





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDVR24-01056**

**File Date: 11/25/2024**

**Applicant:**

Kell Mckenzie Humann Company Inc  
1021 Brown Ave  
Lafayette, CA 94549

kell@humannco.com  
(510) 910-4357

**Property Owner:**

PERRY ABADIR  
1439 VINE LN  
ALAMO, CA 945071153

perry@bluesuncorp.com  
(925) 997-4026

**Project Description:**

Applicant requests a Variance for a Lot Line Adjustment (CDLL24-00017) on two parcels (187-130-004 to 187-130-018) of substandard average width.

**Project Location: (Address: 1439 VINE LN, ALAMO, CA 945071153), (APN: 187130018)**

**Additional APNs:** 187130004

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

**Zoning District(s):** R-20

**Flood Hazard Areas:** See Map

**AP Fault Zone:**

**60-dBA Noise Control:**

**MAC/TAC:** Alamo

**Sphere of Influence:**

**Fire District:** SAN RAMON VLY FIRE

**Sanitary District:** CENTRAL SANITARY

**Housing Inventory Site:**

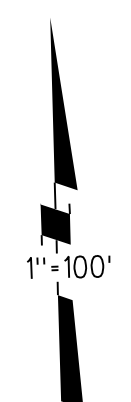
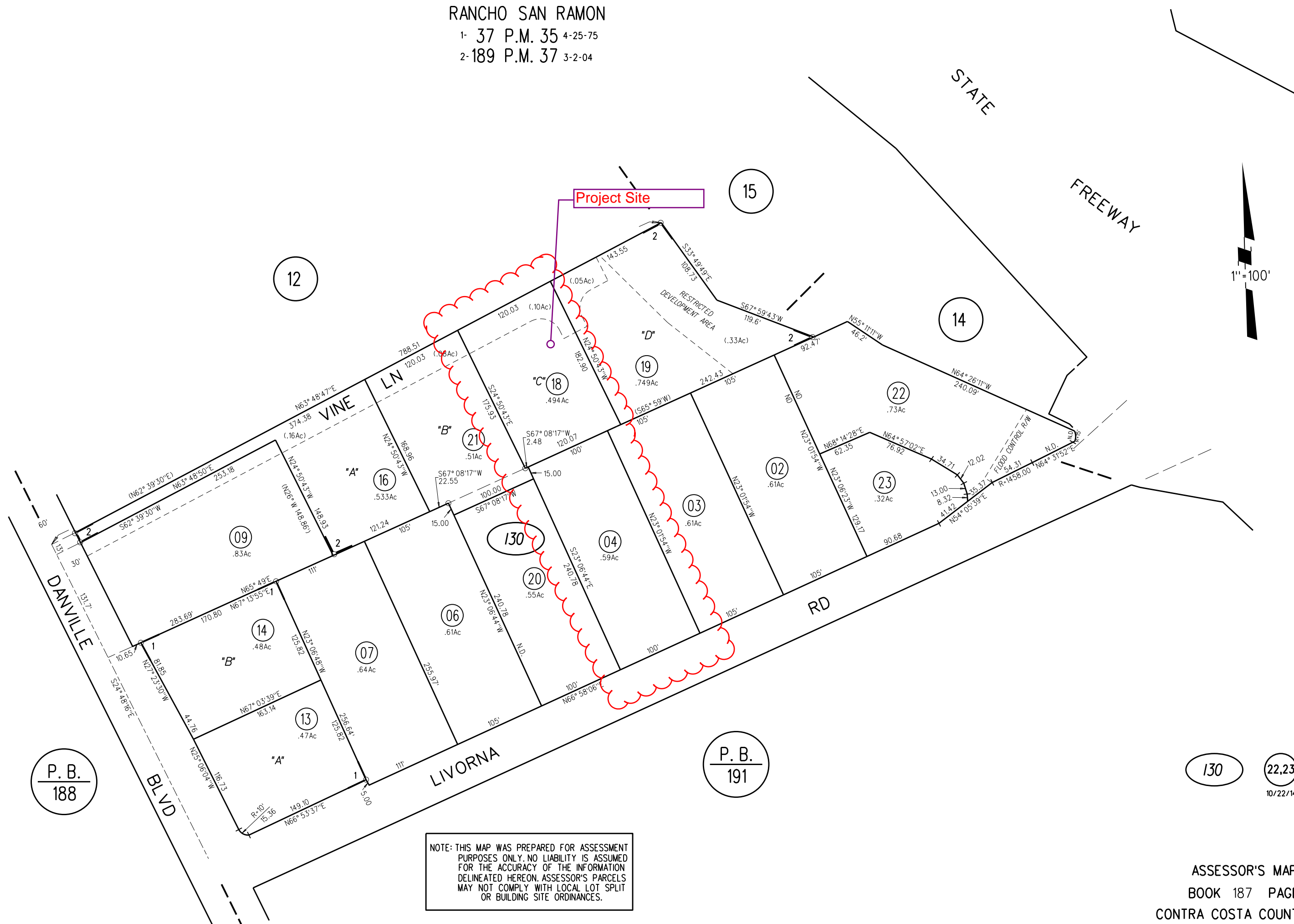
**Fees:**

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>

RANCHO SAN RAMON

1- 37 P.M. 35 4-25-75

2-189 P.M. 37 3-2-04



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.

