



## AGENCY COMMENT REQUEST

Date 06/05/25

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](mailto:rwendel@srvfire.ca.gov)  
☒ Consolidated – (email) [fire@cccfdpd.org](mailto:fire@cccfdpd.org)

☒ Sanitary District West County Wastewater  
☒ Water District EBMUD  
☒ City of El Cerrito  
School District(s) \_\_\_\_\_  
LAFCO  
Reclamation District # \_\_\_\_\_  
East Bay Regional Park District  
Diablo/Discovery Bay/Crockett CSD  
☒ MAC/TAC East Richmond Heights MAC  
Improvement/Community Association  
☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

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

ADDITIONAL RECIPIENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please submit your comments to:

Project Planner Diana Lecca  
Phone # (925) 655-2869  
E-mail Diana.Lecca@dcd.cccounty.us  
County File # CDVR25-01031

Prior to July 1, 2025

\*\*\*\*\*

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 Summary

**County File Number: CDVR25-01031**

**File Date: 6/4/2025**

**Applicant:**

PAMELA R DEWITT DEWITT PAMELA R  
6603 KENSINGTON AVE  
RICHMOND, CA 948052054

Pam@jimdewitt.com  
(510) 206-0720

**Property Owner:**

PAMELA R DEWITT  
6603 KENSINGTON AVE  
RICHMOND, CA 948052054

pam@jimdewitt.com  
(510) 206-0720

**Project Description:**

The applicant requests approval of a variance and small lot design review to allow a 10-foot secondary front setback (where 15 feet is the minimum required) to construct a 160 square-foot raised deck on a lot of substandard area and average width.

**Project Location: (Address: 6603 KENSINGTON AVE, RICHMOND, CA 948052054), (APN: 521103022)**

**Additional APNs:** 1,2

**General Plan Designation(s):** RM

**Zoning District(s):** R-6

**Flood Hazard Areas:** X

**AP Fault Zone:** Hayward Fault Seismic Zone

**60-dBA Noise Control:** NO

**MAC/TAC:** East Richmond Heights MAC

**Sphere of Influence:** El Cerrito

**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** WEST CO WASTEWATER

**Housing Inventory Site:** NO

**Specific Plan:** N/A

**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
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
<b>Total:</b>			<b>3337.00</b>	<b>3337.00</b>

Variance findings:  
6603 Richmond Ave / Kensington Ave  
Richmond, CA

Applicant :  
Jonathan Livingston  
Architect

Discussion:

The Owner would like to enjoy a private and secure open space similar to others on the street. Some of the lots in this area are very small. The lot size for this application is 3,500 sf. The south side set back is 5 feet and the rear is 5 feet. The only safe elevated and secure open space area would need to encroach on the 15 foot side yard setback for a corner lot.

We are seeking a 10 foot side yard set back ( 5 foot encroachment on the published 15 foot side yard setback) to allow us to build a secure and elevated deck similar to other similarly situated property owners on the same section of street with similar orientations. ( see attached Exhibit)

