



AGENCY COMMENT REQUEST

Date _____

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

| <i>DISTRIBUTION</i> | | <i>Please submit your comments to:</i> |
|--|--|---|
| INTERNAL | | <i>Project Planner</i> _____ |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Grading Inspection | <i>Phone #</i> _____ |
| <input type="checkbox"/> Advance Planning | <input type="checkbox"/> Housing Programs | <i>E-mail</i> _____ |
| <input type="checkbox"/> Trans. Planning | <input type="checkbox"/> Telecom Planner | <i>County File #</i> _____ |
| <input type="checkbox"/> ALUC Staff | <input type="checkbox"/> HCP/NCCP Staff | |
| <input type="checkbox"/> APC PW Staff | <input type="checkbox"/> County Geologist | |
| HEALTH SERVICES DEPARTMENT | | <i>Prior to</i> _____ |
| <input type="checkbox"/> Environmental Health | <input type="checkbox"/> Hazardous Materials | ***** |
| PUBLIC WORKS DEPARTMENT | | We have found the following special programs apply to this application: |
| <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) | | <input type="checkbox"/> Active Fault Zone (Alquist-Priolo) |
| <input type="checkbox"/> Traffic | | <input type="checkbox"/> Flood Hazard Area, Panel # _____ |
| <input type="checkbox"/> Flood Control (Full-size) | <input type="checkbox"/> Special Districts | <input type="checkbox"/> 60-dBA Noise Control |
| LOCAL | | <input type="checkbox"/> CA EPA Hazardous Waste Site |
| <input type="checkbox"/> Fire District | | High or Very High FHSZ |
| <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov | | ***** |
| <input type="checkbox"/> Consolidated – (email) fire@cccfpd.org | | |
| <input type="checkbox"/> East CCC – (email) brodriguez@eccfpd.org | | |
| <input type="checkbox"/> Sanitary District | | |
| <input type="checkbox"/> Water District | | |
| <input type="checkbox"/> City of | | |
| <input type="checkbox"/> School District(s) | | |
| <input type="checkbox"/> LAFCO | | |
| <input type="checkbox"/> Reclamation District # | | |
| <input type="checkbox"/> East Bay Regional Park District | | |
| <input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD | | |
| <input type="checkbox"/> MAC/TAC | | |
| <input type="checkbox"/> Improvement/Community Association | | |
| <input type="checkbox"/> CC Mosquito & Vector Control Dist (email) | | |
| OTHERS/NON-LOCAL | | |
| <input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu) | | |
| <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta | | |
| <input type="checkbox"/> Native American Tribes | | |
| ADDITIONAL RECIPIENTS | | |
| | | <i>Print Name</i> _____ |
| | | <i>Signature</i> _____ <i>DATE</i> _____ |
| | | <i>Agency phone #</i> _____ |



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

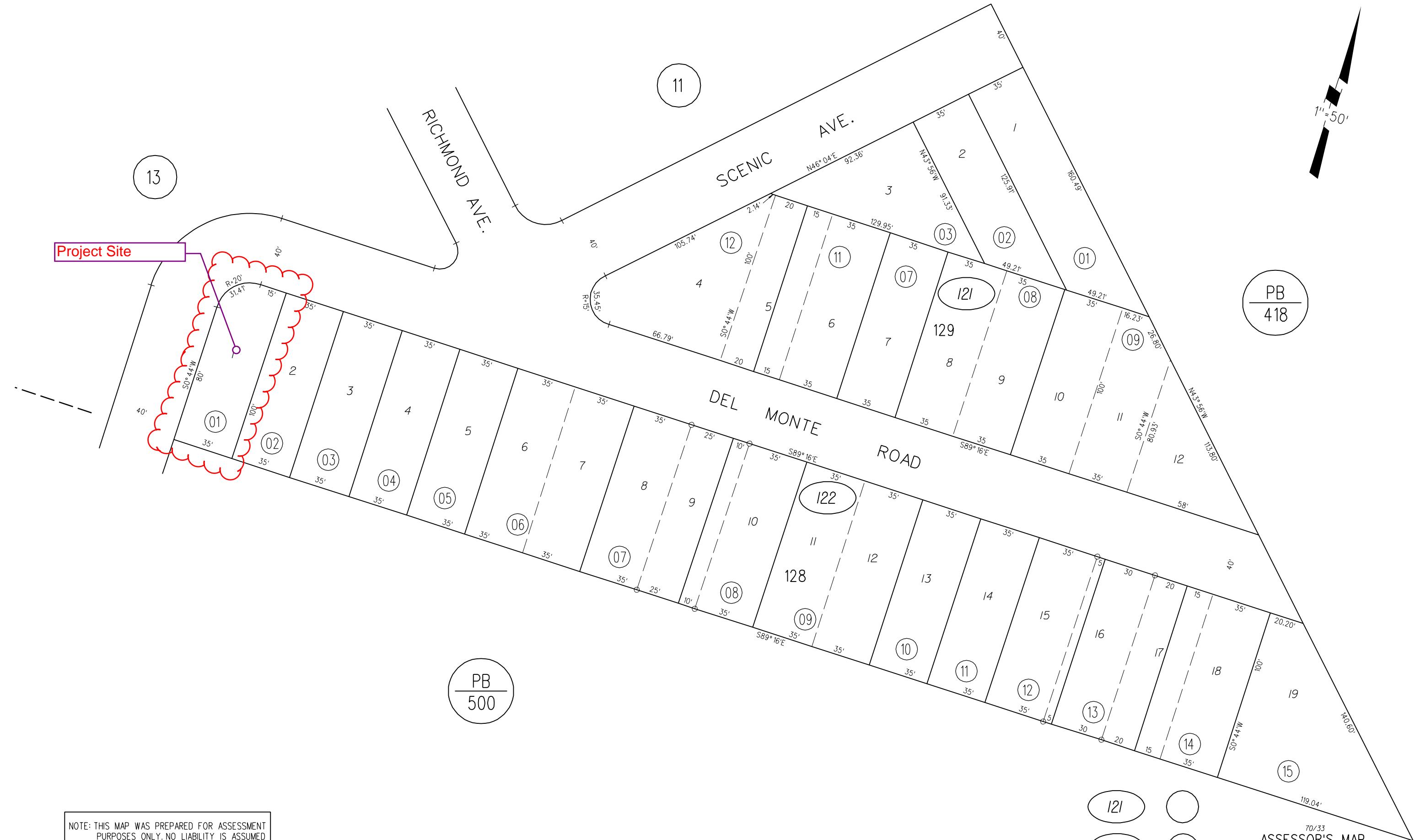
Housing Inventory Site:

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 |
| | | Total: | 3337.00 | 3337.00 |

