



Department of Conservation and Development

County Zoning Administrator

Monday, April 17, 2023 – 1:30 P.M.

STAFF REPORT

Agenda Item # _____

Project Title:	Variances & Design Review for New Single-Family Residence
County File(s):	#CDVR22-01062
Applicants & Owners	Ryan Bosworth & Tommy Tran
Zoning	R-6 Single-Family Residential District (R-6)
General Plan:	Single-Family Residential-High Density (SH)
Site Address/Location:	58 Canyon Lake Drive, Port Costa (APN: 368-145-024)
California Environmental Quality Act (CEQA) Status:	Categorically Exempt: CEQA Guidelines, Sections 15303(a) and 15303(e), regarding new construction of small structures including one single-family residence in a residential zone and accessory structures including decks and pools
Project Planner:	Syd Sotoodeh, Senior Planner (925) 655-2877 or syd.sotoodeh@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests design review and approval of variances to allow a 1-foot, 10-inch side yard along the western property boundary (where 5 feet is required) and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) to allow the construction of a new, two-story, 1,781 square-foot single-family residence, a new wooden deck, and a new wading pool on a substandard lot.

II. RECOMMENDATION

Staff recommends the following:

- A. OPEN the public hearing on the Single-Family Residence Project (Project), RECEIVE testimony, and CLOSE the public hearing.

- B. DETERMINE that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303(a) and 15303(e) (New Construction or Conversion of Small Structures).
- C. DIRECT staff to file a CEQA Notice of Exemption with the County Clerk.
- D. APPROVE the Project (County File #CDVR22-01062).
- E. APPROVE the findings in support of the Project.
- F. APPROVE the Project conditions of approval.

III. BACKGROUND

On November 18, 2019, the applicant submitted an application for a Variance Permit to allow improvements to an existing residence that had been damaged by fire. The proposed improvements would result in a new second story, a gross square footage of 1,781 square feet, a new wooden deck, a new wading pool, and a new concrete retaining wall at the rear of the property. On May 18, 2021, the County Board of Supervisors denied an appeal of the County Planning Commission's decision to approve County File #CDVR19-01051 and approved the application with modifications to the conditions of approval.

The applicant subsequently submitted applications for a condition of approval (COA) compliance review of County File #CDVR19-01051 to the Department of Conservation and Development, Community Development Division (CDD) and to the County Public Works Department, Engineering Division. Upon meeting the required COAs, building permits were issued to the applicant for the construction of the residential additions and the engineered retaining wall. During construction of the residential additions, the County's Building Inspection division found that the house had been demolished and instructed the applicant to submit a new building permit application for a new single-family residence. In addition, the Department of Conservation received a complaint from a neighbor that the residence was demolished. Thus, any additional work on the residence was suspended.

The required findings for approval of file #CDVR19-01051 did not consider a new single-family residence. Therefore, the applicant was advised that a new Variance permit application would be necessary prior to CDD stamp-approval of any plans for a building permit for a new residence. On November 2, 2022, the applicant submitted a new application requesting a design review with variances for a substandard side yard and a substandard side yard aggregate for the construction of a new single-family residence and wooden deck. The proposed residence is the

same square footage, and in the same location, as the previously approved project. The proposed residence has a substantially similar architectural design to the additions previously approved. However, the applicant revised the design for compliance with California's Building Code fire safety requirements. Revisions include the removal of all windows on the western side of the proposed residence, the addition of four skylights with light wells to allow for additional light to the second story, and the addition of one window on the eastern side of the proposed residence. The retaining wall approved under County File #CDVR19-01051 is under construction pursuant to a separately issued building permit (permit #BIMIR22-008676). There have not been any changes to the retaining wall that would require new variance or design review findings. In addition, there have not been any changes to the location of the previously approved tandem parking spaces on the eastern side of the property. During the noticing period for this application, one request for a public hearing was received.

IV. GENERAL INFORMATION

- A. General Plan: The project site is located within a Single-Family Residential-High Density (SH) General Plan Land Use designation.
- B. Zoning: The project site is located within a Single-Family Residential (R-6) zoning district.
- C. California Environmental Quality Act (CEQA): The proposed project is exempt under CEQA Guidelines, Section 15303, regarding "New Construction or Conversion of Small Structures," specifically paragraph (a) which exempts the construction of one single-family residence in a residential zone and paragraph (e) which exempts the new construction of small accessory structures including, but not limited to decks and pools. The project proposes the construction of a new single-family residence, a new wooden deck, and a new wading pool on the subject property.
- D. Lot Creation: The subject property is comprised of Lot 14 and a portion of Lot 13 of the Town of Port Costa subdivision, which was recorded on December 1, 1883. According to the County Assessor's records, the existing house was built in 1939.
- E. Prior County Zoning File Related to the Property:
 - 1. #CDVR19-01051: Approval of variances to allow reduced minimum and aggregate side yards for fire damage repair, 1st and 2nd story additions, and a new wooden deck for an existing single-family residence; a reduced minimum side yard and a reduced front setback to construct a retaining wall up to 6 feet

in height, and a reduced minimum side yard for two tandem off-street parking spaces, subject to conditions; approved by the Board of Supervisors on May 18, 2021.

V. SITE/AREA DESCRIPTION

The subject property is located within the unincorporated Port Costa area of Contra Costa County. The Port Costa Historic District is primarily residential with a small retail-business district surrounded by agricultural and open space uses. Properties in the area are generally rectangular lots formed as part of Port Costa in 1883, and many are substandard with respect to the 6,000-square-foot minimum lot size and 60-foot minimum average width for the R-6 residential zoning district. The residential neighborhood generally consists of one- and two-story, single-family residences which, based on available information, range from 662 to 2,529 square feet of total livable area. Architecturally, homes in the area represent a diverse pattern of bungalow, craftsman, stick, Queen Anne, and cottage styles.

The subject property is a 3,300-square-foot rectangular lot with a 33-foot average width. The property is located between Canyon Lake Drive on the south and Prospect Avenue on the north, and thus has two frontages. The main entrance to the lot is from Canyon Lake Drive. The project site is relatively flat; however, the subject property begins to rise steeply towards Prospect Avenue. One man-made watercourse runs within the boundaries of the subject property through an approximately 4-foot-wide underground drainage culvert for Bull Valley Creek in a generally southwest to northeast direction between the sloped area of the lot and the northern extent of the proposed home.

The lot was formerly developed with a single-family residence constructed in 1939. The residence and deck were damaged by a fire in June of 2019. Construction of residential improvements began in January of 2022, during which the residence was found to lack any foundation and thus, was effectively demolished. Therefore, the only structure on the property is a new, concrete retaining wall approximately 17-1/2 feet south of the frontage at Prospect Drive that is partially constructed. The property contains one mature tree which is to remain and will not be encroached upon or altered by the proposed development.

VI. PROJECT DESCRIPTION

The applicant requests approval of a Variance Permit to allow a 1-foot, 10-inch side yard along the western property boundary (where 5 feet is required) and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) to allow the construction of a

new, two-story, 1,781 square-foot single-family residence and a new wooden deck. The applicant also requests approval of a small lot design review to allow the construction of the proposed improvements and a wading pool on a substandard lot.

The residence would have a sloping roof with an overall height of 30-feet, 10-inches. Second story covered balconies are proposed at the front and rear of the home, as well as a covered front porch. The covered balconies and porch are approximately 355 square feet in area. The proposed residence is designed in a contemporary craftsman style. Solar shingles by Tesla are proposed for the roofing system. Pursuant to California Residential Building Code requirements, the applicant has proposed no windows or other openings on the western side of the residence. Thus, in addition to windows at the front, rear, and eastern side of the home, four skylights are proposed to provide additional interior light to the second story. The design of the home substantially maintains the design previously approved by County File #CDVR19-01051, and, based on comments previously received by staff of the County's Historical Landmarks Advisory Committee, complies with design guidelines for the Port Costa Historic District. The project also proposes the construction of an approximately 90 square-foot wading pool between a new, approximately 150 square-foot wooden deck and the existing concrete retaining wall.

VII. AGENCY COMMENTS

- A. Contra Costa Mosquito & Vector Control District: On an agency comment request form dated November 4, 2022, staff of the Contra Costa Mosquito & Vector Control District indicated that they have no comments on the proposed project.
- B. Contra Costa County Environmental Health (CCEH): In correspondence dated November 15, 2022, staff of the CCEH submitted a standard comment letter with comments relating to permitting requirements for soil boring, wells, septic service, and construction debris recycling, and recommended that the project be served by public water and sewer.
- C. California Historic Resources Information System (CHRIS): In a letter dated November 28, 2022, staff of the CHRIS indicated that there is no record of any previous cultural resource studies for the proposed project area, therefore, the proposed project has the possibility of containing unrecorded archeological sites or Native American cultural resources sites. In addition, staff of CHRIS recommended that if the project area contains any building or structure that is 45 years or older, a qualified professional conduct a formal CEQA evaluation.

Pursuant to the recommendations made by CHRIS, conditions of approval for cultural and archeological resources have been included as part of staff's recommendations (COA #9 to #12).

- D. Contra Costa Water District (CCWD): In correspondence dated December 14, 2022, staff of the CCWD indicated that they assume the new home will require fire sprinklers and that the water meter will need to be upsized to support the new sprinklers. The District will need to verify the existing service line that runs from the water main to the current meter to ensure the line will support the larger meter, and that if the service line is substandard, CCWD may need to abandon the existing line and install a new service line. Staff of the CCWD provided contact information for the applicant to verify District requirements when they are ready to commence water service.
- E. Contra Costa County Public Works Department, Engineering Services Division: Staff of the County Public Works Department, Engineering Services Division provided multiple sets of project comments as they worked with the applicant to achieve a project design that meets applicable standards. In their most recent correspondence dated March 23, 2023, the Engineering Services Division advised that no additional widening of Canyon Lake Drive is necessary, that the proposed building and wading pool comply with the easement setback requirement for a 4-foot wide box culvert for the Bull Valley Creek that runs beneath the north side of the property, and that a drainage easement in favor of the adjacent upstream property owner will need to be dedicated prior to final occupancy of the building. In addition, Public Works staff advised that the applicant is not required to submit a Stormwater Control Plan (SCWP) for the project which is less than the 10,000 square-foot threshold of new impervious surface, and, furthermore, development of a lot with a new single-family residence does not require conformance with Provision C.3 of the County's Stormwater Management and Discharge Control Ordinance. Public Works staff further indicated that the subject property lies within a Special Flood Hazard Area Zone A and therefore the applicant should be aware that a floodplain permit from Public Works will be required. Also, Public Works staff advised that the subject parcel is already annexed into a lighting district, that the applicant will be required to comply with the relevant area of benefit fees, and that no drainage fee is currently adopted by the Board of Supervisors for the area. As part of the correspondence, staff of the County Public Works Department recommended Conditions of Approval related to the recordation of a 10-foot-wide private storm drain easement over the culvert traversing the site and to the location of the project within a Special Flood Zone Hazard Area (COA #15 and #16).

- F. Historical Landmarks Advisory Committee (HLAC): In correspondence dated December 7, 2022, staff from the HLAC indicated there would be no comment necessary for the revised design including skylights or solar panels. HLAC staff previously recommended conditions of approval for County File #CDVR19-01051 to ensure the exterior color palette remains consistent with the Port Costa Historic District. These conditions of approval have been included as part of staff's recommendations for this application (COA #6 and #7).
- G. Additional Agencies: Comments were requested but not received from the Contra Costa County, Building Inspection Division, the Crockett-Carquinez Fire Protection District, the Crockett Community Services District (Sanitary/Sewer District), and the Contra Costa County Public Works Department, Flood Control Division prior to preparation of this report.

VIII. REQUEST FOR PUBLIC HEARING AND STAFF RESPONSE

During the noticing period for the Variance application, one request for a public hearing was received from Ryan DeGooyer and Chris Palacio, owners and residents of the property located at 54 Canyon Lake Drive, Port Costa. The concerns raised in the letter are summarized as follows:

1. Comment – Front Setback: Ryan DeGooyer and Chris Palacio expressed concerns that the applicant uses a rear street that is accessible from the home as their primary setback, where primary or principal means "of chief importance" and whereas secondary or other clearly means of less importance. Canyon Lake Drive is clearly the main road associated with 58 Canyon Lake Drive and is the direction the house faces. The home is physically inaccessible from Erskine (sic; the property fronts on Canyon Lake Drive and Prospect Avenue) which the applicant claims is their primary/principal frontage. Additionally, the use of corner lot setbacks is random, arbitrary, and capricious. Thus, Ryan DeGooyer and Chris Palacio request that the primary setback be properly noted as Canyon Lake Drive and the house to be adjusted backwards or the proper variance be requested.

Staff Response:

Although the subject property is not located on the corner of two intersecting streets or roads, its southern and northern property boundaries front Canyon Lake Drive and Prospect Avenue. Thus, staff identifies the subject property as having two frontages, based on the definition of a corner lot:

On a corner lot the setback requirements applicable to the district in which the lot is located shall apply to all state highway, public road, and street

frontages of the lot. The setback lines established by Divisions 82 and 84 shall apply wherever any boundary line of a lot or parcel of land is common with the boundary line of any state highway, public road, or street. (Section 82-12.202)

The R-6 zoning district requires a principal frontage of at least 20 feet and the other frontage of at least 15 feet for a corner lot, or, as the subject property does, a lot whose property lines abuts the common boundary line of any road or street. In addition, the principal frontage is not associated with the “front door” of a structure or a “main road,” and, historically, the zoning code allows applicants the opportunity to set the configuration that best suits the project or needs of properties with two frontages. Thus, in order to reduce structural encroachment into the underground drainage culvert for Bull Valley Creek that traverses the subject property, the design shifts the residence southward approximately 10 feet, resulting in the proposed setbacks. As designed, the 15-foot front setback at Canyon Lake Drive and the 20-foot front setback at Prospect Avenue for the residential structure is consistent with the R-6 zoning district standards. Due to the fact that a 15-foot front setback for the residential structure on the subject property is consistent with the R-6 zoning district, there is no nexus requiring a variance.

2. Comment – Drainage Culvert: Ryan DeGooyer and Chris Palacio expressed concerns the applicants have not properly mapped the location and width of the culvert, and request that the condition of approval requiring the applicant to dig one corner (COA #12, County File #CDVR19-01051) be expanded to include all four corners to ensure that the actual width and location of the culvert is confirmed. In addition, Ms. DeGooyer and Mr. Palacio request that a county inspector verify the location and width before any planning application is approved.

Staff Response: County File #CDVR19-01051 granted approval of an exception for a 2.5-foot building footprint clearance from the wall of the Bull Valley Creek culvert (where 3 feet is required) as determined by a County approved field survey. Therefore, pursuant to the conditions of approval of CDVR19-01051, the applicant obtained a “potholing” field survey to determine the culvert’s physical location and width on the subject property. The field survey verified that the culvert’s path of travel is from west to east and is asymmetrical relative to the rear exterior wall of the proposed residence. The culvert moves north away from the foundation of the home as it moves east towards the Carquinez Strait. According to the field survey, the culvert had a minimum 4-foot distance from the rear wall on the nearest, western side of the previously existing residence. As

designed, the westernmost wall of the proposed residence would be approximately 3 feet, 11 inches from the nearest edge of the culvert wall which exceeds the minimum setback requirement of three feet pursuant to Section 914-14.004 of the County Code (COA #14, CDVR19-01051). Therefore, the applicant is not requesting any new exceptions related to the private storm drain easement.

