





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDVR24-01046**

**File Date: 9/24/2024**

**Applicant:**

Robert Nunally  
2758 del Monte Ave  
El Cerrito, CA 94530

rob.nunally@meta-tek.com  
(808) 987-5095

**Property Owner:**

Robert Nunally  
2758 Del Monte Ave  
El Cerrito, CA 94530

rob.nunally@meta-tek.com  
(808) 987-5095

**Project Description:**

The applicant requests approval of a Variance and Small Lot Design Review to allow for an 8'-8.5" secondary frontage and public road setback (where 15' is the minimum and 10' minimum to the public road setback) and for the construction of second story addition and house remodel. The existing residence is currently encroaching onto the secondary frontage.

**Project Location: (Address: 2758 DEL MONTE AVE, RICHMOND, CA 945301508), (APN: 521122001)**

**Additional APNs:**

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

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

**Flood Hazard Areas:** X

**AP Fault Zone:**

**60-dBA Noise Control:**

**MAC/TAC:**

**Sphere of Influence:** El Cerrito

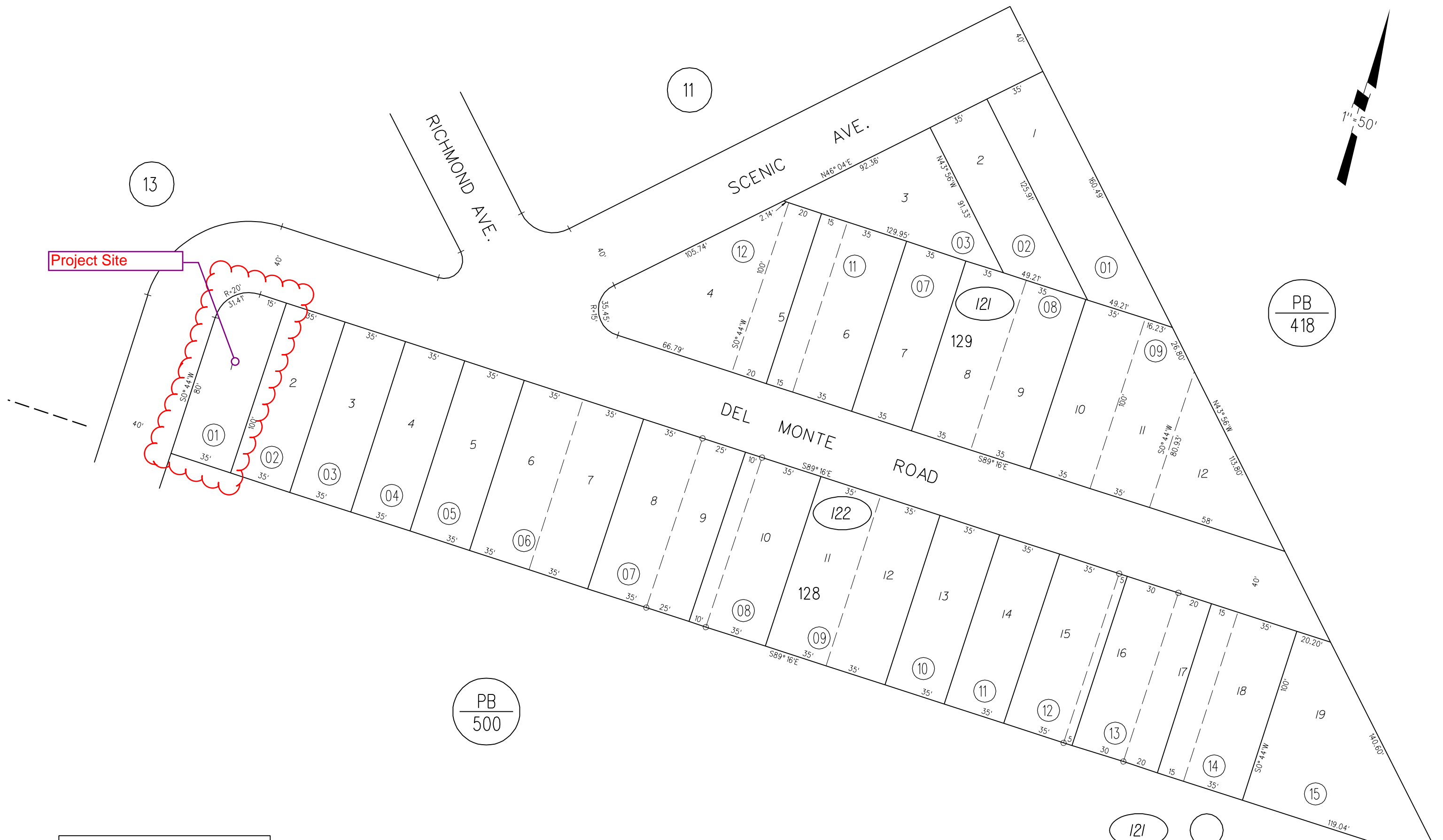
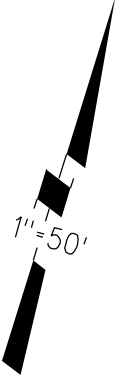
**Fire District:** CONSOLIDATED FIRE

**Sanitary District:** WEST CO WASTEWATER

**Housing Inventory Site:**

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
<b>Total:</b>			<b>3337.00</b>	<b>3337.00</b>



Project Site

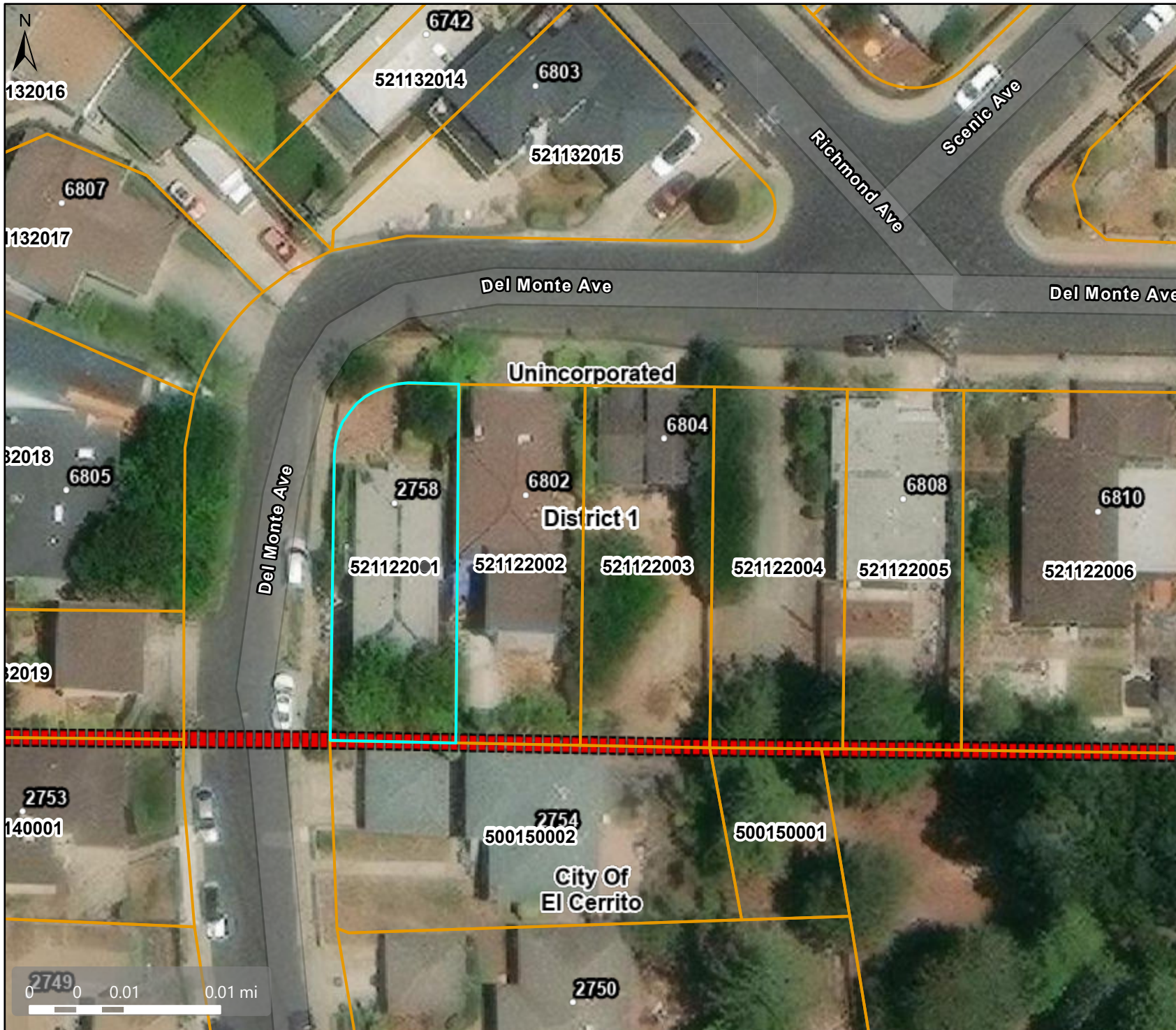
PB  
418

PB  
500





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.

