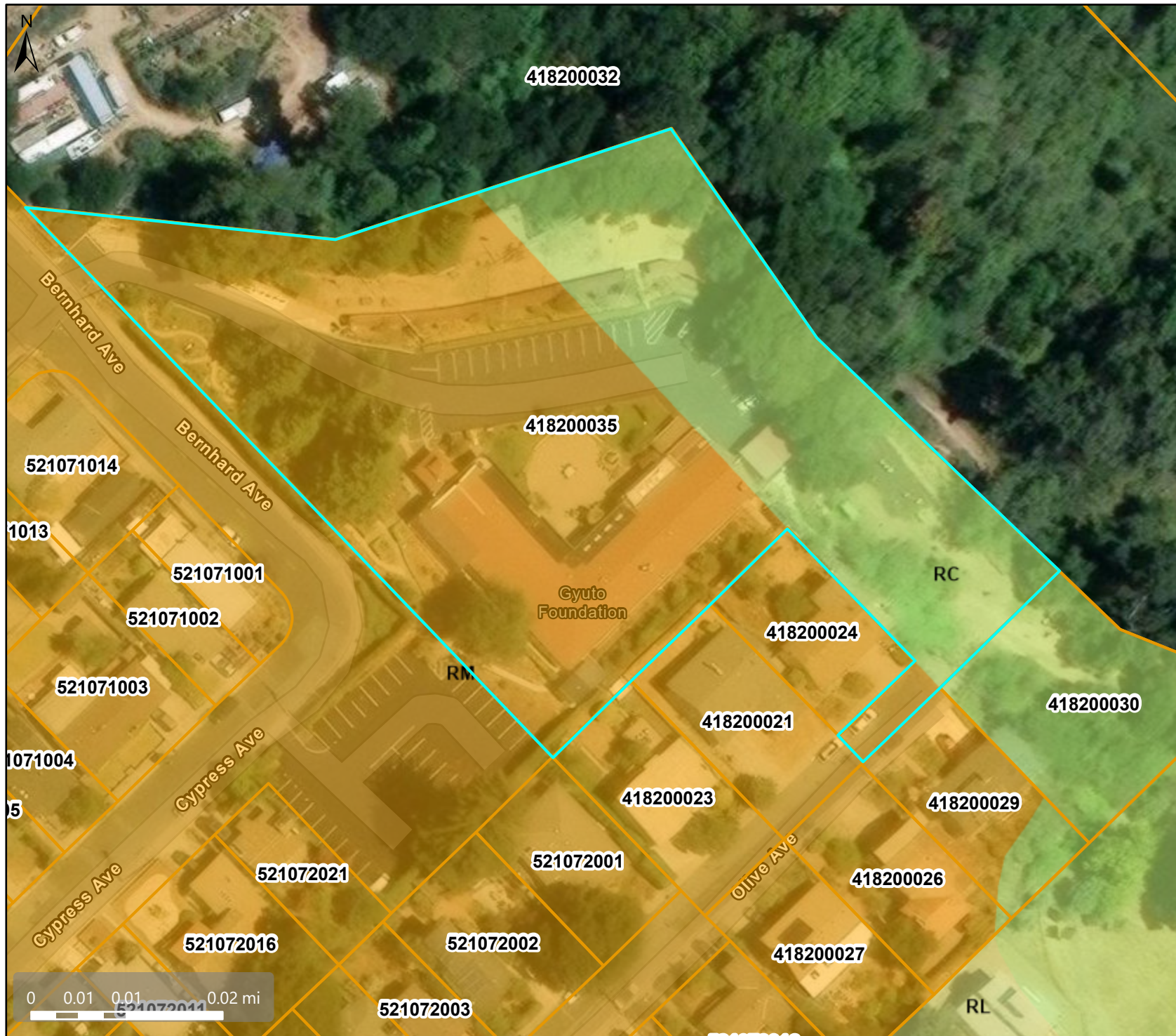
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

General Plan:RM (Residential Medium Density) & RC (Resource Conservation)



Map Legend

Assessment
Parcels

Planning

General Plan

RL (Residential
Low Density)
(1-3 du/na)

RM (Residential
Medium
Density) (7-17
du/na)

RC (Resource
Conservation)

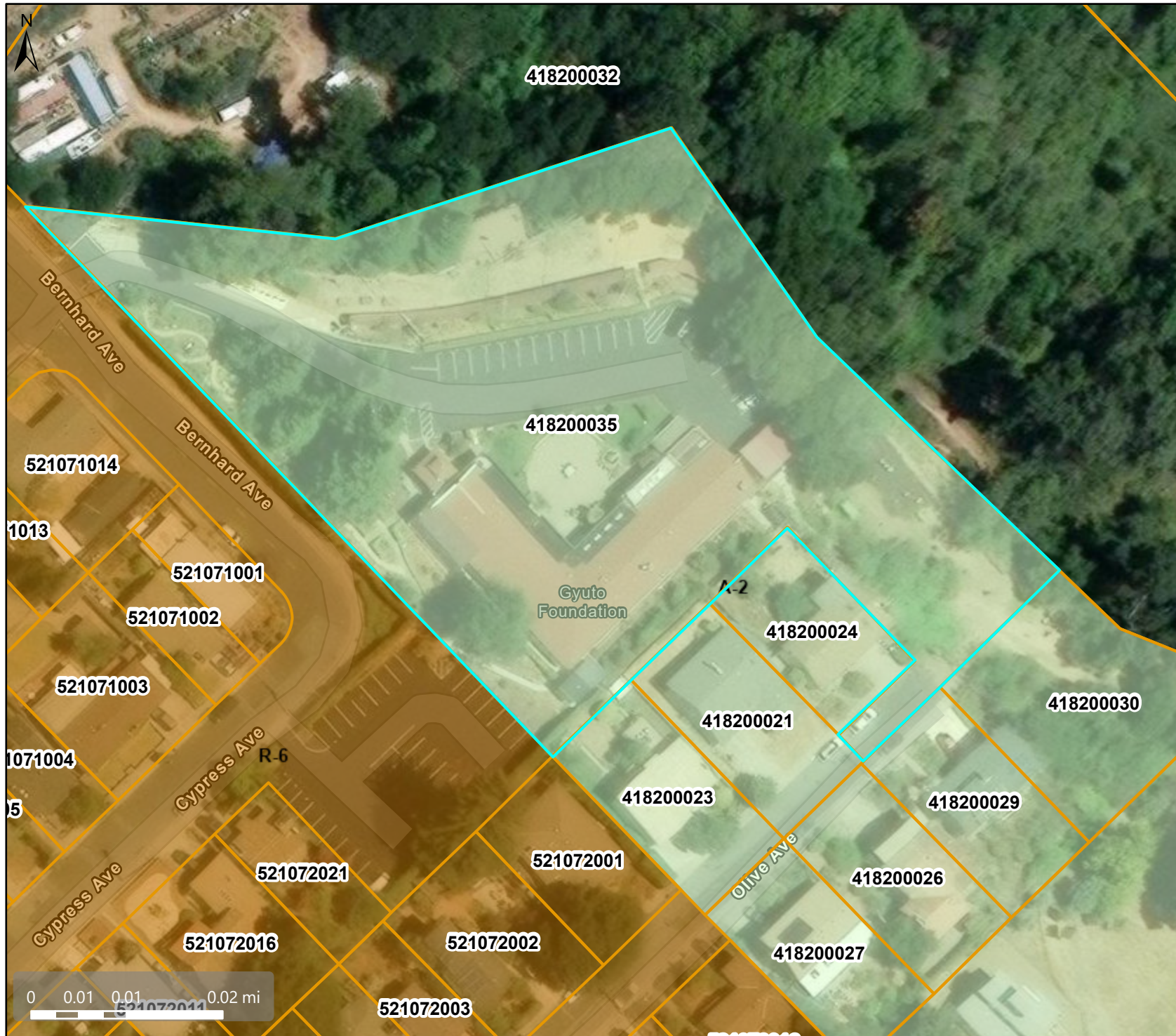
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PCS: WGS 1984 Web Mercator Auxiliary Sphere
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Zoning: A-2 (General Agriculture)