Subsequent to the potholing survey, the applicant obtained an evaluation by a licensed structural engineer to verify that the construction and proposed location of the foundation of the residence will not compromise the structural integrity of the drainage culvert or the culvert wall (COA #13 of CDVR19-01051). In their assessment dated April 29, 2021, Ashley & Vance Engineering, Inc. indicates that if the rear wall foundation construction is designed as they recommend, the foundation footing would not fall within the surcharge influence line to the bottom of the culvert. Thus, according to Ashley & Vance Engineering, Inc., the project would not adversely affect the structural integrity of the existing culvert.

The results of the potholing field survey and the assessment by Ashley & Vance Engineering were provided to staff of the County Public Works, Engineering Division prior to issuance of the building permit for additions to the previously existing home. There is no evidence in the record that Public Works staff were concerned about the adequacy of the field survey or the reliability of the structural assessment. Furthermore, based on comments received from Public Works staff for the proposed project (March 23, 2023), the proposed building and wading pool comply with the requirement for a 3-foot easement setback.

3. Comment – Private Storm Drainage Easement: Ryan DeGooyer and Chris Palacio expressed concerns that the drainage easement does not appear to have been recorded as required pursuant to the conditions of approval prior to issuance of a building permit (COA #14, CDVR19-01051).

Staff Response: Staff of the County Public Works Department advised that a 10-foot drainage easement over the 4-foot-wide box culvert in favor of the adjacent upstream property owner should be dedicated prior to final occupancy of the building. As such, Public Works staff recommended a new condition of approval requiring the applicant to record the easement before final inspection of the new residence (see COA #13).

4. Comment – Window Placement/Privacy: Ryan DeGooyer and Chris Palacio expressed concern about the potential impact of the window and skylight placement on their privacy and enjoyment of their adjacent property and would

like a discussion of how best to offset the fourteen proposed windows that would face their home.

Staff Response: Ms. DeGooyer's and Mr. Palacio's residence is located east of the subject property. The applicants' requested variance to allow a substandard side yard on the west side of the subject property is also less than required for new openings (e.g., windows) pursuant to California Building Code requirements. As such, while the proposed design substantially maintains the location and design of the home as approved under County File #CDVR19-01051, the revised design proposes no new windows on the western side of the home. In order to provide light and air to interior spaces, the revised design proposes one additional window and four new skylights. On the eastern side of the residence, this design results in three new skylights at the attic level, five new windows on the second story where the previously approved design had four, and two sets of three windows on the first story as originally designed. The proposed attic would be unconditioned space. The applicant has indicated that light from the skylights would be provided through light wells to the second story. Thus, there would be no impact on the privacy of adjacent residents on the east or the west due to the addition of four skylights. Additionally, the design proposes a new fence along the eastern property boundary. Although the plans do not indicate the height of the fence, the applicants would be allowed to construct a fence up to seven feet tall without need for a variance or building permit (County Code Section 82-4.270(2)). Such a fence would provide additional screening of views of or from the interior living spaces at the lower level.

Views of the neighboring home that would be seen from the new windows on the east side of the residence would not be significantly different with the addition of one more window. The views from the proposed second story would also be similar to views from the second story windows of Ms. DeGooyer's and Mr. Palacio's residence that face the subject property. In their letter, Ms. DeGooyer and Mr. Palacio indicate that they "have no wish to be looking directly into their windows or them into ours;" however, like many lots in the surrounding Port Costa neighborhood, the proposed two-story design, the location of windows, and the location of the proposed residence close to neighboring homes is consistent with homes in the surrounding area. Therefore, with the proposed addition of a fence along the eastern property boundary, the two-story design is expected to have a minimal impact on the neighbor's privacy and enjoyment of their adjacent property.

5. Comment – Grading: Ryan DeGooyer and Chris Palacio expressed concern that illegal grading using large equipment occurred on the site and request that an engineer physically inspect and determine if any damage or destabilization may have occurred to the back hill or the culvert and determine how the grading will impact water runoff onto their adjacent lot. In addition, Ms. DeGooyer and Mr. Palacio request a report by an inspecting engineer that includes any needed mitigation before this planning application is approved.

Staff Response: The subject property has historically been developed with a wooden retaining wall at the base of the hillside County File #CDVR19-01051 granted a variance and design review that allowed the replacement of the wooden wall with an engineered, concrete wall up to 5 feet in height. Subsequently, a building permit was issued for the retaining wall, which is partially constructed (BIMIR22-008676). The work performed thus far includes the piers, rebar, and forms. According to the applicant, a mini bobcat excavator was used to dig the locations of the piers.

Several building inspections on the progress of the new retaining wall construction were approved in August of 2022. There is no proposed grading associated with the project to replace the retaining wall or the residence, therefore, there is no evidence that a grading permit was required. Nor is there any evidence that County Inspectors are concerned about potential grading on the site. Furthermore, there has been no indication that staff of the County Public Works Department or County Building Inspection have any concern about the location of the retaining wall in relation to the location of the culvert or about potential issues related to drainage due to the work done on the project site to date. Since the retaining wall is under a separate permit from the new residence, there are no holds placed on the remaining construction inspections for the wall. Thus, the applicant was advised that they may continue with construction of the wall to prevent destabilization of the hill below Prospect Avenue.

IX. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The project site is located within a Single-Family Residential-High Density (SH) General Plan land use designation. The proposed single-family residence and new accessory structures are consistent with the uses allowed within this designation. This designation allows between 5.0 and 7.2 single-family units per net acre and the proposed residential improvements will not change the density of residential development for this site.

The General Plan Specific Geographic Area Policies for the Port Costa Area generally pertain to multiple-family residential and commercial development, establishment of a recreational area, and preservation of the open space surrounding the town, and thus do not apply to improvements such as those proposed as part of this project.

- B. Zoning Compliance: The subject property is located within a Single-Family Residential (R-6) zoning district. The intent of the R-6 district is to provide for the orderly development of high density, single-family residential uses, accessory structures, and uses normally auxiliary to them. The project involves constructing a new single-family residence, which is consistent with uses allowed in the R-6 district.

The standards of the R-6 zoning district require lots to have a specific area/size, average width, and depth. Buildings are limited to maximum heights, and buildings and accessory structures are required to have certain setbacks/yard distances from property lines. The R-6 zoning district standards that are applicable to the subject property are summarized in the table below.

R-6 Zoning District Standards	
Minimum lot area:	6,000 sq. ft.
Minimum average width of lot:	60 feet
Minimum lot depth:	90 feet
Maximum building height:	2-1/2 stories or 35 feet
Minimum front setbacks:	Principal frontage: 20 feet Other Frontage: 15 feet
Minimum rear yard:	15 feet
Minimum side yard / aggregate:	5 feet / 15 feet (aggregate)
Minimum side & rear yards for accessory structures:	3 feet if set back a minimum 50 feet from front property line

The subject property is substandard in size and average width and any development on the property requires a small lot Design Review to determine compatibility with the surrounding neighborhood. The proposed two-story residence that is up to 31 feet in height would comply with the maximum height allowed in the R-6 zoning district. The subject property lies between two roads and has two frontages. Therefore, the rear yard requirement for the R-6 zoning district does not apply. The locations of the proposed residence, wooden deck,

and wading pool are consistent with the front setback requirements for the R-6 zoning district.

The applicant has requested side yard variances to allow for construction of the residence and the wooden deck. The previously existing residence and deck on the subject property had similarly substandard minimum and aggregate side yard dimensions. The proposed improvements would replace and extend south from the location of prior structures at the site and would not further aggravate the substandard side yard on the west. Staff considers that findings exist to allow the variances for side yards due to the substandard size and width of the subject property. Therefore, the proposed project and variances substantially meet the intent and purpose of the R-6 zoning district. Further discussion of the variances can be found in the attached findings.

- C. Appropriateness of the Use: The project site is within an established single-family residential neighborhood. The proposed improvements are residential in nature, and consistent with the residential use on the property which has been established since 1939. Since the project does not change the residential use of the site and has been determined to be consistent with the historical nature of the site, it is an appropriate use for the property.

X. CONCLUSION

The proposed development is consistent with the Single-Family Residential High-Density (SH) General Plan land use designation and substantially complies with the intent and purpose of the Single-Family Residential (R 6) Zoning District. In addition, findings exist for the variances requested and for small lot design review criteria. The Public Works Department has recommended a condition of approval requiring the property owners to record a private drainage easement for the culvert prior to final occupancy of the residence. The design, size, and location of the home is substantially similar to what was previously approved under County File #CDVR19-01051. The conditions of approval as previously recommended by the Historical Landmarks Advisory Committee for County File #CDVR19-01051 that require the applicant to show that the residential improvements remain consistent with the Port Costa Historic District are included with this recommendation. Therefore, staff recommends that the Zoning Administrator approve County File #CDVR22-01062 based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR22-01062,
RYAN BOSWORTH (APPLICANT) AND RYAN BOSWORTH & TOMMY TRAN
(OWNERS)**

FINDINGS

I. Variance Findings

- 1. Required Finding:** *That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district.*

Project Finding: The subject property is within the Port Costa area, which was established in the 1880s, although many of the lots were developed in the early 1900s. Many homes in the immediate vicinity were constructed prior to the adoption of the County zoning ordinance and thus have side yards that are substandard to today's requirements. The project involves constructing a new, two-story single-family residence and a new wooden deck within a similar side yard footprint of the previously existing home on the subject property. Similar to other properties in the surrounding area, the subject property is substandard with respect to the 6,000-square-foot minimum lot size and 60-foot minimum average lot width for the R-6 zoning district. The new residence will be constructed at the same distance from the side property lines as the prior residence but will extend the residence slightly further south on the site. The new wooden deck with a 1-foot, 10-inch side yard on the western property boundary reduces the impact of the substandard side yard of the prior deck which was 6-inches from the west property line. The improvements result in a 1,781-square-foot residence that remains in the range of house sizes in the area. Like other narrow properties in the Port Costa area, there is little usable land to provide two off-street parking spaces as required by the R-6 zoning district. The location of the residence allows for two off-street parking spaces on the eastern side of the subject property.

In the R-6 Single-Family Residential district, one detached single-family dwelling, plus accessory structures, is an allowed use. As improvements to or replacement of older homes on substandard lots in the area occur, it is expected that other property owners will be faced with similar setback challenges. Consequently, according to CDD records, several other properties within Port Costa have been granted similar side yard variances for residential improvements, most recently as 2001. Thus, approval of this variance request for a substandard side yard and substandard side yard aggregate to allow construction of a new single-family

residence and wooden deck is not a grant of special privilege and is not inconsistent with the limitations of other properties in the vicinity and the respective land use district.

2. **Required Finding:** *That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.*

Project Finding: The special circumstance of the substandard side yards of the property was created when a house was built on the lot in 1939. The previously existing single-family residence was built on the 3,300-square-foot lot with a 1-foot, 10-inch side yard along the western property boundary, and an 8-foot, 9-inch side yard along the eastern property boundary. Therefore, although the new residence and wooden deck will not encroach further into the side yard areas than the previous development, the new home with a new wooden deck do not conform to the requirements of the R-6 Single-Family Residential District. The property's buildable area is constrained by the substandard size of the lot as well as the substandard, 33-foot average width, and if enforced, the R-6 zoning district standards would leave the lot with a developable width of only 18 feet. As such, many feasible options for rebuilding the residence would likely require a variance. In addition, other properties in the vicinity have been granted similar side yard variances for additions to expand their living space. Thus, due to the special circumstances applicable to the subject property, granting of the variance request is necessary to ensure that the current rights available to the subject property are preserved, similar to how properties in the vicinity and within the R-6 zoning district continue to enjoy similar privileges.

3. **Required Finding:** *That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.*

Project Finding: The intent and purpose of the R-6 Single-Family Residential District is to promote the orderly development and maintenance of residential uses and the accessory structures normally auxiliary to a single-family dwelling. This includes allowing residential dwelling improvements compatible with the surrounding neighborhood. The variance will allow the property owners to construct a new residence and a new wooden deck that will be compatible with other single-family

residences in the vicinity. The location of the residence will also allow the property owners to provide for two off-street parking spaces as intended by the R-6 zoning district. The use of the subject property will remain residential, with one single-family residence.

II. Small Lot Design Review Findings

Prior to the issuance of a building permit on a substandard lot, the Zoning Administrator must review the proposed structure's compatibility and impact on the surrounding neighborhood in terms of the following:

1. **Location:** The prior residence on the lot was located towards the center of the property and was setback approximately 25 feet from the street frontage on the south and 35 feet from the frontage on the north, with a 1-foot, 10-inch side yard on the west and an 8-foot, 9-inch side yard on the east. As designed, the home extends approximately 10 feet towards the southern property line, while the footprint on the northern side of the home is maintained. With the proposed 15- and 34-foot front setbacks, the residence will maintain a fairly central position on the property with respect to the two frontages and will maintain the side yard footprints of the prior home. The wooden deck and wading pool are located at the northern side of the home between the retaining wall and the base of the sloped area of the lot, which are the most ideal locations for these improvements. The wooden deck and wading pool provide a private, outdoor area for the property owners to enjoy. Generally, the location of the new residence and improvements remain consistent with the development pattern found in the surrounding Port Costa neighborhood.
2. **Size:** The new, two-story single-family residence will be 1,781 square feet in area. The total building footprint of the residence is approximately 1,131 square feet, which equates to approximately 34% coverage of the 3,300 square-foot lot. The new wooden deck with a wading pool is approximately 400 square feet, which is consistent with similar residential improvements. Based on available information, nearby residences generally range in size from approximately 662 square feet to 5,141 square feet. Therefore, the 1,781 square-foot residence will remain compatible with other residences in the vicinity regarding size.
3. **Height:** The height of the residence will be up to 31 feet, which is below the maximum 35-foot height allowed in the R-6 zoning district. The height of the two-story home is consistent and compatible with the adjacent two-story homes and other two-story residences in the vicinity. The new wooden deck and wading pool

will be approximately 2 feet in height and are consistent with similar yard improvements for the enjoyment of a residential property.

4. **Design:** The neighborhood mainly consists of homes bungalow, craftsman, stick, Queen Anne, and cottage architectural styles. The contemporary Queen Anne design style of the residence and balconies complies with design guidelines for the Port Costa Historic District and is compatible with the architectural styles in the area.

IV. CEQA Findings

The project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, specifically paragraph (a) which exempts the construction of one single-family residence in a residential zone and paragraph (e) which exempts the new construction of small accessory structures including, but not limited to decks and pools.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR22-01062

Project Approval

1. **Variance approval** is granted for a 1-foot, 10-inch side yard (where 5 feet is required) along the western property boundary and a 10-foot, 7-inch side yard aggregate (where 15 feet is required) for a new single-family residence and a new wooden deck.
2. **Small Lot Design Review approval** is granted to allow the construction of a new, 1,781 square-foot, two-story single-family residence with a new wooden deck and new wading pool, as shown on the approved plans.
3. The approvals described above are granted based on and as shown on the following documents:
 - Application and materials received by the Department of Conservation and Development, Community Development Division (CDD) on November 2, 2022.
 - Revised project plans received on February 21, 2023.

Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of an application for a new Variance or Small Lot Design Review Permit.

General Provisions

4. Grading and building permits from the County shall be obtained, as necessary, for any development approved as part of this permit.