P. B.  
188

P. B.  
191

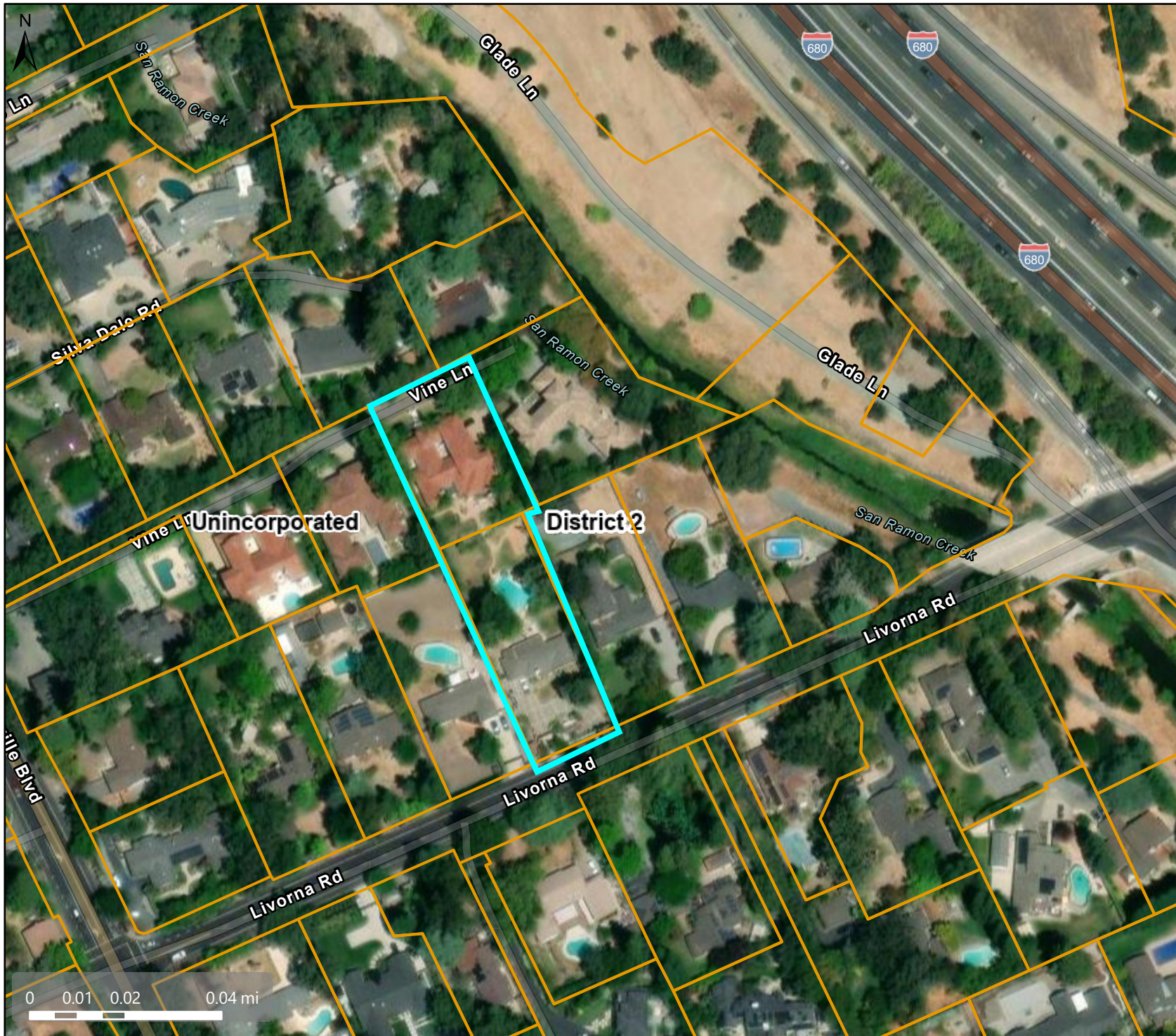
130

22,23

10/22/14



# Aerial View



### Map Legend

- Assessment Parcels
- Planning Layers (DCD)
  - Unincorporated
  - Board of Supervisors' Districts

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. CCM is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCM application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.