EAST RICHMOND HEIGHTS-TRACT NO. 4 M B 8-177

4 M B 8-17

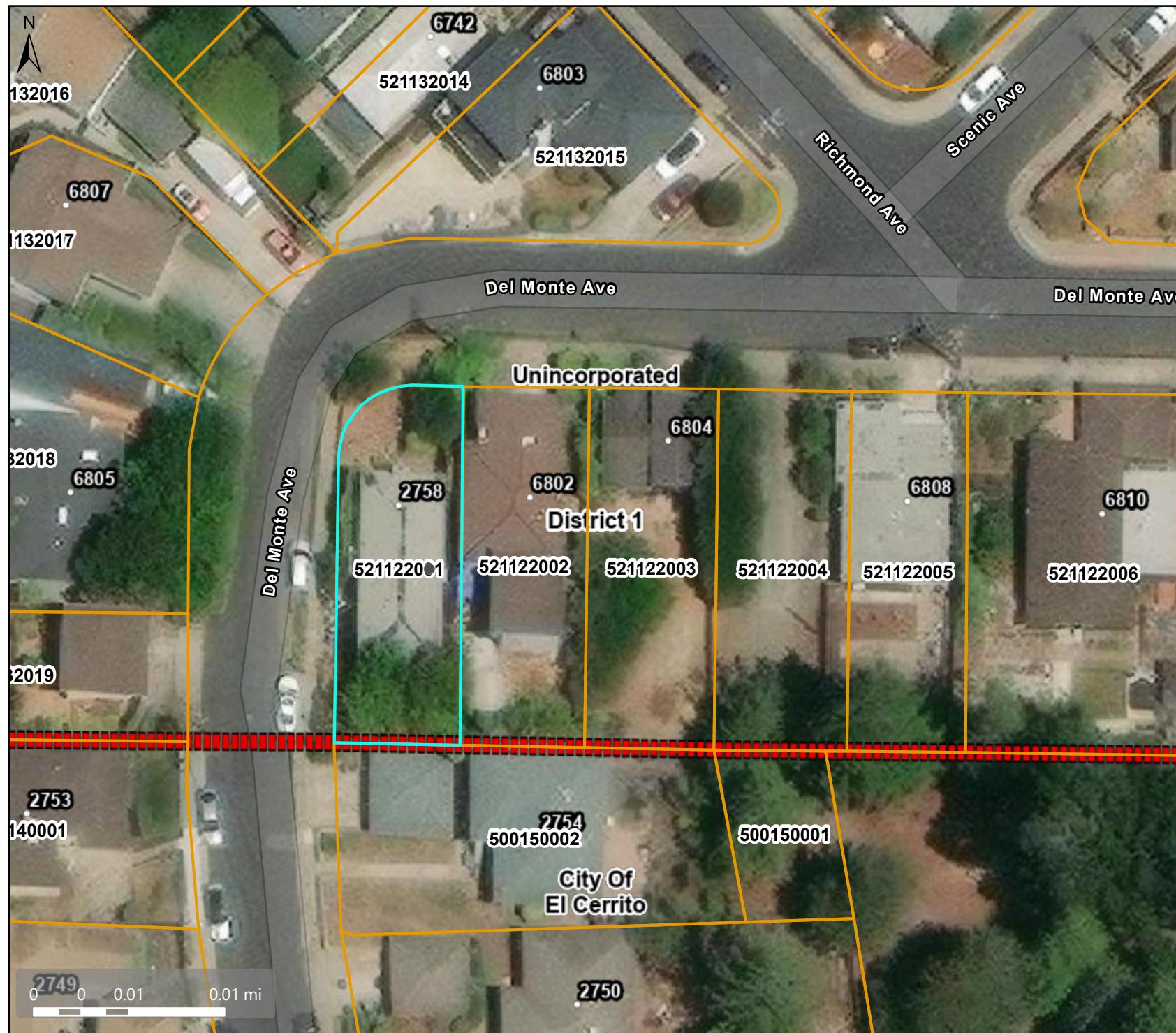


NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

70/33
ASSESSOR'S MAP
BOOK 521 PAGE 12
CONTRA COSTA COUNTY, CALIF.



Aerial View



| Map Legend | |
|---------------------------------|--|
| Assessment Parcels | |
| Planning Layers (DCD) | |
| Unincorporated | |
| City Limits | |
| Board of Supervisors' Districts | |
| Base Data | |
| Address Points | |

DOIT GIS
CONTRA COSTA COUNTY

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County GIS.

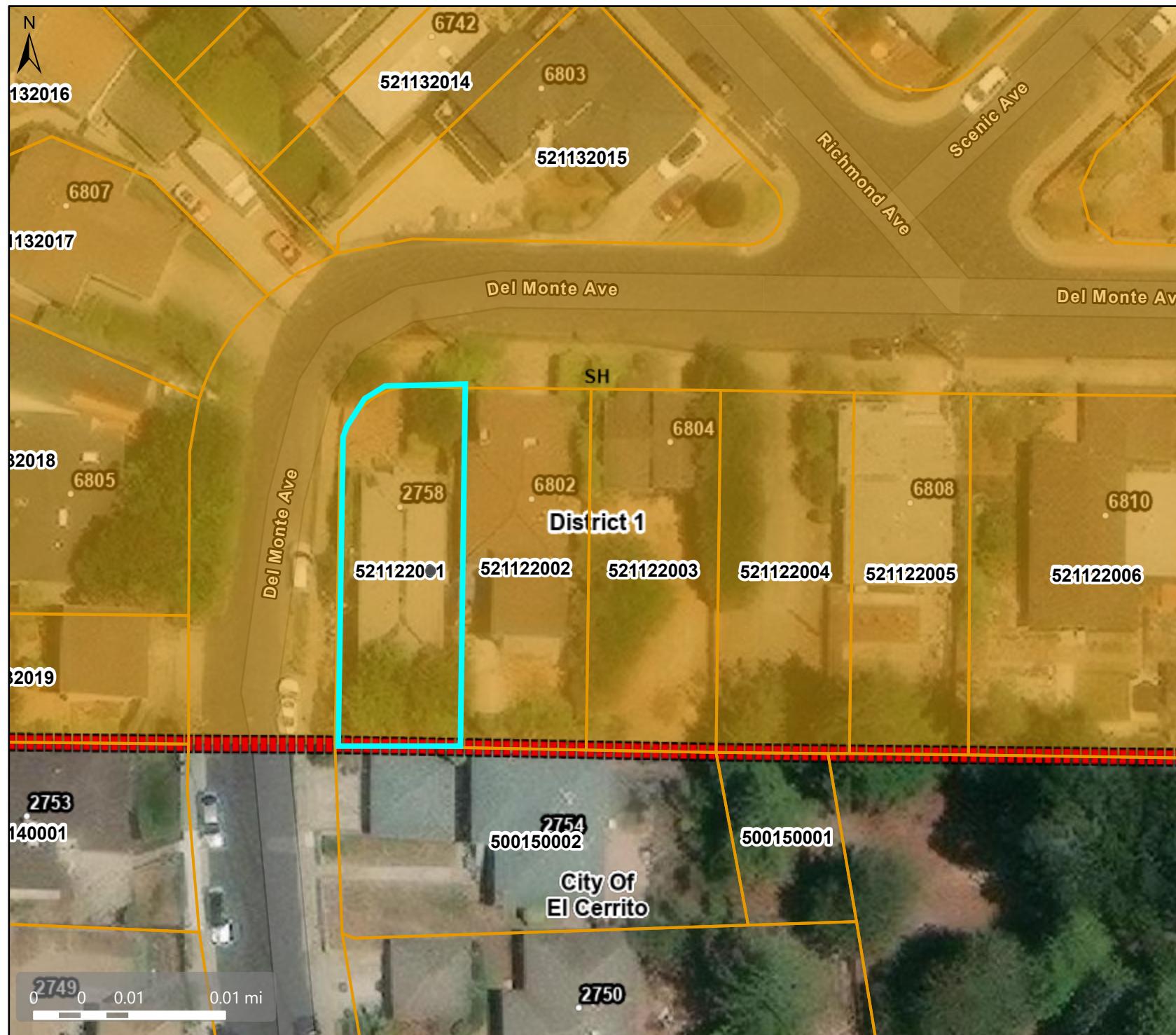
Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference

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



General Plan Designation



| Map Legend | |
|--|--------------------|
| Assessment Parcels | Orange line |
| Planning Layers (DCD) | |
| General Plan | |
| SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre | Orange shaded area |
| City Limits | Red line |
| Board of Supervisors' Districts | Black line |
| Base Data | |
| Address Points | Small white dot |

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CONTRA COSTA COUNTY

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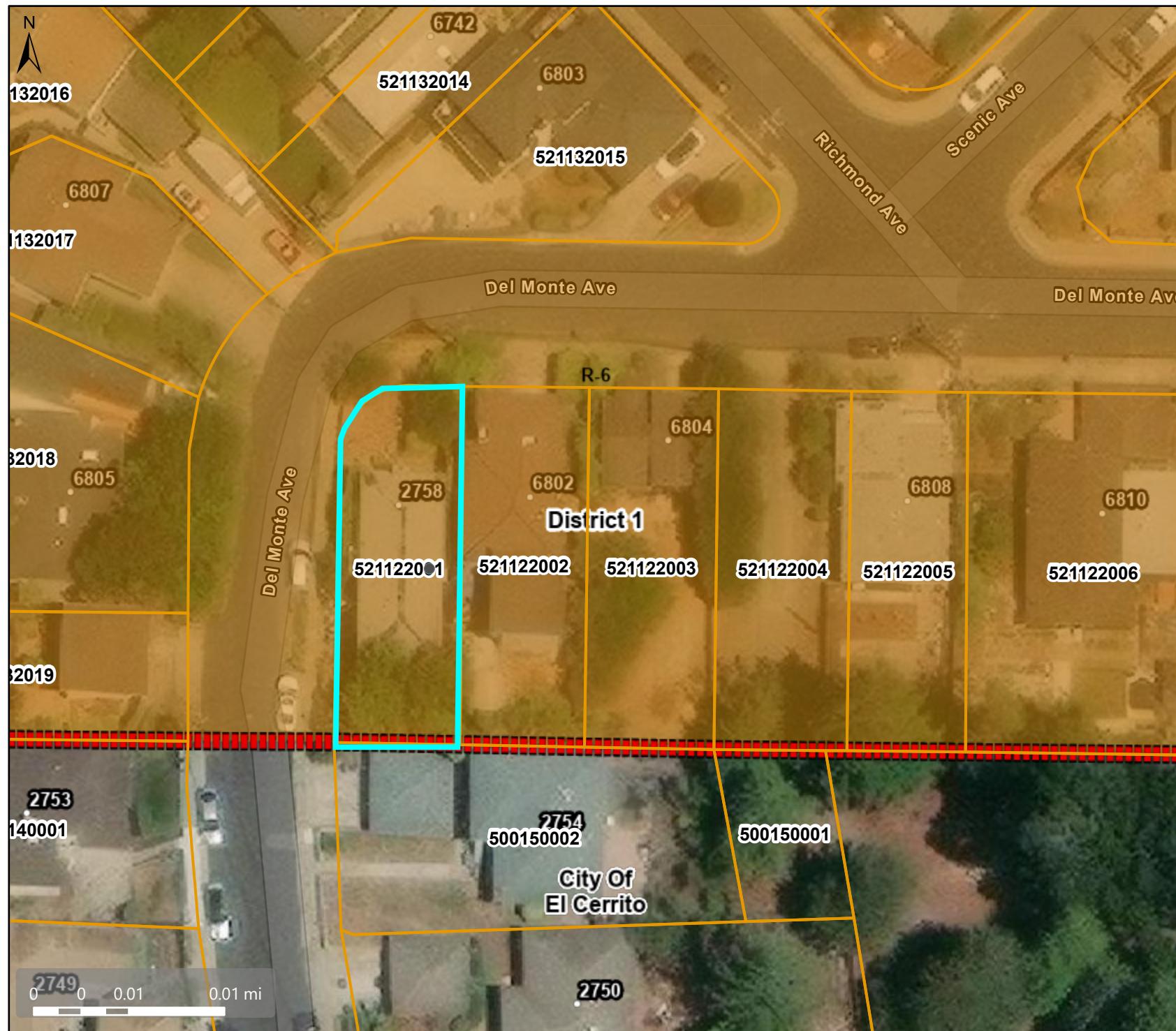
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Spatial Reference