121  
122






### Map Legend

-  Assessment Parcels
-  City Limits
-  Board of Supervisors' Districts
-  Address Points

Planning Layers (DCD)

-  Unincorporated

Base Data



This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

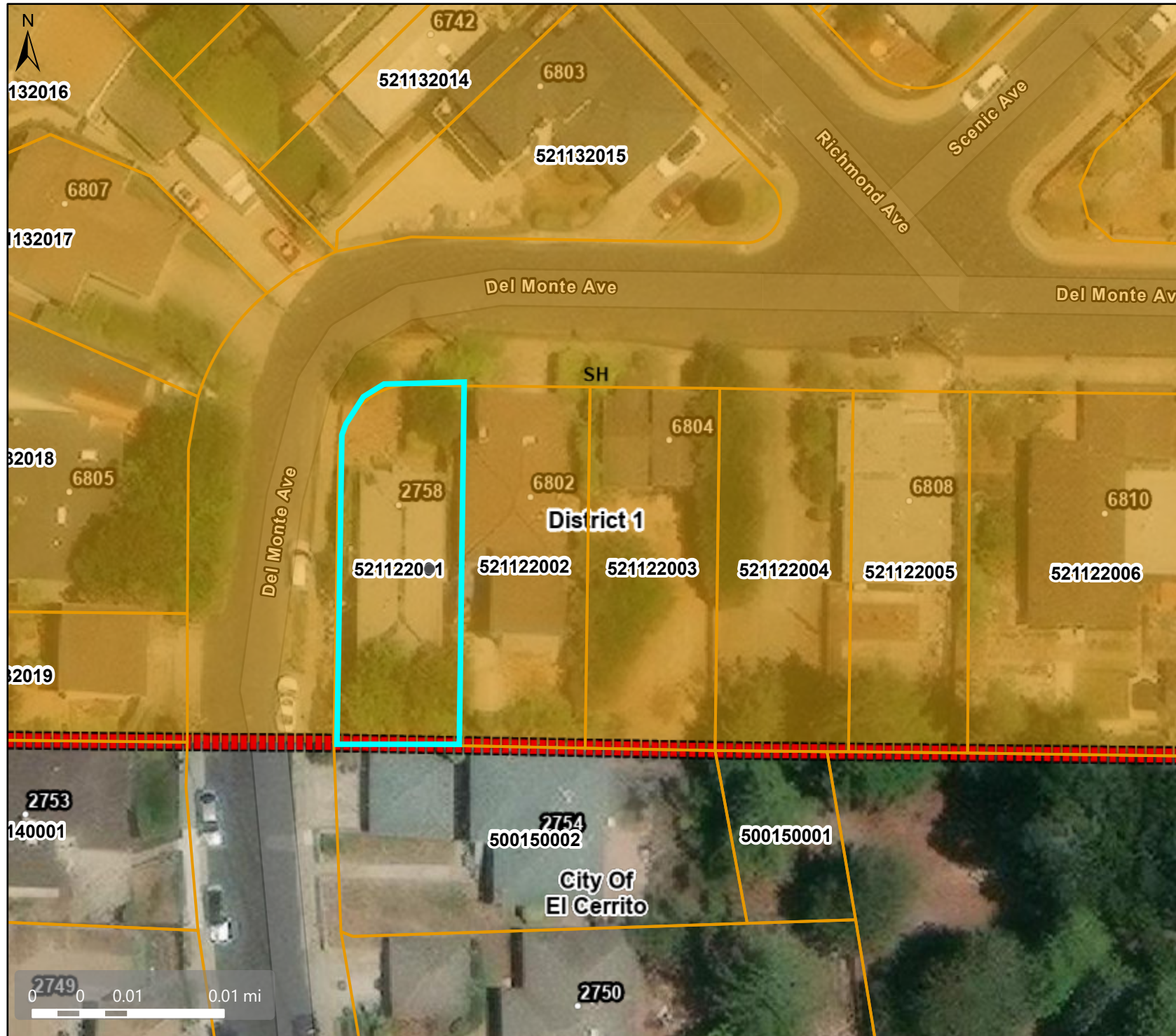
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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984





# General Plan Designation



## Map Legend

Assessment  
Parcels

Planning Layers  
(DCD)

General Plan

SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre

City Limits

Board of Supervisors' Districts

Base Data

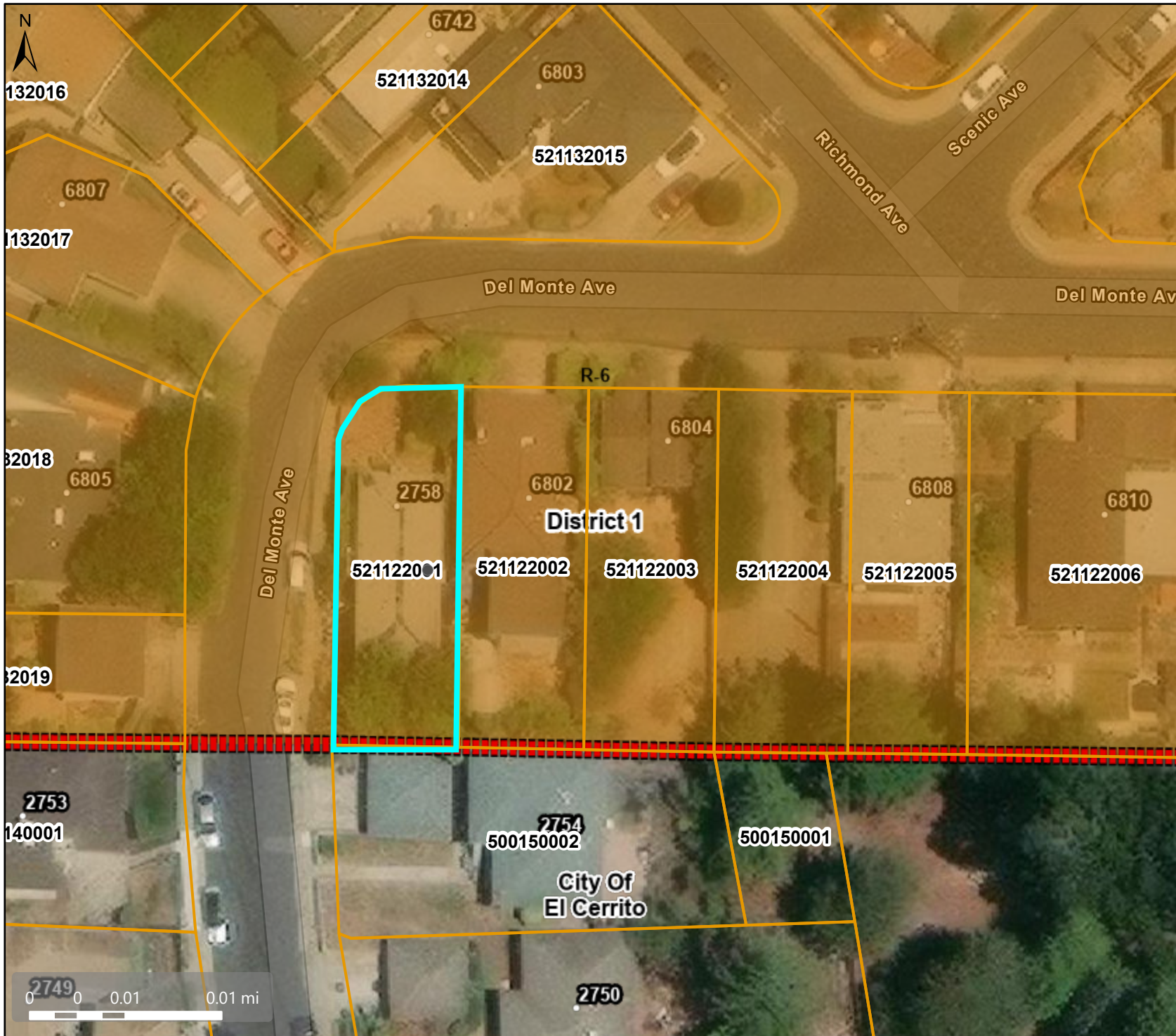
Address Points








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





### Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE\_OVER**
-  R-6 (Single Family Residential)
-  City Limits
-  Board of Supervisors' Districts
- Base Data**
-  Address Points