Map Legend

 Assessment
Parcels

Planning

Zoning

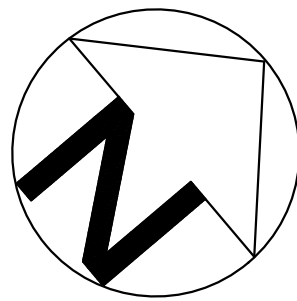
ZONE_OVER

 R-6 (Single
Family
Residential)
 A-2 (General
Agriculture)

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

RECEIVED on 06/23/2026 CDVR26-01011
By Contra Costa County
Department of Conservation and Development



DESIGNER:
ECONOMICAL HOME DESIGN BUILD
3235 SYDNEYWAY
CASTRO VALLEY, CA, 94546
TEL: 510.827.2605
ATTN: POONAM SUBEDI
ECONOMICALHOMEDESIGN@OUTLOOK.COM

T-24 CONSULTANT
SEVAG KURDIAN
2333 MIRA VISTA
AVE #26,
MONTROSE, CA, 91020
SEVAG@SKDESIGNLA.COM

CITY STAMP :

ISSUE LOG
OWNER: SUBMITTAL
JUNE: 5, 2026
OWNER: REVI
JUNE: 15, 2026
BUILDING SUBMITTAL
JUNE: 25, 2026
PLAN REVISION DATE

Poonam

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Email: economicalhomedesign@outlook.com

MAIN GATE CONSTRUCTION:

GYUTO FOUNDATION
6401 BERNHARD AVE RICHMOND
CA 94805-1655

APN- 418-200-035-8

CHECKED SO	DRAWN SO, SB
DATE JUNE 5, 2026	
JOB # CITY OF RICHMOND ,RICHMOND	

A0.1

PROJECT DATA

OWNER :	GYUTO FOUNDATION
ADDRESS :	6401 BERNHARD AVE RICHMOND CA 94805-1655
APN :	418-200-035-8
OCCUPANCY :	
CONSTRUCTION TYPE :	V-B
ZONING :	
PRIMARY ZONING :	
LOT SIZE :	105,415 SQ.FT

EXISTING BUILDING AREA : 7844 SQ.FT
SPECIAL FLOOD HAZARD AREA : NO

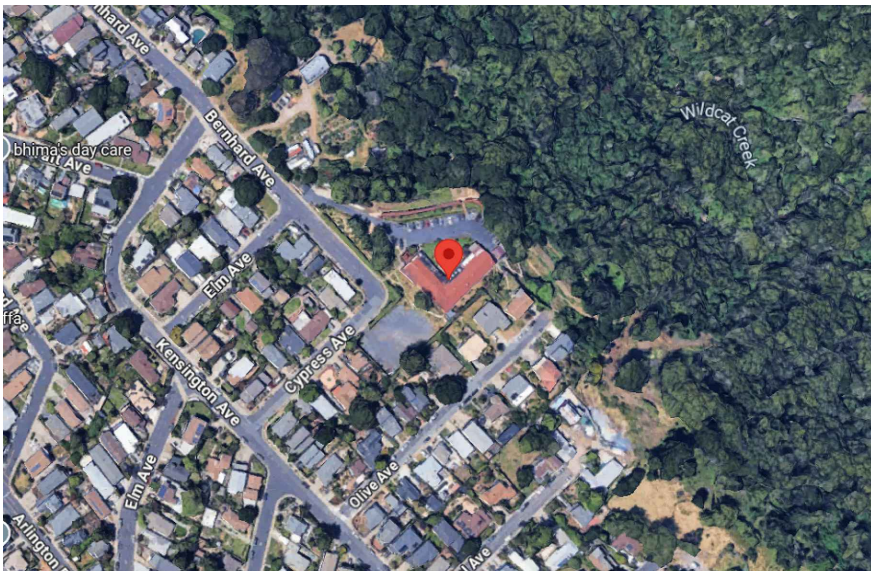
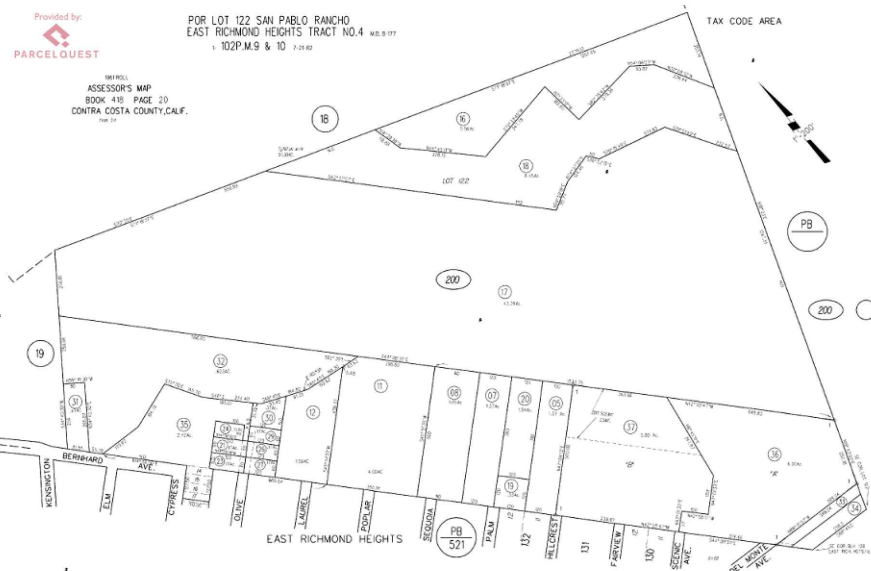
LOT AREA : 105,415 SQ.FT
MAX LOT COVERAGE : 7844/ 105,415 = 0.074