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



Zoning District



| Map Legend | |
|---------------------------------|----------------------|
| Assessment | Yellow line |
| Parcels | Yellow line |
| Planning Layers (DCD) | Not explicitly shown |
| Zoning | Not explicitly shown |
| ZONE_OVER | |
| R-6 (Single Family Residential) | Yellow line |
| City Limits | Red line |
| Board of Supervisors' Districts | Grey line |
| Base Data | |
| Address Points | Yellow dot |

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CONTRA COSTA COUNTY

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Department of Information Technology, County GIS.

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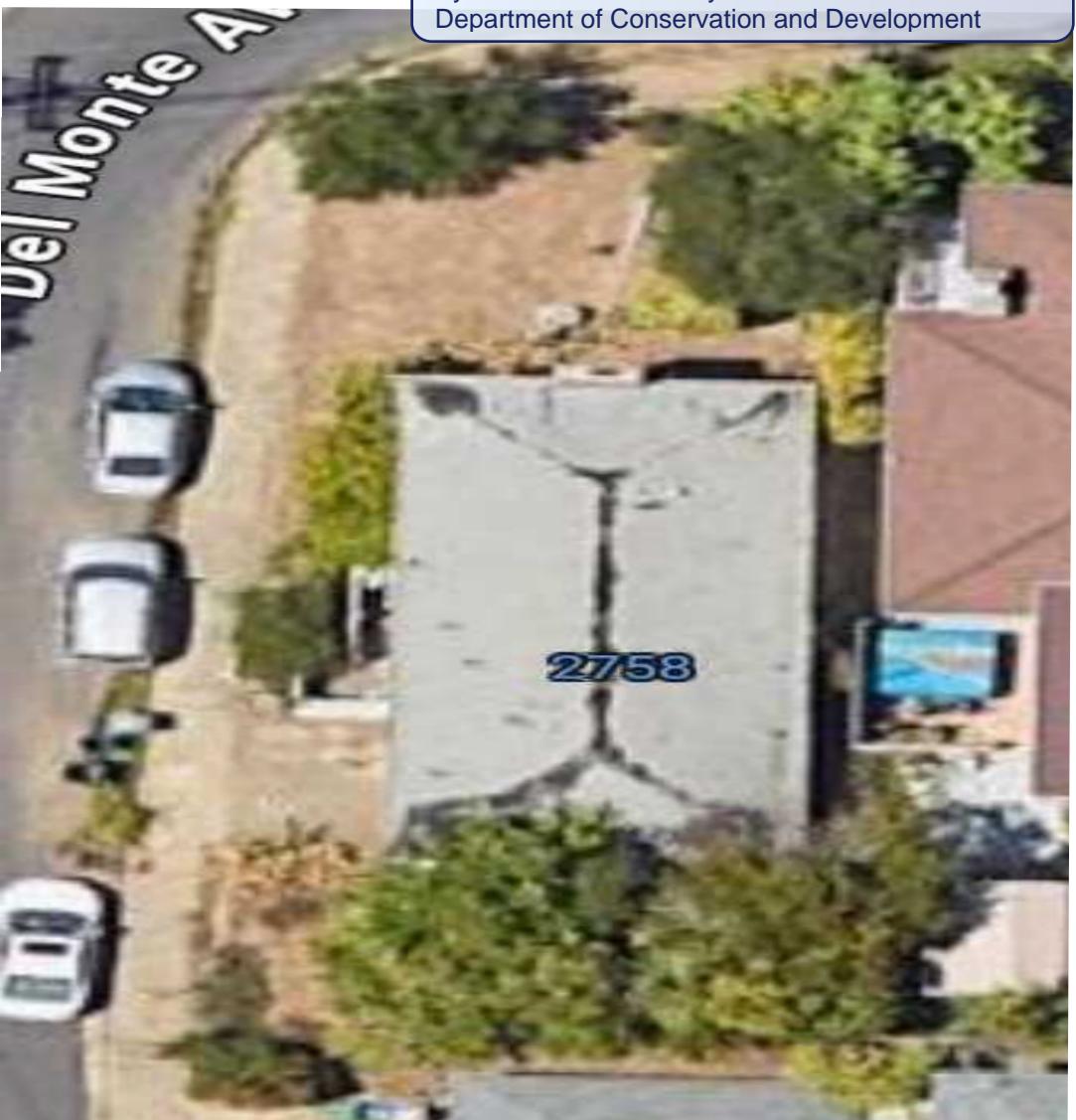
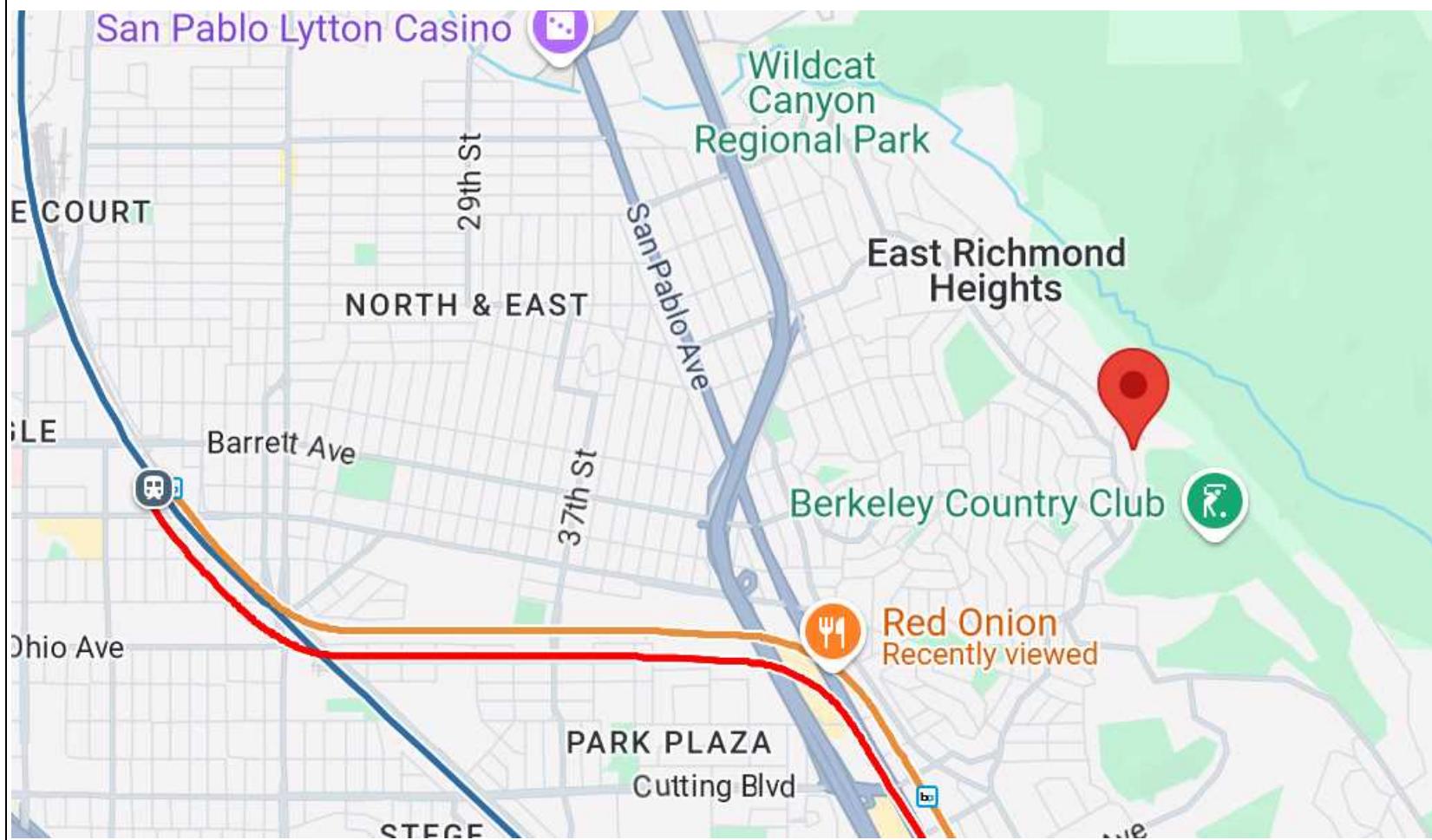
Spatial Reference