Application Costs

5. This variance permit application was subject to an initial deposit of \$4,250.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fees due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Historical Resources (Port Costa Historic District)

6. **Prior to CDD stamp-approval of plans for the issuance of building permits,** the applicant shall submit a color palette for the exterior of the residence to staff of the CDD for review and approval.
7. **Prior to final building inspection,** applicant shall submit as-built color photographs to staff of the CDD for review and verification that the approved elevations (including design and shown exterior building materials) were correctly executed on site.

Construction Restrictions

8. The owners and their contractors shall comply with the following restrictions and requirements:
 - A. All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State and Federal)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For details on the dates the State and Federal holidays occur, please visit the following websites:

Federal: <http://www.federalreserve.gov/aboutthefed/k8.htm>

State: <http://www.sos.ca.gov/state-holidays/>

- B. Transporting of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays.
- C. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows and to minimize project-related disruptions to adjacent properties.
- D. Construction equipment and materials shall be stored onsite.
- E. The construction site shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be disposed of, as necessary.
- F. Any debris found outside the site shall immediately be collected and deposited in appropriate receptacles.

- G. All stationary noise-generating equipment such as air compressors and concrete pumps shall be located as far away from adjacent residences as possible.

Cultural Resources

The following conditions shall be included on all sets of construction drawings:

9. Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 50 feet, or a larger distance as determined necessary by a qualified archaeologist, of the materials shall be stopped until a qualified archeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project, has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).
10. If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the CDD shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, or charcoal. Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.
11. Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.
12. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the

coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Drainage Culvert

13. **Prior to CDD stamp-approval of plans for issuance of a building permit**, the applicant shall submit for review by the CDD, and the County Public Works Department, Engineering Division, the results of a field survey based on "potholing" or other approved underground location assessment which verifies the culvert's physical location on the subject property.
14. **Prior to CDD stamp-approval of plans for issuance of a building permit**, the applicant shall submit a licensed structural engineer's report which verifies that the construction and location of the foundation of the residence will not compromise the structural integrity of the existing drainage culvert, or the culvert wall, based on the location identified in the County approved field survey.

PUBLIC WORKS

CONDITIONS OF APPROVAL FOR PERMIT CDVR22-01062

Applicant shall comply with the requirements of Title 8, Title 9, and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on November 3, 2022.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE STATED.

Miscellaneous Drainage Requirements

15. A private storm drain easement in favor of the immediate upstream property owner, 10 feet in width shall be dedicated over the 4-foot-wide Bull Valley Creek cobbled culvert traversing the site. This dedication shall be recorded **prior to final inspection**.

Floodplain Management

16. The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

ADVISORY NOTES

ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.

- A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90-days of the approval date of this permit.

- B. Additional requirements may be imposed by the following agencies and departments:

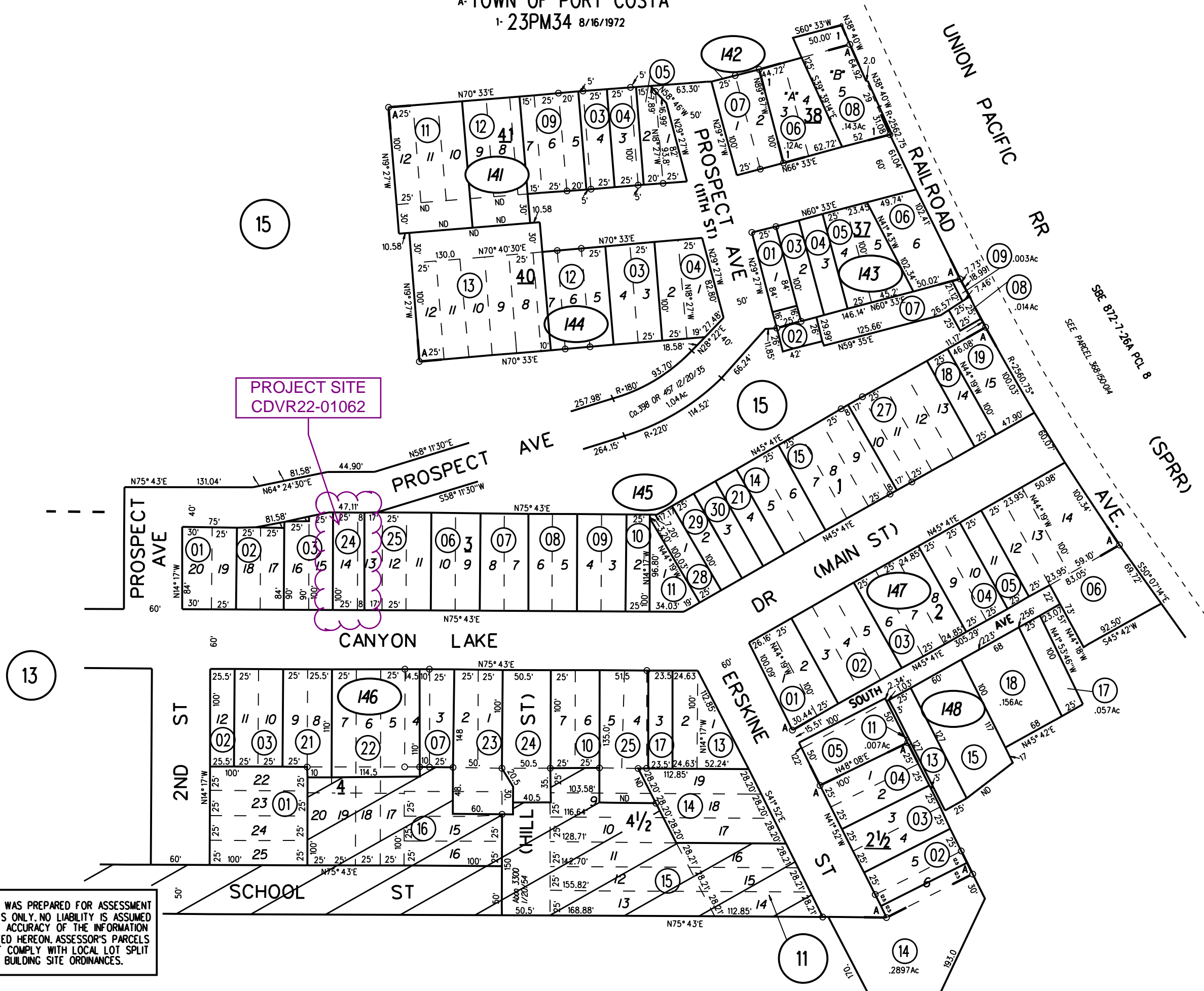
- Contra Costa County Building Inspection Division
- Contra Costa Environmental Health Division
- Crockett-Carquinez Fire Protection District
- Crockett Sanitary District
- Contra Costa Water District

The Applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

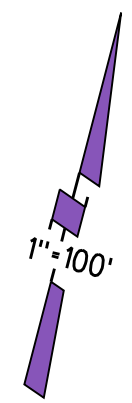
- C. Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- D. The Applicant is advised that a subsequent design review or variance approval may be required if the results of the County approved field survey pursuant to COA #13 and/or the structural engineer's report pursuant to COA #14 indicate that the location or design of the residence will need to be altered.

MAPS

RANCHO CANADA DEL HAMBRE
A- TOWN OF PORT COSTA
1- 23PM34 8/16/1972



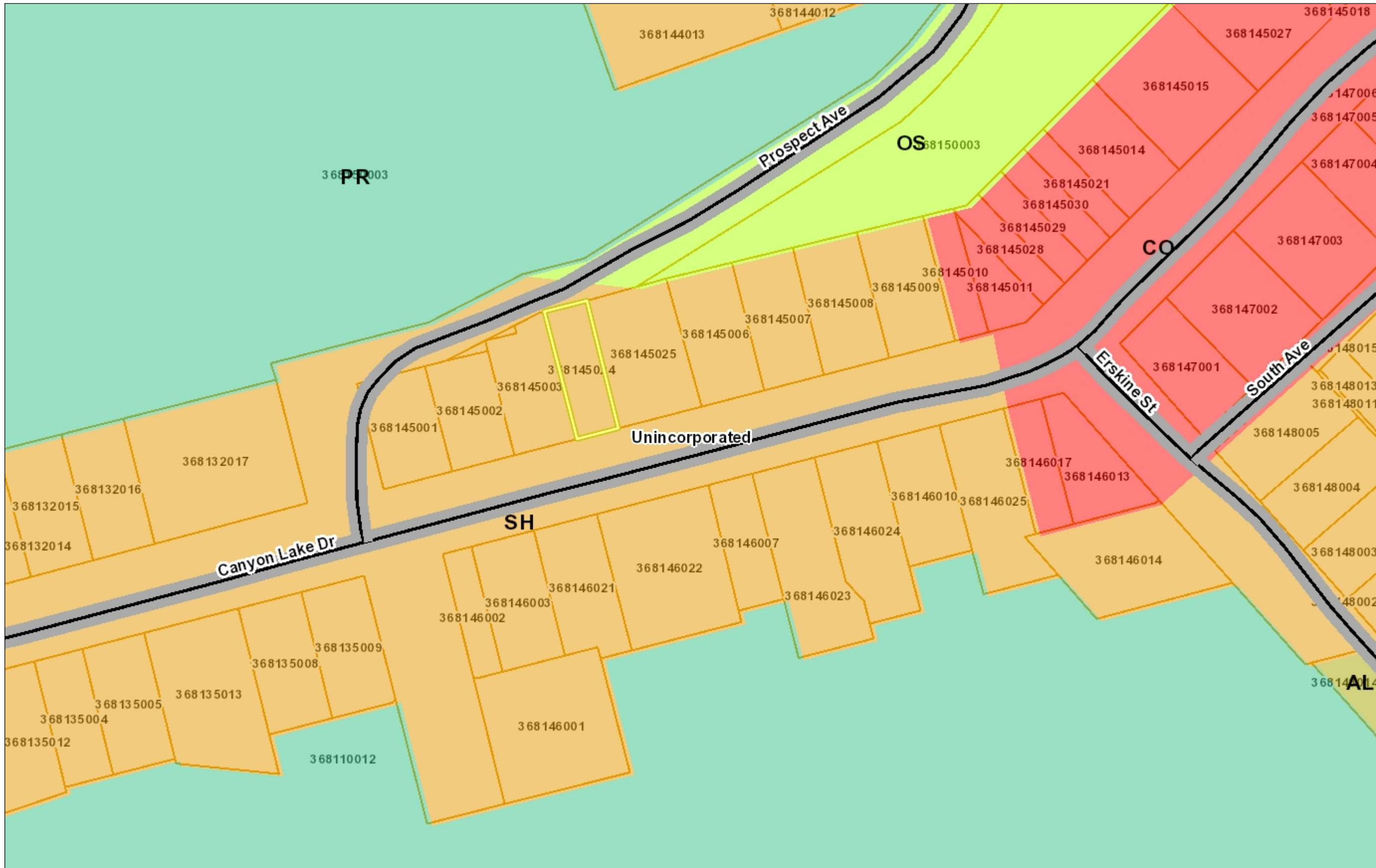
PROJECT SITE
CDVR22-01062



141	11,12	1/24/18
142		
143		
144	13	1/24/18
145	30	12/11/03
146		
147		
148		

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.

General Plan: SH, Single-Family Residential - High Density



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- General Plan**
- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lc
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Star
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)
- ACO (Airport Commercial)

1: 1,128



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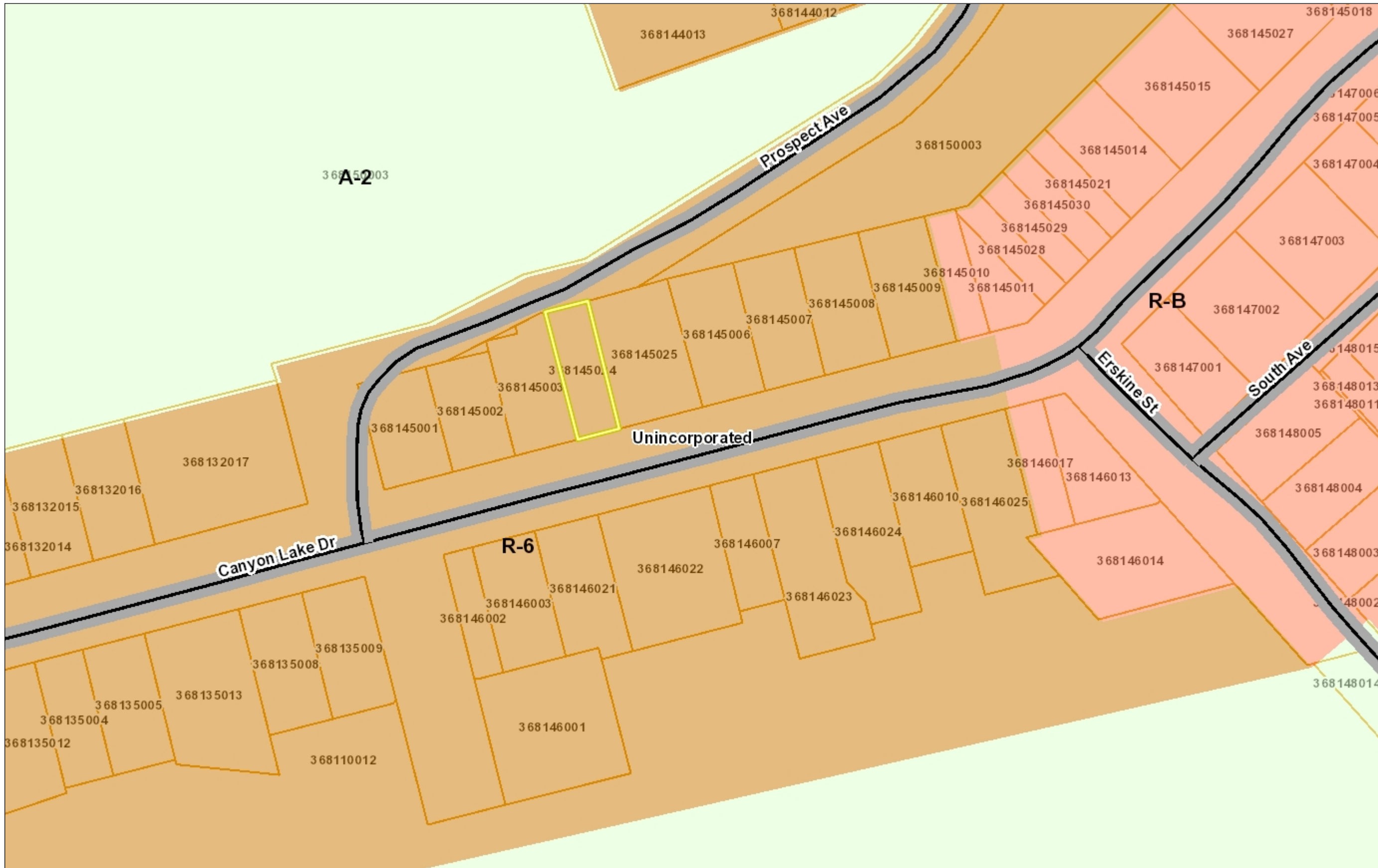
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes

Contra Costa County -DOIT GIS



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Zoning**
- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A
- R-6 -SD-1 (Slope Density Hillside I
- R-6 -TOV -K (Tree Obstruction anc
- R-6, -UE (Urban Farm Animal Excl
- R-6 -X (Railroad Corridor Combinir
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinir
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and A
- R-40, -UE (Urban Farm Animal Exc
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining Dist
- D-1, -UE (Urban Farm Animal Excl
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combining
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)
- F-R -FH (Flood Hazard Combining I
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining I
- A-2 (General Agriculture)
- A-2, -BS (Boat Storage Combining I
- A-2, -BS -SG (Boat Storage and So

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This map is a user generated static output from an Internet mapping site and is for reference 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

Notes

Contra Costa County -DOIT GIS



Legend

- City Limits
 - Unincorporated
 - Highways
 - Highways Bay Area
 - Streets
 - Water Bodies
 - County Boundary
 - Bay Area Counties
 - Assessment Parcels
- Aerials 2019
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

1: 564



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WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes
Contra Costa County -DOIT GIS

HEARING REQUEST

Syd Sotoodeh

From: Ryan [REDACTED]@gmail.com>
Sent: Tuesday, December 20, 2022 9:08 PM
To: Syd Sotoodeh; My Guy
Subject: 58 Canyon Lake Drive - Request for Public Hearing CDVR22-01062

Hello Syd,

Happy Holidays! I hope you are taking some time off this holiday season to spend with those you cherish.