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



# General Plan Designation






## Map Legend

 Assessment  
Parcels

Planning Layers  
(DCD)

General Plan

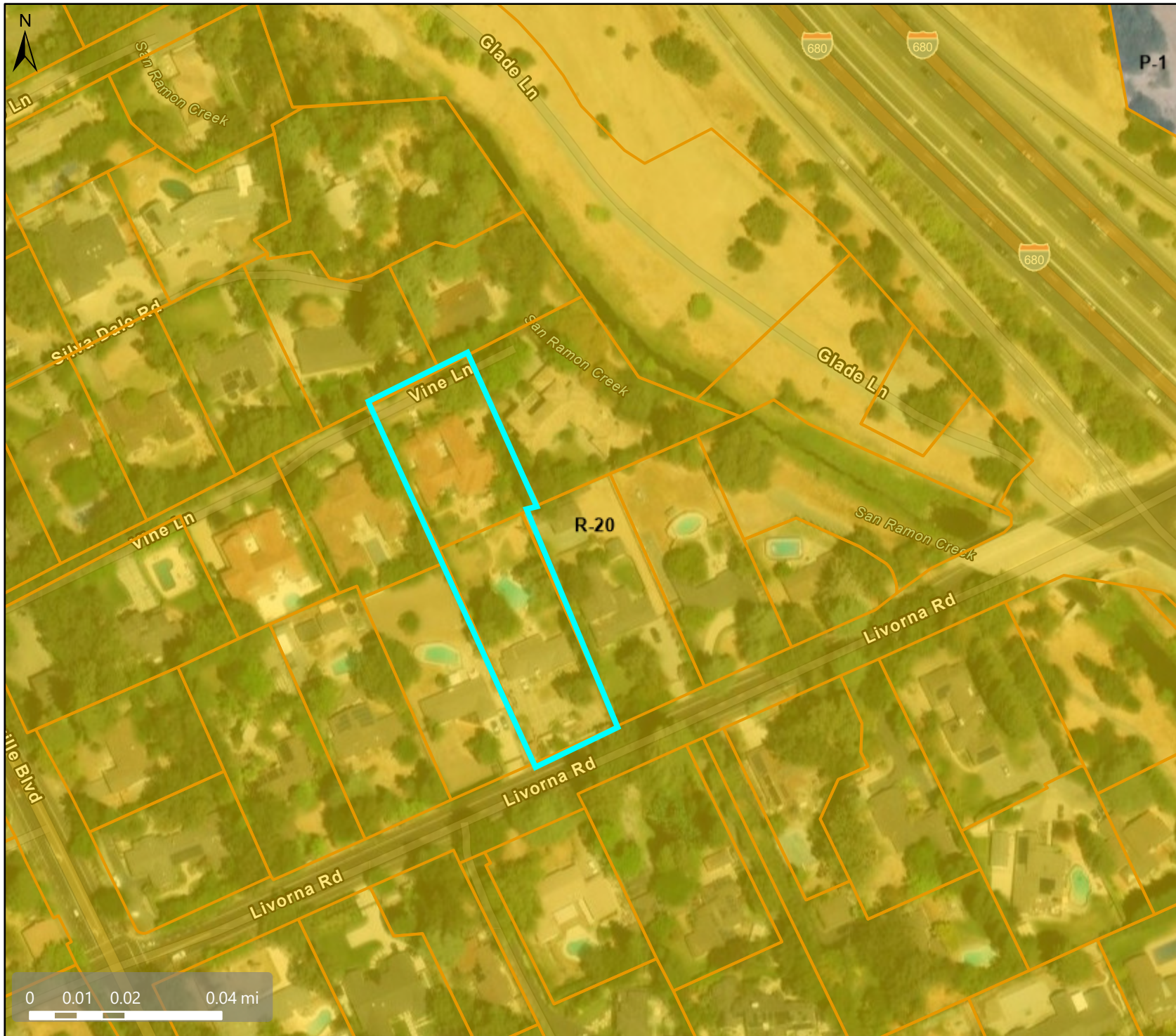
-  RL (Residential  
Low Density)  
(1-3 du/na)
-  PS (Public and  
Semi-Public)
-  RC (Resource  
Conservation)

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



# Zoning District



## Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE\_OVER
  - R-20 (Single Family Residential)
  - P-1 (Planned Unit)

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

# CLOSURE REPORT - 1

**LOT LINE ADJUSTMENT APN: 187-130-004**

POB: North: -5422.8915' East: 11510.4223'

Segment #1 : Line

Course: N23°06'23"W Length: 213.88'

North: -5226.1694' East: 11426.4873'

Segment #2 : Line

Course: S68°53'37"W Length: 100.06'

North: -5262.2011' East: 11333.1400'

Segment #3 : Line

Course: S23°06'23"E Length: 217.37'

North: -5462.1332' East: 11418.4446'

Segment #4 : Line

Course: N66°53'37"E Length: 100.00'

North: -5422.8892' East: 11510.4224'

Perimeter: 631.32' Area: 21562.76 Sq. Ft.