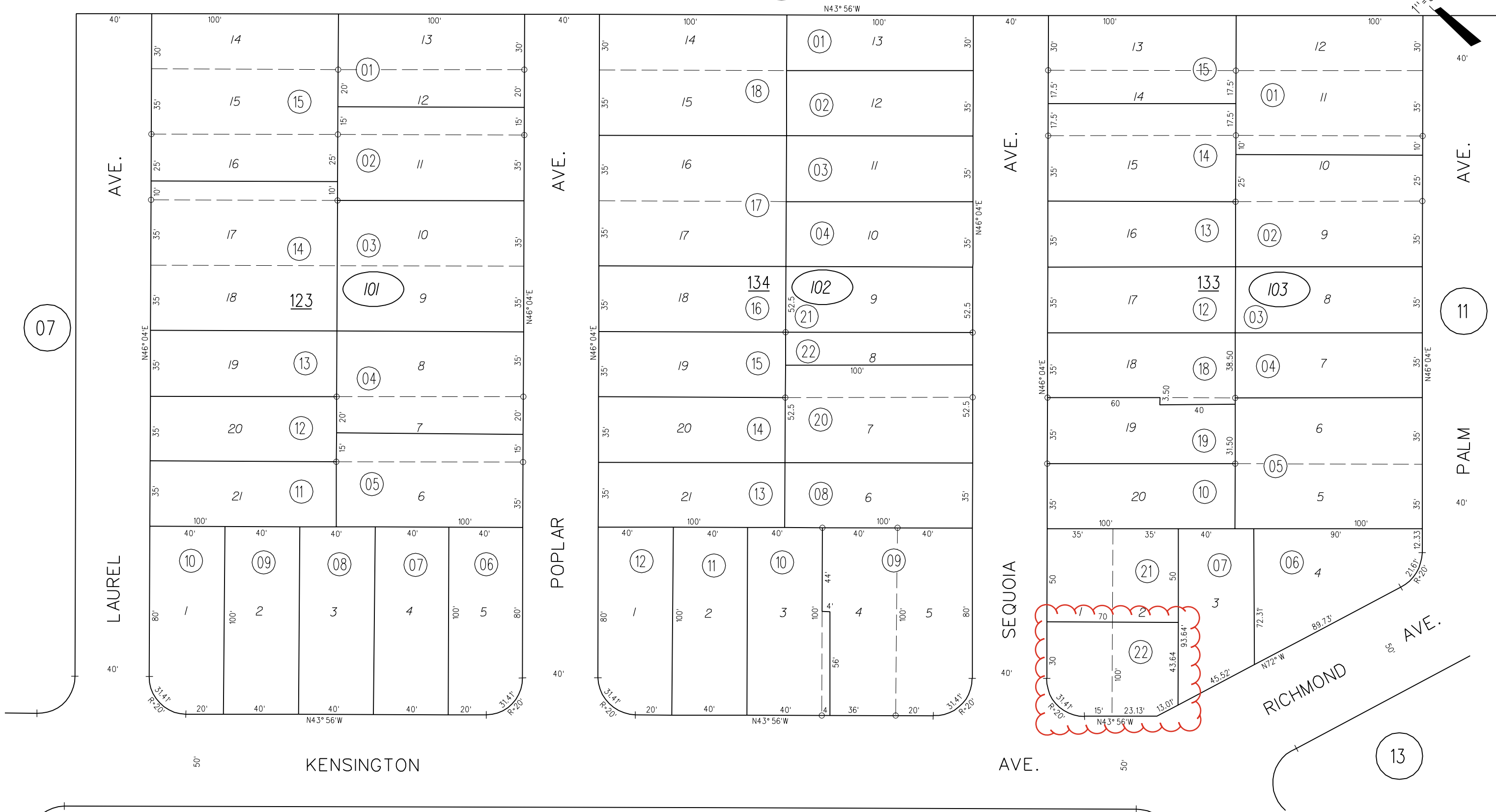
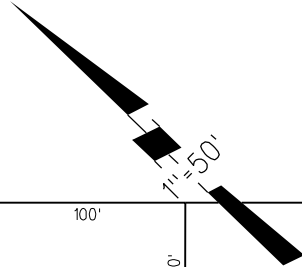
Accessibility: The owners are also in need of an accessible private open space area that they currently do not have. Other similar situated homes appear to enjoy accessible private open space.

We are asking for a minor encroachment of 5 feet into the required side yard setback. We are seeking equal enjoyment of our property as enjoyed by other similarly situated neighbors.

Thank you for your consideration

Jonathan Livingston , architect for Owner.

PB  
418



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

09 101 102 103

General Plan



**Map Legend**

Assessment  
Parcels

General Plan

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

Unincorporated

Board of  
Supervisors'  
Districts

Address Points

Zoning



Map Legend

Assessment

Parcels

Zoning

ZONE\_OVER

R-6 (Single

Family

Residential)

R-B (Retail

Business)

Unincorporated

Board of

Supervisors'




Districts

Address Points

# Orthophotography

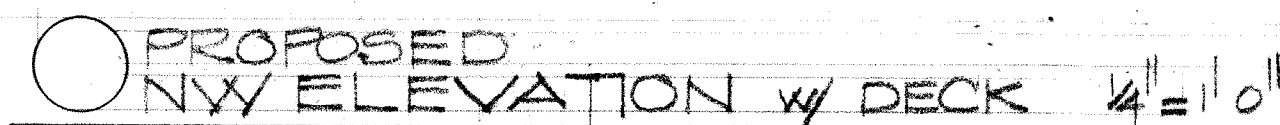
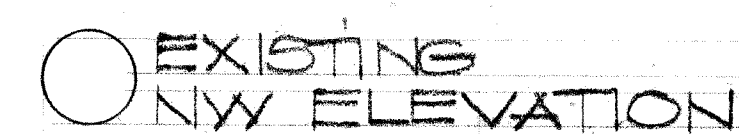


