



AGENCY COMMENT REQUEST

Date 4/29/25

We request your comments regarding the attached application currently under review.

<p>DISTRIBUTION</p> <p>INTERNAL</p> <p><input checked="" type="checkbox"/> Building Inspection Grading Inspection</p> <p><input type="checkbox"/> Advance Planning Housing Programs</p> <p><input type="checkbox"/> Trans. Planning Telecom Planner</p> <p><input type="checkbox"/> ALUC Staff HCP/NCCP Staff</p> <p><input type="checkbox"/> County Geologist</p> <p>HEALTH SERVICES DEPARTMENT</p> <p><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</p> <p>PUBLIC WORKS DEPARTMENT</p> <p>Engineering Services Special Districts</p> <p>Traffic</p> <p>Flood Control (Full-size)</p> <p>LOCAL</p> <p><input checked="" type="checkbox"/> Fire District _____</p> <p><input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p>Consolidated – (email) fire@cccfpd.org</p> <p><input checked="" type="checkbox"/> Sanitary District Central San</p> <p><input checked="" type="checkbox"/> Water District EBMUD</p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC Alamo MAC</p> <p><input checked="" type="checkbox"/> Improvement/Community Association -AIA</p> <p><input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email) _____</p> <p>OTHERS/NON-LOCAL</p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p>CA Fish and Wildlife, Region 3 – Bay</p> <p>ta _____ Native American Tribes</p> <p>ADDITIONAL RECIPIENTS</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Maria Lara-Lemus</u></p> <p>Phone # <u>925-655-2904</u></p> <p>E-mail <u>maria.lara-lemus@dcd.cccounty.us</u></p> <p>County File # <u>CDVR25-01027</u></p> <p>Prior to <u>May 27, 2025</u></p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p>Landslide Active Fault Zone (A-P)</p> <p>Liquefaction <input checked="" type="checkbox"/> Flood Hazard Area (B)</p> <p>60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p>High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p>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.</p> <p>Comments: None Below Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR25-01027

File Date: 4/28/2025

Applicant:

KEITH & CARMEL
HOLCE HOLCE KEITH & CARMEL C TRE
2537 CERRO VISTA LN
ALAMO, CA 945071076

uklancashirelad@yahoo.com
(925) 330-4865

Property Owner:

KEITH & CARMEL HOLCE
2537 CERRO VISTA LN
ALAMO, CA 945071076

uklancashirelad@yahoo.com
(925) 330-4865

Project Description:

The applicant requests approval of a variance to allow a 0-foot side yard (where 3 feet is the minimum) and an, approximately, 6.5-foot secondary frontage setback (where 20 feet is required) for a new 528 square-foot garage.

Project Location: (Address: 2537 CERRO VISTA LN, ALAMO, CA 94507), (APN: 188330021)

Additional APNs:

General Plan Designation(s): RL

Zoning District(s): R-20

Flood Hazard Areas: B

AP Fault Zone: N/A

60-dBA Noise Control: X

MAC/TAC: Alamo MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

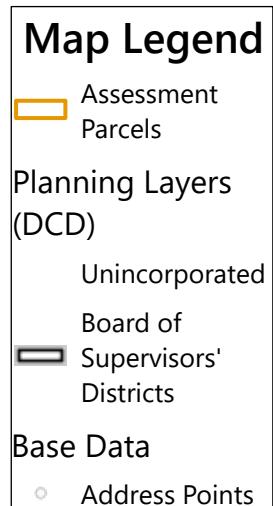
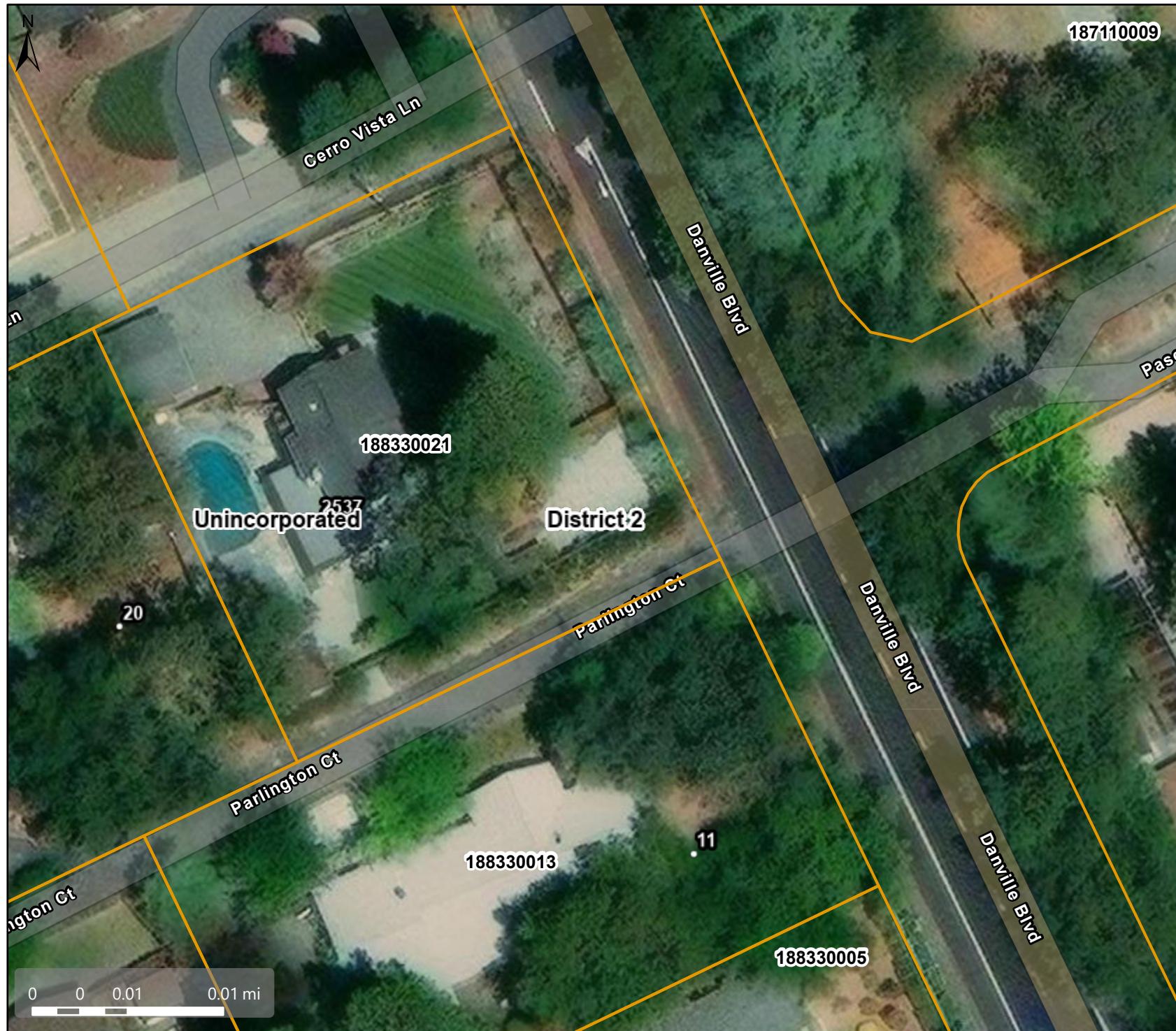
Sanitary District: CENTRAL SANITARY

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
VRS0044P	Zone Variance - PW	000651-9660-REV-000-6L0044	1000.00	1000.00
		Total:	4337.00	4337.00



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.