REQUIRED PARKING SPACE : PROVIDED

HISTORIC DESIGNATION	NO
BLDG/ LIV AREA: LOT SQFT.: YEAR BUILD: EFFECTIVE YEAR :	7844 105,415 SEE FULL DETAIL
EXISTING EXTERIOR DECK FLOOD ZONE	X
EXISTING BUILDING BUILT YEAR	
TOTAL LOT COVER AREA	105,415 SQ.FT
LOT COVERAGE :	7844/ 105,415 = 0.074
PAVED FRONT YARD AREA :	NOT APPLICABLE
PERMEABILITY IN FRONT YARD :	NOT APPLICABLE

PARCEL MAP :

VICINITY MAP :



GENERAL NOTES :

- ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY LOCAL BUILDING OFFICIAL AND OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE DRAWINGS THAT CODE OR CALL OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE THE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT/ DESIGNER/ ENGINEER ANY VIOLATION OF CODE IMMEDIATELY.
- CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.
- PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET.
- DIRECT POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ONTO NEARBY ONSITE LANDSCAPING SO AS TO REDUCE THE AMOUNT OF NEARBY ONSITE LANDSCAPING SO AS TO REDUCE THE AMOUNT OF RUNOFF DIRECTED TOWARDS THE STREET. THE NATURAL TOPOGRAPHY OF THE PROPERTY SHALL BE KEPT AS IS AS MUCH AS FEASIBLE.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY, THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY , RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENTS.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORKS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ARE MEASURED FROM THE FINISHED SURFACE, FIELD VERIFY ALL CABINET SPACE AND FIXED GLASS SIZES, APPLIANCE, FIXTURES, EQUIPMENT ETC. CLEARANCES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ARCHITECT/ DESIGNER WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT.
- DURING CONSTRUCTION STAGE, IF ANY ADDITIONAL EQUIPMENT TO BE INSTALLED OF CHANGE ORDERS REQUESTED BY OWNER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/DESIGNER IMMEDIATELY.
- CONTRACTOR TO PROVIDE CONSTRUCTION STAKING TO VERIFY THE CITY APPROVED SETBACK TO THE BUILDING.
- SUBCONTRACTORS SHALL CO-ORDINATE THEIR WORKS WITH EACH OTHER PROFESSIONALLY, NOTIFY GENERAL CONTRACTOR ANY DISCREPANCY & DIFFICULTY.
- TRADE NAME & MANUFACTURERS REFEREED TO ARE FOR QUALITY STANDARDS ONLY SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY OWNER.

APPLICABLE CODE :

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE

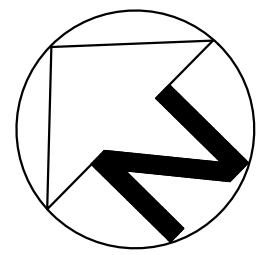
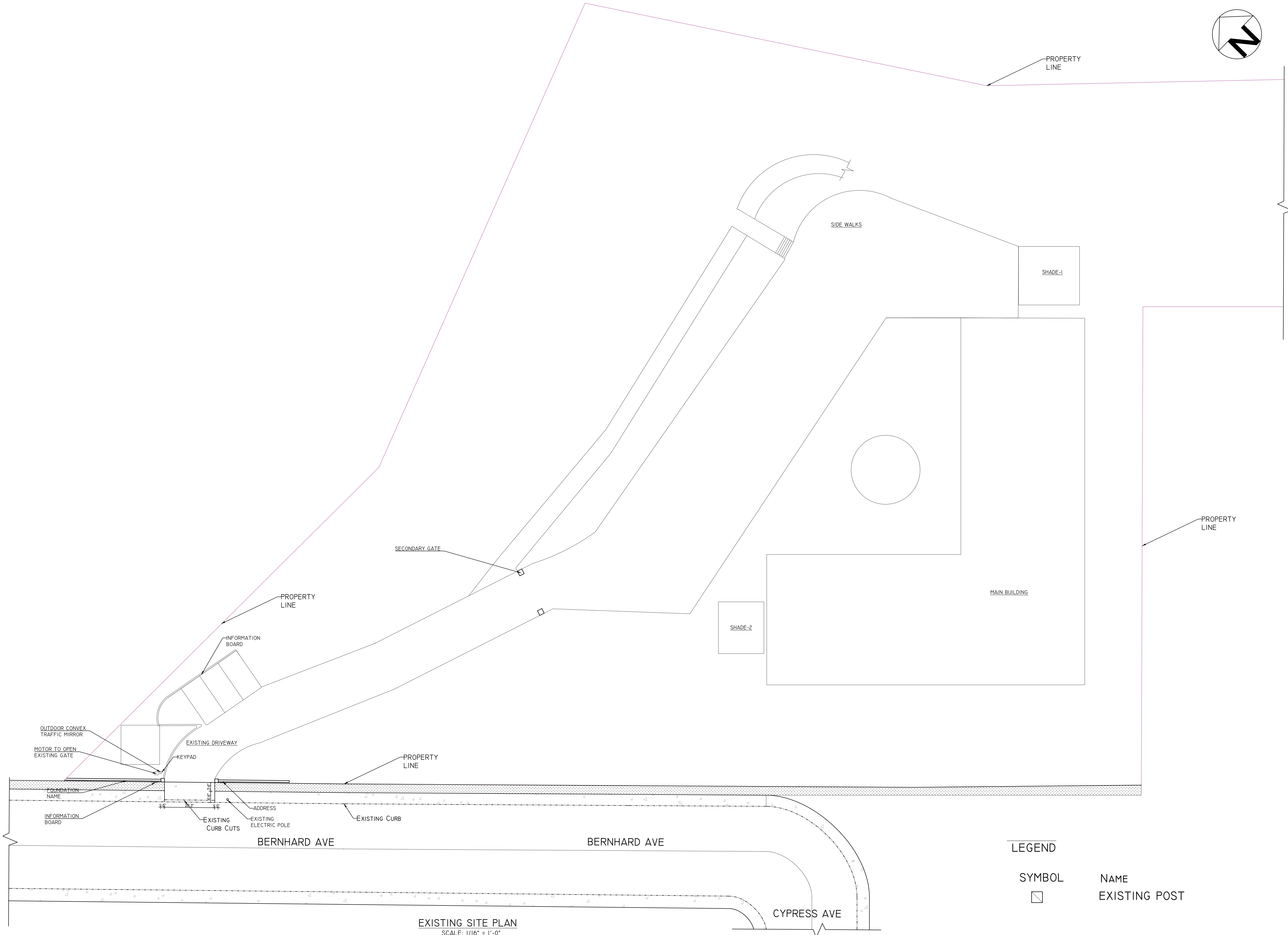
ABBREVIATIONS :