Error Closure: 0.0023 Course: N1°54'50"E

Error North: 0.00225 East: 0.00008

**CLOSURE REPORT - 2**  
**LOT LINE ADJUSTMENT APN: 187-130-004**

POB: North: -5321.2209' East: 11131.1893'

Segment #1 : Line

Course: N63°48'47"E Length: 120.03'

North: -5268.2515' East: 11238.8993'

Segment #2 : Line

Course: S24°50'44"E Length: 182.90'

North: -5434.2229' East: 11315.7491'

Segment #3 : Line

Course: S67°08'17"W Length: 17.52'

North: -5441.0297' East: 11299.6054'

Segment #4 : Line

Course: S23°06'23"E Length: 41.27'

North: -5478.9889' East: 11315.8013'

Segment #5 : Line

Course: S68°53'37"W Length: 100.06'

North: -5515.0206' East: 11222.4540'

Segment #6 : Line

Course: N23°06'23"W Length: 38.21'

North: -5479.8759' East: 11207.4589'

Segment #7 : Line



Course: S67°08'17"W Length: 2.55'  
North: -5480.8666' East: 11205.1092'

Segment #8 : Line

Course: N24°50'43"W Length: 175.93'  
North: -5321.2197' East: 11131.1888'

Perimeter: 678.47' Area: 25503.48 Sq. Ft.

Error Closure: 0.0013 Course: N19°42'42"W

Error North: 0.00124 East: -0.00044

Precision 1: 521900.00

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Precision 1: 521900.00

**EXHIBIT A-1**

**LEGAL DESCRIPTION FOR**

**POST LOT LINE ADJUSTMENT APN: 187-130-004**

All that certain real property situated in the unincorporated area, Contra Costa County, State of California, described as follows:

**PARCEL ONE**

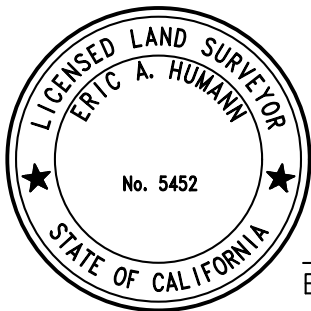
Commencing on the South line of the parcel of land described in the Deed from Western Homes Development Company to Century Homes Development Company, date April 10, 1953 and recorded April 14, 1953 in Book 2104 of Official Records, Page 497, distance thereon North 66° 58' 06" East, 205 feet from the Southeast corner of the parcel of land described in the Deed from Century Homes Development Company to Stanford L. Homgren, et ex, dated July 10, 1953, recorded July 23, 1953, File No. 389591; to the true point of beginning; thence from said point of beginning, North 66° 53' 37" East, 100.00 feet, North 23° 06' 23" West, 213.88 feet, South 68° 53' 37" West, 100.06, South 23° 06' 23" East, 217.37 feet, to the TRUE POINT OF BEGINNING.

**END OF DESCRIPTION**

Containing 21,562sq. ft. or 0.4949 acres, more or less.

REFER TO ATTACHED "EXHIBIT B-1, PLAT MAP" CONTRA COSTA COUNTY, CALIFORNIA, ATTACHED HERETO AND MADE APART HEREOF.

Prepared By:



A handwritten signature in black ink that reads "Eric A. Humann".

ERIC (RICK) A. HUMANN PLS 5452



**EXHIBIT A-2**  
**LEGAL DESCRIPTION FOR**  
**POST LOT LINE ADJUSTMENT APN: 187-130-018**

The land referred to herein below is situated in the unincorporated area in County of Contra Costa, State of California and is described as follows:

**PARCEL ONE:**

Parcel c, as shown on the Parcel Map of Subdivision M.S. 02-0022, filed for record on March 2, 2004 in Book 189 of Parcel Maps, at Pages 37 thru 39 inclusive, Contra Costa County Records.

**EXCEPTING THEREFROM:**

An easement, not to be exclusive, for private access, private storm drainage, private sanitary sewers and all public utilities, together with any and all appurtenances connected therewith and rights incidental thereto, as an appurtenance to Parcels A, B and D, as shown on said Parcel Map (189 PM 37 to 39), over, under and across that portion of Parcel One above lying within the strip of land shown as "Vine Lane" and "P.?.?.", P.S.D.E., P.U.E. and EBMUD", as shown on said Parcel Map (189 PM 37 to 39).

**ALSO EXCEPTING THEREFROM:**

An easement, not to be exclusive, for public utility purposes together with any and all appurtenances connected therewith and rights incidental thereto, as an appurtenance to Parcels A, B and D, as shown on said Parcel Map (189 PM 37 to 39), over, under and across that portion of Parcel One above lying within the strip of land shown as "6.00' P.U.E." on said Parcel Map (189 PM 37 to 39).