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

RECEIVED on 09/24/2024 CDVR24-01046
By Contra Costa County
Department of Conservation and Development



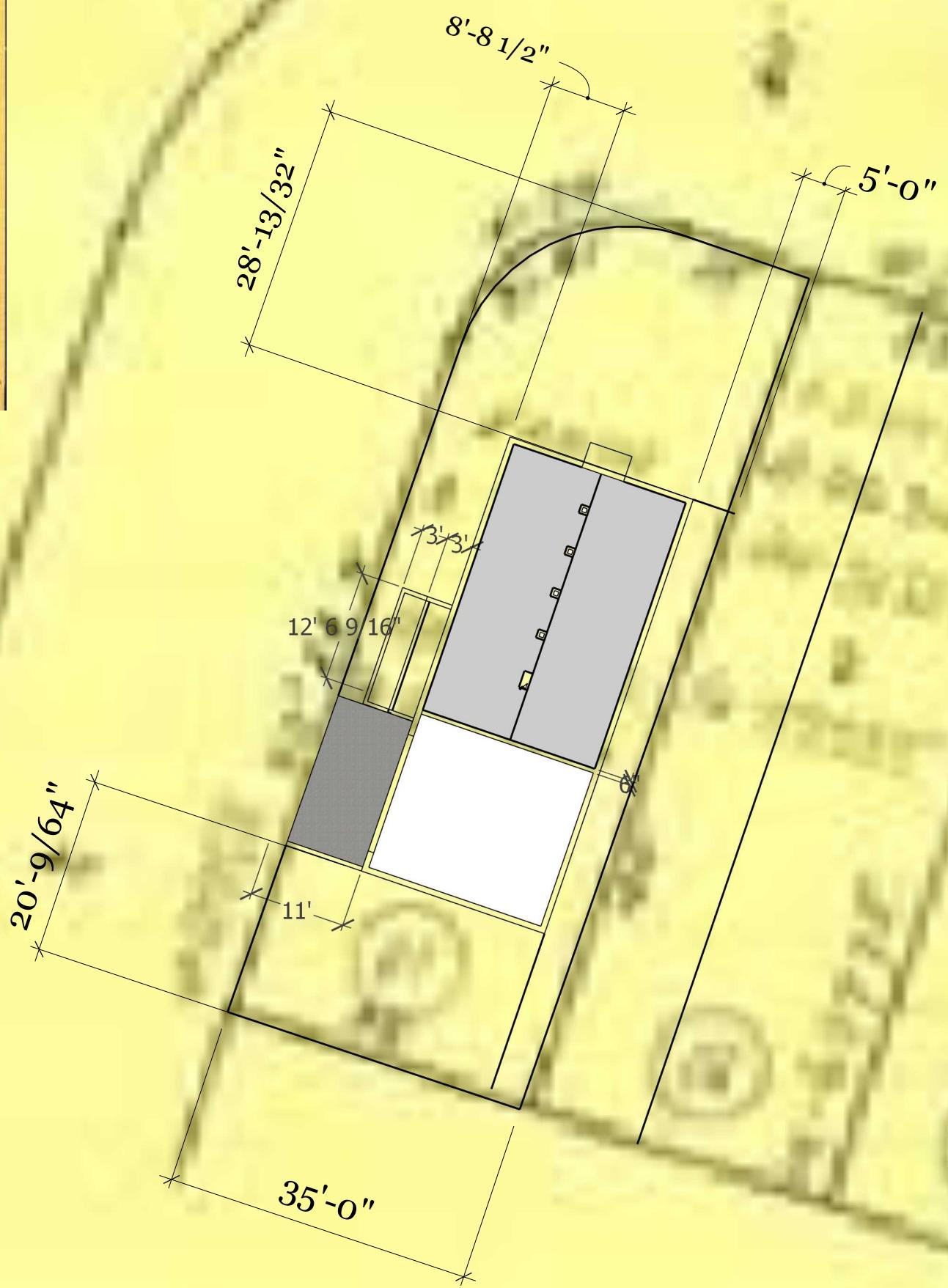
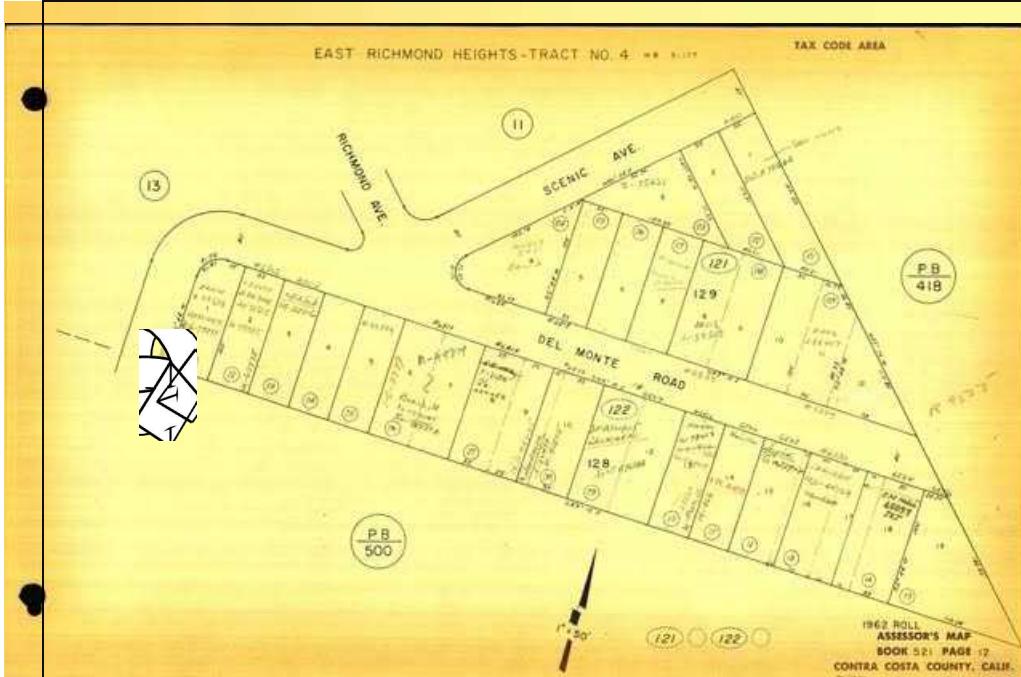
5728 Del Monte Av El Cerrito Ca ROB NUNALLY