&	AND	G.I	GALVANIZED IRON
<	ANGLE	GYP. BD.	GYP SUM BOARD
@	AT	H.B.	HOSE BIBB
C.L	CENTERLINE	INSUL	INSULATION
[	CHANNEL	INT	INTERIOR
IO	DIAMETER OF ROUND	INV	INVERT
II	PARALLEL	M.B.	MACHINE BOLT
└	PERPENDICULAR	M.C.	MEDICINE CHEST
PL	PLATE	MIN.	MINIMUM
#	POUND OR BOLT	MTL.	METAL
A.D	ANCHOR BOLT	N.I.C.	NOT IN CONTRACT
A/C	ASPHALTIC CONCRETE	NOM	NOMINAL
ACC	ACCOUSTIC	NTS	NOT IN SCALE
A.F.F	ABOVE FLOOR FINISH	O/C	ON CENER
ALUM	ALUMINIUM	OPG.	OPENING
BLK	BLOCK	LAM	LAMINATED PLASTIC
C.J	COLD JOINT	PL	PLATE
CONC.	CONCRTE	PL GL	PLATE GLASS
CONT	CONTINUOUS	PLY	PLYWOOD
C.I.	CAST IRON	RDWD	RED WOOD
DF	DOUGLAS FIR	RM.	ROOM
ELEV	ELEVATION	RWL	RAIN WATER LEADER
(E)	EXISTING	SIM	SIMILAR
EXIST	EXISTING	TEMP GL	TEMPERED GLASS
EXT	EXTERIOR	T&G	TONGUE & GROOVE
F.E.	FIRE EXTINGUISHER	T.O.C	TOP OF CURB
F.F	FLOOR FINISH	T.O.P	TOP OF PLATE
FIN.	FINISH FLOOR	TYP	TYPICAL
FL.	FLOOR	UON	UNLESS OTHERWISE NOTED
F.O.C	FACE OF CONC	VGDF	VERTICAL GRAIN DOUGLAS FIR
F.O.B	FACE OF BLOCK	W/	WITH
F.O.S	FACE OF STUD	WC	WATER CLOSET
FDN	FOUNDATION	WH	WATER HEATER
FUR	FURNACE	WWF	WELDED WIRE FABRIC
FTG	ROOTING	TH	THRESHOLD
GALZ	GALVANIZED		

DEFERRED SUBMITTALS : NONE

SCOPE OF WORK :

MAIN GATE ENTRANCE TO BE RENOVATED WITH ARTISTIC LOGO.



PROPERTY LINE

SIDE WALKS

SHADE-1

MAIN BUILDING

SHADE-2

SECONDARY GATE

PROPERTY LINE

INFORMATION BOARD

EXISTING DRIVEWAY

KEYPAD

OUTDOOR CONVEX TRAFFIC MIRROR
MOTOR TO OPEN EXISTING GATE

FOUNDATION NAME

INFORMATION BOARD

BERNHARD AVE

ADDRESS

EXISTING CURB CUTS

EXISTING ELECTRIC POLE

EXISTING CURB

PROPERTY LINE

BERNHARD AVE

CYPRESS AVE

PROPERTY LINE

LEGEND

SYMBOL

NAME

EXISTING POST

EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

ISSUE LOG	
OWNER, SUBMITTAL	JUNE, 5, 2026
OWNER, REVI	JUNE, 15, 2026
BUILDING, SUBMITTAL	JUNE, 25, 2026
PLAN REVISION DATE	

Poonam

ECONOMICAL
HOME DESIGN BUILD LLC



3235 SYDNEY WAY, CASTRO VALLEY, CA, 94546
TEL: 510-827-2605,
EMAIL: ECONOMICALHOMEDESIGN@OUTLOOK.COM

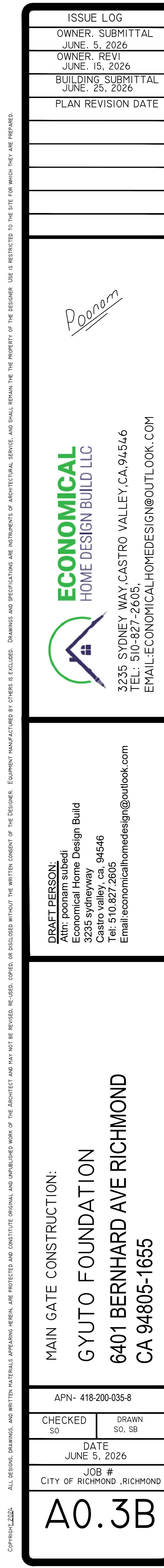
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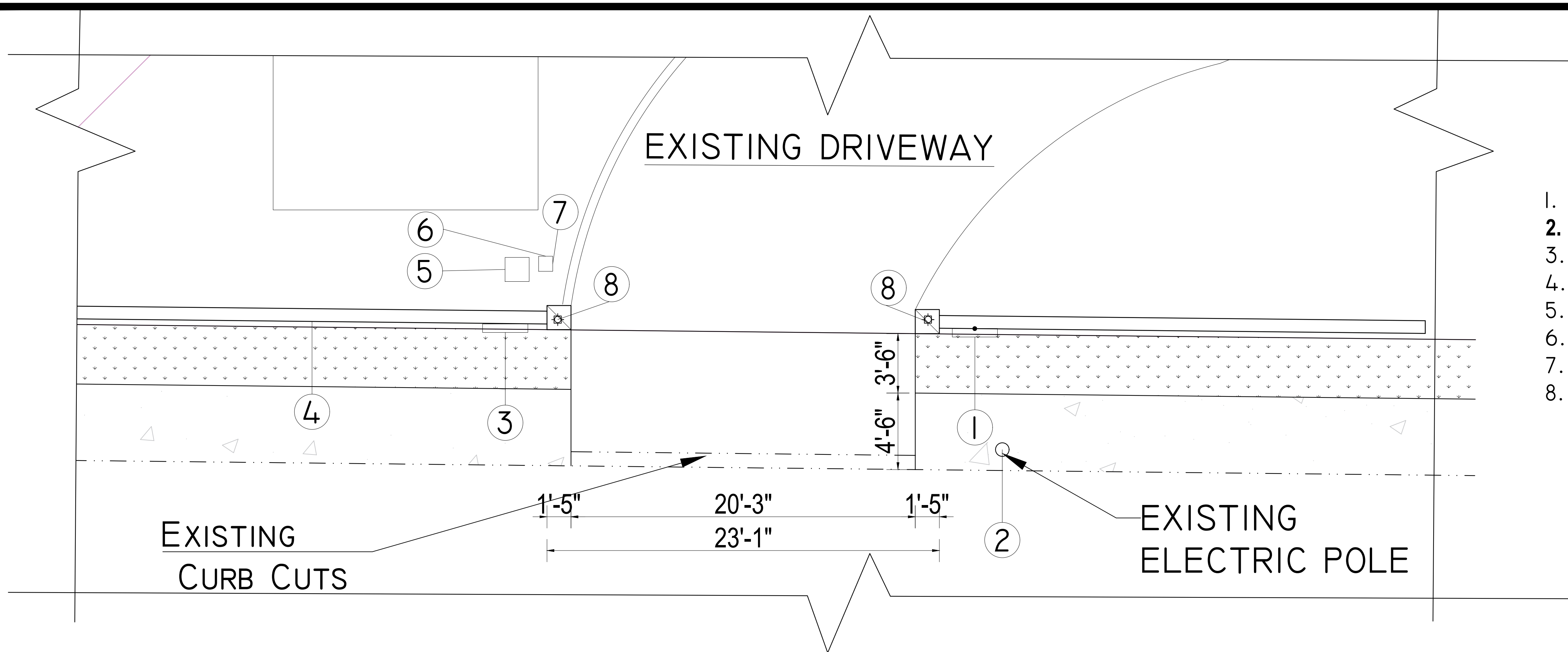
MAIN GATE CONSTRUCTION:
GYUTO FOUNDATION
6401 BERNHARD AVE RICHMOND
CA 94805-1655