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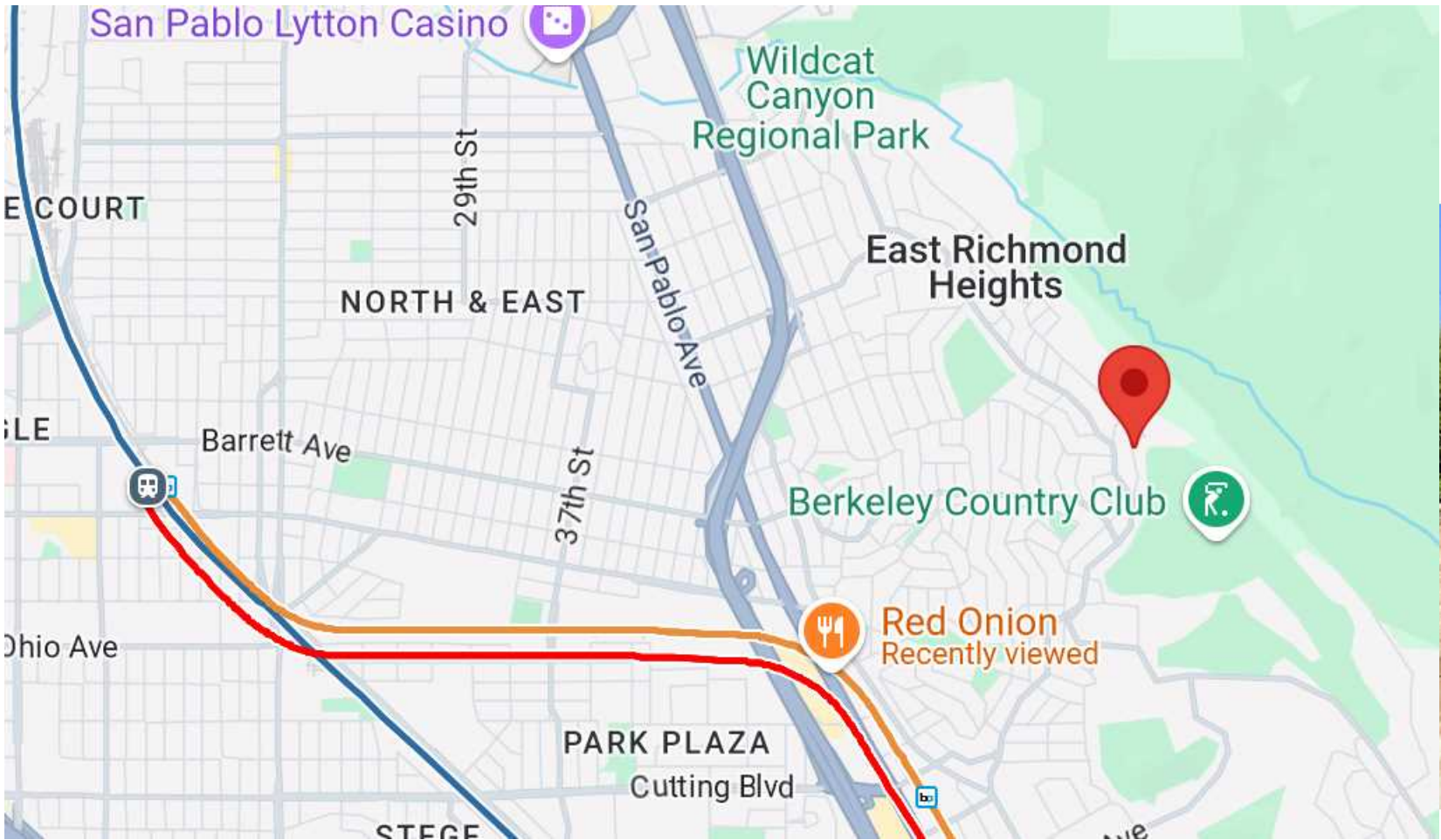
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**5728 Del Monte Av El Cerrito Ca**  
**ROB NUNALLY**



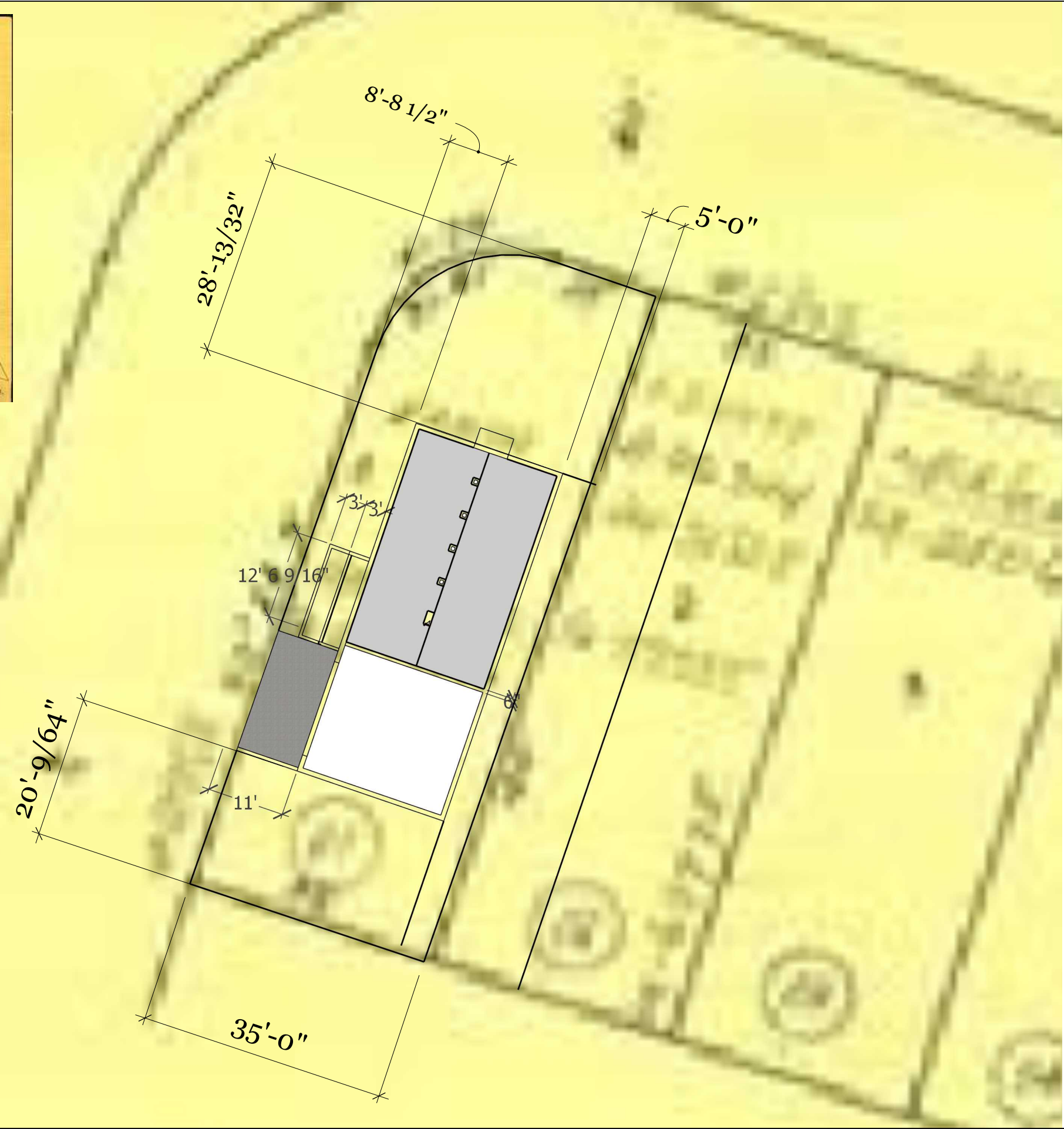
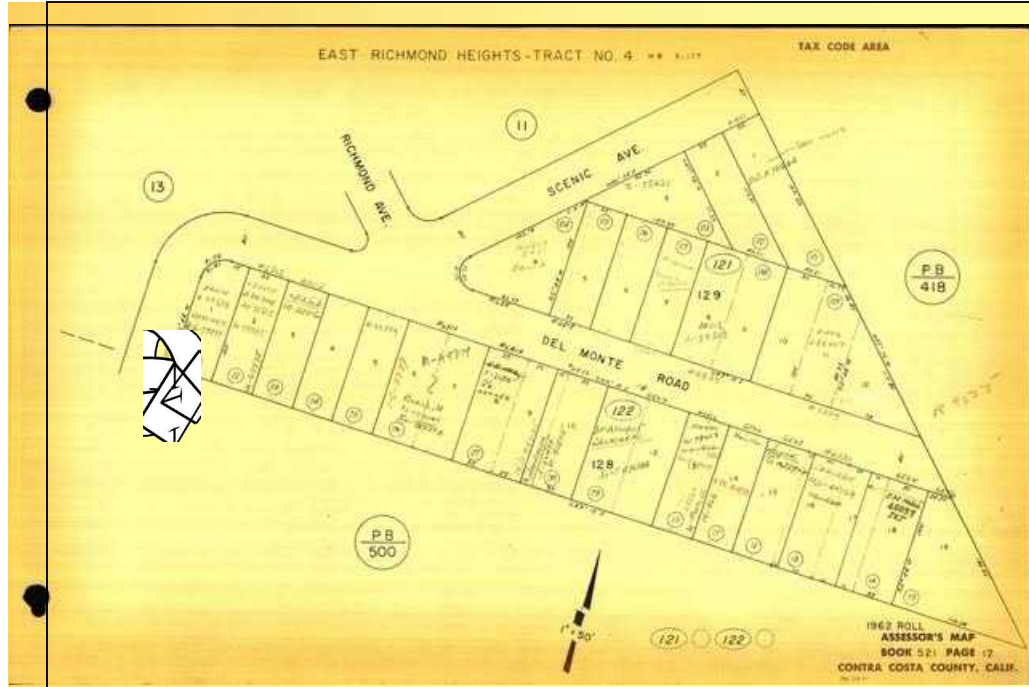
REVISIONS	
NO.	REMARKS
1	9/12/24
2	
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4	
5	September 26, 2024