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

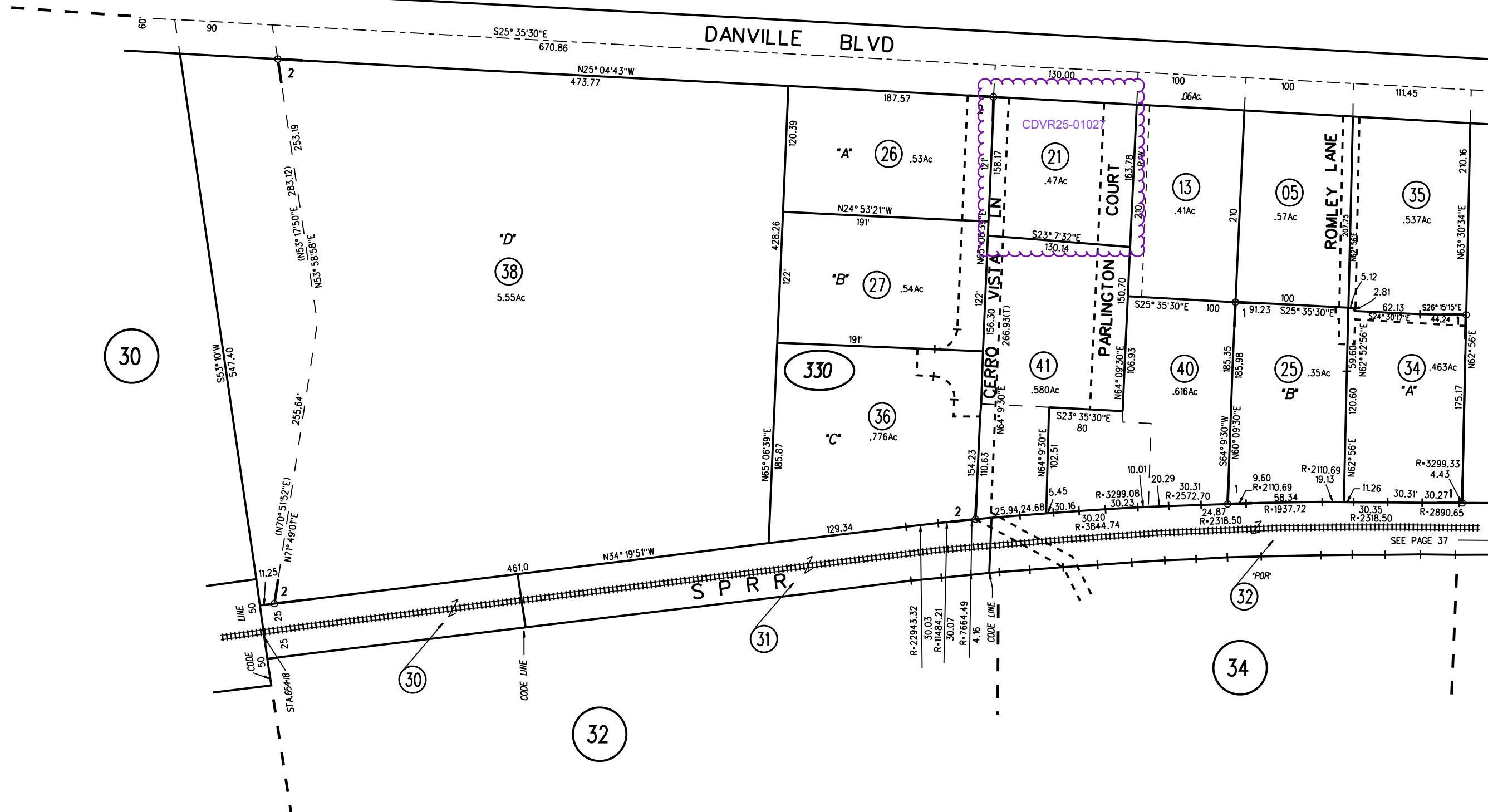
RANCHO SAN RAMON

1- 57P.M.21 8-25-77

2- 118P.M1 & 2 8-27-85

P B
187

1" = 100'



49
ASSESSOR'S MAP
BOOK 188 PAGE 33
CONTRA COSTA COUNTY, CALIF.
11-2-22

330

40,41

Sanborn Date : 31/05/1999

General Plan: RL | RESIDENTIAL LOW DENSITY



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Zoning: R-20 | SINGLE-FAMILY RESIDENTIAL DISTRICT