The Greg Phipps Company
2758 Del Monte Av El Cerrito CA
Renovation

A

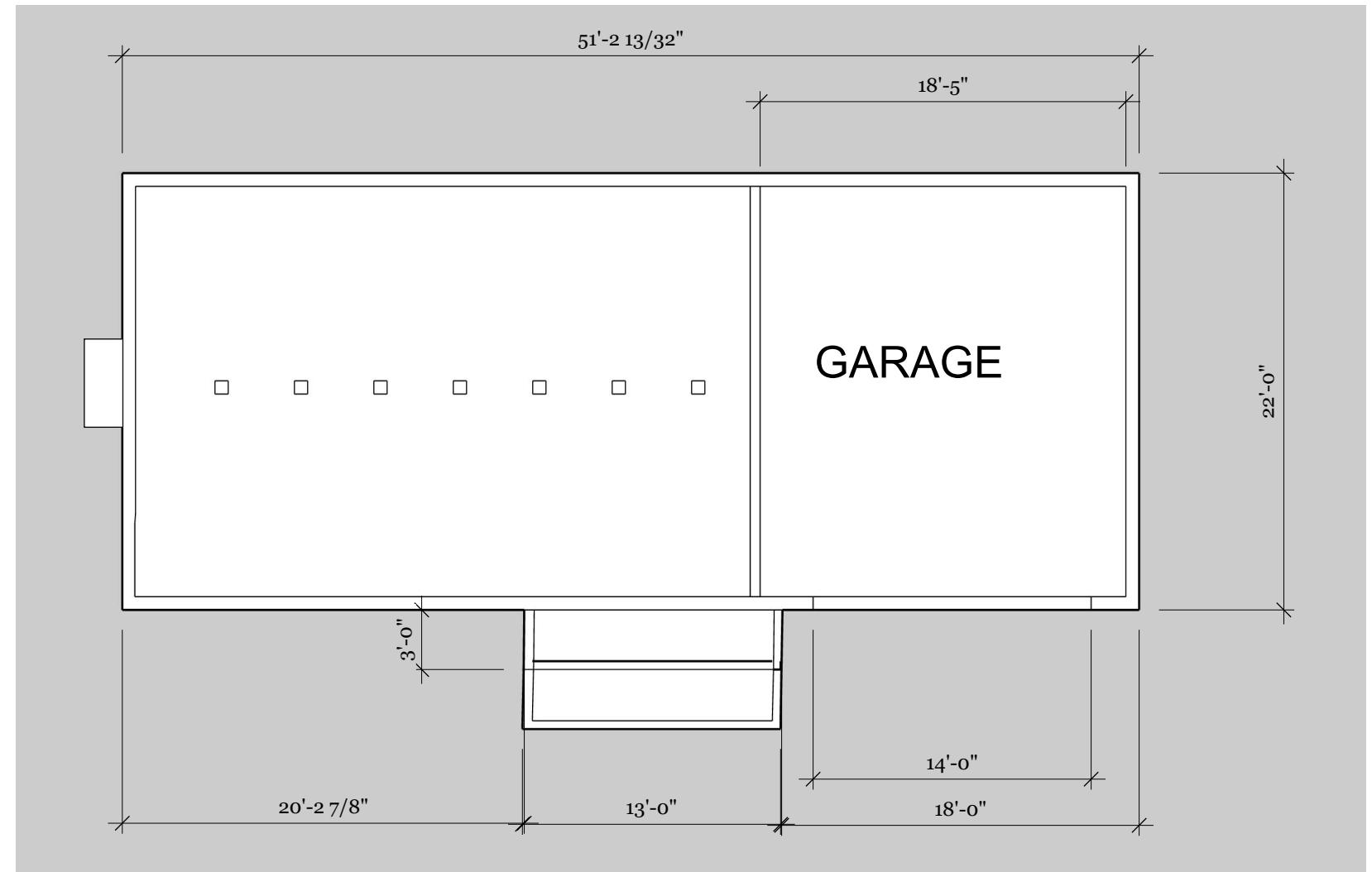
| REVISIONS | | REMARKS |
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Site Plan

CA 01

Site Plan



0 5 10

AS BUILT FOUNDATION

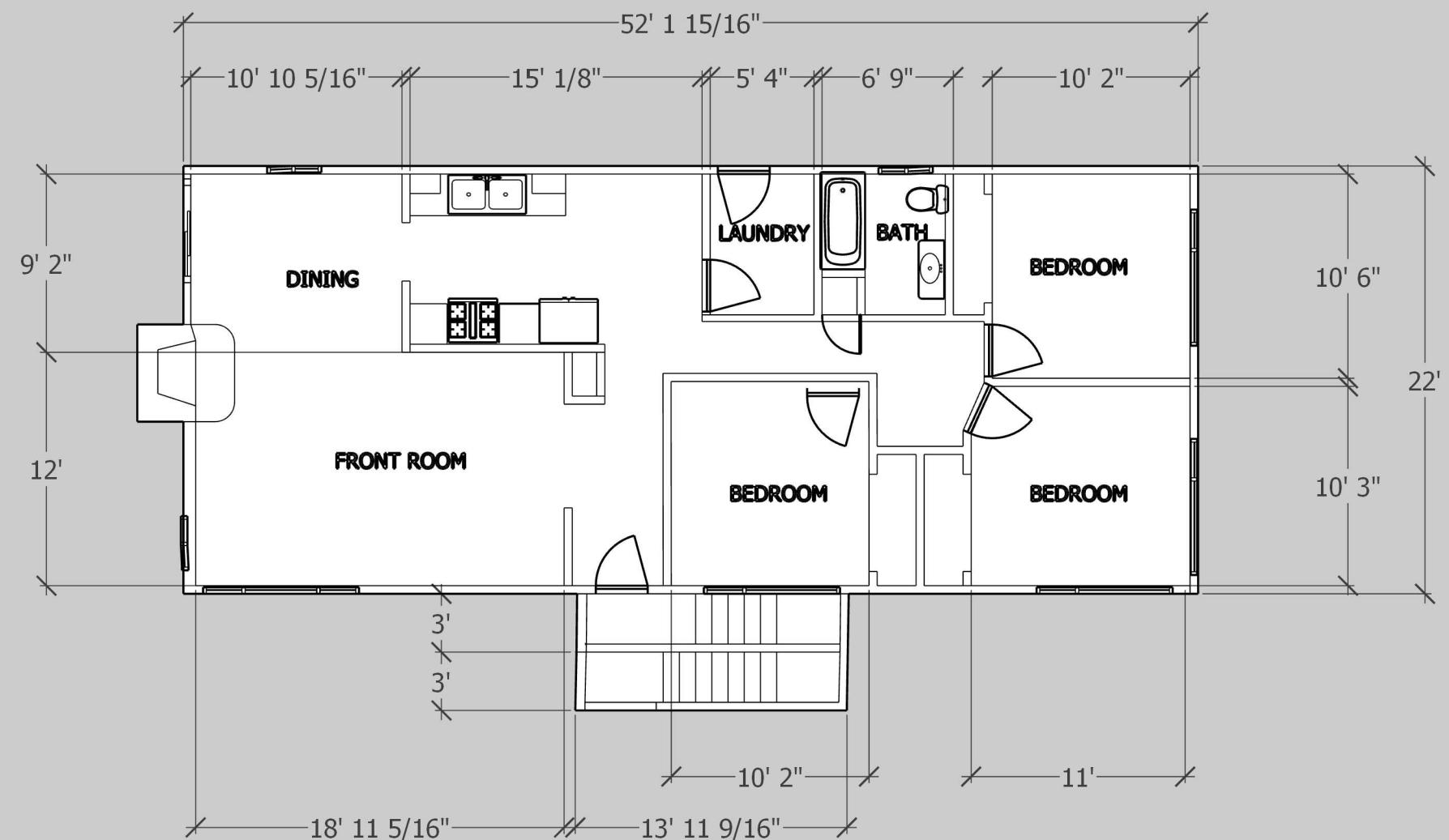
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REVISIONS

REMARKS

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2758 Del Monte AV El Cerrito CA



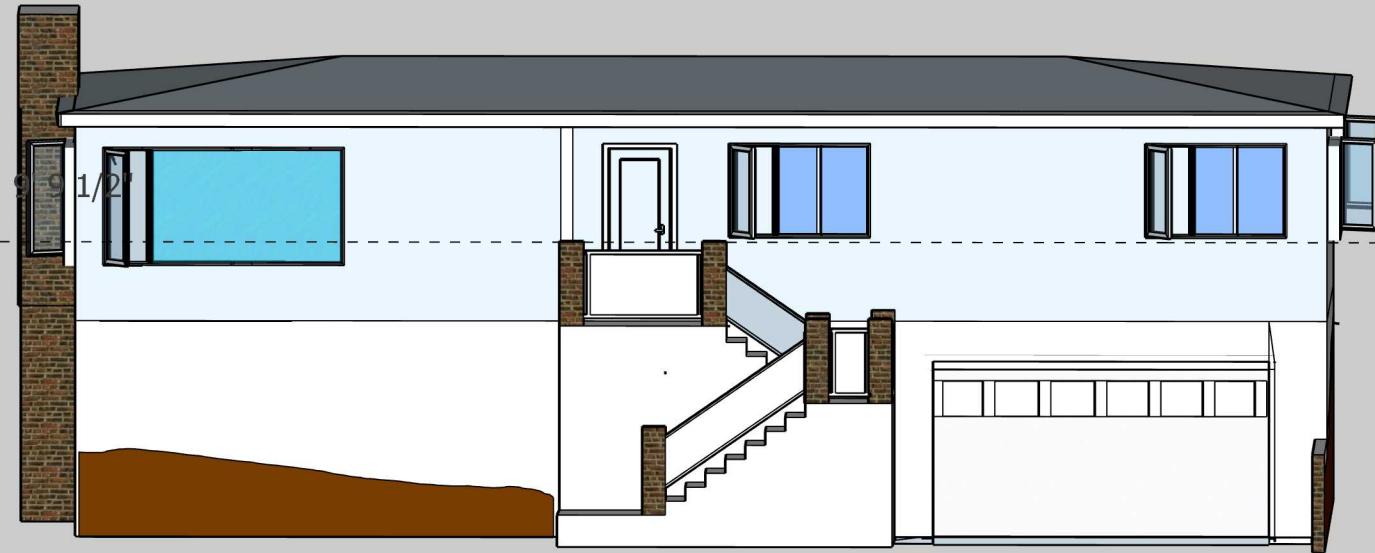
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AS BUILT MAIN FLOOR