I am writing to request a public hearing for 58 Canyon Lake Drive, CDVR22-01062.

My main concerns are as follows: The applicant uses a rear street that is inaccessible from the home as their primary frontage in order to move their house forward in a manner not consistent with the plain language of primary setback. I read the transcript from the board of supervisors meeting which states the county uses corner lot setbacks for all yards with two frontages (this is not a corner lot) and then allows the applicant to simply pick which frontage is primary/principle and secondary/other This is contrary to California's requirement that all ordinances be written with plain language....Primary or principal means "of chief importance"..... Whereas secondary or other clearly means of less importance. The words primary and principle are used throughout the planning ordinance and in every instance it means of chief importance/main. Canyon Lake Drive is clearly the main road associated with 58 Canyon Lake Drive. It is the direction the houses faces. It is the direction all our homes face. it is it is the only way to drive onto Canyon Lake Drive or access the home. The home is physically inaccessible from Erskine which the applicants are claiming is their primary/principle frontage. Additionally, using corner lot setbacks for a non-corner lot is random, arbitrary, and capricious. You could just as easily use front yard setback as the house technically has two front yards. Accordingly, we request that the primary setback be properly noted as Canyon Lake Drive, and the house to be adjusted backwards or the proper variance be requested.

Secondly, we are still very concerned the applicants have not properly mapped the location and the width of the culvert and request the process outlined to dig one corner as required in the Board of Supervisors recommendation (and wasn't followed) be used on all four corners to ensure the actual width and actual location is confirmed... We respectfully request that a county inspector verify before any planning application is approved. The applicant struggles with a lack of truthfulness and conversations we had with people working on the project have made us even more concerned that the location and width of the culvert is still not properly mapped. Furthermore, the easement required in the planning application does not appear to have been recorded and we do not understand how the building permits were even issued. We respectfully request the easement is recorded before any planning application is approved as the applicant time and again has successfully circumvented the requirements set forth.

Additionally- we respectfully request again that we have a discussion regarding how best to offset their windows with our windows. If the applicants do not want to meet, we'd be happy to solely meet with the county and make our recommendations. The applicant proposes placing 14 windows/skylights facing our home which seems to be inordinately obtrusive. It seems a simple enough manner to discuss how to offset their 14 windows/skylights facing our direction with our 4. I understand their need for light since they are unable to place windows on the other side of their home because they tore their house down and are too close to their property line on that side to add windows to their new construction. However, our houses are extremely close together and, while they do not appear to mind, we have no wish to be looking directly into their windows or them into ours.

Finally, we are very concerned about the unpermitted grading that occurred on the site... and any damage that may have resulted to the back hill and the culvert. We respectfully request that an engineer physically inspect and determine if any damage or destabilization occurred to the back hill or culvert as well as how their grading will impact water runoff

onto our lot. We would like a report of any needed mitigation before this planning application is approved. we have pictures and video of the lot before/during/ and after large equipment was used for the illegal/unpermitted grading that we would be like to provide the engineer to ensure they fully understand what occurred.

We are also concerned with the applicants inability to follow the requirements in the previous planning application, the building permit, etc.

Can you please acknowledge receipt at your earliest convenience.

Many Thanks and Happy Holidays!
Ryan DeGooyer and Chris Palacio

Sent from my iPhone

AGENCY COMMENTS

ANNA M. ROTH, RN, MS, MPH
HEALTH SERVICES DIRECTOR
MATTHEW S. KAUFMANN
DEPUTY HEALTH DIRECTOR
JOCELYN STORTZ, MS, REHS
ENVIRONMENTAL HEALTH DIRECTOR



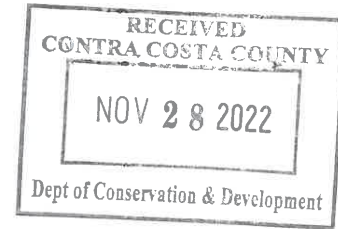
CONTRA COSTA
ENVIRONMENTAL HEALTH

2120 Diamond Boulevard, Suite 100
Concord, California 94520

Ph (925) 608-5500
Fax (925) 608-5502
www.cchealth.org/eh/

November 15, 2022

Contra Costa Department of Conservation and Development
Community Development Division
Attn: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553-4601



RE: CDVR22-01062 – Application For Variance Request To Allow For Reduced
Setbacks For Construction Of A New 2 Story Residence
58 Canyon Lake Drive, Port Costa, CA
APN: 368-145-024
Service Request #: SR0014562

Dear Ms. Sotoodeh:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments [if the project is served by public sewer and public water]:

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. It is recommended that the project be served by public sewer and public water.
4. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
5. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic



yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.

6. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5538.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Eric Fung', with a long horizontal flourish extending to the right.

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:ap

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

November 28, 2022

File No.: 22-0739

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDCV22-01062 / APN 368145024 at 58 Canyon Lake Drive, Port Costa / Ryan Bosworth

Dear Syd Sotoodeh,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:

Design review approval for the construction of a new, two story, single-family residence with variances to allow a 1'- 10" side yard (where 5-feet is required) and a 10'- 6" aggregate side yard (where 15-feet is required), and variances to allow a 17'-6" front setback (where 20-feet is required) and 0' side yard setback (where 5-feet is required) for a retaining wall, and to allow a 0-foot side yard, and parking in tandem, for the two required off-street parking spaces.

Previous Studies:

This office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

Built Environment Recommendations:

The 1948 USGS Carquinez Strait 15' quad depicts a building in the proposed project area. If present, this unrecorded building meets the OHP's minimum age standard that buildings, structures, and objects 45

years or older may be of historical value, and therefore, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Bianca Collver, on behalf of
Bryan Much, Coordinator

Syd Sotoodeh

From: Mark Seedall <mseedall@ccwater.com>
Sent: Wednesday, December 14, 2022 5:08 PM
To: Syd Sotoodeh
Cc: Colleen Knutson; Cindy Sweeney
Subject: FW: RE: 58 Canyon Lake Dr. Port Costa APN: 368-145-024
Attachments: Notice_Render Administrative Decision CDVR22-01062.pdf; 58 Canyon Lakes Drive APN 368-145-024JPG.JPG

Syd Sotoodeh
Project Planner
Contra Costa County
Department of Conservation and Development

The Contra Costa Water District notes the following comments regarding CDVR22-1062.

The District is assuming the new home will require fire sprinklers. New fire sprinklers will need to upsize the water meter to a 1" meter and a 1" backflow device. The District will need to verify the existing service line that runs from the water main to the current 5/8" meter to make sure it's a 1" service line to support the larger meter. If it's only a 3/4" service line, CCWD may need to abandon that line and install a new 1" service line. Please contact Cindy Sweeney at CCWD Engineering (925-688-8014) when the applicant is ready to commence water service to verify District requirements.

*Mark A. Seedall
Principal Planner
Contra Costa Water District
P.O. Box H2O
Concord, CA 94524*

*925 688 8119 (office)
mseedall@ccwater.com*



Contra Costa County
**Public Works
Department**

Brian M. Balbas, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Warren Lai
Carrie Ricci
Joe Yee

Memo

March 23, 2023

TO: Syd Sotoodeh, Planner, Department of Conservation and Development

FROM: Kellen O'Connor, Associate Civil Engineer, Engineering Services Division 

By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division

SUBJECT: VARIANCE VR22-1062
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Ryan Bosworth/58 Canyon Lake Dr/Port Costa/APN 368-145-024)

FILE: VR22-1062

We have reviewed the application for **variance permit VR22-1062** received by your office on **November 3, 2022**. The attached recommended conditions of approval, based on the site plan, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background

The applicant requests a variance to allow for the construction of a new, two story, single-family residence with variances to allow a 1'-10" side yard (where 5 feet is required) and a 10'-6" aggregate side yard (where 15 feet is required), and variances to allow a 17'-6" front setback (where 20 feet is required) and 0' side yard setback (where 5 feet is required) for a retaining wall, and to allow a 0' side yard, and parking in tandem, for the two required off-street parking spaces.

The property is located at 58 Canyon Lake Drive in Port Costa. Based on existing records, a 4-foot-wide box culvert runs beneath the property. Prospect Avenue is to the north of the property, at a high elevation relative to the parcel's concrete slab. The property faces the County maintained road, Canyon Lake Drive, and slopes south towards that road. To the east and west of the property are other residential parcels.

A Variance Permit by the same applicant (VP19-1051) was previously approved on this site.

Traffic and Circulation

The site is north of and gains access from Canyon Lake Drive, a County maintained road. The frontage features a sidewalk separated from the roadway by a drainage ditch. There is no curb present in the vicinity of the project and the driveway is not presently connected to Canyon Lake

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Drive by a concrete slab, requiring vehicles accessing the driveway to drive through the roadside drainage ditch. There are no proposed frontage improvements shown on project plans.

Canyon Lake Drive is approximately 30 feet wide within an existing 60-foot road right-of-way. The County General Plan shows Canyon Lakes Drive to be a collector, and as such no additional easement width or pavement widening is necessary. There appears to be adequate onsite parking with two proposed parking spaces beside the residence. The proposed project has no direct impact to County roads.

Drainage

The site generally drains southeasterly to an earthen ditch adjacent to Canyon Lake Drive. The proposed improvements will not add or alter the drainage from what previously existing on. Building Inspection will oversee compliance with Building Code requirements relative to the residential improvements.

A 4-foot-wide box culvert for Bull Valley Creek runs beneath the north side of the property, over which the applicant has proposed a 10-foot-wide drainage easement. A drainage easement in favor of the adjacent upstream property owner will need to be dedicated prior to final occupancy of the building.

The proposed building and wading pool comply with the easement setback requirement. The project engineer has submitted a memo stating that construction proposed as part of this project is not anticipated to affect the integrity of the culvert.

Stormwater Management and Discharge Control

In compliance with the County's Stormwater Management and Discharge Control Ordinance, it has been determined that the applicant is not required to submit a Stormwater Control Plan (SWCP) for this project. New or redeveloped impervious surface area totals less than 10,000 square feet, which is the threshold requirement for submittal of a SWCP. The site is also being proposed to be developed with a single-family residence, which does not currently require conformance with Provision C.3 of the Ordinance.

Floodplain Management

The property lies within a Special Flood Hazard Area (100-year flood plain) Zone A as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant should be aware that a floodplain permit from Public Works will be required.

Lighting District Annexation

The subject parcel is already annexed into the L-100 lighting district and will require no further annexation.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit, as adopted by the Board of Supervisors. The fees shall be paid prior to issuance of building permits.

Drainage Area Fee

The property is located within unformed Drainage Area 122A. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Anthony DiSilvestre at (925) 313-2262 or anthony.disilvestre@pw.cccounty.us, or Kellen O'Connor at (925) 313-2278 or kellen.o'connor@pw.cccounty.us.

KO:AD:ss

G:\engsvc\Land Dev\VR\VR 22-1062\VR22-1062 Staff Report & COAs March23.docx

cc: J. LaRocque, Engineering Services
L. Gossett, Engineering Services
K. O'Connor, Engineering Services
Ryan Bosworth, *owner, and applicant*
PO Box 100
Port Costa, CA 94569
Ethan Anderson, *architect*
2350 Saratoga St Unit 155
Alameda CA, 94501

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT VR22-1062**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on November 3, 2022.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE STATED.

Miscellaneous Drainage Requirements:

- A private storm drain easement in favor of the immediate upstream property owner, 10 feet in width shall be dedicated over the 4-foot-wide Bull Valley Creek cobbled culvert traversing the site. This dedication shall be recorded prior to final occupancy.

Floodplain Management

- The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the West Contra Costa (WCC) Transportation and Hercules/Rodeo/Crockett Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

Syd Sotoodeh

From: Dominique Vogelpohl
Sent: Wednesday, December 7, 2022 12:06 PM
To: Syd Sotoodeh
Subject: RE: CDVR22-01062, 58 Canyon Lake Drive: New Variance/Small Lot Design Review

Hello Syd,

There would be no comment necessary for the skylights or solar panels.

Best,
Dominique

From: Syd Sotoodeh <Syd.Sotoodeh@dcd.cccounty.us>
Sent: Wednesday, December 7, 2022 11:36 AM
To: Dominique Vogelpohl <Dominique.Vogelpohl@dcd.cccounty.us>
Subject: FW: CDVR22-01062, 58 Canyon Lake Drive: New Variance/Small Lot Design Review

Hi Dominique,

This applicant is proposing a solar roof (integrated tiles) for a house in Port Costa. Would the HLAC have any issues with that type of roof?

