



AERIAL VIEW

APPEAL OF A DEVELOPMENT PLAN AND DESIGN REVIEW County File #CDDP24-03060

COUNTY PLANNING COMMISSION

August 27, 2025

EVERETT LOUIE, PROJECT PLANNER

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Background

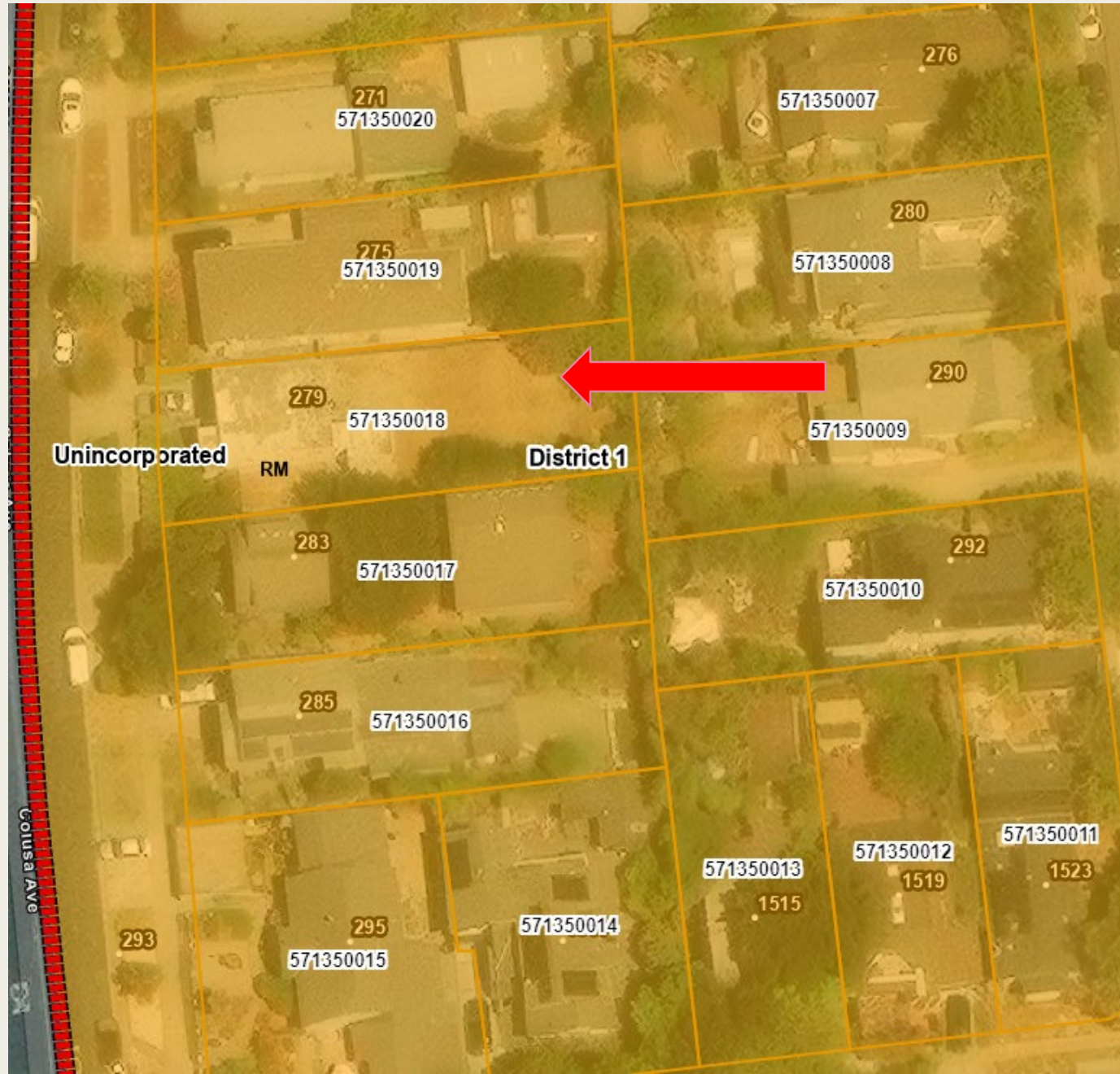
2

- December 12, 2024 – #CDDP24-03060 was submitted to DCD
- May 19, 2025 – Zoning Administrator continued the project as a closed public hearing.
- June 2, 2025 – Zoning Administrator approved the project.
- June 6, 2025 – Appeal letter was filed