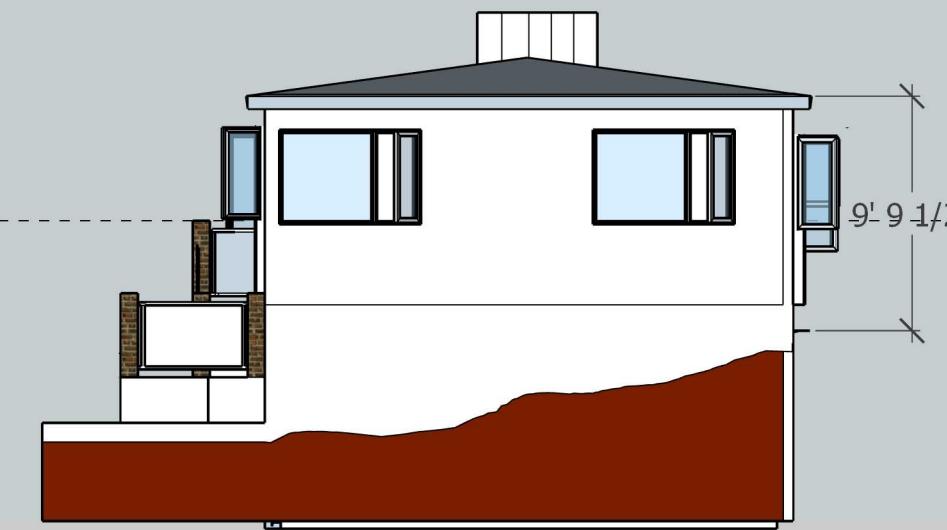
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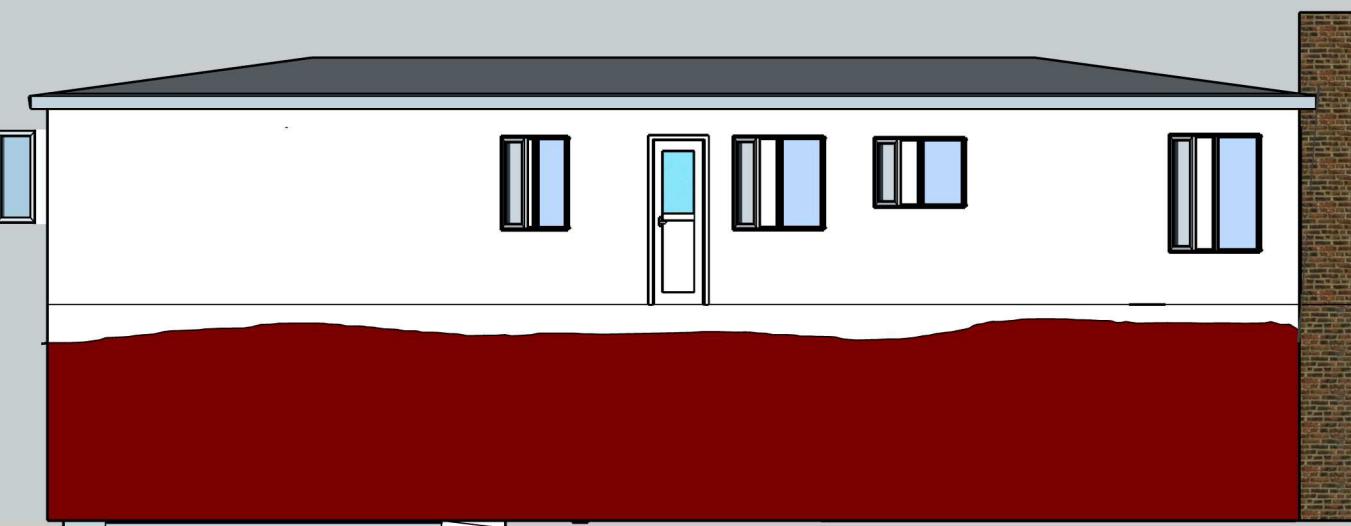
2758 Del Monte AV El Cerrito CA



FRONT



SOUTH



BACK



NORTH

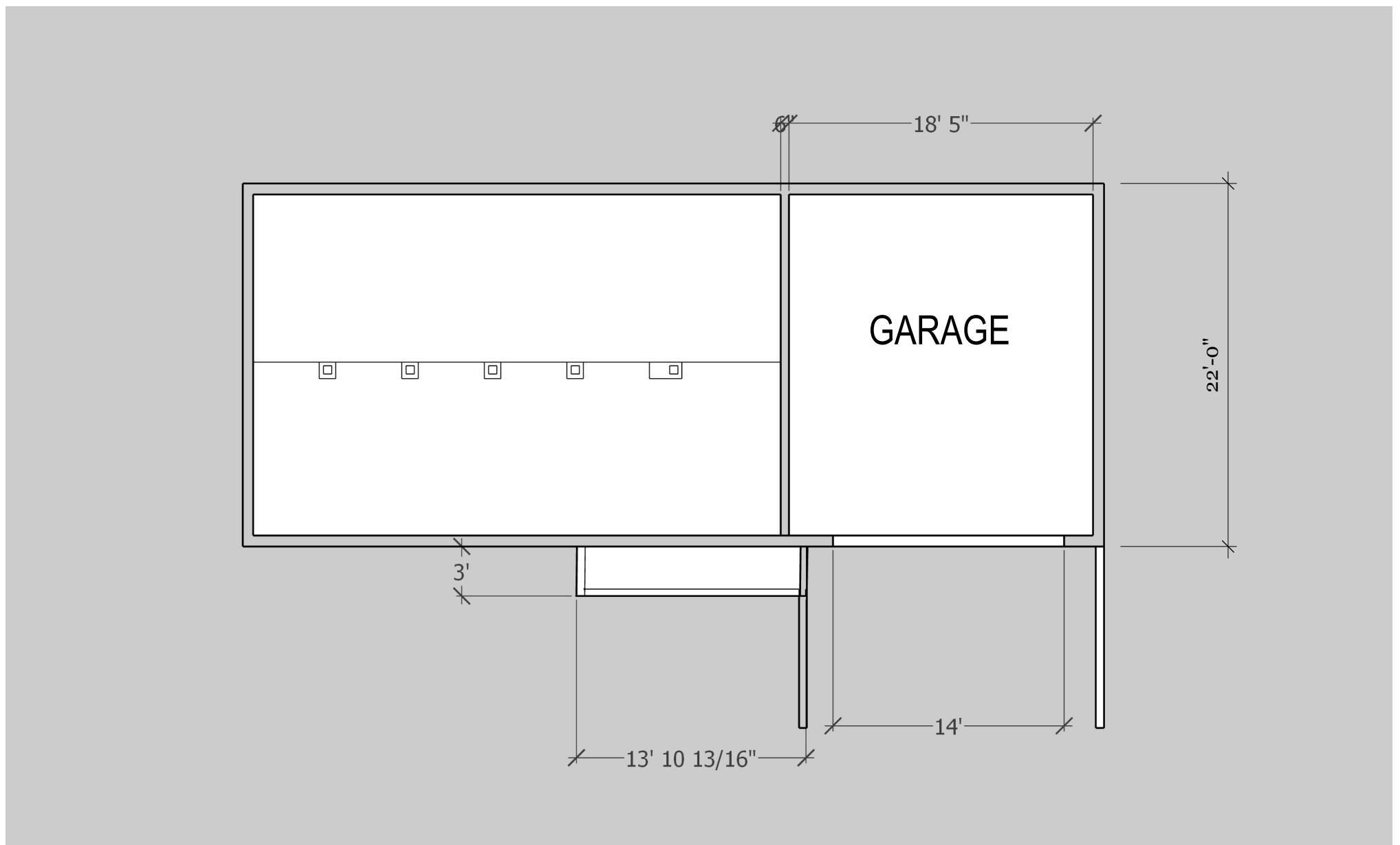
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AS BUILT ELEVATIONS

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2758 Del Monte AV El Cerrito CA