**PARCEL TWO:**

Commencing on the South line of the parcel of land described in the Deed from Western Homes Development Company to Century Homes Development Company, date April 10, 1953 and recorded April 14, 1953 in Book 2104 of Official Records, Page 497, distance thereon North 66° 58' 06" East, 205 feet from the Southeast corner of the parcel of land described in the Deed from Century Homes Development Company to Stanford L. Homgren, et ex, dated July 10, 1953, recorded July 23, 1953, File No. 389591; thence North 66° 53' 37" East, 100.00' feet; North 23° 06' 23" West, 213.88 feet, to the true point of beginning; thence from said point of beginning, North 23° 06' 23" West, 41.27 feet, North 67° 08' 17" East, 100.00 feet, South 23° 06' 23" East, 38.21, South 68° 53' 37" West, to the TRUE POINT OF BEGINNING.

Being a portion of the parcel of land conveyed to Perry Adabir, an unmarried man from Elizabeth M. Gleason, an unmarried woman by that deed dated December 20, 2005, and recorded December 30, 2005, in instrument 2005-0499068-00, of the Contra Costa County, California Public Registry.

**PARCEL THREE:**

An easement, not to be exclusive, for private access, private storm drainage, private sanitary sewers and all public utilities, together with any and all appurtenances connected therewith and rights incidental thereto, as an appurtenance to parcel one above, over, under and across that portion of Parcels A, B and D as shown on said Parcel Map (189 PM 37 to 39), lying within the strip of land shown as "Vine Lane" and "P.A.E., P.S.D.E., P.U.E. and EBMUD" and "13" P.?.?. P.S.D.E., P.U.E. and EBMUD", as shown on said Parcel Map (189 PM 37 to 39).

**PARCEL FOUR:**

An easement, not to be exclusive, for public utility purposes together with any and all appurtenances connected therewith and rights incidental thereto, as an appurtenance to parcel one above, over, under and across that portion of Parcels A, B and D, as shown on said Parcel Map (189 PM 37 to 39), lying within the strip of land shown as "6.00' P.U.E." on said Parcel Map (189 PM 37 to 39).

**END OF DESCRIPTION**

Containing 25,503sq. ft. or 0.5854acres, more or less.

REFER TO ATTACHED "EXHIBIT B-1, PLAT MAP" CONTRA COSTA COUNTY, CALIFORNIA, ATTACHED HERETO AND MADE APART HEREOF.

Prepared By:



A handwritten signature in cursive script that reads "Eric A. Humann".

ERIC (RICK) A. HUMANN PLS 5452



**EXHIBIT A-3**

**LEGAL DESCRIPTION FOR**

**APN: 187-130-004 / 187-130-018 CONVEYANCE**

All that certain real property situated in the unincorporated area, Contra Costa County, State of California, described as follows:

**PARCEL ONE**

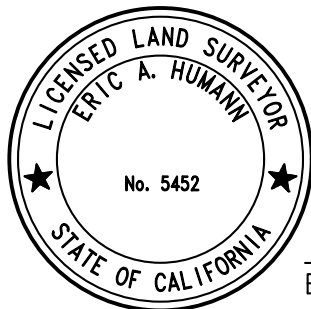
Commencing on the South line of the parcel of land described in the Deed from Western Homes Development Company to Century Homes Development Company, date April 10, 1953 and recorded April 14, 1953 in Book 2104 of Official Records, Page 497, distance thereon North 66° 58' 06" East, 205 feet from the Southeast corner of the parcel of land described in the Deed from Century Homes Development Company to Stanford L. Homgren, et ex, dated July 10, 1953, recorded July 23, 1953, File No. 389591; thence North 66° 53' 37" East, 100.00' feet; North 23° 06 ' 23" West, 213.88 feet, to the true point of begining; thence from said point of beginning, North 23° 06 ' 23" West, 41.27 feet, North 67° 08' 17" East, 100.00 feet, South 23° 06' 23" East, 38.21, South 68° 53' 37" West, to the TRUE POINT OF BEGINNING.

**END OF DESCRIPTION**

Containing 3,974 sq. ft. or 0.0912 acres, more or less.

REFER TO ATTACHED "EXHIBIT B-3, PLAT MAP" CONTRA COSTA COUNTY, CALIFORNIA, ATTACHED HERETO AND MADE APART HEREOF.

Prepared By:



A handwritten signature in cursive script that reads "Eric A. Humann".