## Map Legend

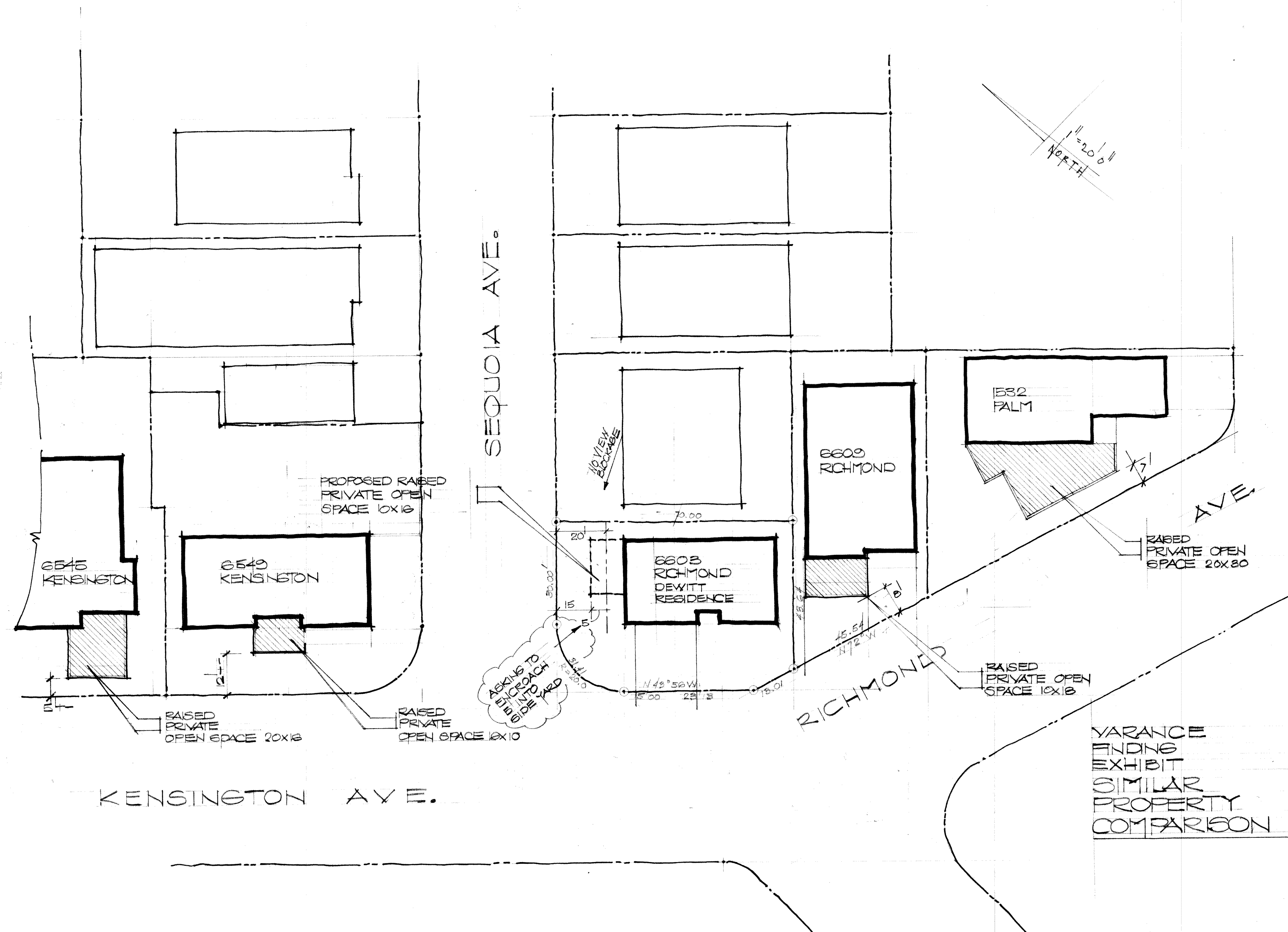
-  Assessment  
Parcels
- Unincorporated
- Board of  
Supervisors'
-  Districts
-  Address Points

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Please direct all data inquiries to the appropriate department.

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



DEWITT  
RESIDENCE  
6603 KENSINGTON AVE  
RICHMOND CA  
DECK  
ADDITION  
W/ VARIANCE  
APPLICATION



DEWITT  
RESIDENCE  
6603 RICHMOND AVE.  
RICHMOND CA.  
DECK  
ADDITION / RAISED PRIVATE OPEN SPACE  
AND  
VARIANCE  
FINDINGS  
6/2/2025 ✓