3



General Plan: Residential Medium Density RM)



Zoning:

R-6 SINGLE-FAMILY
RESIDENTIAL DISTRICT

TOV TREE OBSTRUCTION OF
VIEWS COMBINING DISTRICT

K KENSINGTON COMBINING
DISTRICT



SITE PHOTOS - FRONT



Front Sidewalk – Looking to North



Front of Existing Structure at Front of Property



Front of Existing Building at Front Left Corner



View from Rear Property Line



SITE PHOTO-REAR

General Plan/Zoning Analysis

GP: Residential Medium Density (RM) – Primary uses are detached single-family units

Zoning: R-6 – Single-Family dwelling is a permitted use.

Development Standards	Proposed Project
Height – two and one-half stories or 35'	Two stories and 25.1'
Side Setback – sliding scale 8' agg and 3' min	15'-9" agg and 5' 5/8" min
Front Setback – 20'	Greater than 60'
Rear Setback – 15'	15' - 4 ¹³ / ₁₆ "
Parking – 1 covered space	1 covered space

Project Description

Development Plan and Design Review (Kensington)

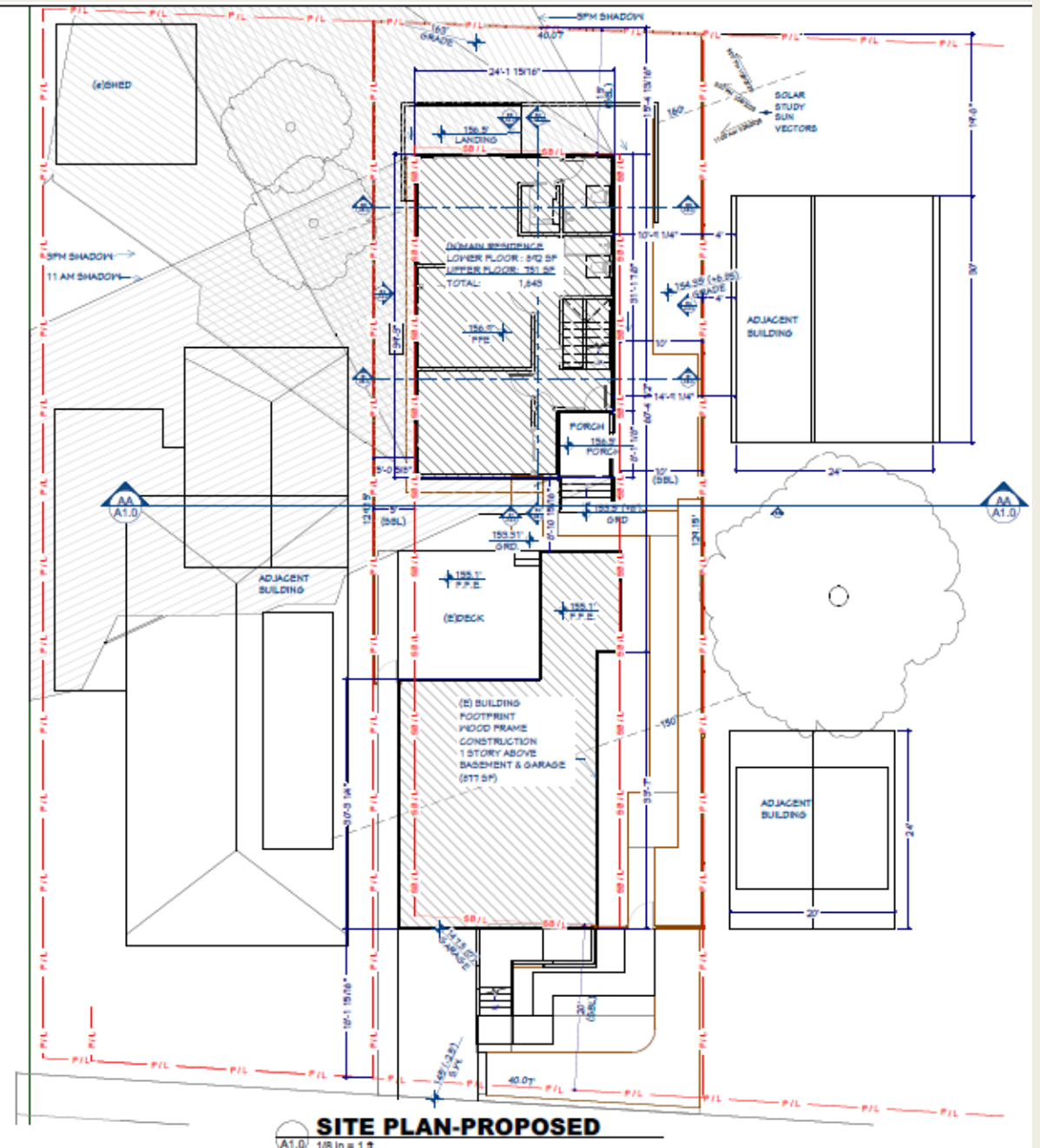
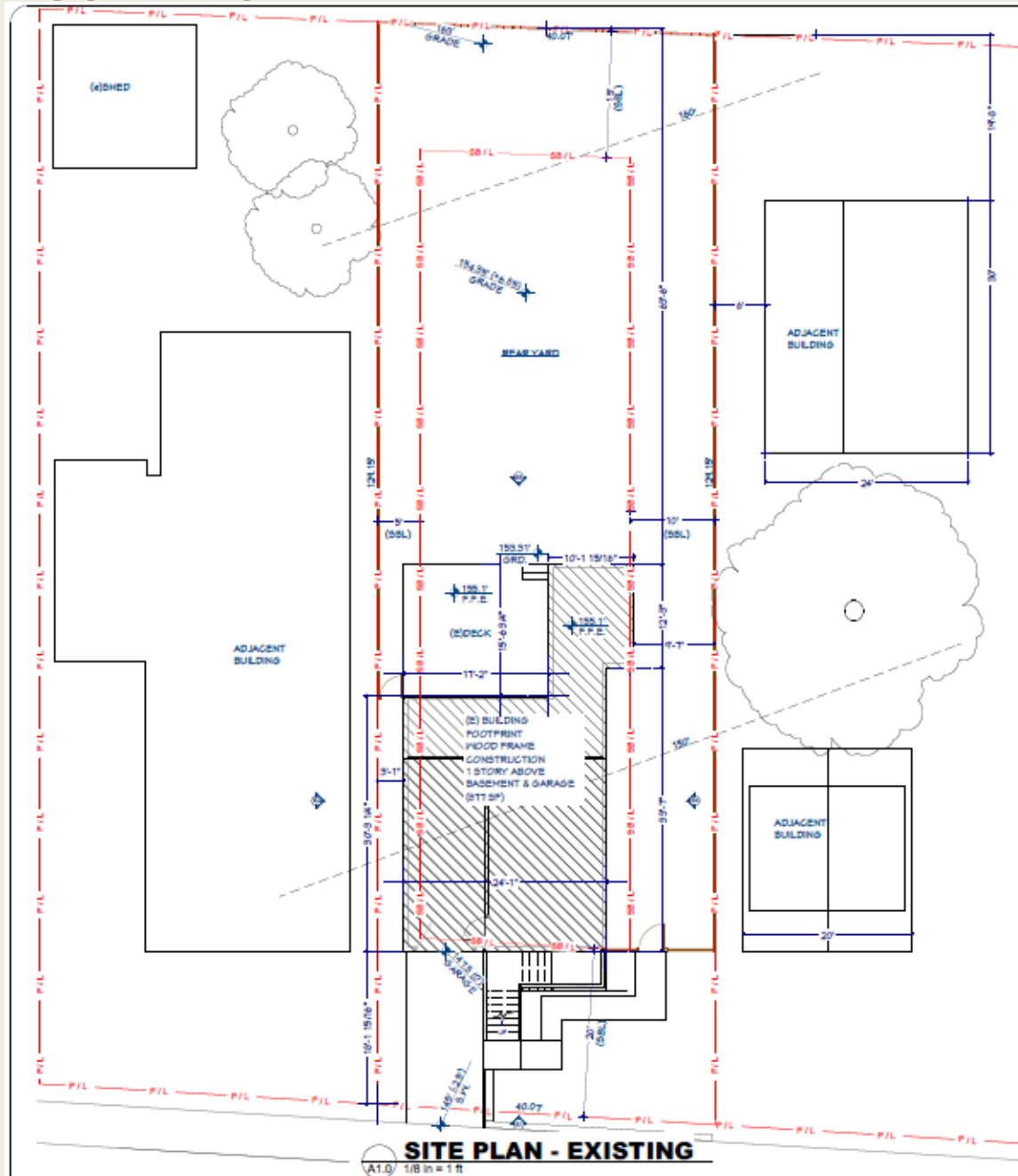
- New 1643-square-foot, two-story single-family residence
 - *54-square-foot covered porch*
 - *183-square-foot covered second story balcony facing frontage*
 - *The threshold for public hearing is 2,600 gross floor area. The parcel will have 3,235 total gross floor area.*