**The Greg Phipps Company**  
 2758 Del Monte AV El Cerrito CA

**2758 Del Monte Av**  
**Renovation**

**A**





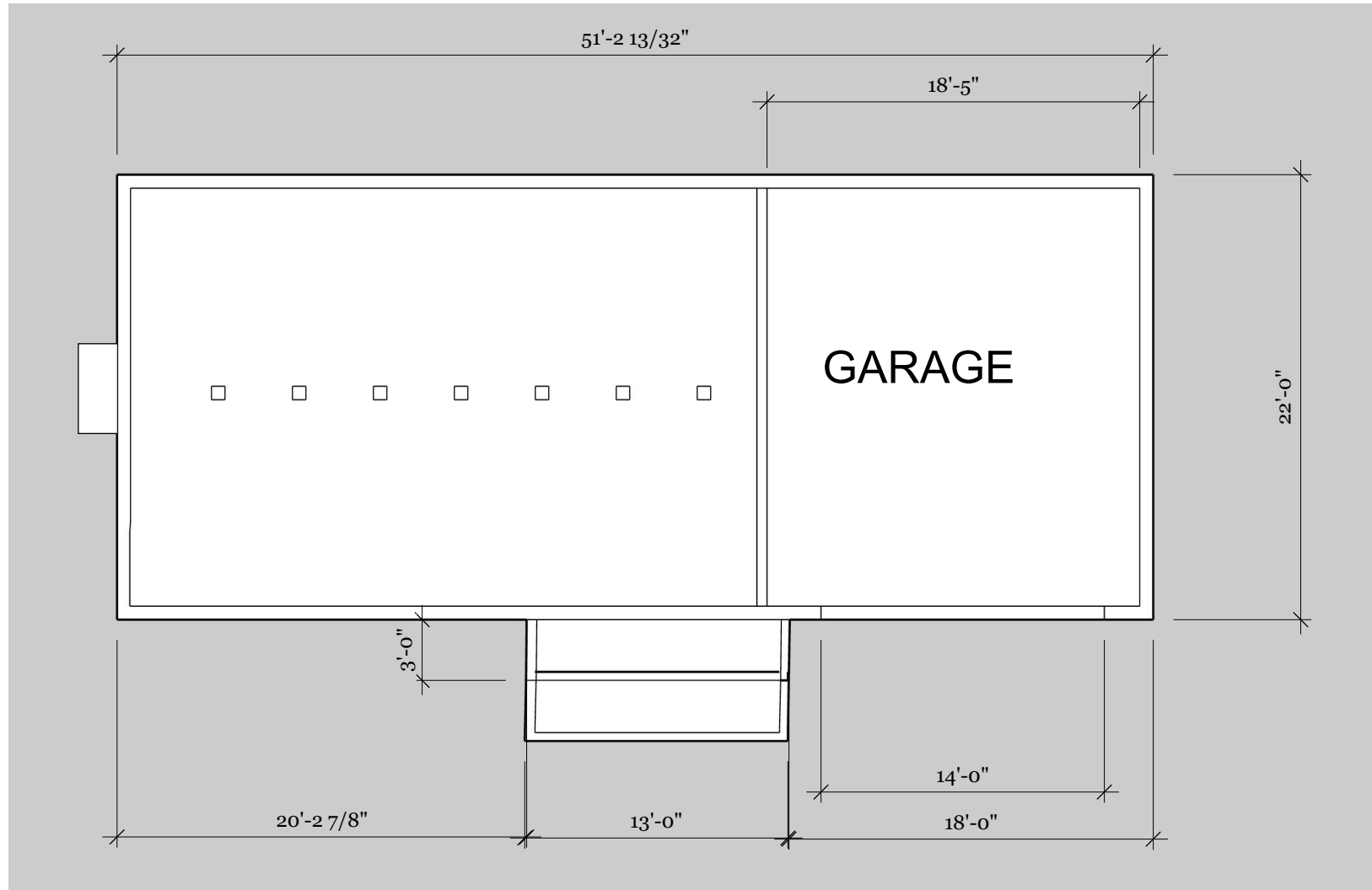
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2758 Del Monte AV El Cerrito CA

# Site Plan

**CA 01**

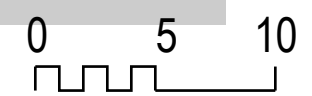
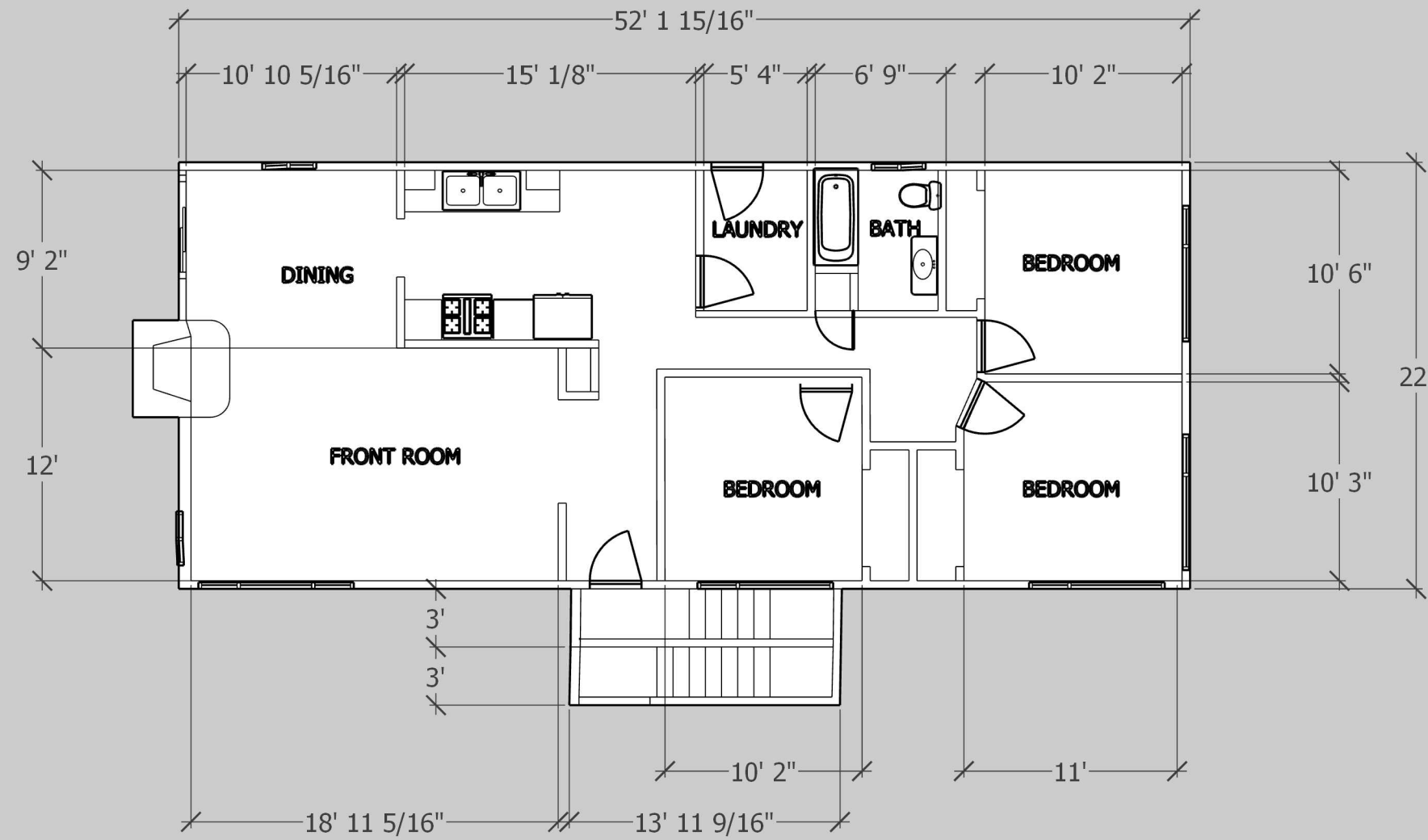