ERIC (RICK) A. HUMANN PLS 5452

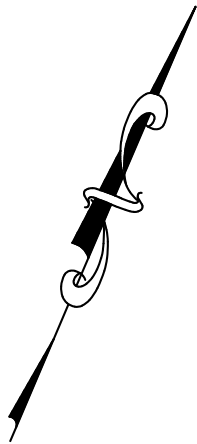
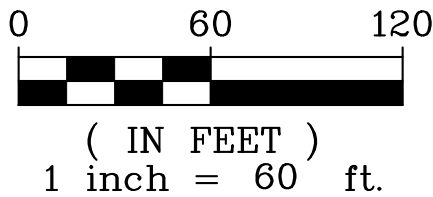
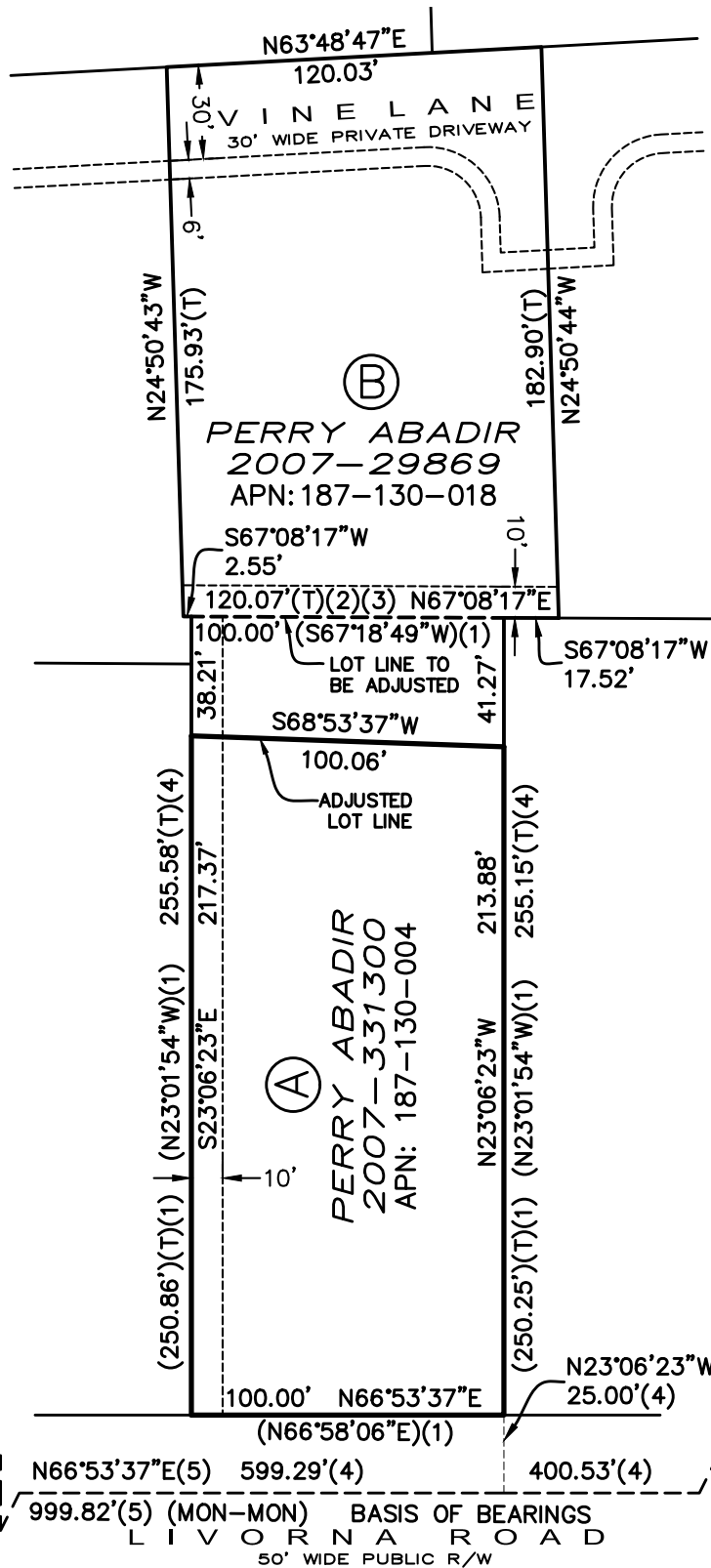
OWNER (A)

PERRY ABADIR  
 1439 VINE LANE  
 ALAMO, CA 94507

DOC: 2007-331300

GROSS AREA BEFORE  
 ADJUSTMENT: 25,536SF

GROSS AREA AFTER  
 ADJUSTMENT: 21,562SF



*Eric A. Humann*

ERIC (RICK) A. HUMANN PLS 5452

**EXHIBIT B-1**  
 1450 LIVORNA ROAD  
 APN: 187-130-004  
 ALAMO, CA

SCALE	1" = 60'
DATE	10/25/2024
BY	KM
JOB NO.	24134

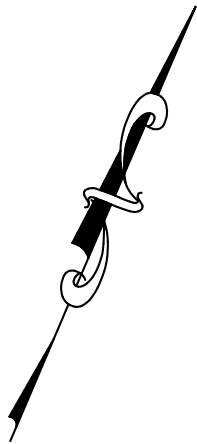
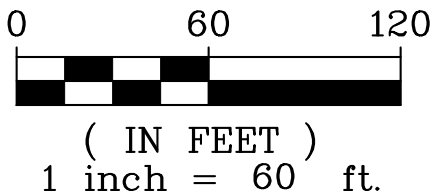
OWNER (B)