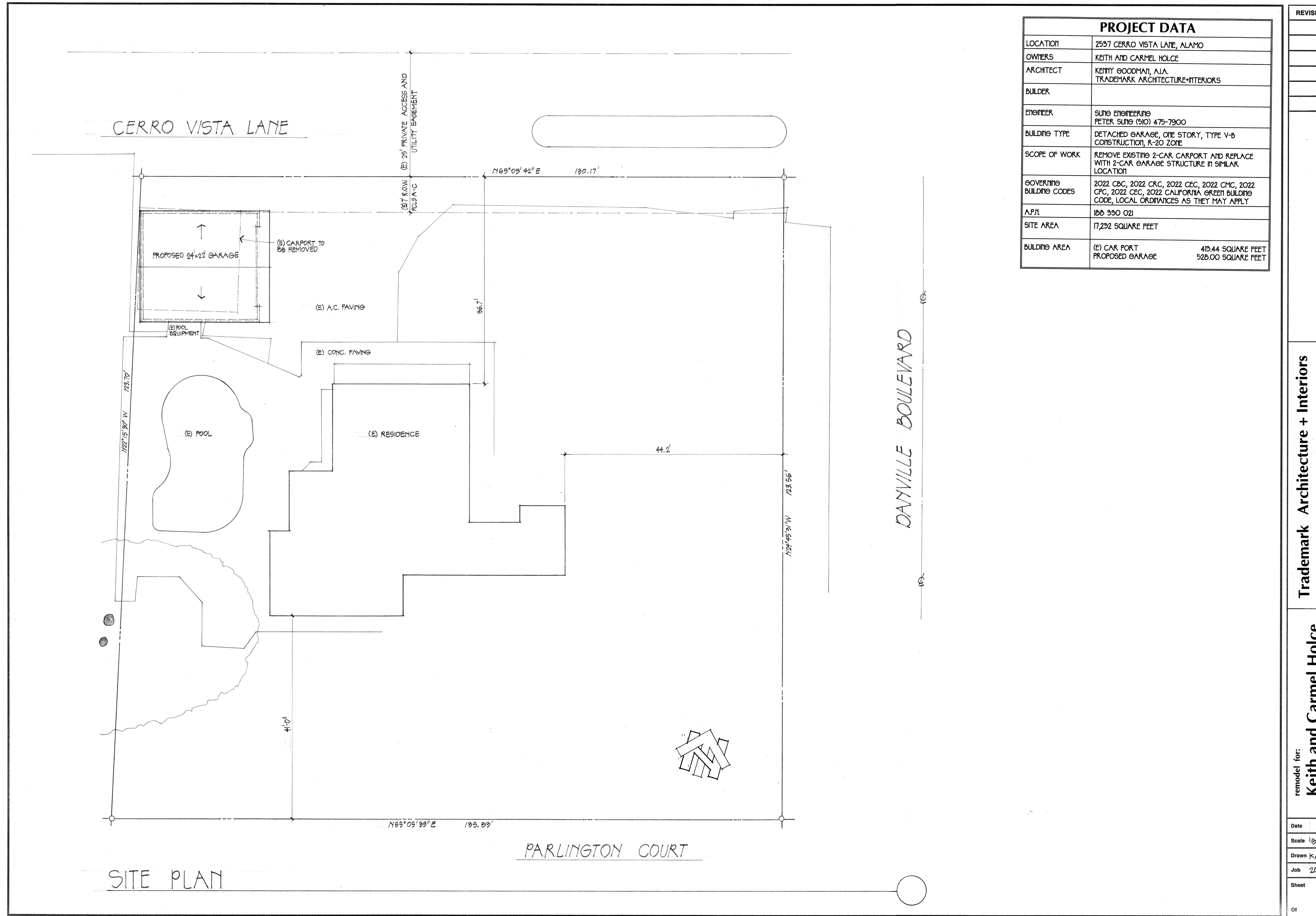
Map Legend	
Assessment	Orange line
Parcels	Orange line
Planning Layers (DCD)	Yellow overlay
Zoning	Yellow overlay
ZONE_OVER	R-20 (Single Family Residential)
Base Data	Address Points