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2758 Del Monte AV El Cerrito CA

**AS BUILT FOUNDATION**

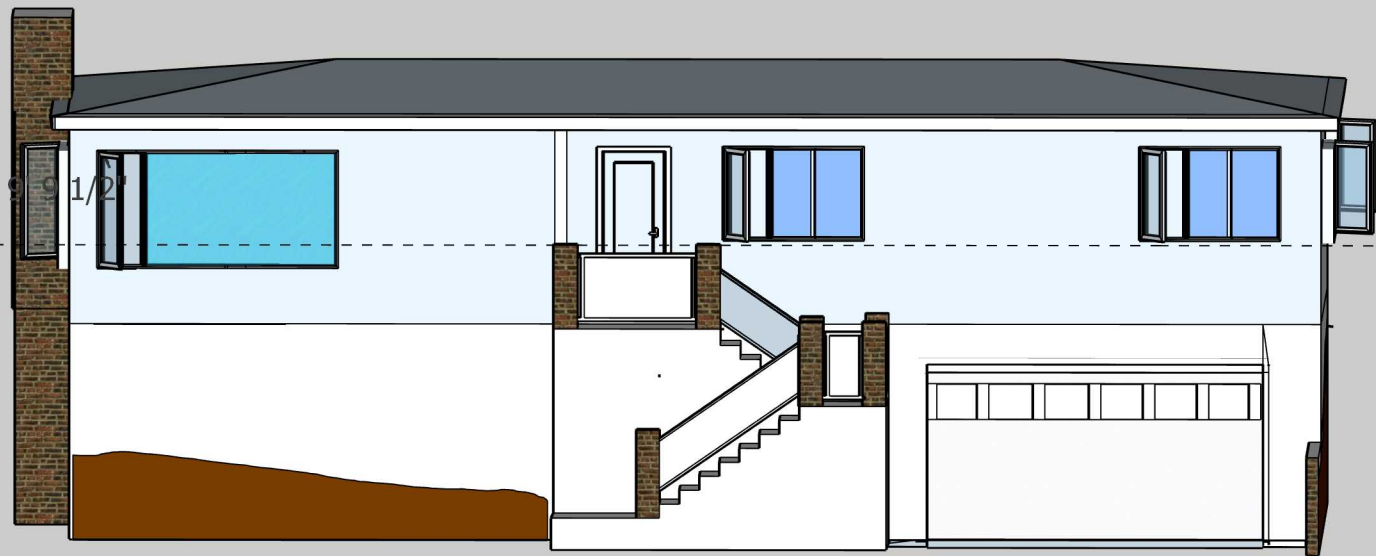


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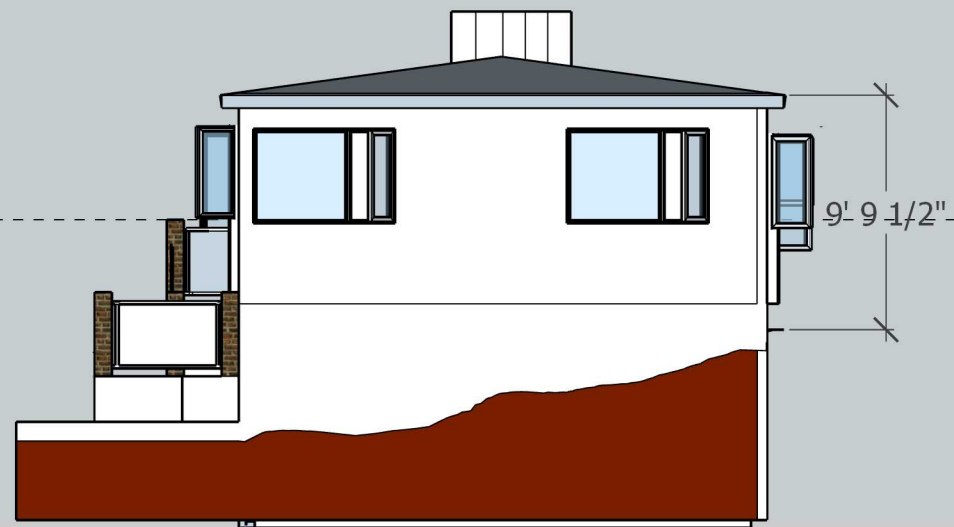
2758 Del Monte AV El Cerrito CA