PERRY ABADIR  
1439 VINE LANE  
ALAMO, CA 94507

DOC: 2007-29869

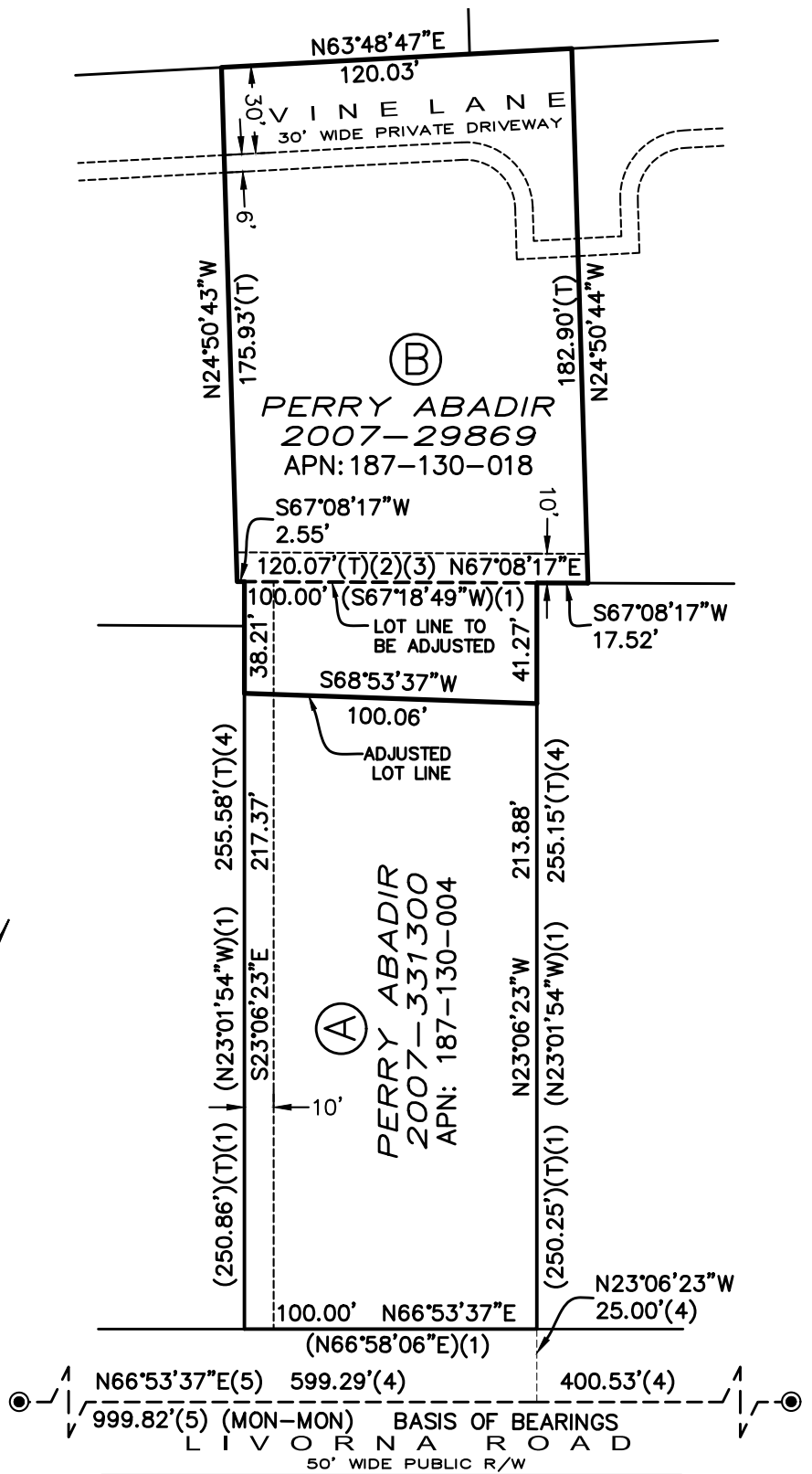
GROSS AREA BEFORE  
ADJUSTMENT: 21,529SF