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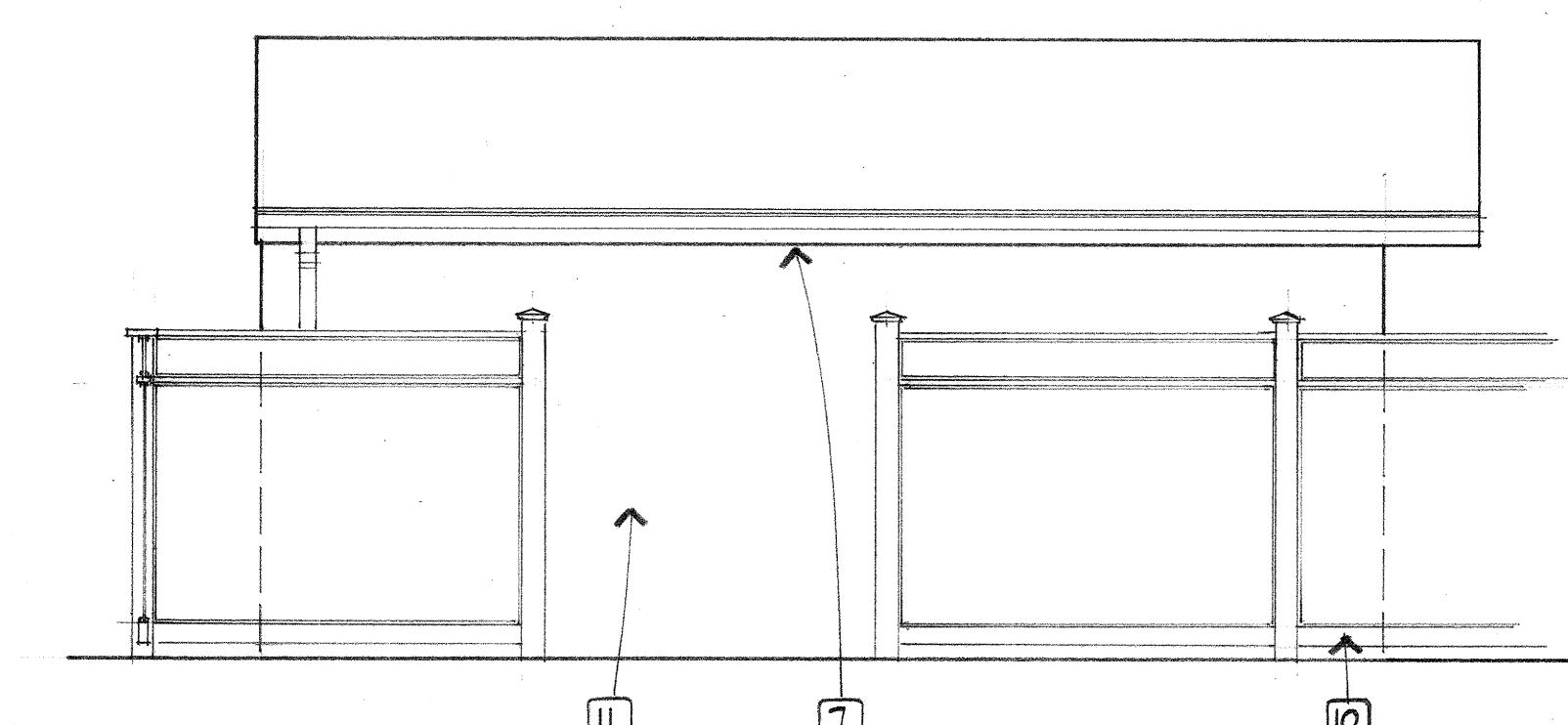