**AS BUILT MAIN FLOOR**

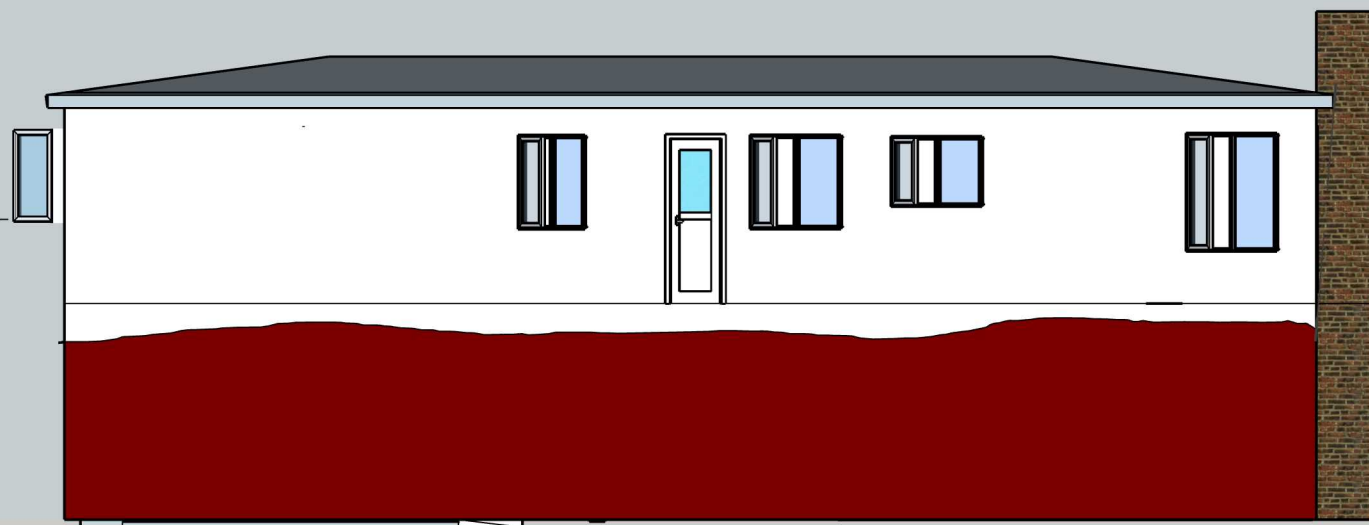




**FRONT**



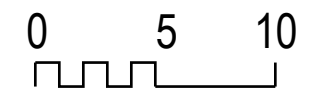
**SOUTH**



**BACK**



**NORTH**

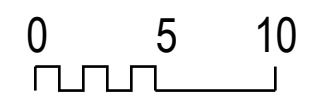
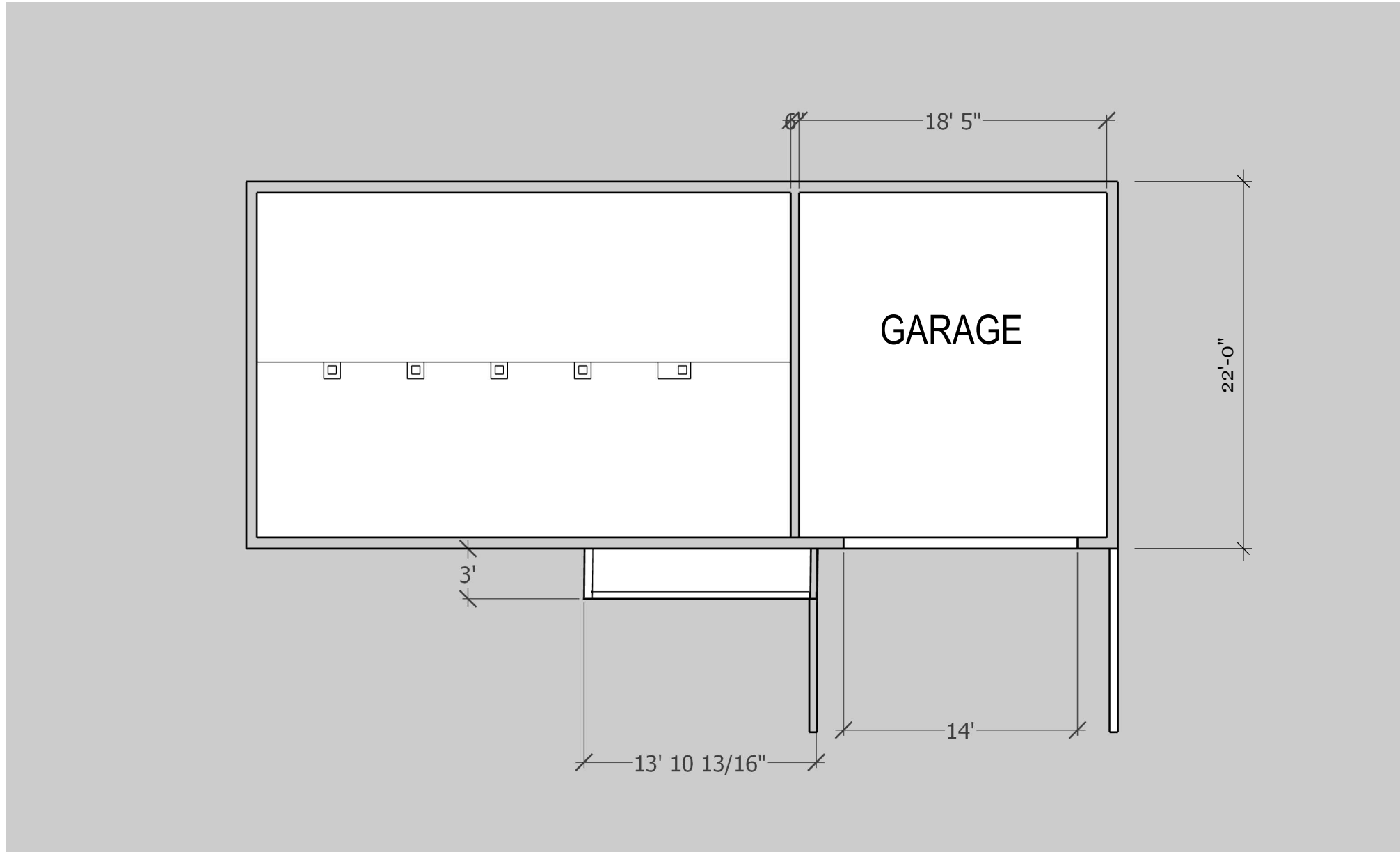


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**AS BUILT ELEVATIONS**

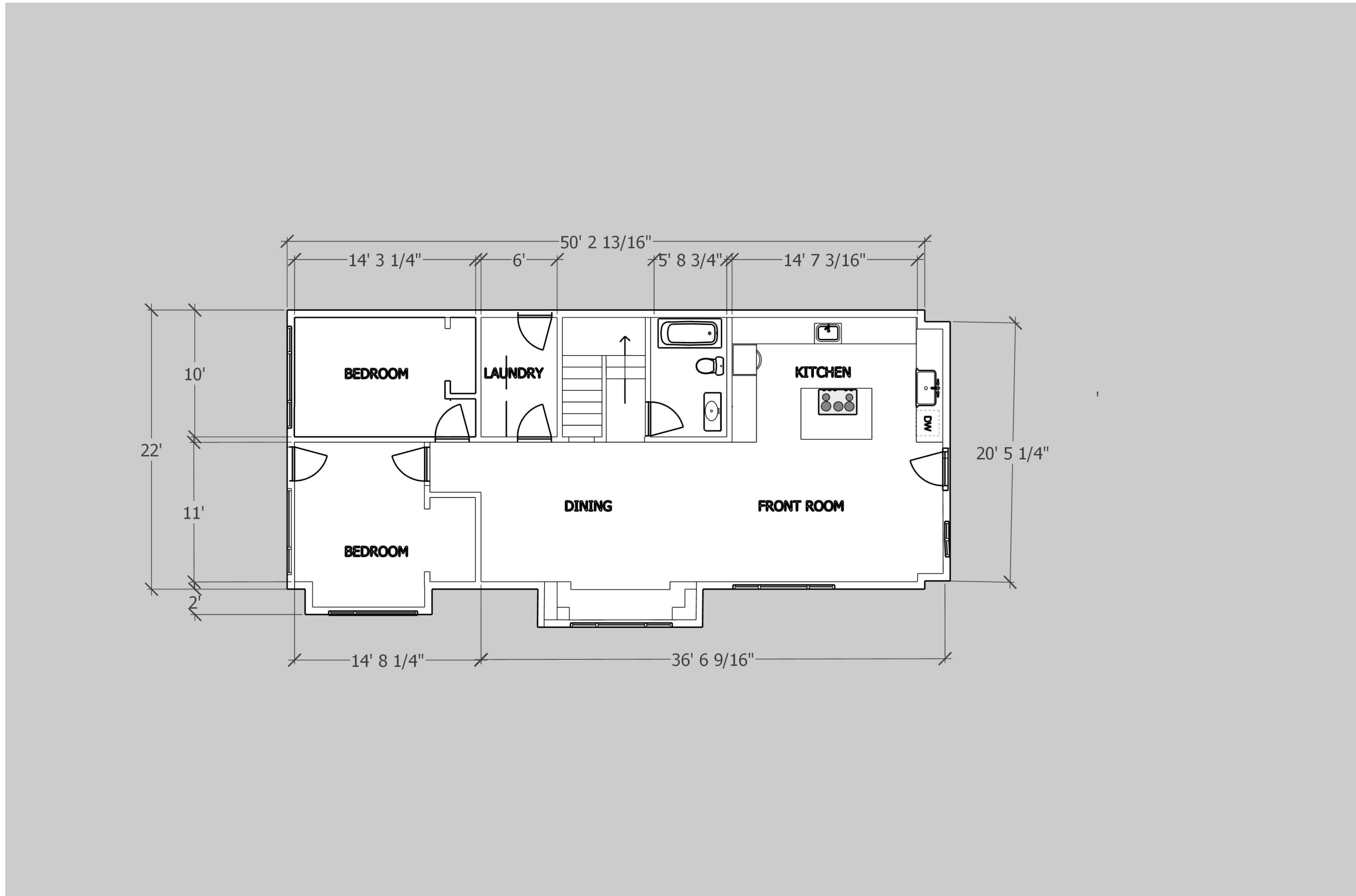


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**FOUNDATION**

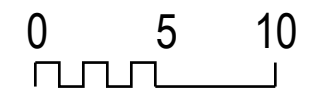
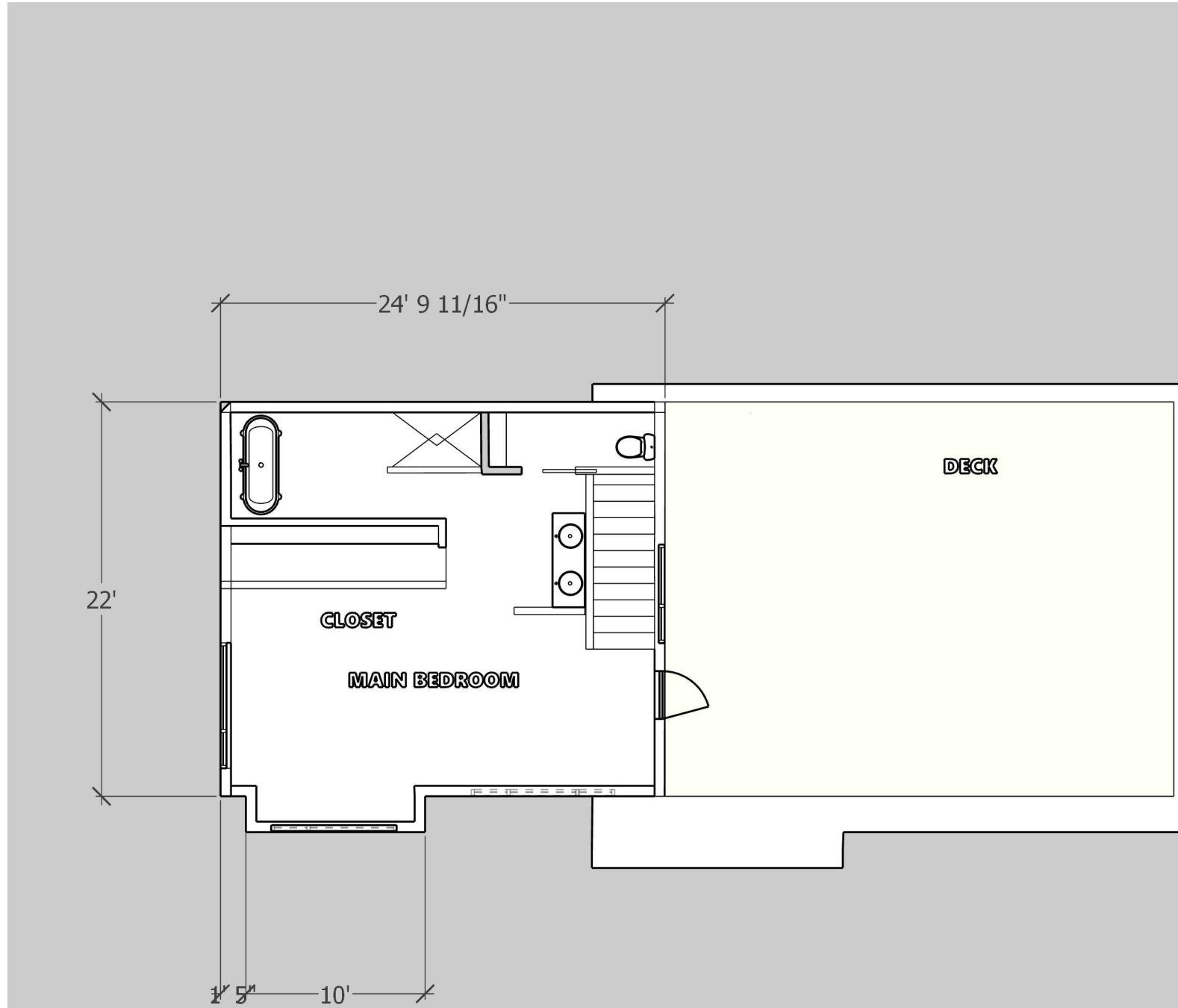