GROSS AREA AFTER  
ADJUSTMENT: 25,503SF



*Eric A. Humann*

ERIC (RICK) A. HUMANN PLS 5452



**EXHIBIT B-2**

1439 VINE LANE  
APN: 187-130-018  
ALAMO, CA

SCALE	1" = 60'
DATE	10/25/2024
BY	KM
JOB NO.	24134

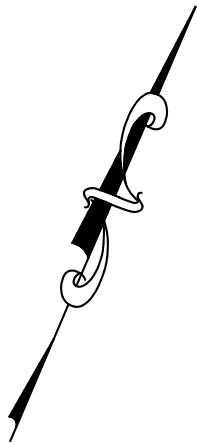
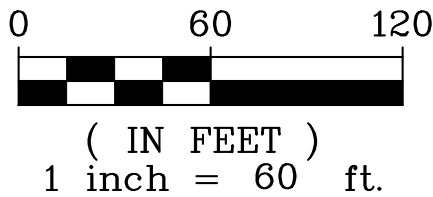
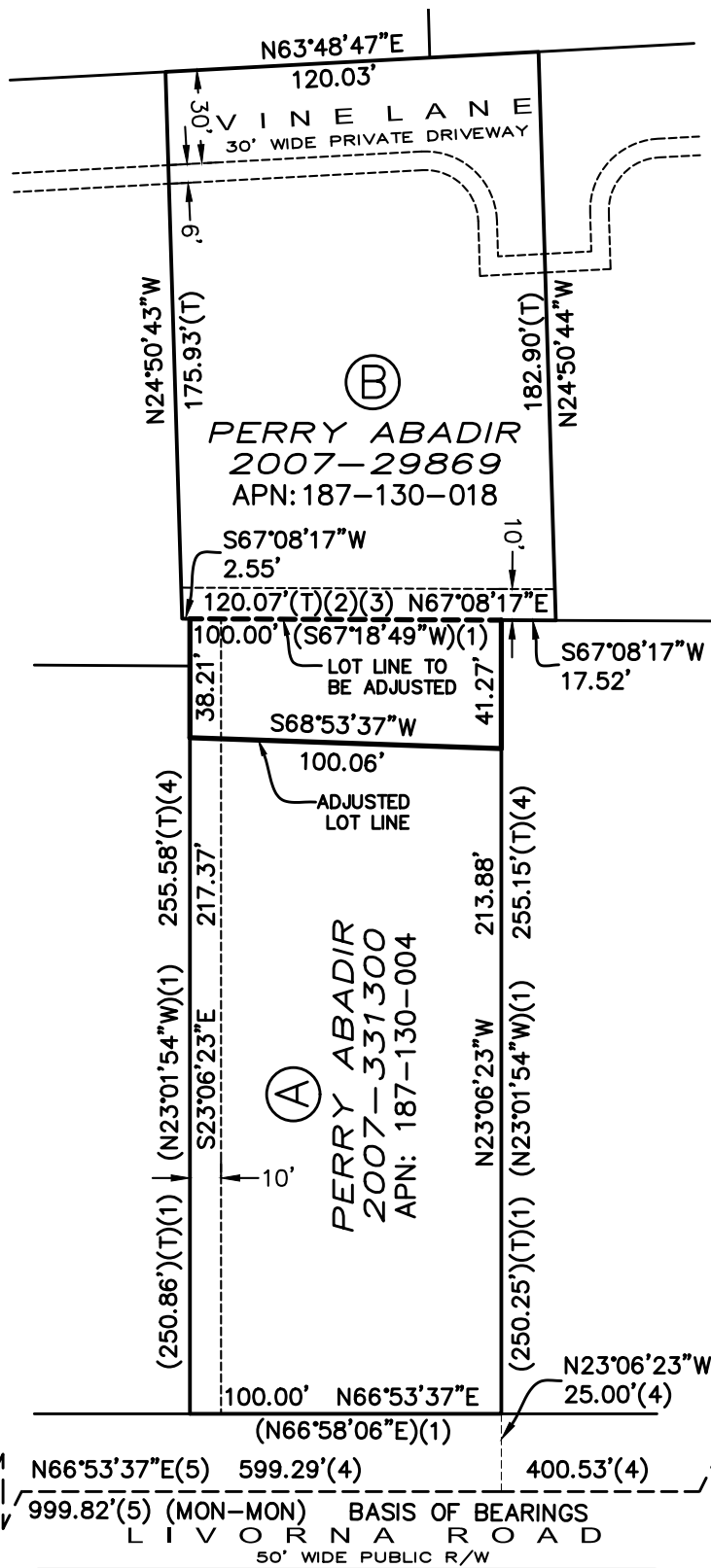
OWNER (B)

PERRY ABADIR  
1439 VINE LANE  
ALAMO, CA 94507

DOC: 2007-29869

GROSS AREA BEFORE  
ADJUSTMENT: 21,529SF

GROSS AREA AFTER  
ADJUSTMENT: 25,503SF



*Eric A. Humann*

ERIC (RICK) A. HUMANN PLS 5452

HUMANN COMPANY INC.  
ENGINEERING - SURVEYING  
1021 BROWN AVE. LAFAYETTE, CA 94549  
PH (925)283-5000 FAX (925)283-3578

**EXHIBIT B-3**  
CONVEYANCE  
APN:187-130-004 / APN: 187-130-018  
**ALAMO, CA**

SCALE	1"= 60'
DATE	10/25/2024
BY	KM
JOB NO.	24134