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FOUNDATION

A 05

REVISIONS

REMARKS

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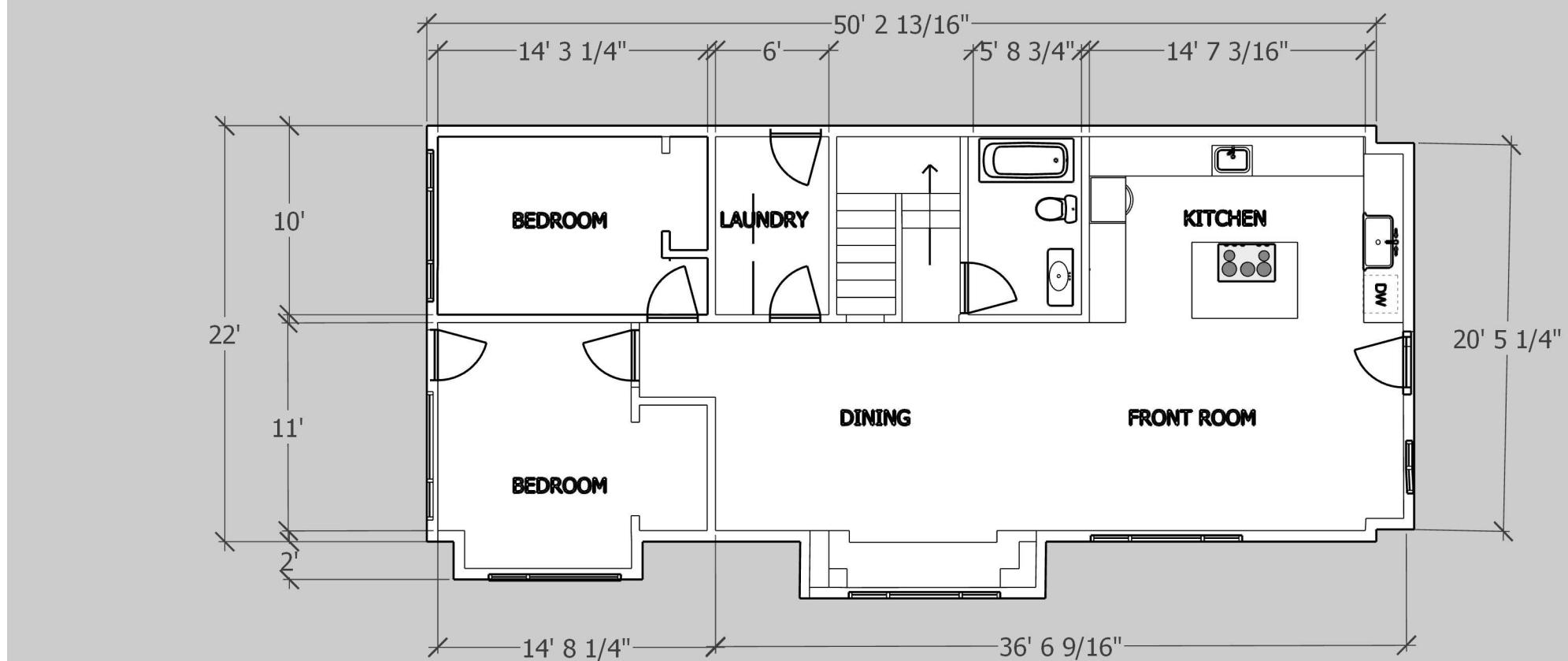
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2758 Del Monte AV El Cerrito CA



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A 06

Main Floor

2758 Del Monte AV El Cerrito CA

REVISIONS

REMARKS

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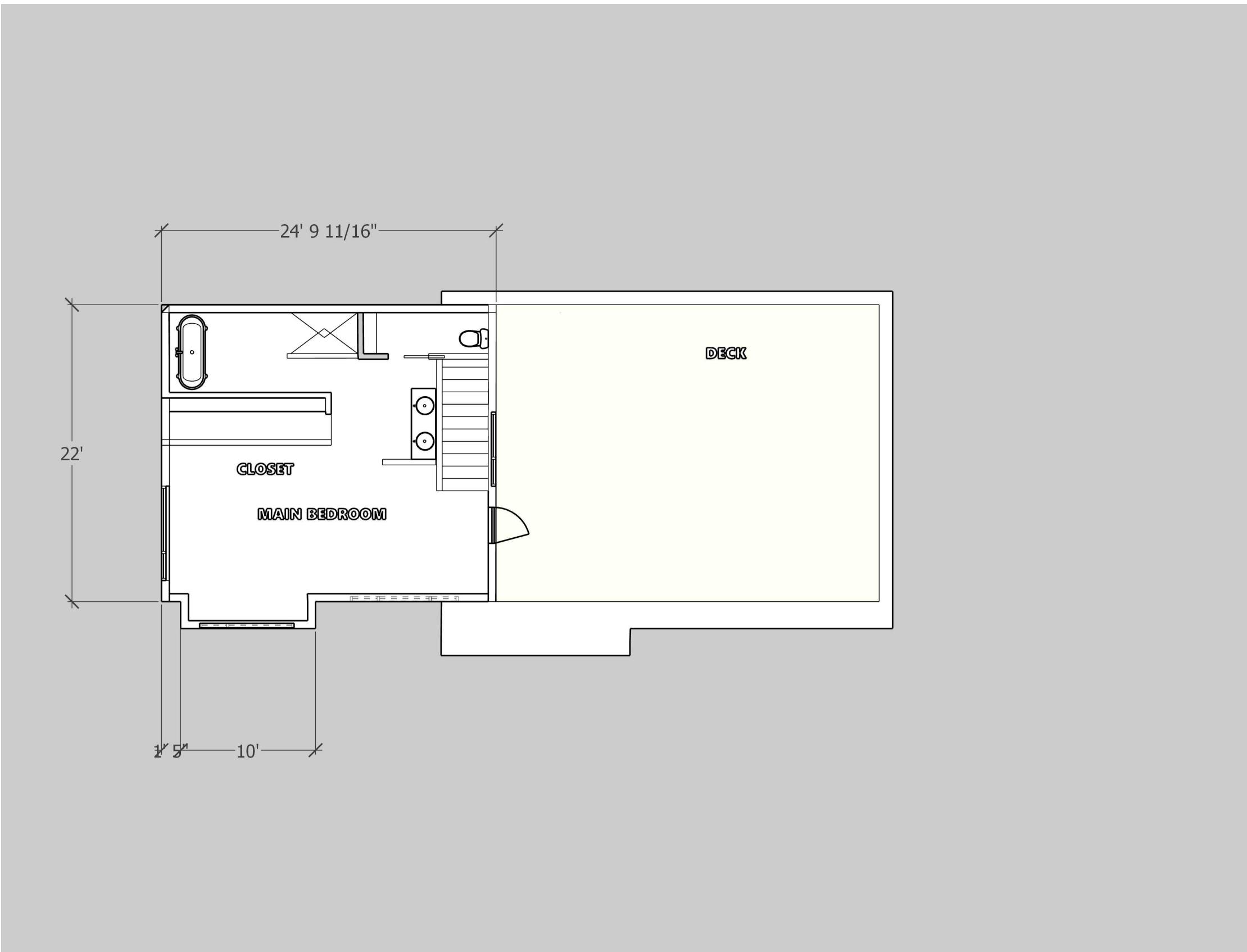
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MAIN BEDROOM