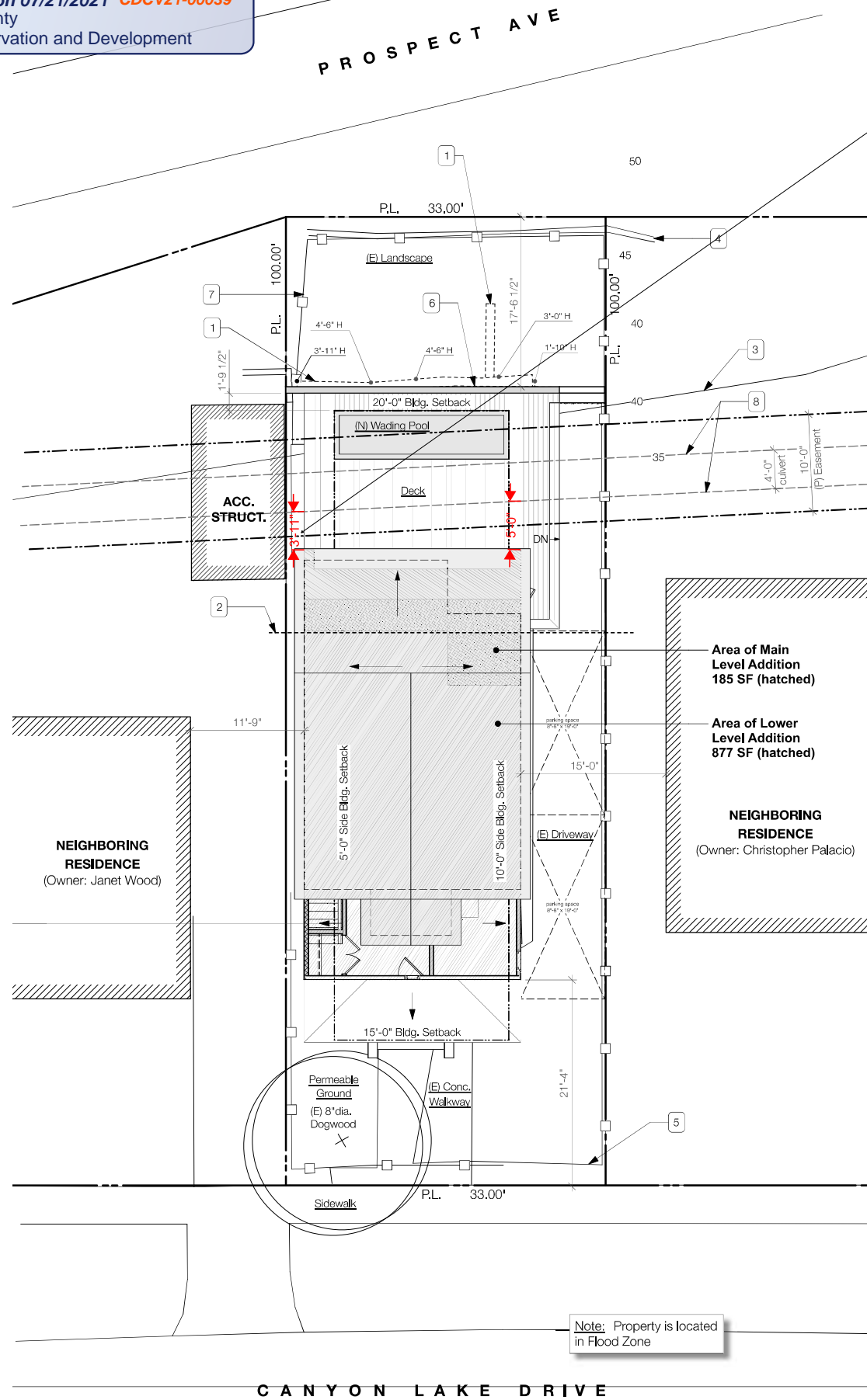
Thanks!

Syd

Direct Line 925-655-2877

Web: <https://www.contracosta.ca.gov/3383/Conservation-Development>

POTHOLING RESULTS & STRUCTURAL EVALUATION (CULVERT)



1 Site Map
 1/8" = 1'-0"



Pot-hole Excavation Area



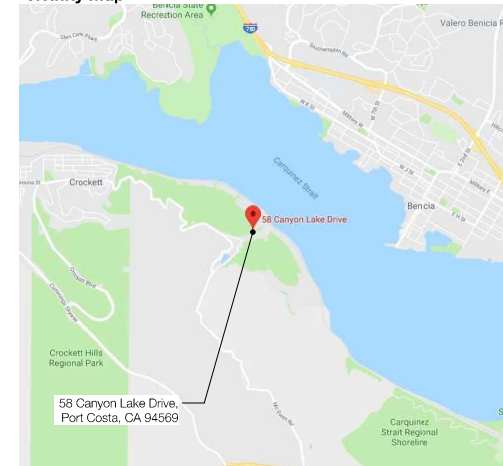
Distance to Exterior wall - 48"



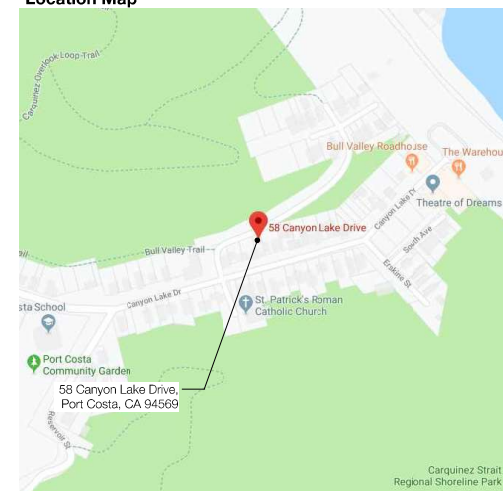
Top of Grade to Top of Culvert - 48"



Vicinity Map



Location Map



58 Canyon Lake Dr.
 Port Costa, CA 94569

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 F: 510-735-9797
 E: info@draftingcafe.com
 www.draftingcafe.com



REVISIONS	NO.	DESCRIPTION	DATE

Cover Sheet & Site Map

DATE March 26, 2021

PROJECT 19066

SCALE 1/8" = 1'-0"

A0.1

Memorandum

Date: April 29, 2021
To: Ryan Bosworth
Owner – 58 Canyon Lake Drive
Project: 58 Canyon Lake Addition
58 Canyon Lake Drive
Port Costa, California 94569
Job #: 191517

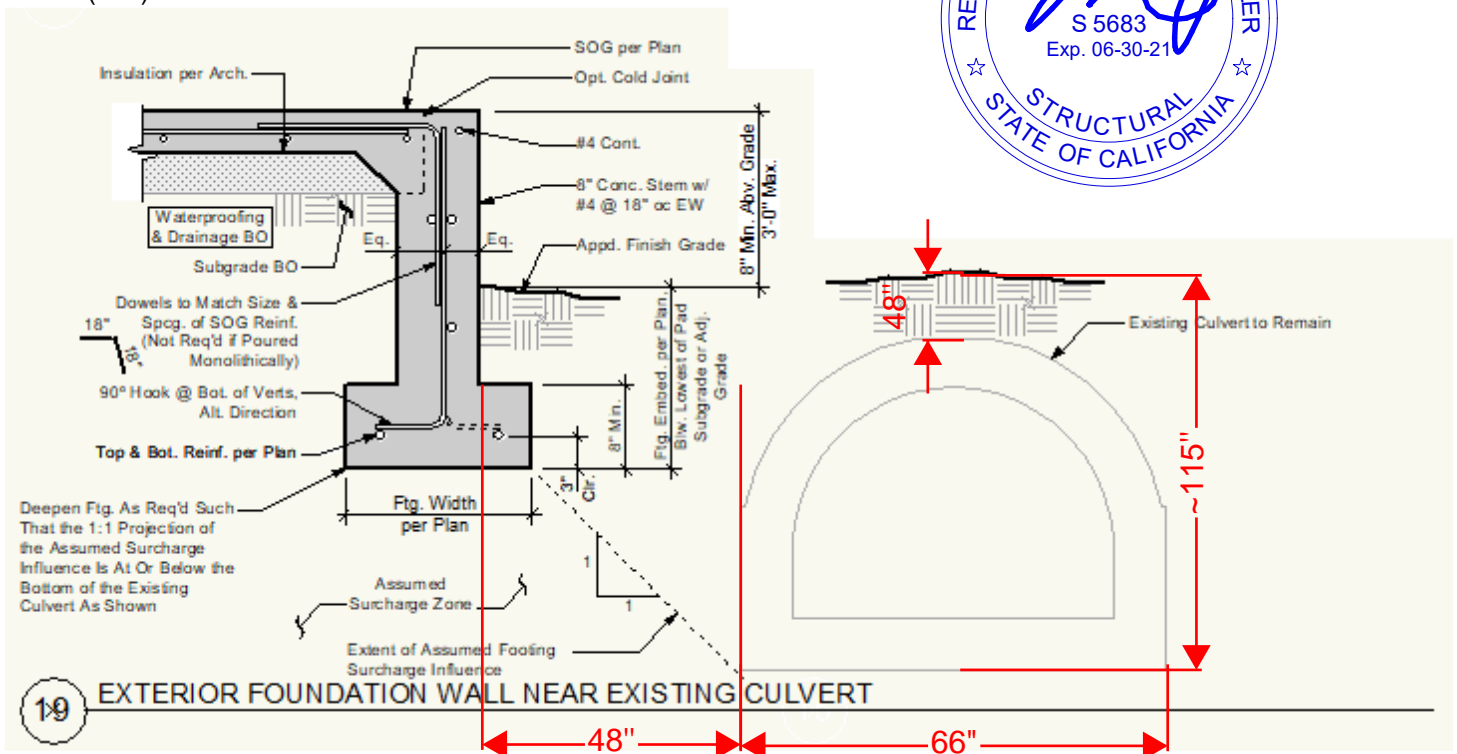
RECEIVED on 07/21/2021 CDCV21-00039
By Contra Costa County
Department of Conservation and Development

Subject: Existing Backyard Culvert Surcharge

Per your request, we have reviewed the updated architectural site plan indicating the presence of an existing cobbled culvert in proximity to the proposed rear building foundation, as well as the approximate culvert size and depth criteria provided to us. Provided the rear wall foundation construction is deepened in accordance with the detail below, such that the footing does not fall within the 1:1 influence line indicated to the bottom of the culvert, it is our opinion that the effect of any surcharge will be minimal and not adversely affect the integrity of the culvert.

Very truly yours,

Matthew Tropp
Principal Engineer
(510) 473-2221 x177

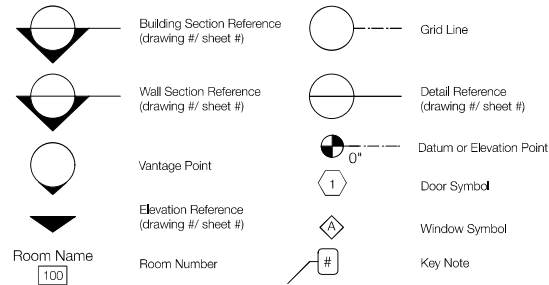


PROJECT PLANS

General Notes

- All work and materials to conform to the requirements of local and state codes and the specifications of the National Board of Fire Underwriters. All work shall be done in accordance with the requirements of the city and/or appropriate authority having jurisdiction over construction where the project is located.
- Contractor shall check and verify all plan dimensions and conditions before proceeding with construction and shall report any discrepancies to the Architect for correction before beginning any work.**
- Do not scale drawings. All written dimensions govern.
- The Architect is not responsible for any deviations from the plans and specification information.
- The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, for safety precautions and programs in connection with the work, or the acts or omissions of the Contractor, subcontractors, or any other persons performing any work, or for failure of any of them to carry out the work in accordance with the construction documents.
- The following set of drawings is an instrument of professional service and shall remain the property of Drafting Cafe, whether the project is executed or not. No changes, alterations, or deletions may be made hereto except by the Architect.

Symbol Legend



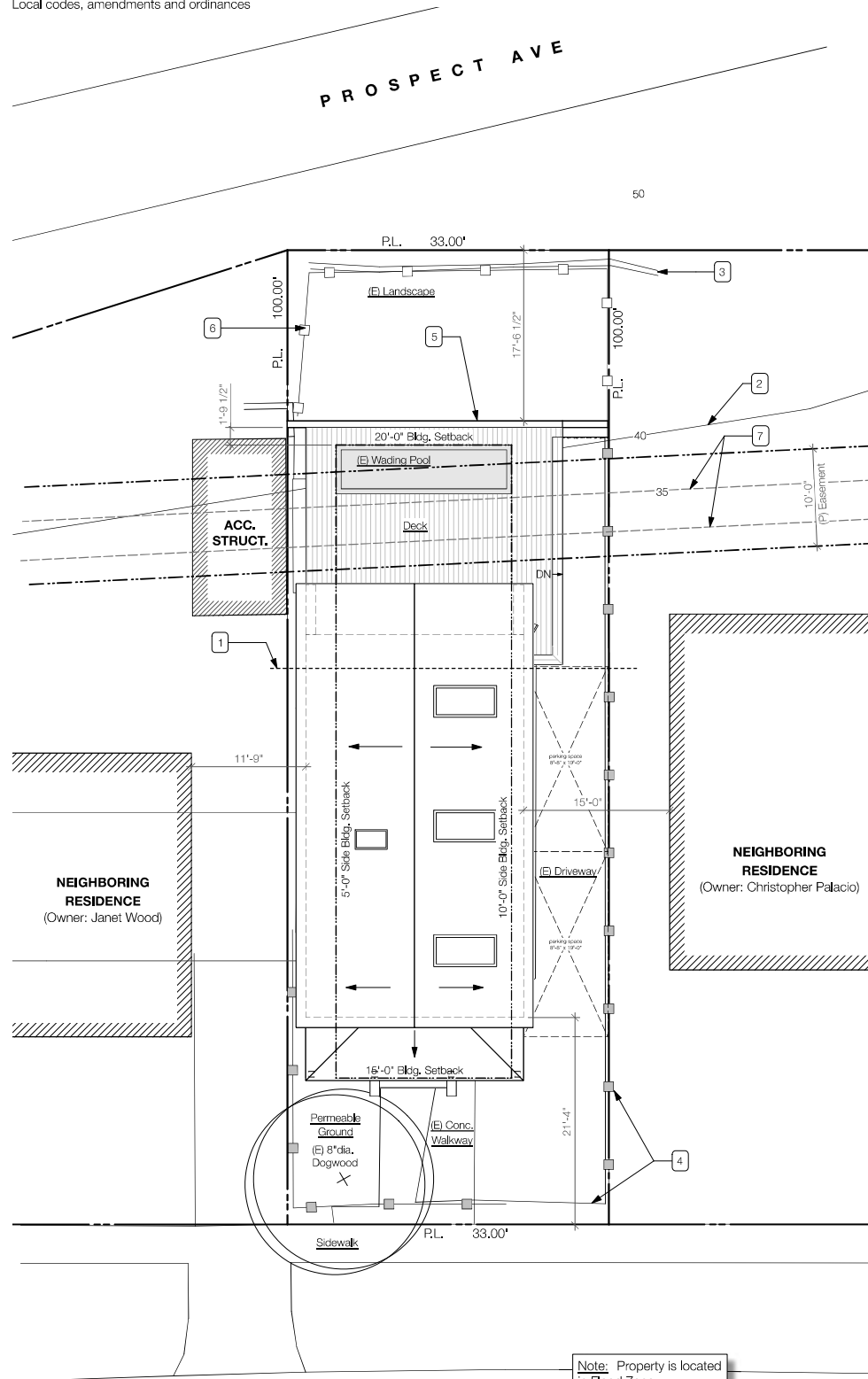
Abbreviations

AD	Area Drain	MECH	Mechanical
ADJ	Adjustable	MIN	Minimum
AFF	Above Finish Floor	MTL	Metal
AGGR	Aggregate	(N)	New
ARCH	Architectural	NIC	Not In Contract
ASPH	Asphalt	NTS	Not To Scale
BLDG	Building	OBS	Obscure
BLK	Block	OC	On Center
BLKG	Blocking	OD	Outside Diameter
BO	Bottom Of	OPN'G	Opening
BW	Bottom of Wall	PLAM	Plastic Laminated
CPT	Carpet	PL	Property Line
CAB	Cabinet	PLT	Steel Plate
CJ	Construction Joint	PLYWD	Plywood
CL	Center Line	PT	Point
CLOS	Close	QTY	Quantity
CLG	Ceiling	R	Riser
CLR	Clear	RAD	Radius
CO	Clean Out	RET	Retaining
COL	Column	R/A	Return Air
CONC	Concrete	RD	Round
CONT	Continuous	RD	Roof Drain
CSMT	Casement	REF	Refrigerator
CT	Ceramic Tile	REG	Register
CS	Counter Sink	REINF	Rinforced
DEMO	Demolition	REQ'D	Required
DET	Detail	RO	Rough Opening
DH	Double Hung	RWD	Redwood
DF	Douglas Fir	RWL	Rain Water Leader
DIAG	Diagonal	SAG	Supply Air Grill
DIM	Dimension	SV	Sheet Vinyl
DWGS	Drawings	SH	Single Hung
DN	Down	SHT	Sheet
DS	Downspout	SIM	Similar
(E)	Existing	SM	Sheet Metal
EJ	Expansion Joint	SQ	Square
EL	Elevation	SSD	See Structural Drawings
EQ	Equal	SS	Stainless Steel
EXT	Exterior	STD	Standard
FD	Floor Drain	STL	Steel
FF	Finish Floor	STRUC	Structural
FIN	Finish	T	Tread
FOC	Face Of Concrete	TC	Top Of Curb
FOS	Face Of Stud	TEMP	Tempered Glass
FOW	Face Of Wall	TJ	Truss Joist
FTG	Footing	TO	Top Of
GA	Gauge	TOC	Top Of Concrete
GALV	Galvanized	TYP	Typical
GWB	Gypsum Wall Board	TW	Top Of Wall
GL	Glass	TS	Tube Steel
GLU LAM	Glue Laminated	UON	Unless Otherwise Noted
GSM	Galv. Sheet Metal	VERT	Vertical
HB	Hose Bibb	VIF	Verify In Field
HGT	Height	VTO	Vent To Outside
HM	Hollow Metal	W/	With
HOR	Horizontal	W/C	Water Closet
HP	High Point	WD	Wood
ID	Inside Diameter	W/H	Water Heater
INSUL	Insulation	WP	Waterproof
INT	Interior	WPT	Work Point
JBOX	Junction Box	YD	Yard
JT	Joint		
LAM	Laminated		
LAV	Lavatory		
LP	Low Point		