REVISIONS	BY

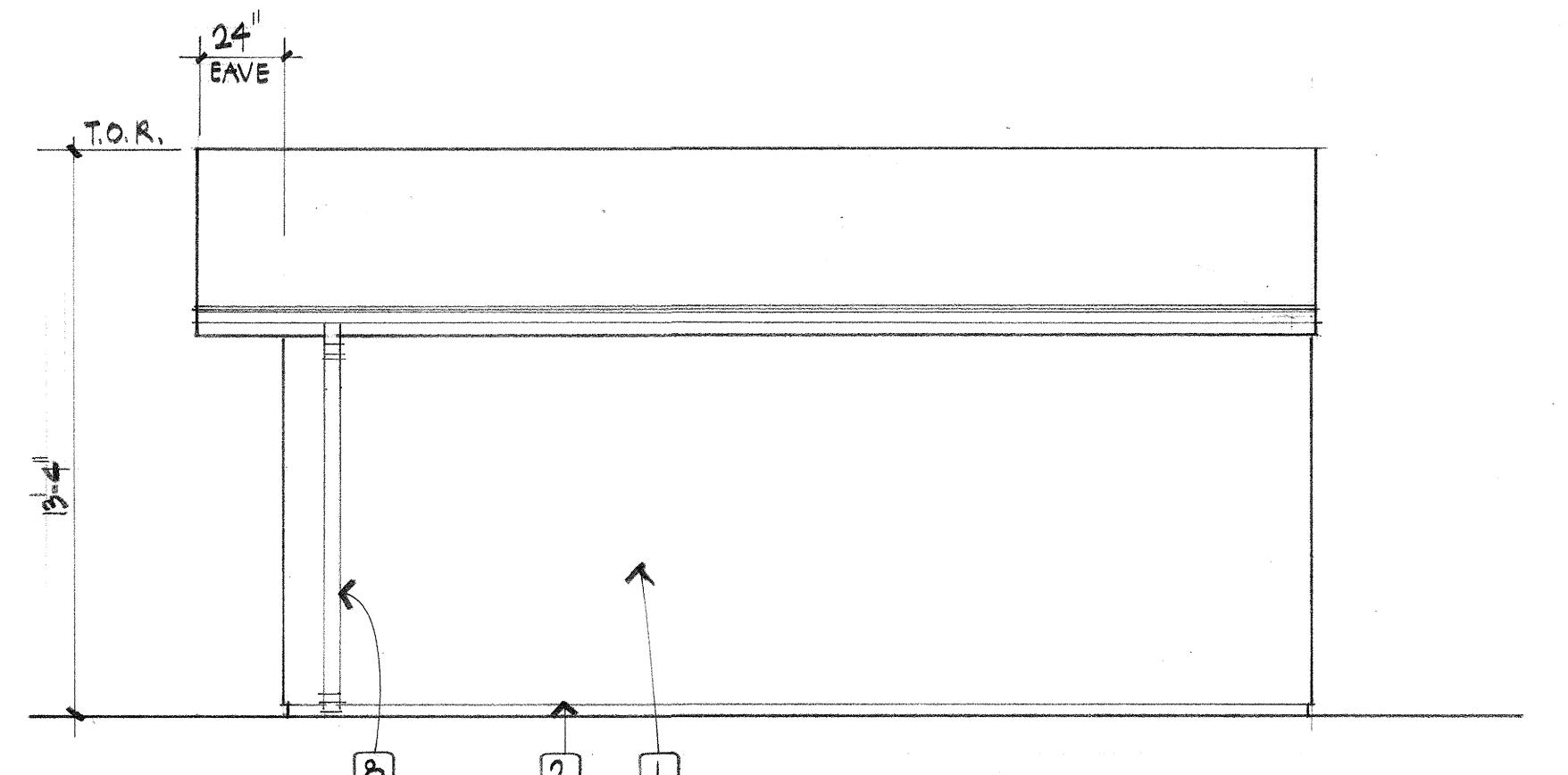
Trademark Architecture + Interiors
1078 carol lane suite 202
lafayette, California 94549 925.385.7202