APN- 418-200-035-8	
CHECKED SO	DRAWN SO, SB
DATE JUNE 5, 2026	
JOB #	
CITY OF RICHMOND, RICHMOND	

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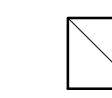
EXISTING GATE PLAN

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

1. EXISTING ADDRESS OF THE AREA
2. EXISITNG ELECTRIC POLE
3. EXISTING INFORMATION BOARD
4. EXISTING FOUNDATION NAME
5. EXISTING MOTOR TO OPEN EXISTING GATE
6. EXISTING OUTDOOR CONVEX TRAFFIC MIRROR
7. EXISTING KEYPAD
8. EXISTING ELECTRIC LIGHT

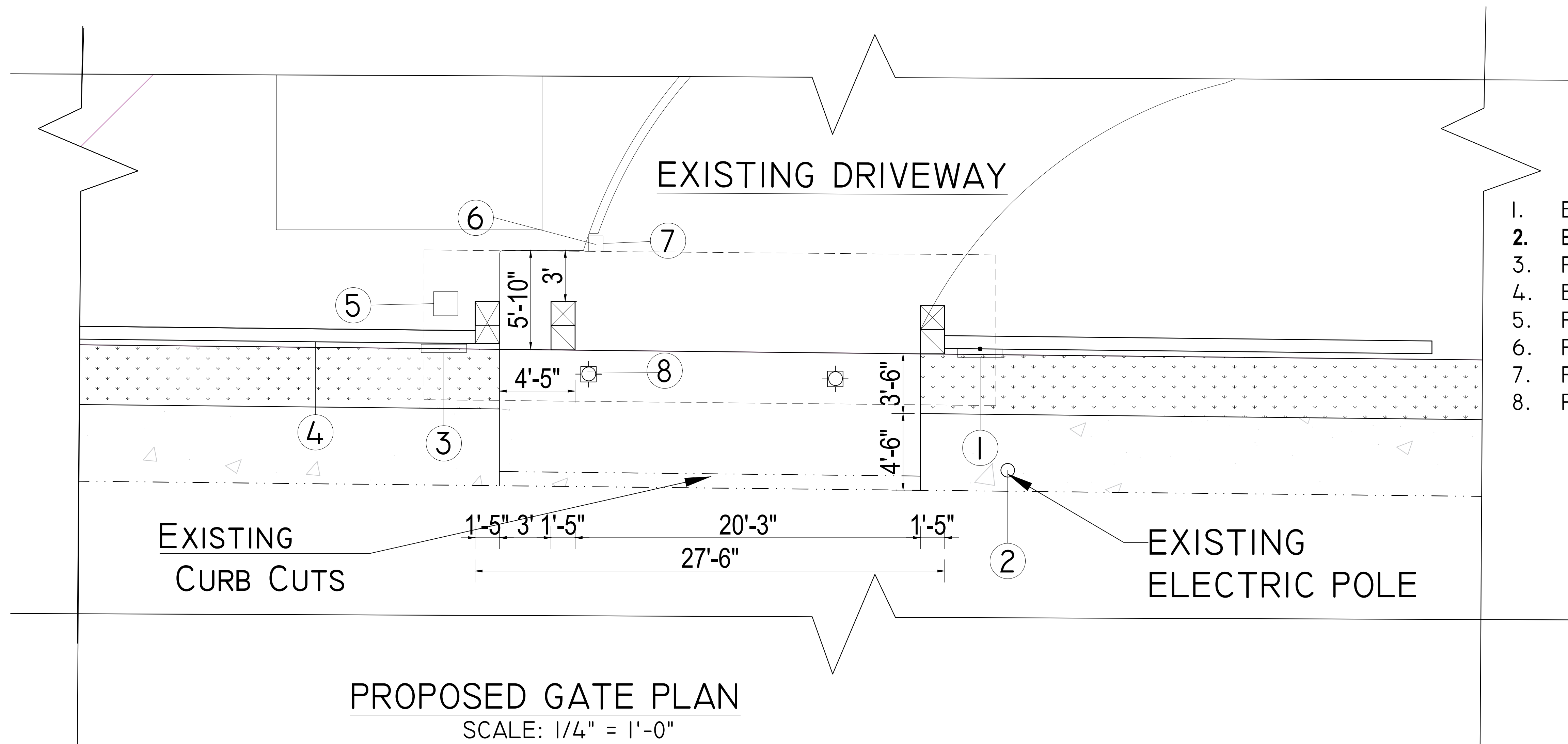
LEGEND

SYMBOL



NAME

EXISTING POST



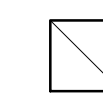
PROPOSED GATE PLAN

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

1. EXISTING ADDRESS OF THE AREA
2. EXISITNG ELECTRIC POLE
3. RELOCATE INFORMATION BOARD
4. EXISTING FOUNDATION NAME
5. RELOCATE MOTOR TO OPEN EXISTING GATE
6. RELOCATE OUTDOOR CONVEX TRAFFIC MIRROR
7. RELOCATE KEYPAD
8. RELOCATE ELECTRIC LIGHT