Codes and Regulations

2019 California Building Code
 2019 California Residential Code
 2019 California Mechanical Code
 2019 California Electrical Code
 2019 California Plumbing Code
 2019 California Green Building Code
 2019 California Energy Code
 2019 California Fire Code
 Local codes, amendments and ordinances

REVISED
RECEIVED on 02/21/2023 CDVR22-01062
 By Contra Costa County
 Department of Conservation and Development



Note: Property is located in Flood Zone

1 Site Map
 1/8" = 1'-0"



Project Team

OWNER:
 Ryan Bosworth
 58 Canyon Lake Drive,
 Port Costa, CA
 T: (916) 475-5475

ARCHITECT:
DRAFTING CAFE ARCHITECTS
 Ethan Andersen, AIA
 2350 Saratoga St Unit 155
 Alameda, CA 94501
 T 510-251-2511

STRUCTURAL ENGINEER:
ASHLEY AND VANCE
 1610 Harrison St., Suite A
 Oakland, CA 94612
 T: (510) 473-2221
 www.ashleyvance.com

Drawing List

- Architectural**
- A0.1 Cover Sheet & Site Map
 - A0.2 Conditions of Approval
 - A0.3 Conditions of Approval & FEMA Letter of Map Amendment
 - TS-1 Site Survey
 - A1.1 Existing Floor Plans / Existing Retaining Wall Elevation
 - A1.2 Proposed Floor Plans
 - A1.3 Proposed Floor Plan Exhibit
 - A2.1 Existing & Proposed Elevations
 - A2.2 Existing & Proposed Elevations
 - A3.1 Cross Sections & 3D Aerial Image
 - A4.1 WUI Details & Product Cut Sheets
 - A7.1 T24 Certificate of Compliance
 - A7.2 T24 Certificate of Compliance
 - A7.3 T24 Mandatory Measures

Structural

- S-1.1 Structural Title Sheet
- S-1.2 Structural Specifications
- S-1.3 Special Inspections
- S-2.3 Roof Framing Plan
- S-3.1 Structural Details
- S-3.2 Structural Details
- S-3.3 Structural Details

Keynotes

- Location Of (E) Sewer Line Easement And Connection Under House
- (E) Countour
- (E) Wood Retaining Wall
- (N) Gate & Fence (shaded)
- Line Indicates Existing Hardscape. See 3/A1.1 For Additional Info.
- (E) Fence to Remain
- (E) 48" Dia. Culvert

Project Description

Replacement of Existing House

Property Information

APN: 368-145-024-7
 Address: 58 Canyon Lake Drive,
 Port Costa, CA 94569

Development Information

Zoning District	R-6		
Areas	Existing	Proposed	Allowable
Total Lot Area (sq ft)	3,300 sf	3,300 sf	-
Tot. Bldg Footprint (sq ft)	-	-	-
Total Floor Area (sq ft)	639 sq ft	1,781 sf	-
Lot Coverage (sq ft)	802 sf	1,131 sf	-
Lot Coverage (%)	24.3%	34.3%	-
Floor Area Ratio	.194	.538	-
Landscaped Area	502 sf	502 sf	-
Development			
# of Dwelling Units	1	1	-
# of Parking Spaces	2	2	-

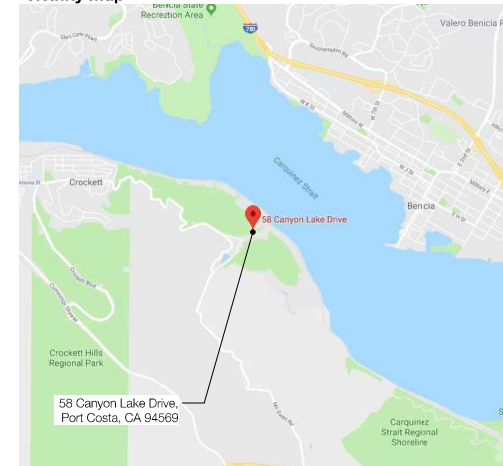
California Building Code Notes

Occupancy Code: Type R-3/U
 Construction Type: Type V B

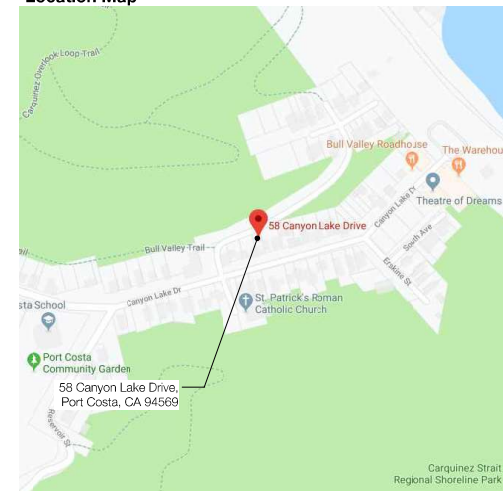
Dwelling **IS LOCATED** in a Very High Fire Hazard Severity Zone
 - Design to comply with CRC Section R337

Dwelling **TO BE** equipped with an automatic fire sprinkler system.
 Fire sprinkler plans to be a deferred submittal.

Vicinity Map



Location Map



58 Canyon Lake Dr.
 Port Costa, CA 94569

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REVISIONS	DATE
1	7/8/22
2	9/16/22
3	2/14/23
4	

Cover Sheet & Site Map

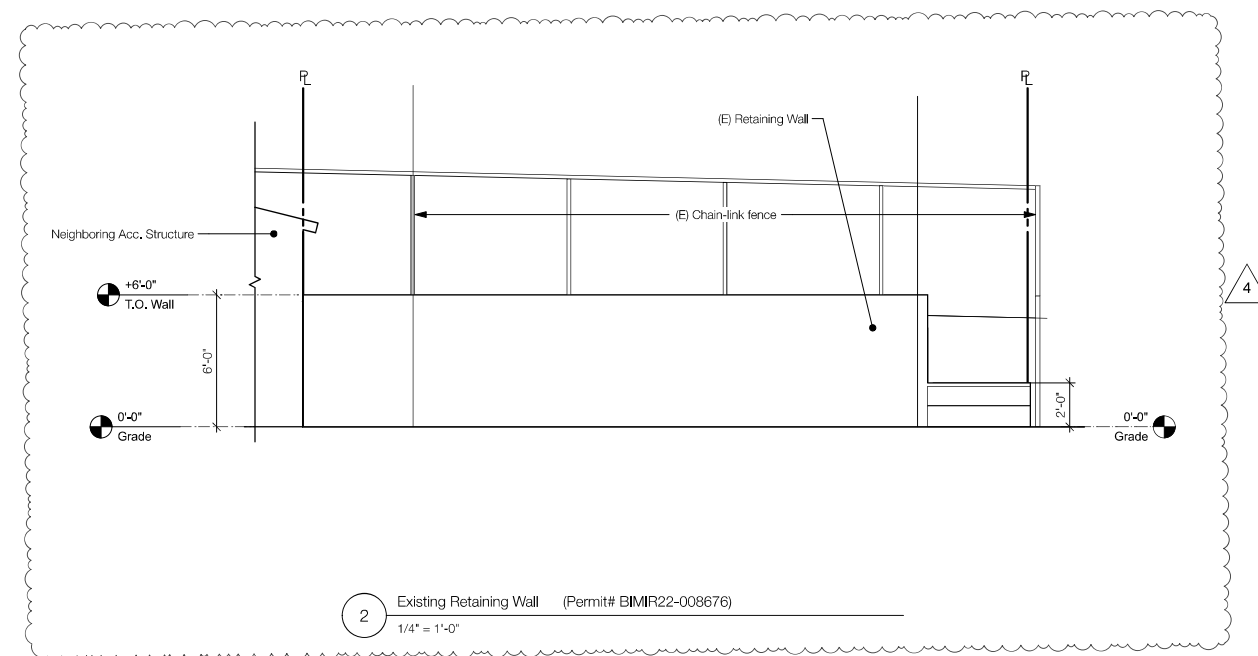
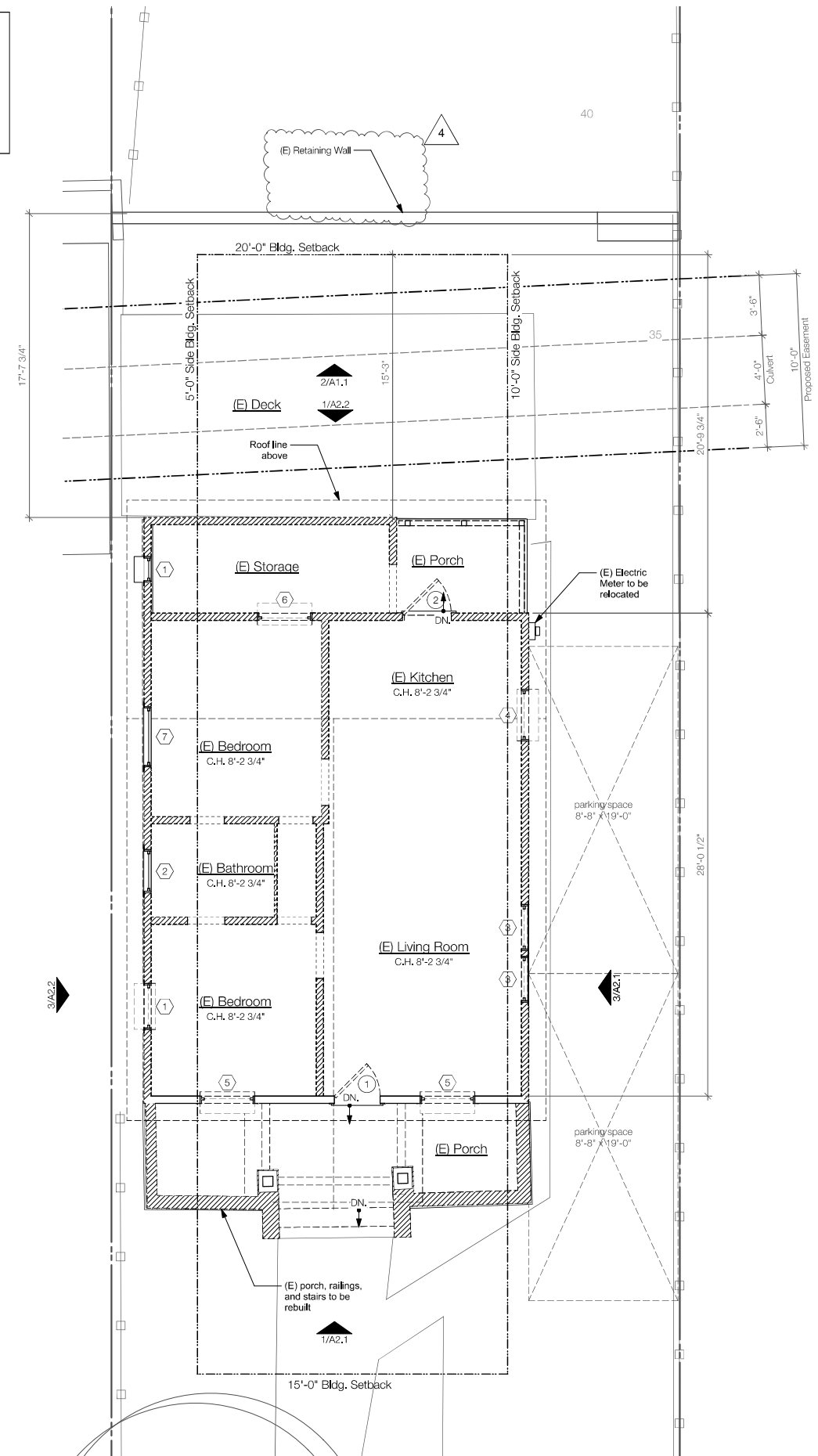
DATE: 2/14/23
 PROJECT: 19066
 SCALE: 1/8" = 1'-0"

A0.1

EXISTING DOOR SCHEDULE							
ID Label	Qty.	Width	Height	Type	Material	Finish	Notes
Existing							
1	1	28"	68"	Swing Simple			
2	1	2'10"	70"	Swing Simple			

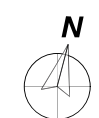
EXISTING WINDOW SCHEDULE						
Id Label	Qty.	Operation	Width	Height	Manufacturer	Notes
Existing						
1	1	Single Hung	16"	28"		
2	1	Single Hung	26"	30"		
3	1	Single Hung	28"	48"		
4	1	Single Hung	30"	30"		
5	2	Single Hung	32"	48"		
6	1	Single Hung	32"	50"		
7	1	Single Hung	36"	50"		

Wall Legend	
	(E) Wall
	(N) Wall
	(N) 1-hr rated fire wall
	Wall to be Demolished



2 Existing Retaining Wall (Permit# BIMR22-008676)
1/4" = 1'-0"

1 Main Floor Plan - Existing
1/4" = 1'-0"



58 Canyon Lake Dr.
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REVISIONS	NO.	DESCRIPTION	DATE
	1	Window and Skylight Revisions / Addition	7/8/22
	2	Plan Check	9/16/22
	3	Plan Check Revisions	2/14/23
	4	Plan Check Revisions	