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2758 Del Monte AV El Cerrito CA

# Main Floor

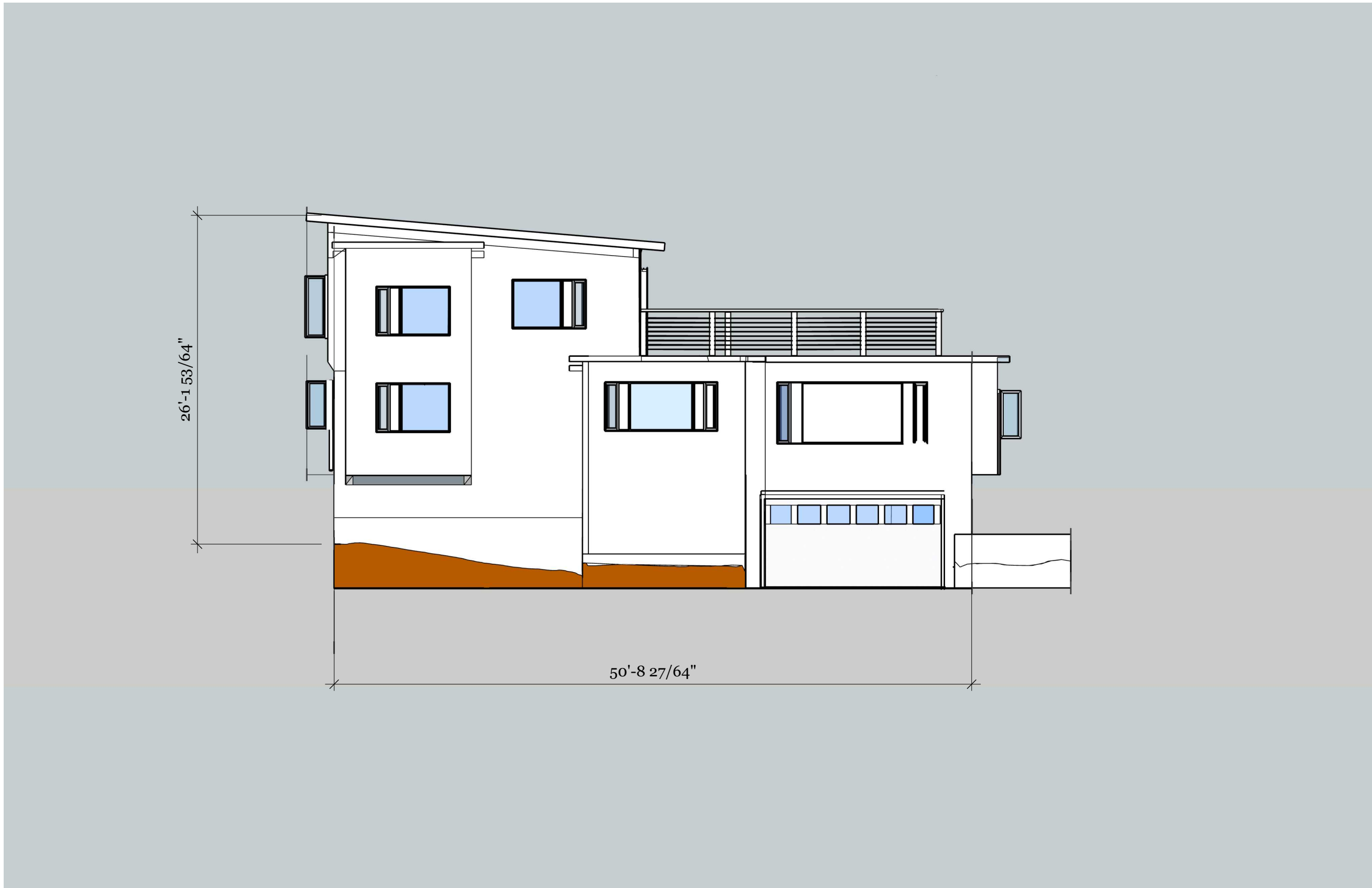


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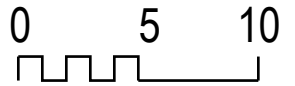
**MAIN BEDROOM**





26'-1 53/64"

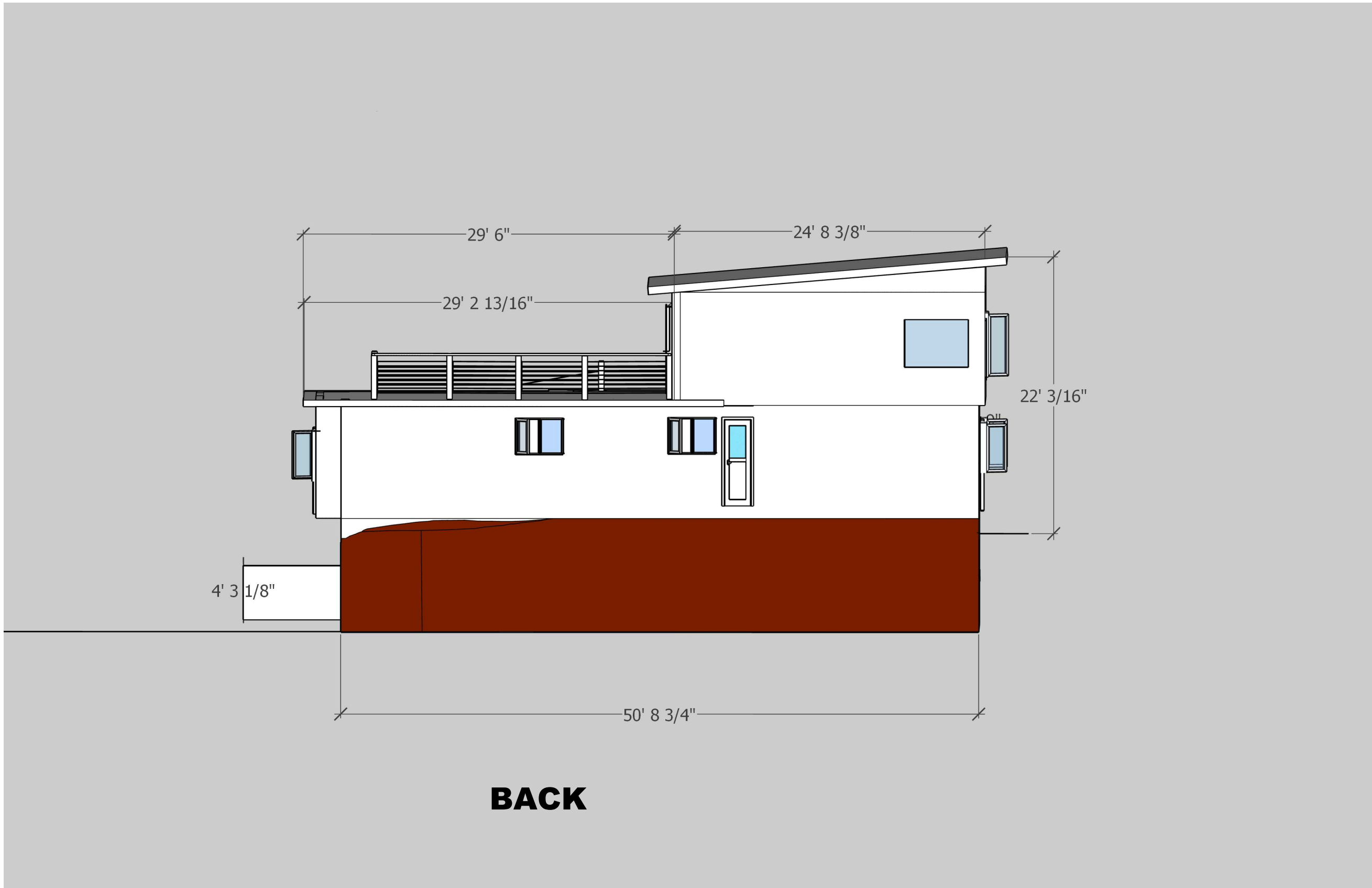
50'-8 27/64"