remodel for:
Keith and Carmel Holce
2537 Cerro Vista Lane
Alamo, CA 94507

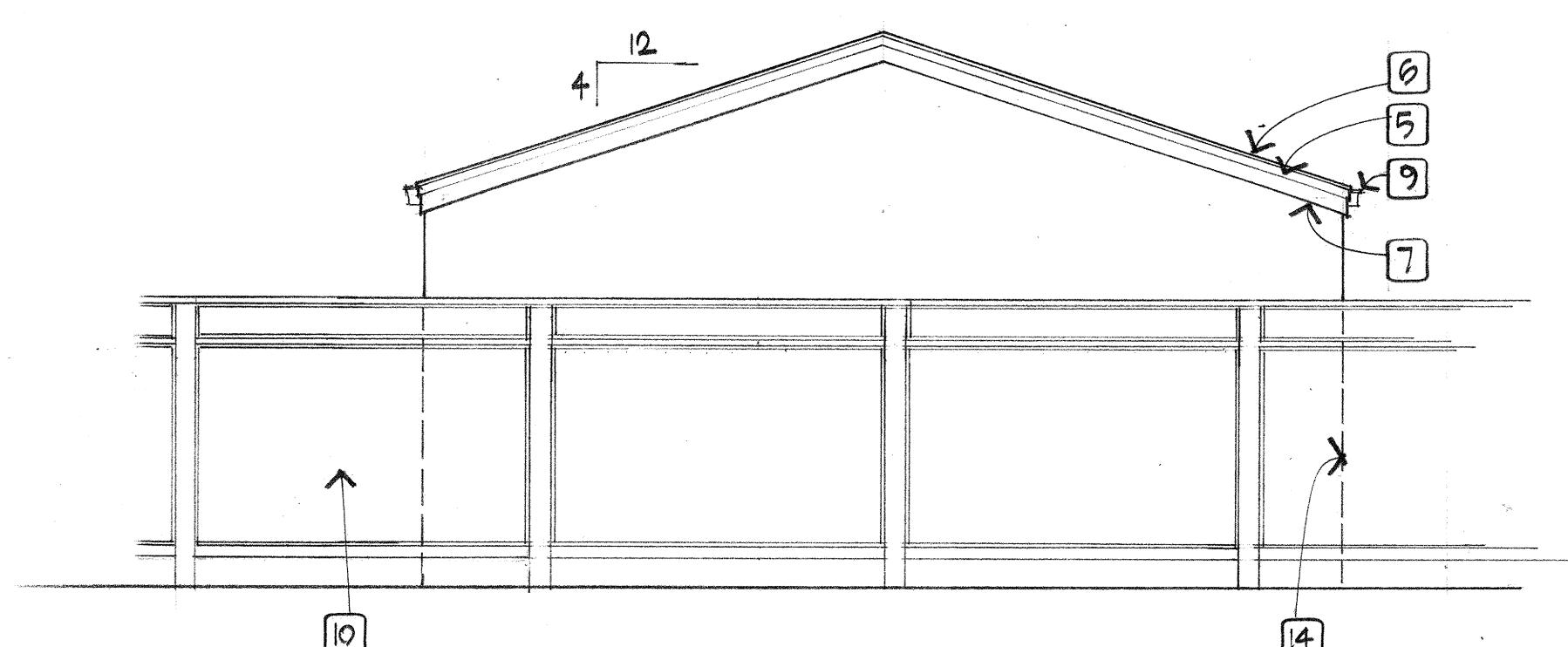
Date $1/4^{\prime\prime} \times 1^{\prime\prime}$
Scale $1/4^{\prime\prime} \times 1^{\prime\prime}$
Drawn KAG
Job 2006
Sheet
Of Sheets