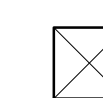
LEGEND

SYMBOL



NAME

EXISTING POST



NEW POST

ISSUE LOG

OWNER: SUBMITTAL
JUNE: 5, 2026
OWNER: REVI
JUNE: 15, 2026
BUILDING SUBMITTAL
JUNE: 25, 2026
PLAN REVISION DATE

ECONOMICAL
HOME DESIGN BUILD LLC

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TEL: 510-827-2605
EMAIL: ECONOMICALHOMEDESIGN@OUTLOOK.COM

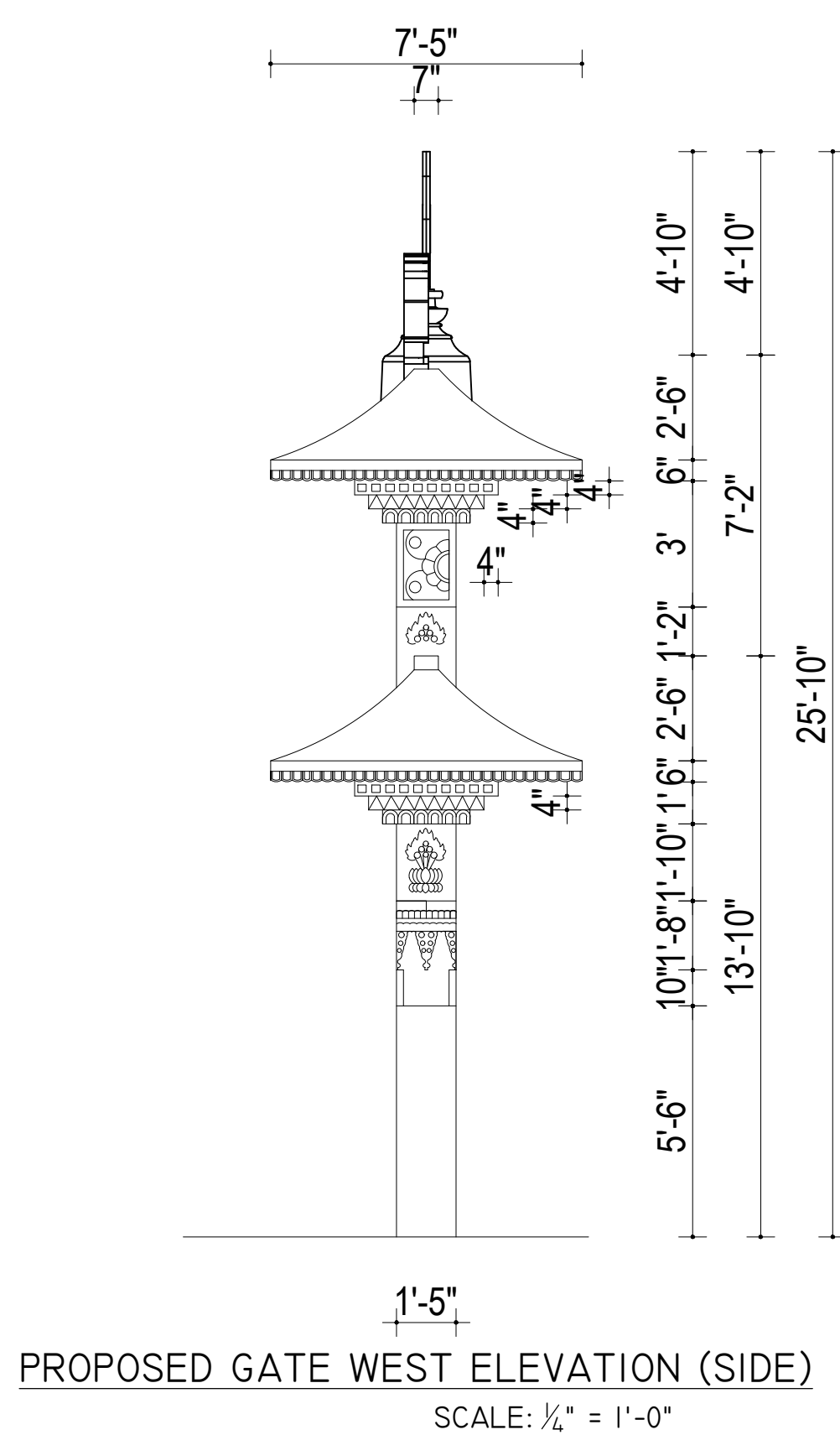
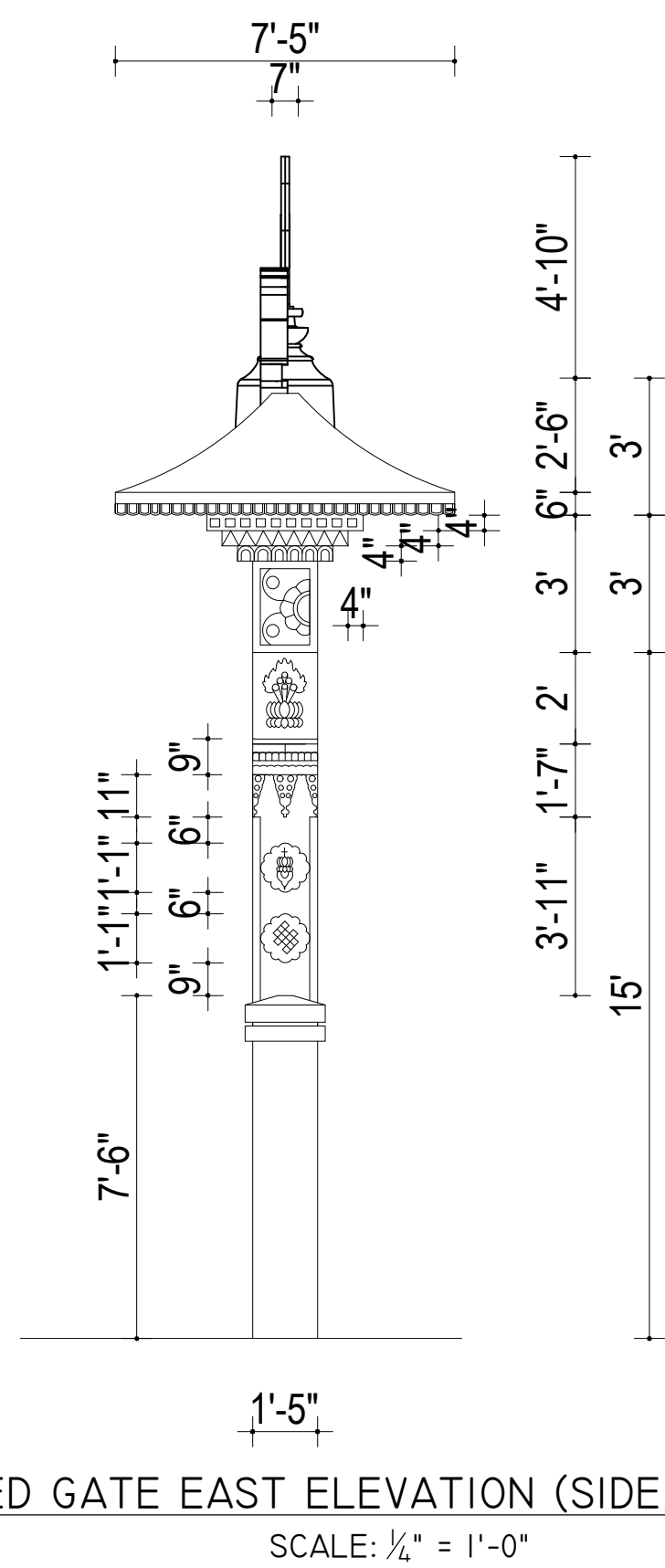
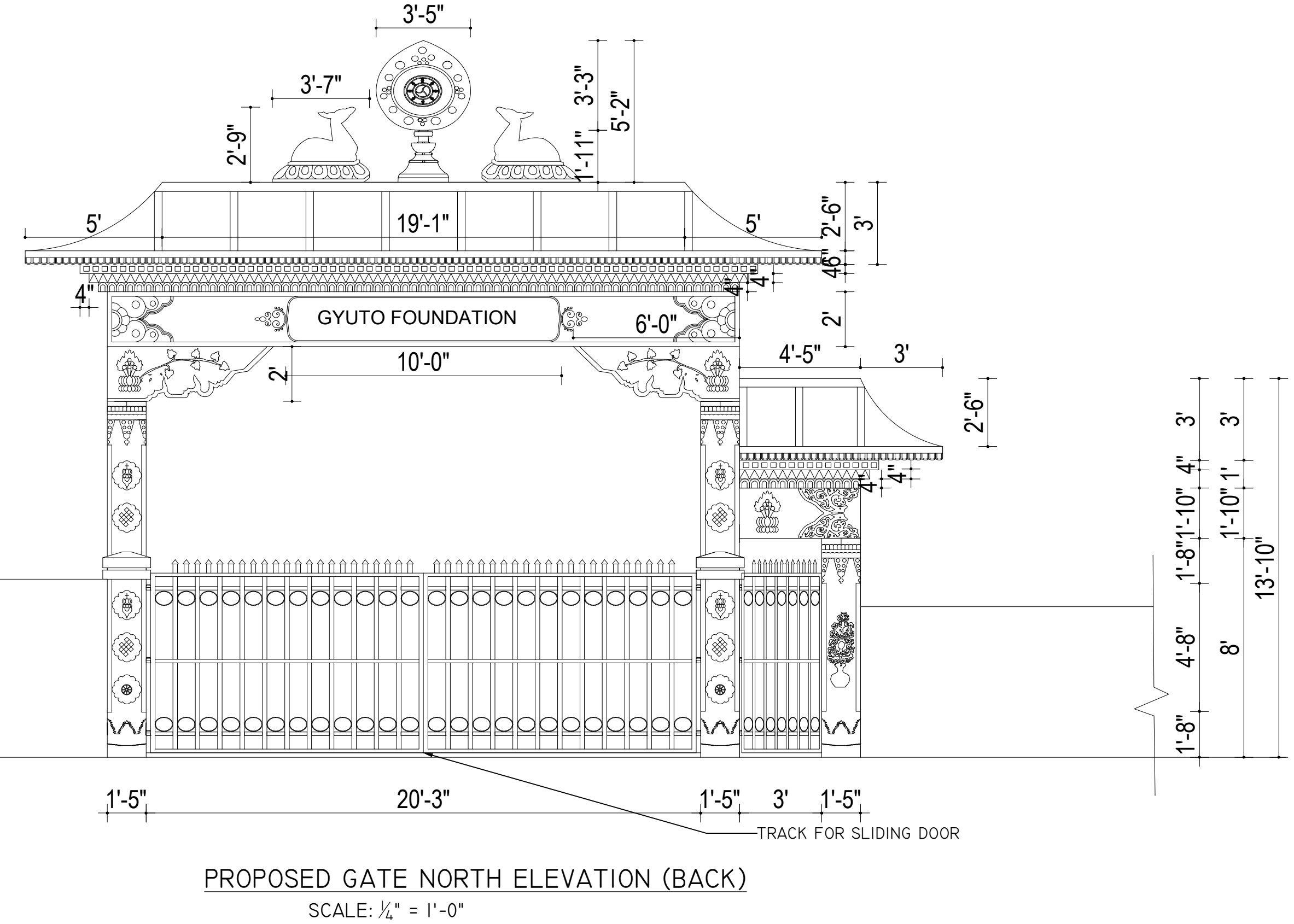
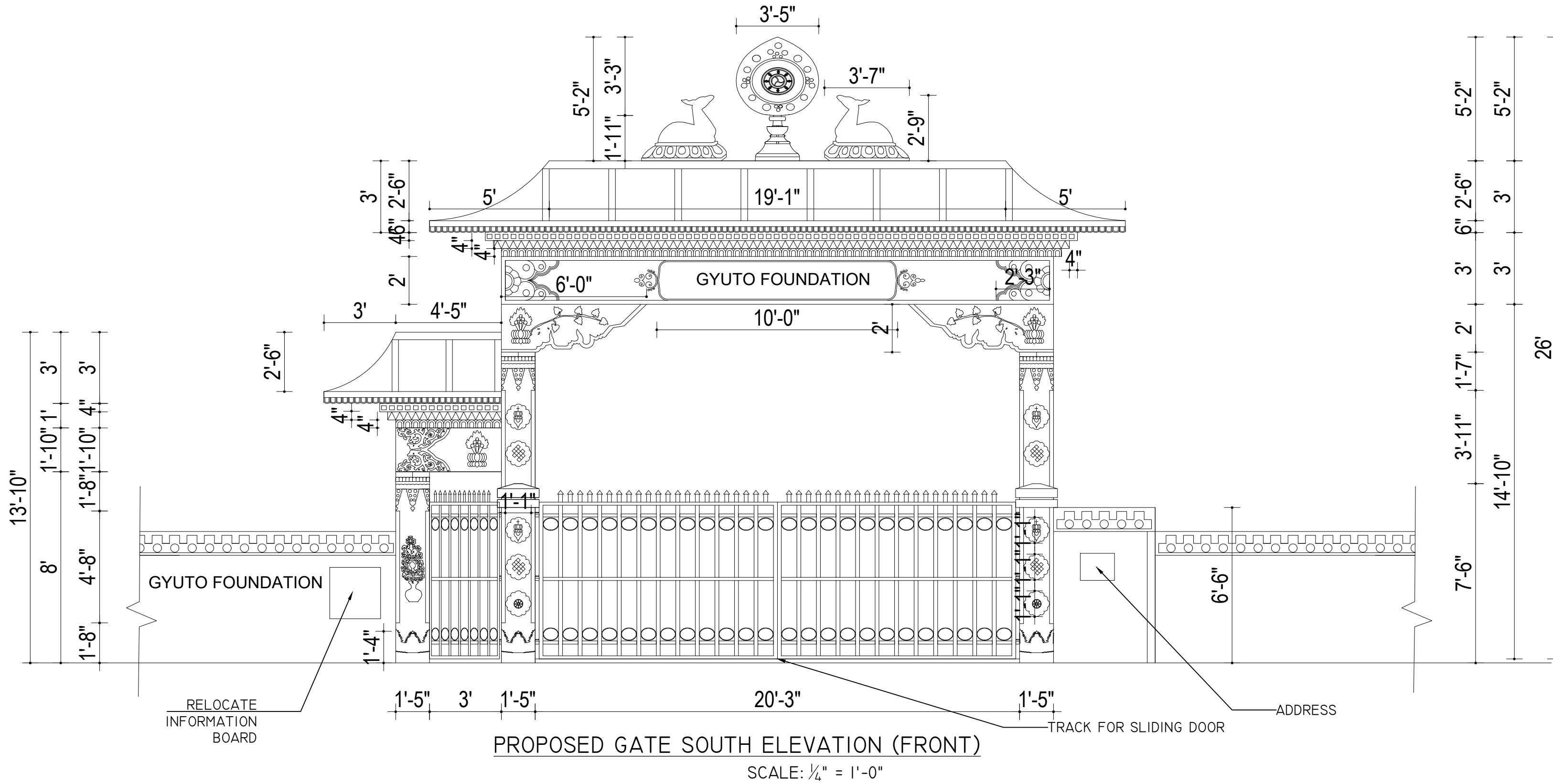
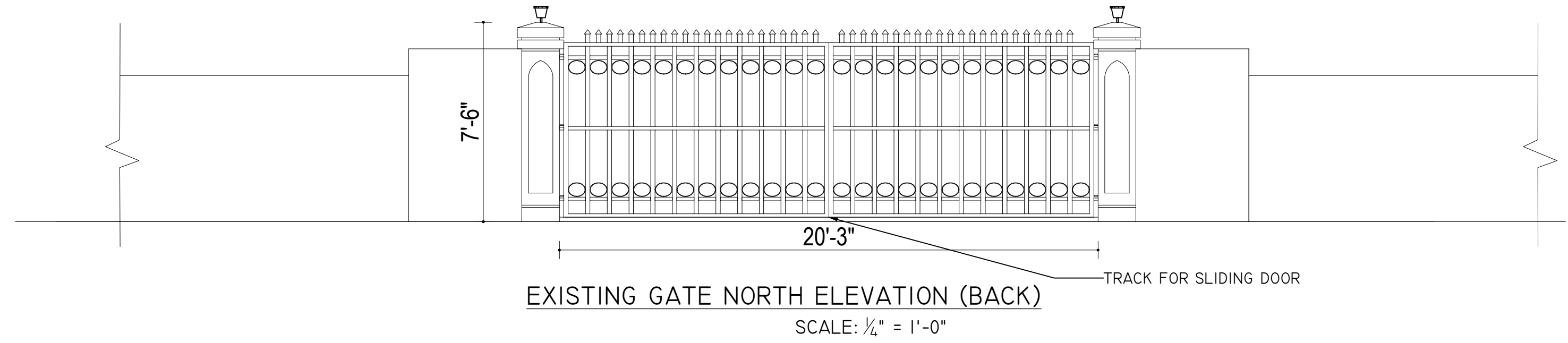
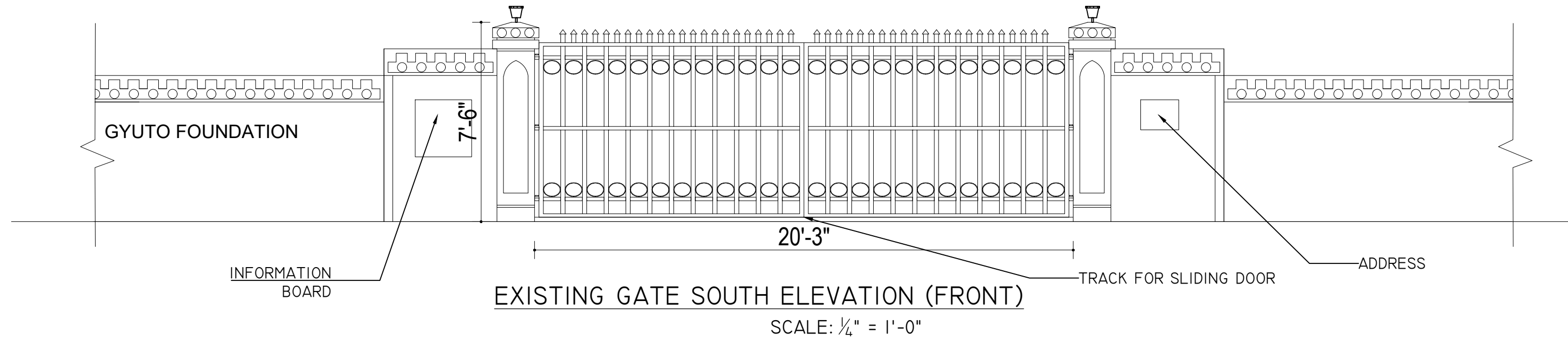
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A0.4



REFERENCE PHOTO FOR MAIN GATE



EXTERIOR OF SECONDARY GATE TO REMAIN AS IS. IT IS RENOVATED BY WOODEN POST WITH PLASTER FINISH.

ISSUE LOG	
OWNER: SUBMITTAL	JUNE: 5, 2026
OWNER: REVI	JUNE: 15, 2026
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A0.5