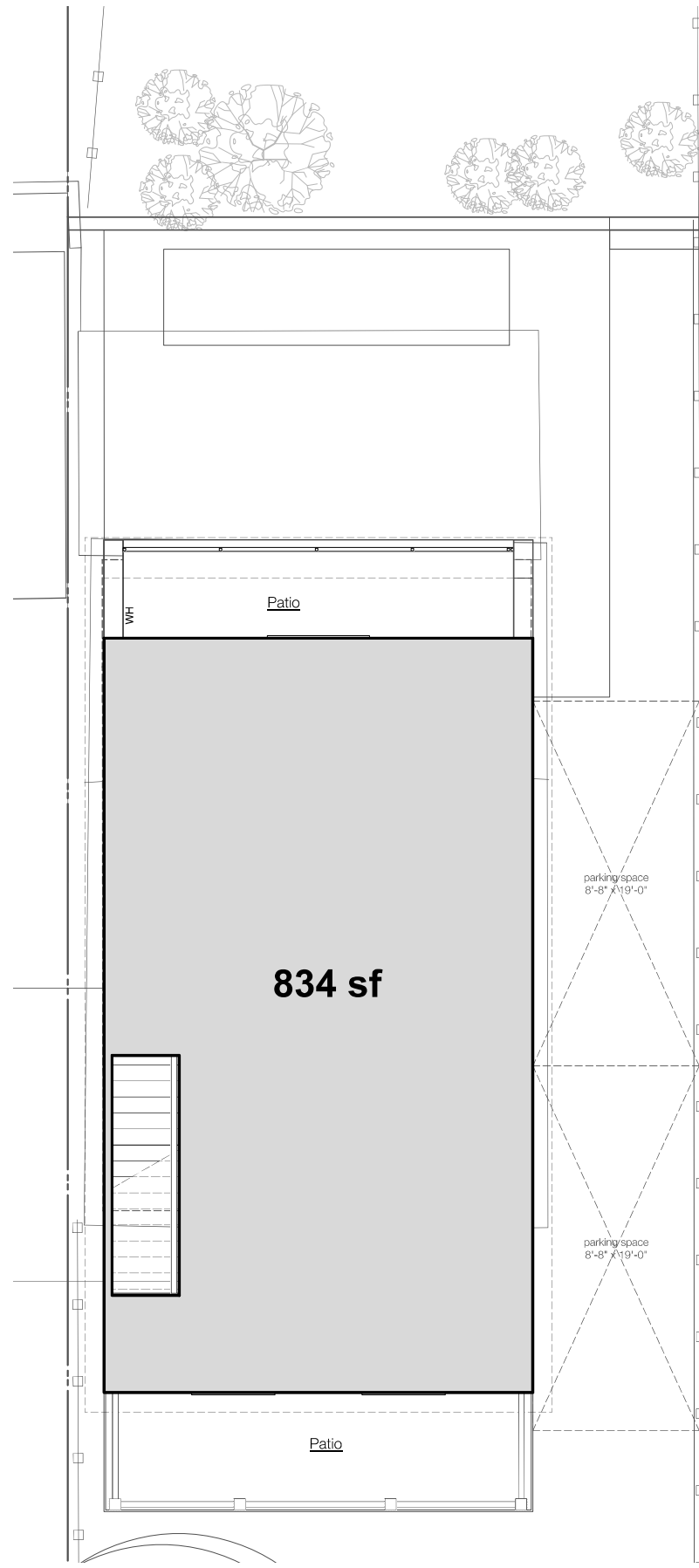
Existing Floor Plans /
Existing Retaining Wall
Elevs

DATE 2/14/23

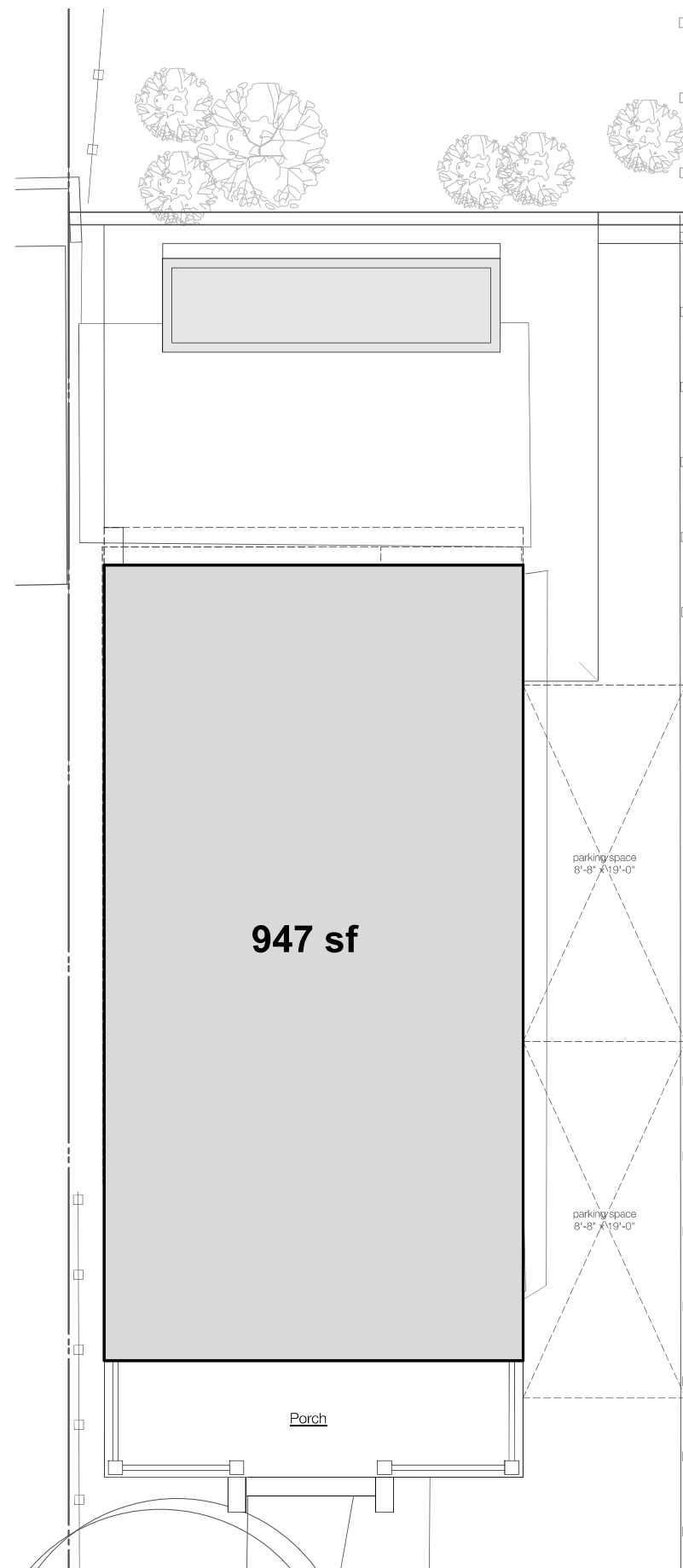
PROJECT 19066

SCALE 1/4" = 1'-0"

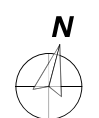
A1.1



2 Proposed Upper Floor Plan
Scale: 1/4" = 1'-0"



1 Proposed Main Floor Plan
Scale: 1/4" = 1'-0"



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REVISIONS	NO.	DESCRIPTION	DATE
	1	Window and Skylight Revisions / Addition	7/8/22
	2	Plan Check	9/16/22
	3	Plan Check Revisions	2/14/23
	4		

Proposed Floor Plan
Exhibit

DATE 2/14/23

PROJECT 19066

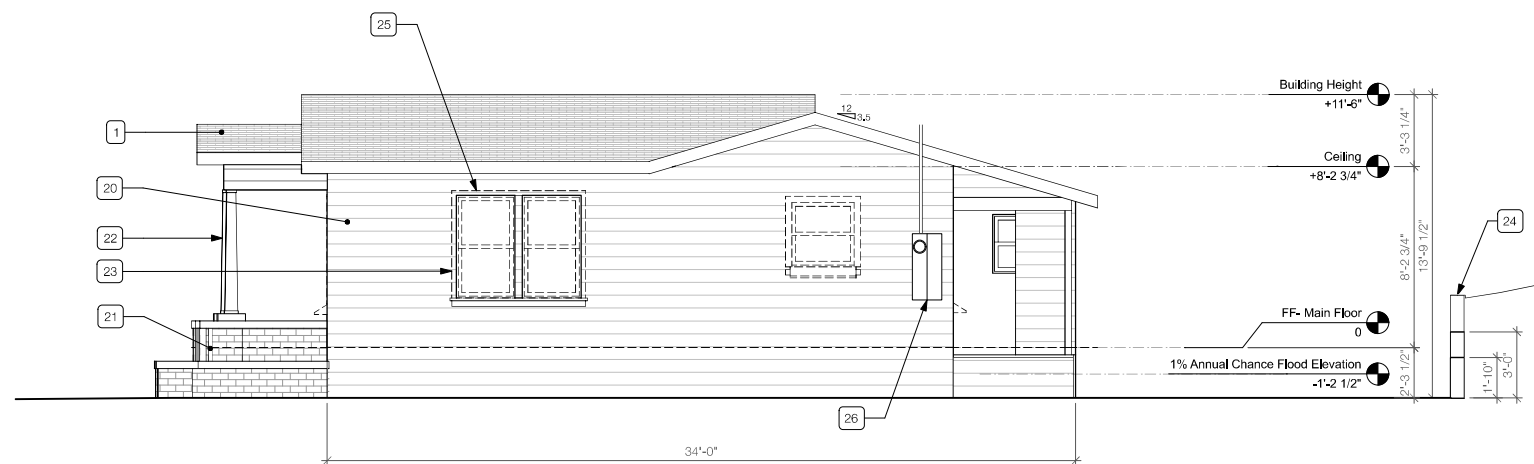
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A1.3

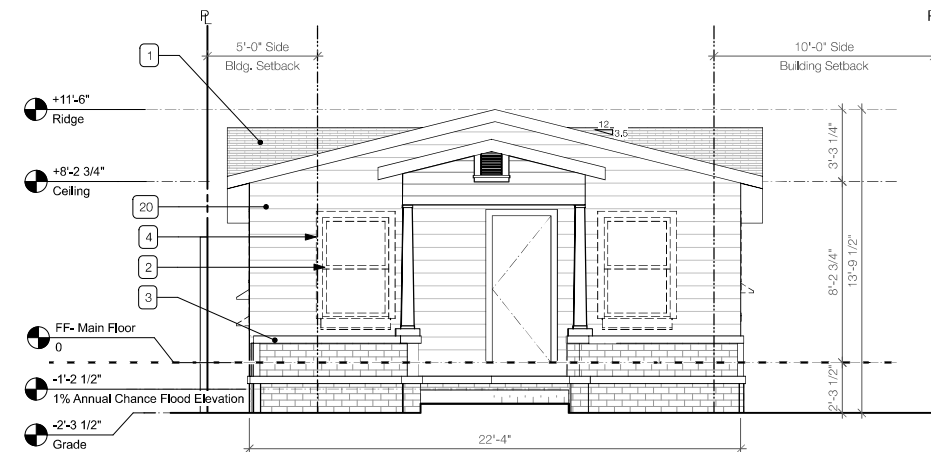


Keynotes

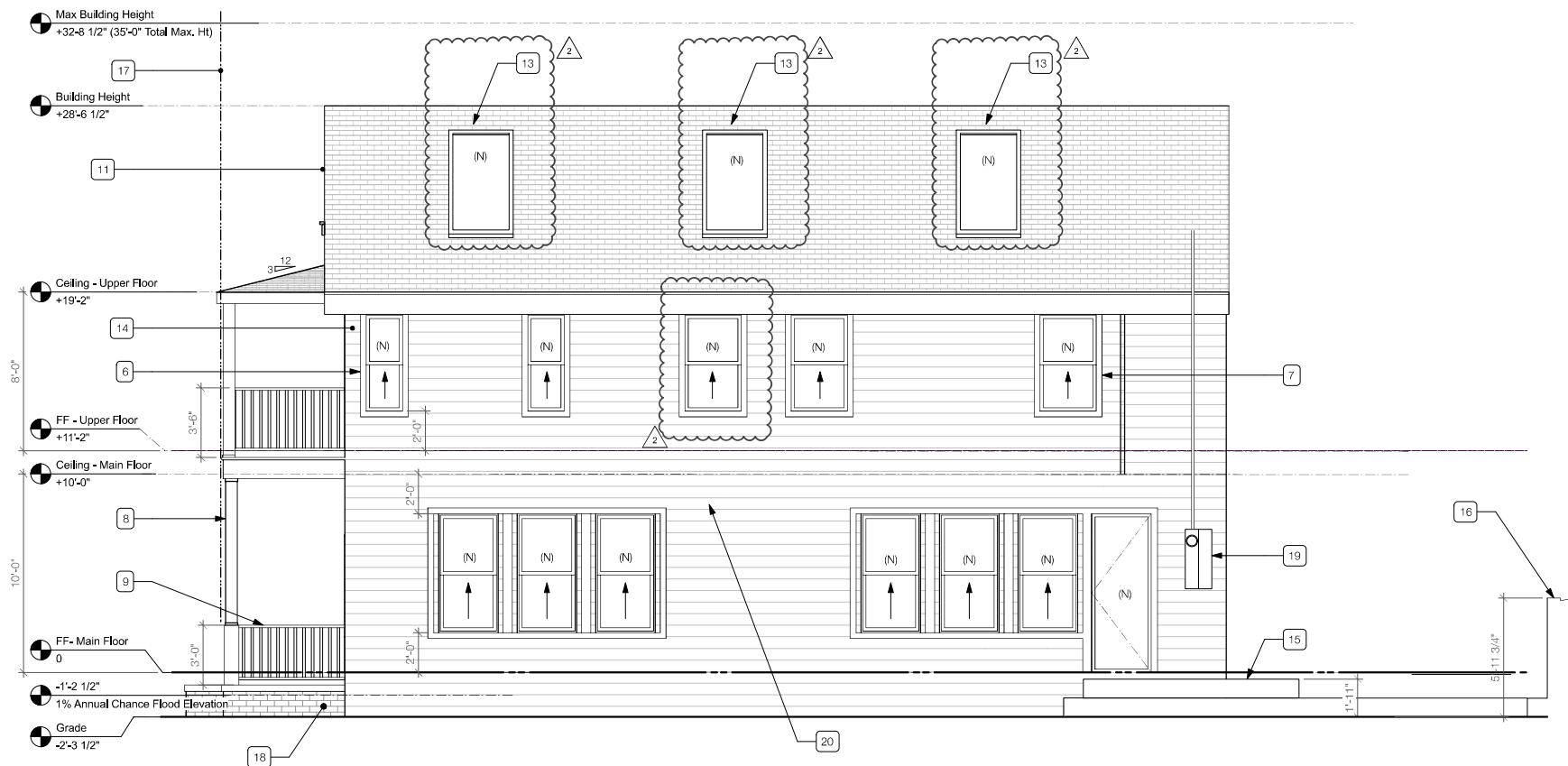
- | | |
|---|--|
| 1. (E) Asphalt Comp. Roof Shingles | 14. (N) Painted Wood Siding |
| 2. (E) Painted Wood Windows | 15. (N) Wood Deck |
| 3. (E) Brick Porch | 16. (N) Retaining Wall |
| 4. (E) 2x4 Painted Wood Trim | 17. 15'-0" Bldg. Setback |
| 5. (N) Painted Horiz. Wood Siding | 18. (N) Brick Porch |
| 6. (N) Metal Black Frame Windows; Andersen 100 Series or similar. | 19. (N) Electric Meter |
| 7. (N) 2x4 Painted Wood Trim, Typ. | 20. (E) Painted Horiz. Wood Siding |
| 8. (N) 7" sq. Wood Column | 21. (E) Brick |
| 9. (N) 2x4 Wood Guardrail | 22. (E) Tapered Wood Columns |
| 10. Wood Deck Beyond | 23. (E) Painted 2x4 Wood Trim |
| 11. (N) Class-A Asphalt Comp. Roof Shingles | 24. (E) Retaining Wall |
| 12. (N) 2x Painted Wood Fascia | 25. Demo (E) Painted Wood Windows (dashed) |
| 13. (N) Skylight | 26. (E) Electric Meter |