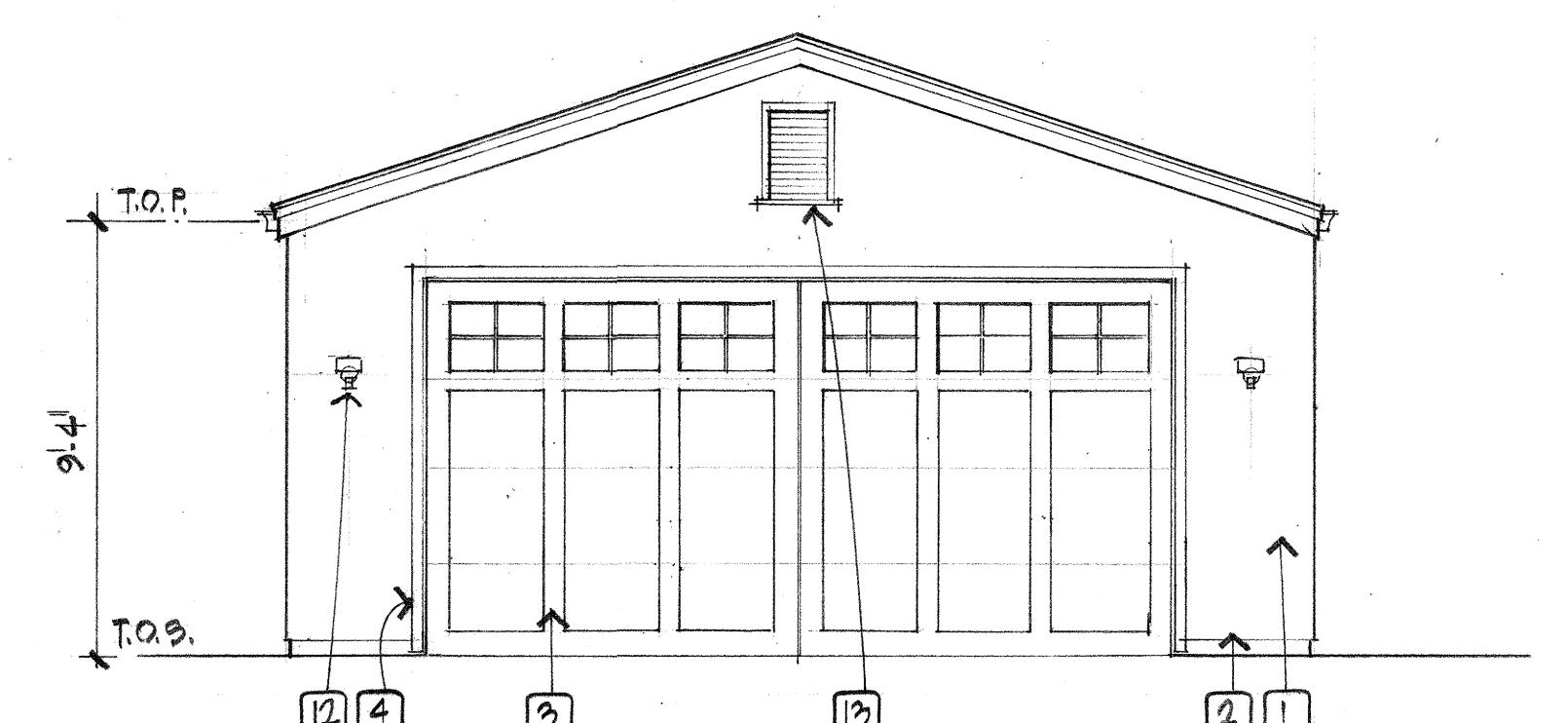
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

ELEVATION NOTES:

- 7/8" THREE COAT EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER (2) LAYERS OF 60 MINUTE GRADE 'D' BUILDING PAPER. TEXTURE AND COLOR TO MATCH MAIN RESIDENCE.
- 6.5M STUCCO WEPP SCREED, ASSURE A MINIMUM SPACE OF 2' ABOVE PAVING OR 4' OVER NATURAL GRADE.
- OVERHEAD SECTIONAL GARAGE DOOR WITH CARRIAGE HOUSE PATTERN AND UPPER ROW OF GLASS LITES AS SHOWN.
- 2' WIDE SOLID VINYL BRICK MOLD TRIM AT JAMB AND HEAD. PROVIDE 6.5M 1" FLASHING AT HEADS TYPICAL.
- 1 x 3 SHINGLE TRIM
- ARCHITECTURAL COMPOSITION ROOFING, CLASS 'A' OVER 'CERTAINTEED' DIAMOND SYNTHETIC HYBRID UNDERLayment, BLACK TO MATCH COLOR OF HOUSE ROOFING.
- 2 X 4 PANT-GRADE 545 RED CEDAR, TRIM COLOR TO MATCH RESIDENCE.
- 2 X 4 RECTANGULAR DOWNT SPOUT TO SPLASH BLOCKS AS REQUIRED.
- 6.5M PROFILE GUTTER.
- EXISTING SOLID REDWOOD FENCING WITH 12" OPEN DIAMOND LATTICE OVER TO REMAIN.
- AREA OF EXISTING POOL EQUIPMENT; REMOVE REAR SECTION OF FENCING AS REQUIRED.
- DECORATIVE LIGHT FIXTURE TO MATCH EXISTING.
- 14' X 24' 6.5M LOUVERED VENT WITH 1/8" SCREENING BEHIND, FINISH TO MATCH ADJACENT FINISH. PROVIDE 2' BRICK MOLD AND SILL AS SHOWN.
- LINE OF GARAGE BEYOND FENCING.