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**FRONT ELEVATION**



4' 3 1/8"

29' 6"

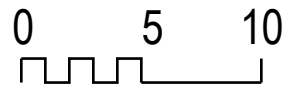
29' 2 13/16"

24' 8 3/8"

22' 3/16"

50' 8 3/4"

**BACK**



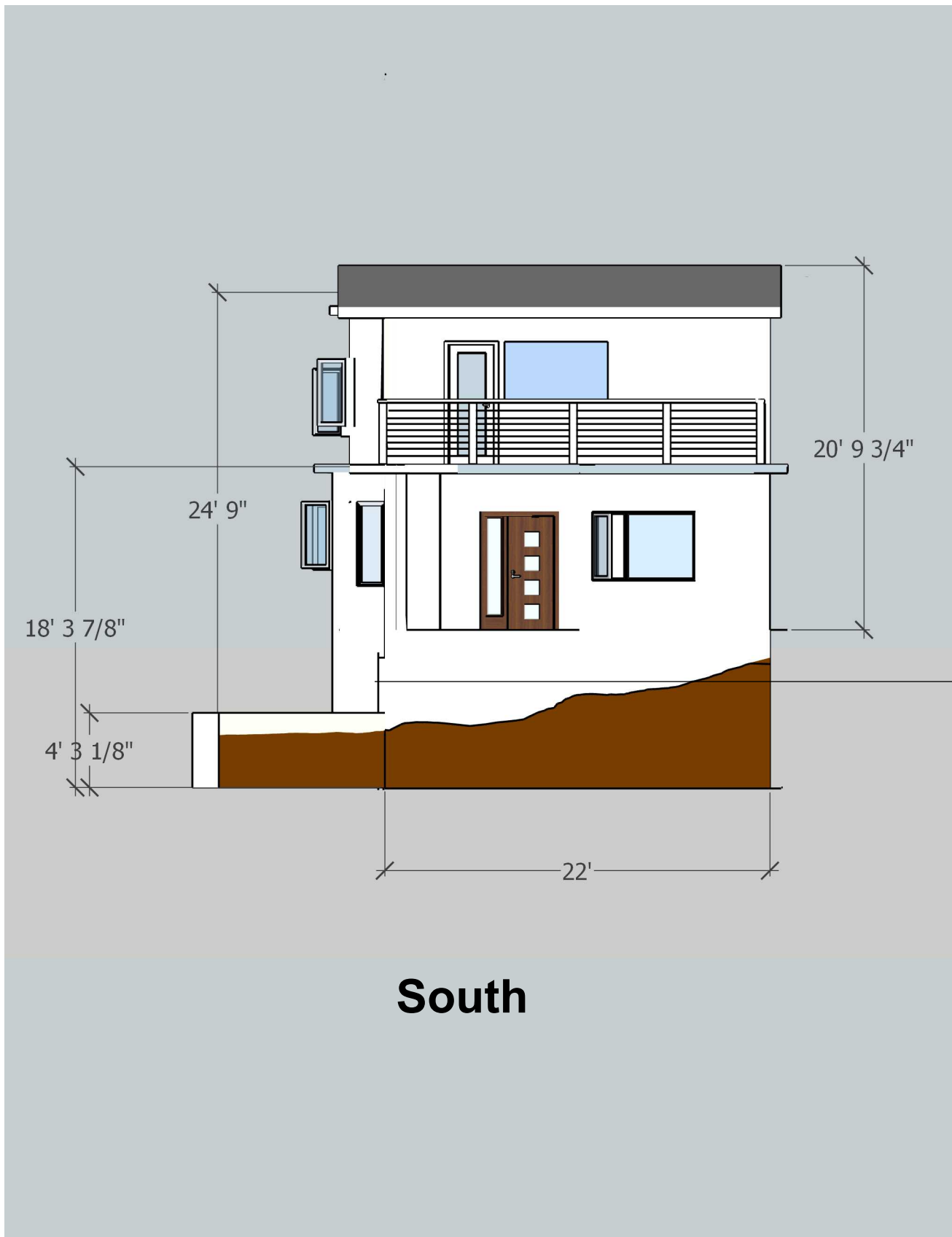
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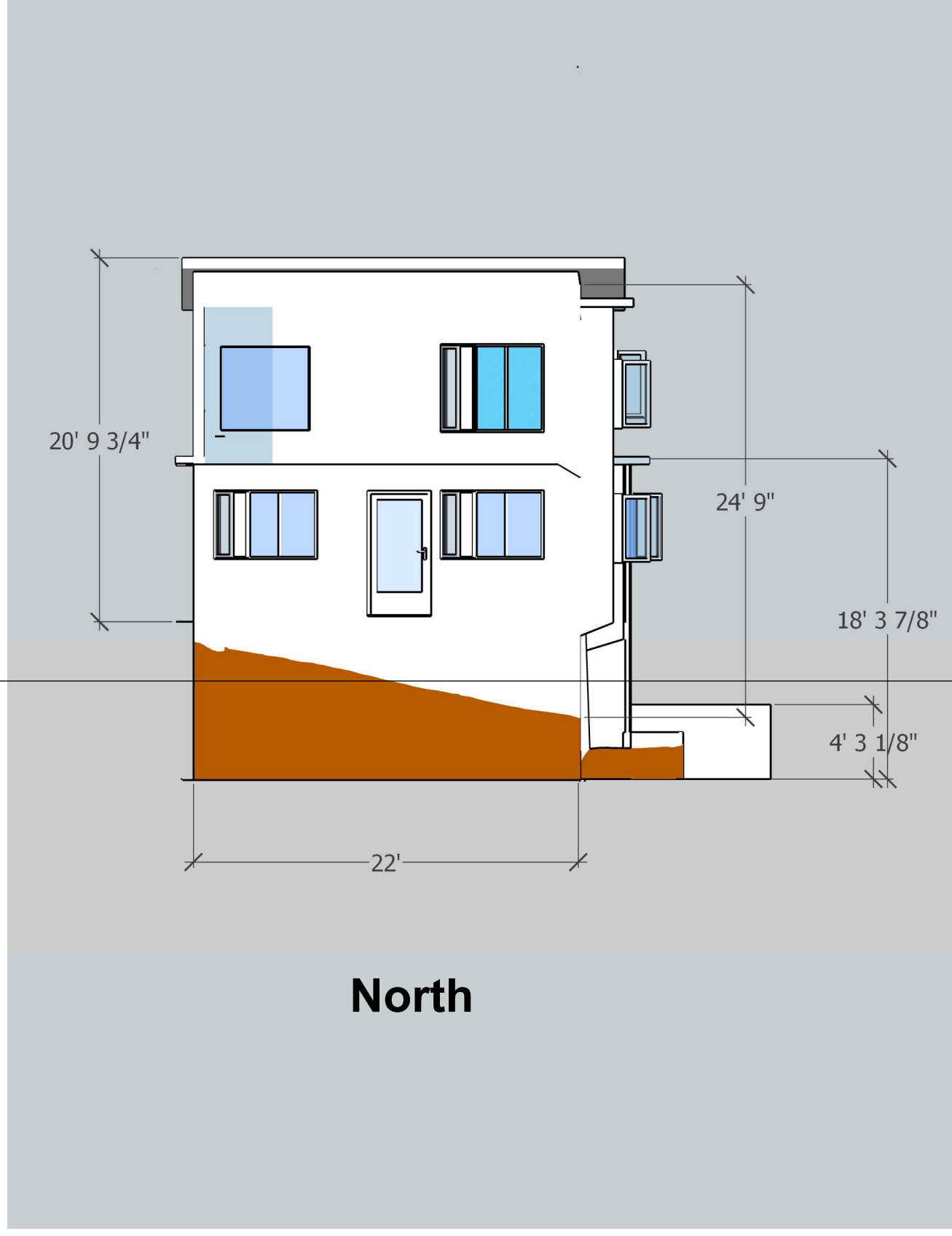
**BACK**

**A 09**

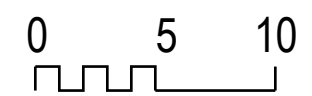




**South**



**North**



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2758 Del Monte AV El Cerrito CA

**N S ELEVATIONS**