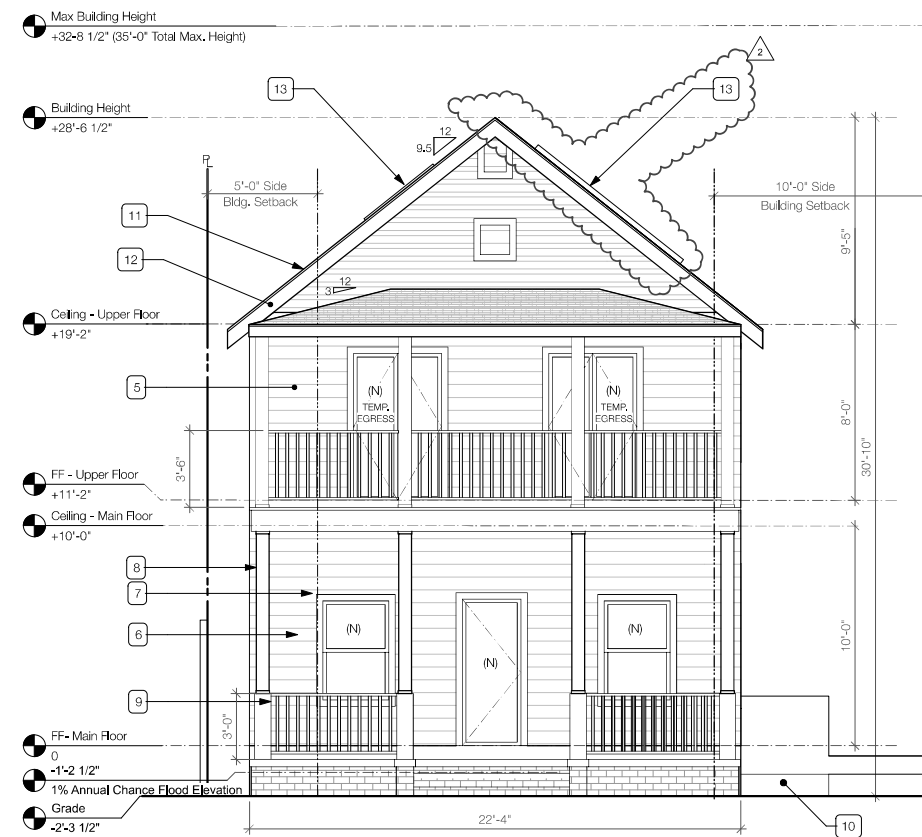
3 East (Side) Elevation - Existing
1/4" = 1'-0"



1 South (Front) Elevation - Existing
1/4" = 1'-0"



4 East (Side) Elevation - Proposed
1/4" = 1'-0"



2 South (Front) Elevation - Proposed
1/4" = 1'-0"

REVISIONS	NO.	DESCRIPTION	DATE
	1	Window and Skylight Revisions / Addition	7/8/22
	2	Plan Check	9/16/22
	3	Plan Check Revisions	2/14/23
	4	Plan Check Revisions	2/14/23

Existing & Proposed Elevations

DATE 2/14/23

PROJECT 19066

SCALE 1/4" = 1'-0"

58 Canyon Lake Dr.
Port Costa, CA 94569

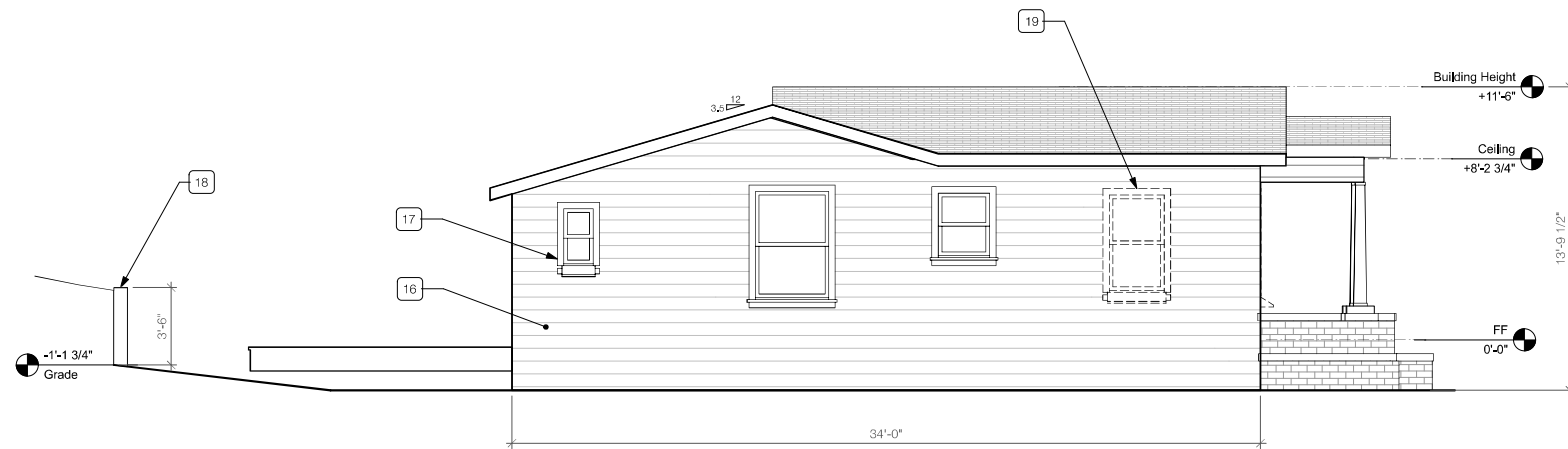
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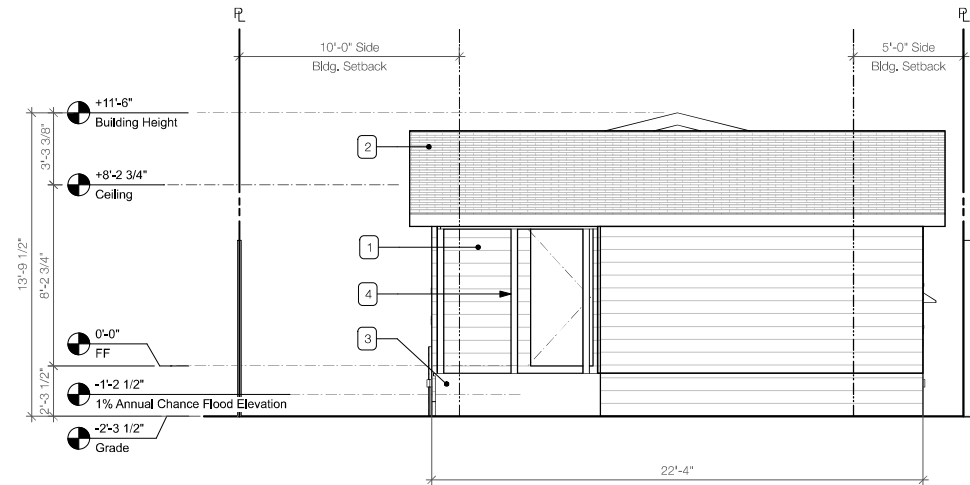


Keynotes

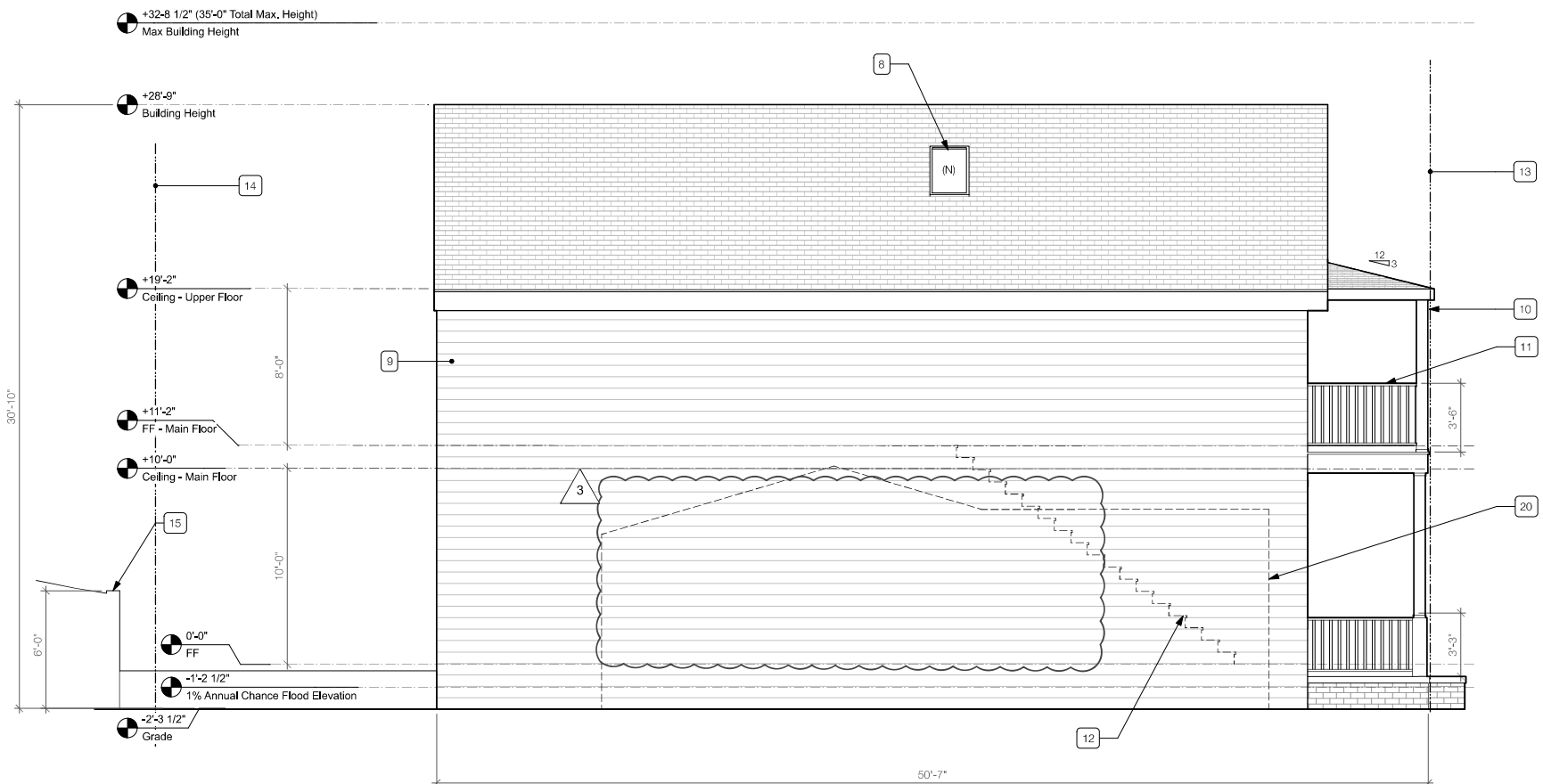
- | | |
|--|--|
| 1. (E) Painted Horiz. Wood Siding | 11. (N) 2x4 Wood Guardrail |
| 2. (E) Asphalt Comp. Roofing | 12. Dashed line of (N) stairs beyond |
| 3. (E) Wood Deck | 13. 15'-0" Rear Bldg. Setback |
| 4. (E) Painted 2x4 Wood Trim | 14. 20'-0" Bldg. Setback |
| 5. (N) Painted Horiz. Wood Siding | 15. (N) Retaining Wall |
| 6. (N) Steel Guardrailw/ Cable Rail | 16. (E) Painted Wood Siding |
| 7. (N) Metal BlackFrame Windows; Andersen 100 Series or similar. | 17. (E) Painted Wood Windows |
| 8. (N) Skylight | 18. (E) Retaining Wall |
| 9. (N) Painted Horiz. Wood Siding | 19. Demo (E) Painted Wood Windows (dashed) |
| 10. (N) 7" square Wood Columns | 20. Outline of (E) Side Elevation (dashed) |



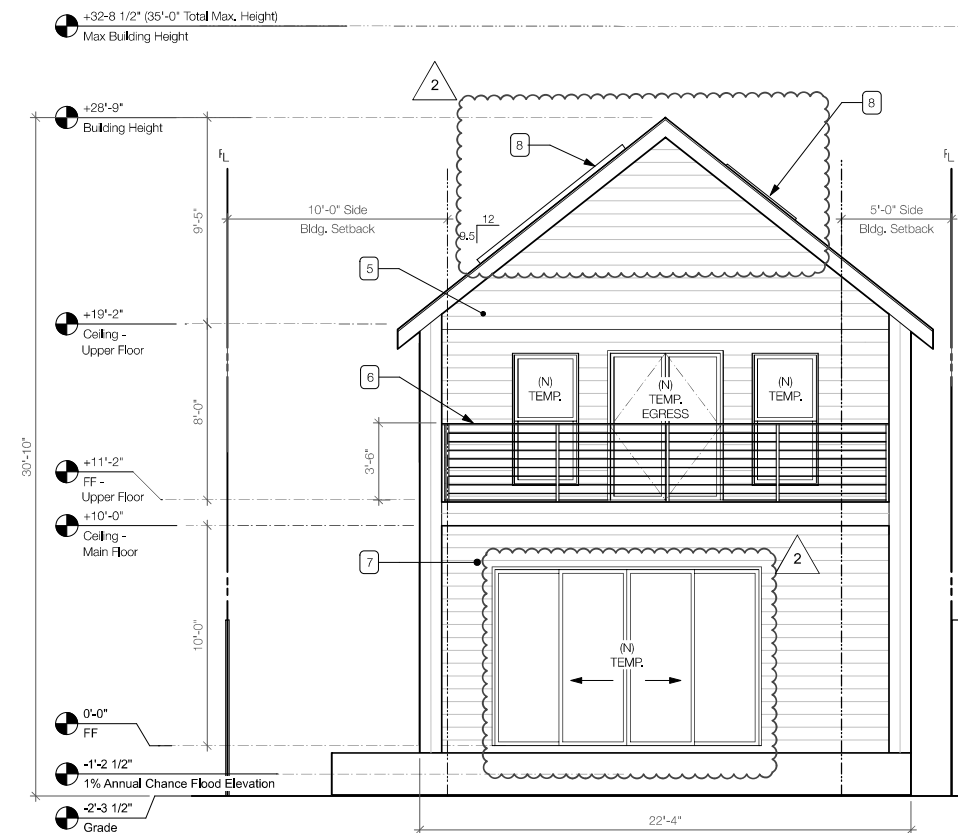
3 West (Side) Elevation - Existing
1/4" = 1'-0"



1 North (Rear) Elevation - Existing
1/4" = 1'-0"



4 West (Side) Elevation - Proposed
1/4" = 1'-0"



2 North (Rear) Elevation - Proposed
1/4" = 1'-0"

REVISIONS	NO.	DESCRIPTION	DATE
	1	Window and Skylight Revisions / Addition	7/8/22
	2	Plan Check Comments	9/16/22
	3	Plan Check Revisions	2/14/23
	4	Plan Check Revisions	2/14/23

Existing & Proposed Elevations

DATE 2/14/23

PROJECT 19066

SCALE 1/4" = 1'-0"

A2.2