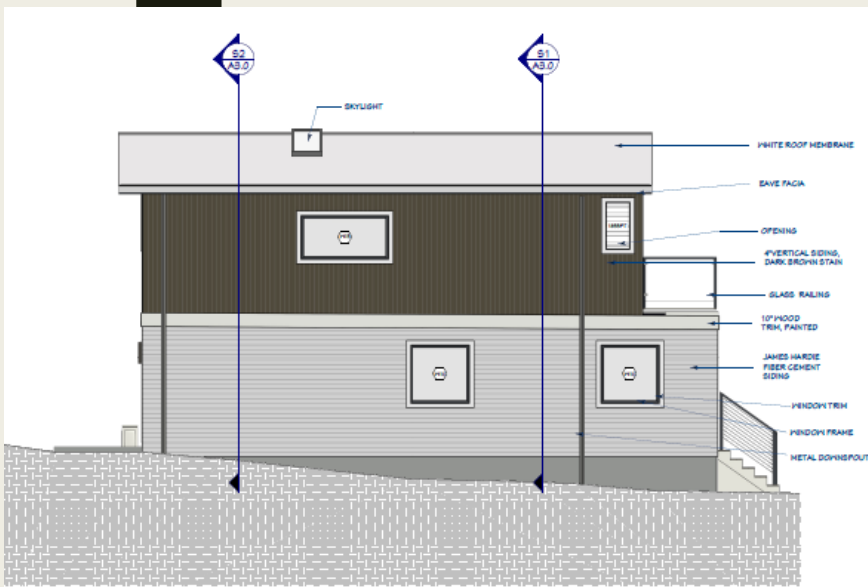
PROJECT DRAWINGS



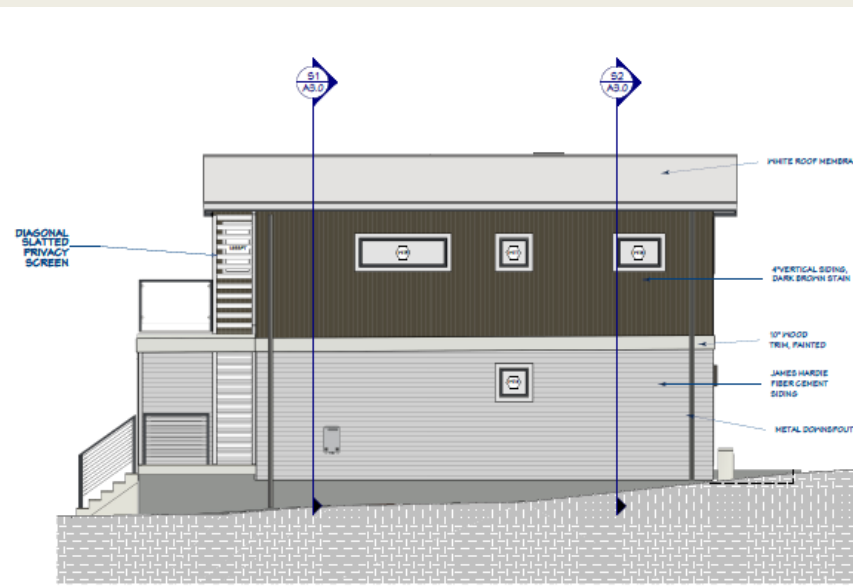
Site Plan:



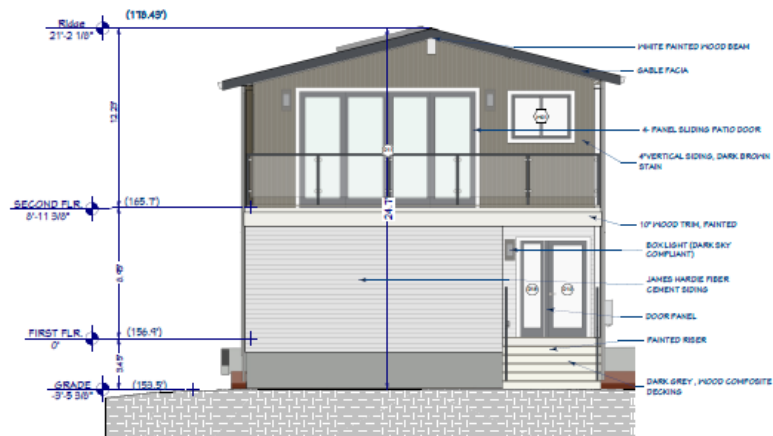
ELEVATIONS:



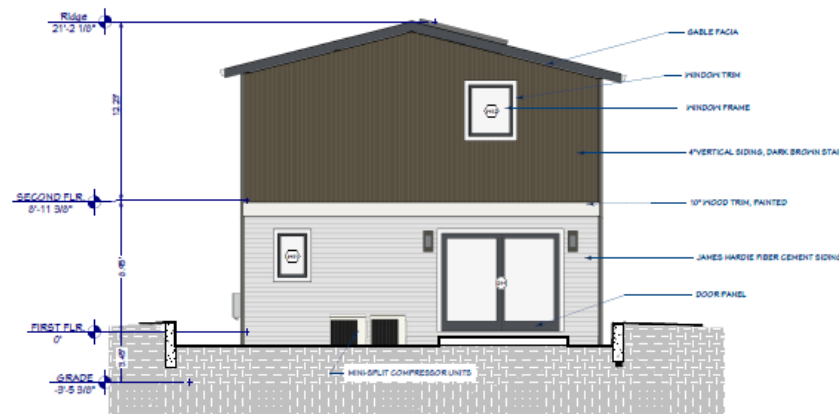
EXTERIOR ELEVATION LEFT
1/4" = 1' = 1"



EXTERIOR ELEVATION RIGHT
1/4" = 1' = 1"



EXTERIOR ELEVATION FRONT
1/4" = 1' = 1"



EXTERIOR ELEVATION BACK
1/4" = 1' = 1"

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KENSINGTON, CA 94707

Revision Table		
NO.	USER	DESCRIPTION

EXTERIOR ELEVATIONS

Renderings



FRONT LEFT



FRONT RIGHT



LEFT REAR



RIGHT REAR

Renderings



VIEW FROM REAR

VIEW FROM 200 COVENTRY

27th COLUSA
(E) TREE LINE BEYOND



VIEW FROM REAR

VIEW FROM 27th COVENTRY

27th COLUSA



VIEW FROM ABOVE

(E) TREES

EXISTING TALL TREELINE



VIEW FROM REAR

VIEW FROM 24th COVENTRY

TREES ON WEST SIDE OF COLUSA

California Environmental Quality Act (CEQA)

CEQA Guidelines

Section 15303(a) – One Single-Family Residence in a residential zone.

- **Project is exempt because it proposes a single-family residence in a R-6 (Residential Zone)**

Appeal Points (summary)

As the basis for their appeal, the appellants mentioned various concerns such as:

- *Disregard of the Contra Costa County ADU Ordinance*
- *Disregard of Kensington Ordinance*
- *Bad Precedent For The Neighborhood, No Similar Development or FAR*

Appeal Points

Disregard of the Contra Costa County ADU Ordinance

- The ADU is not subject to review under this Development Plan and Design Review. The ADU complies with the County ADU Ordinance

Disregard of Kensington Ordinance

- Kensington Combining District Findings are supported.

Bad Precedent For The Neighborhood

- The surrounding neighborhood consists of similar two-unit developments. Project who exceeds GFA must comply with standards listed in 84-74.1206(b) which is supported in Kensington Findings.

Solar Study

3 PM Shadow

11 AM shadow

5 PM Shadow

Project Site

**Appellant
Location**

18

18

Map of Parcels With Two Residential Units



0 125 250 500 Feet

Map Created: 7/21/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37.59-41.79 N 122.07-03.75 W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Staff Conclusion

- The project is consistent with the applicable policies/standards of:
 - *County General Plan*
 - *Zoning Consistency*
 - *Kensington Combining District*
 - *Appropriateness of the neighborhood*

- The project applicant redesigned the project to address neighborhood concerns.

Staff Recommendation

Staff recommends that the County Planning Commission:

- DENY the appeal by David and Sandra Gerstel
- APPROVE the project based on the findings and conditions of approval



QUESTIONS?