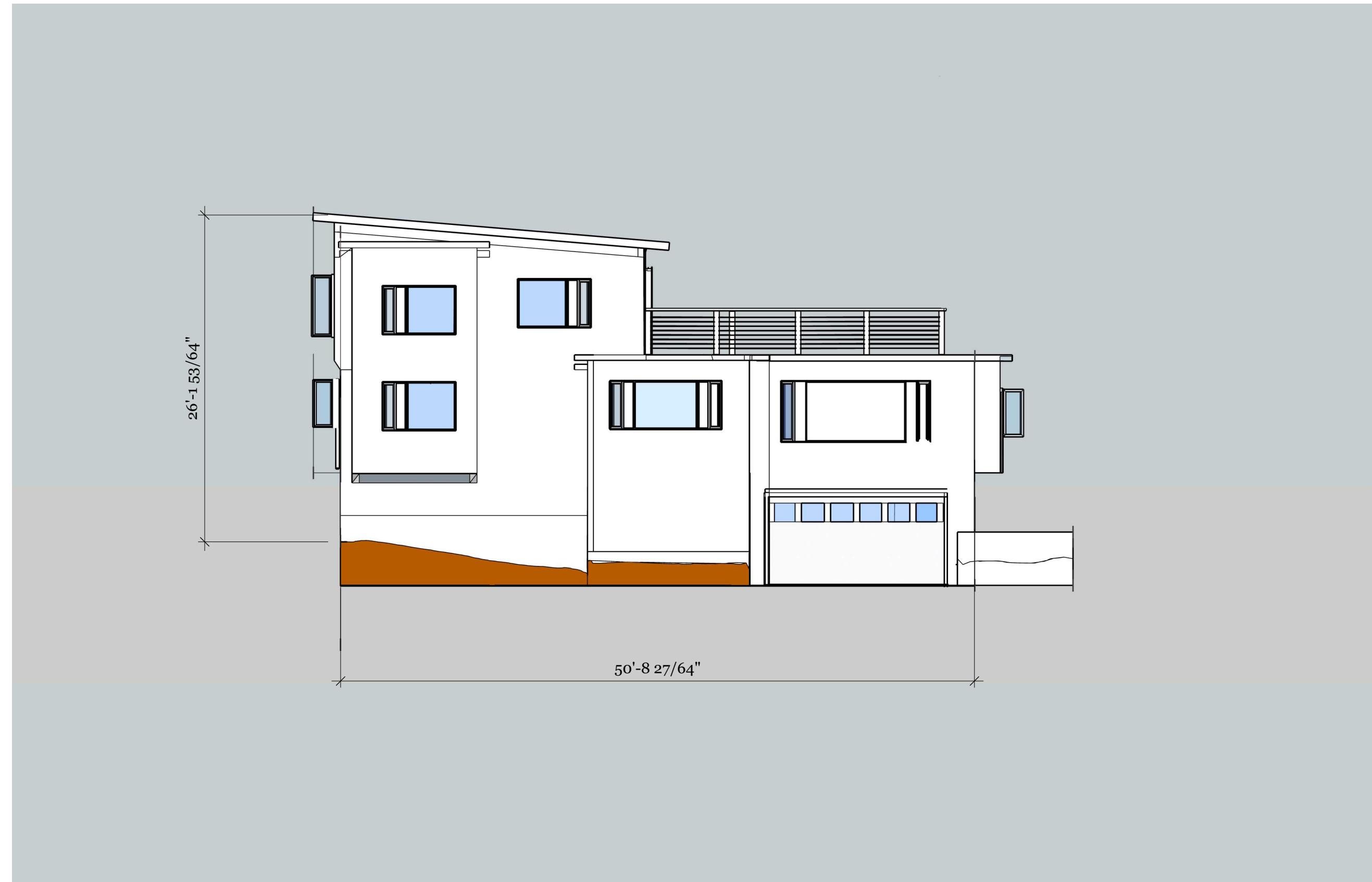
REVISIONS

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2758 Del Monte AV El Cerrito CA

A 07



FRONT ELEVATION

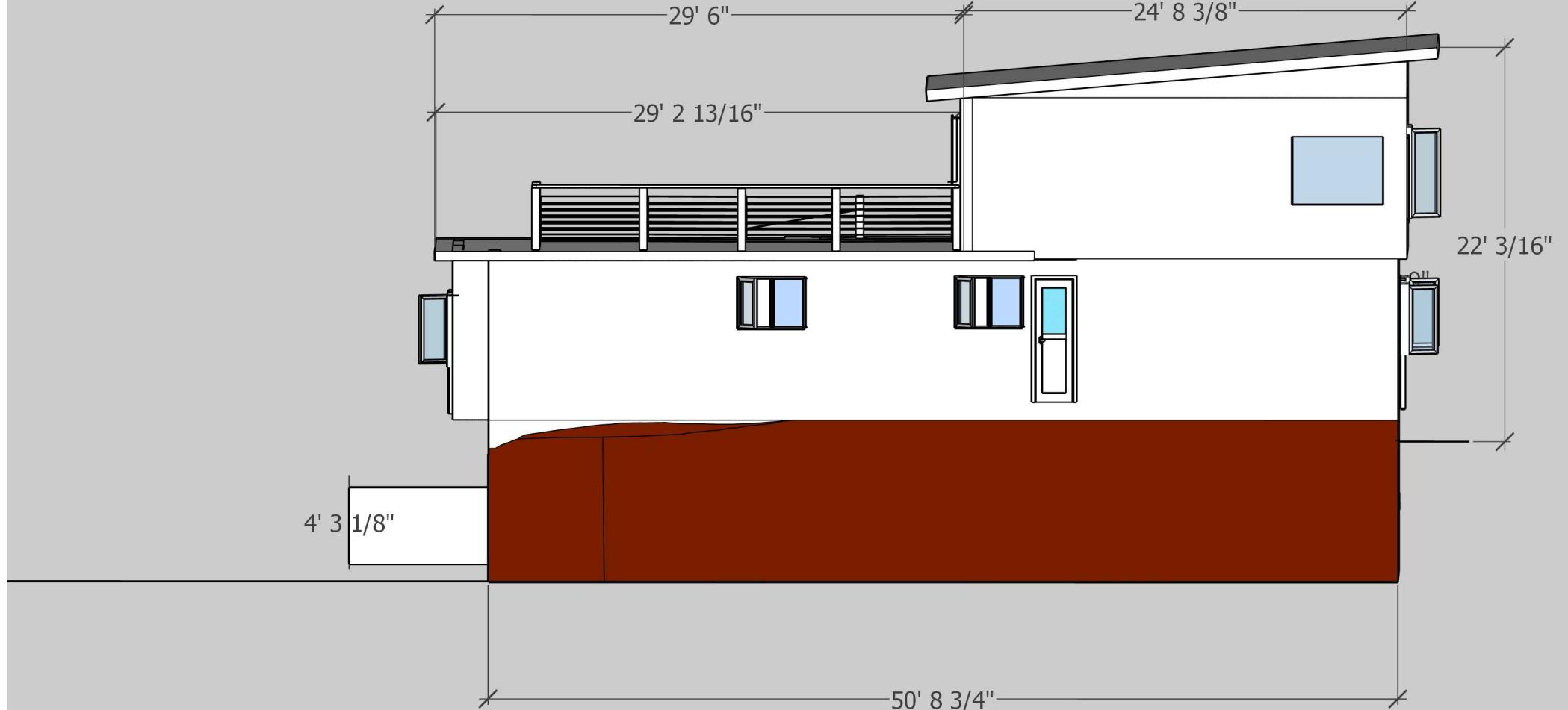
A 08

REVISIONS

REMARKS

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2758 Del Monte AV El Cerrito CA

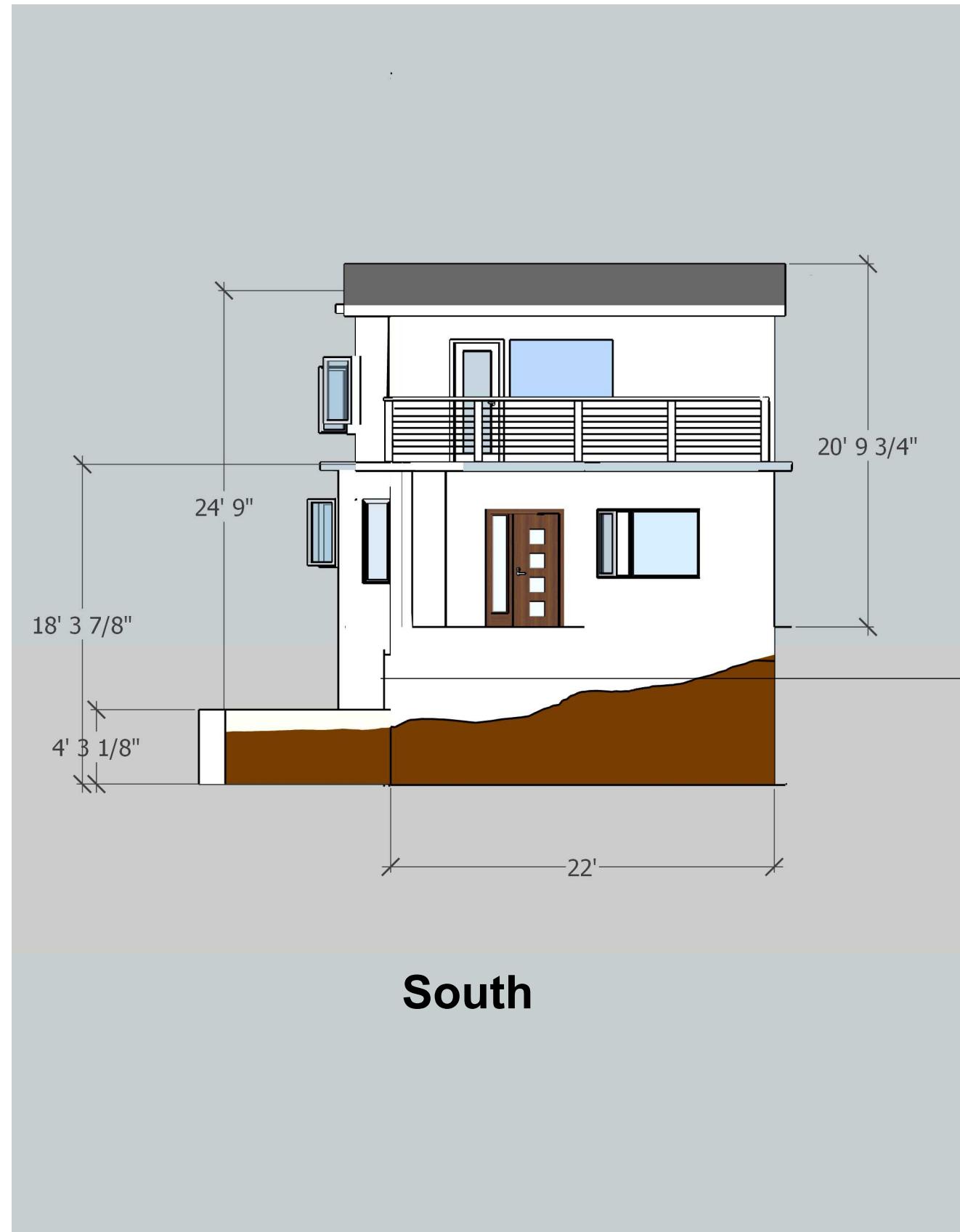


BACK

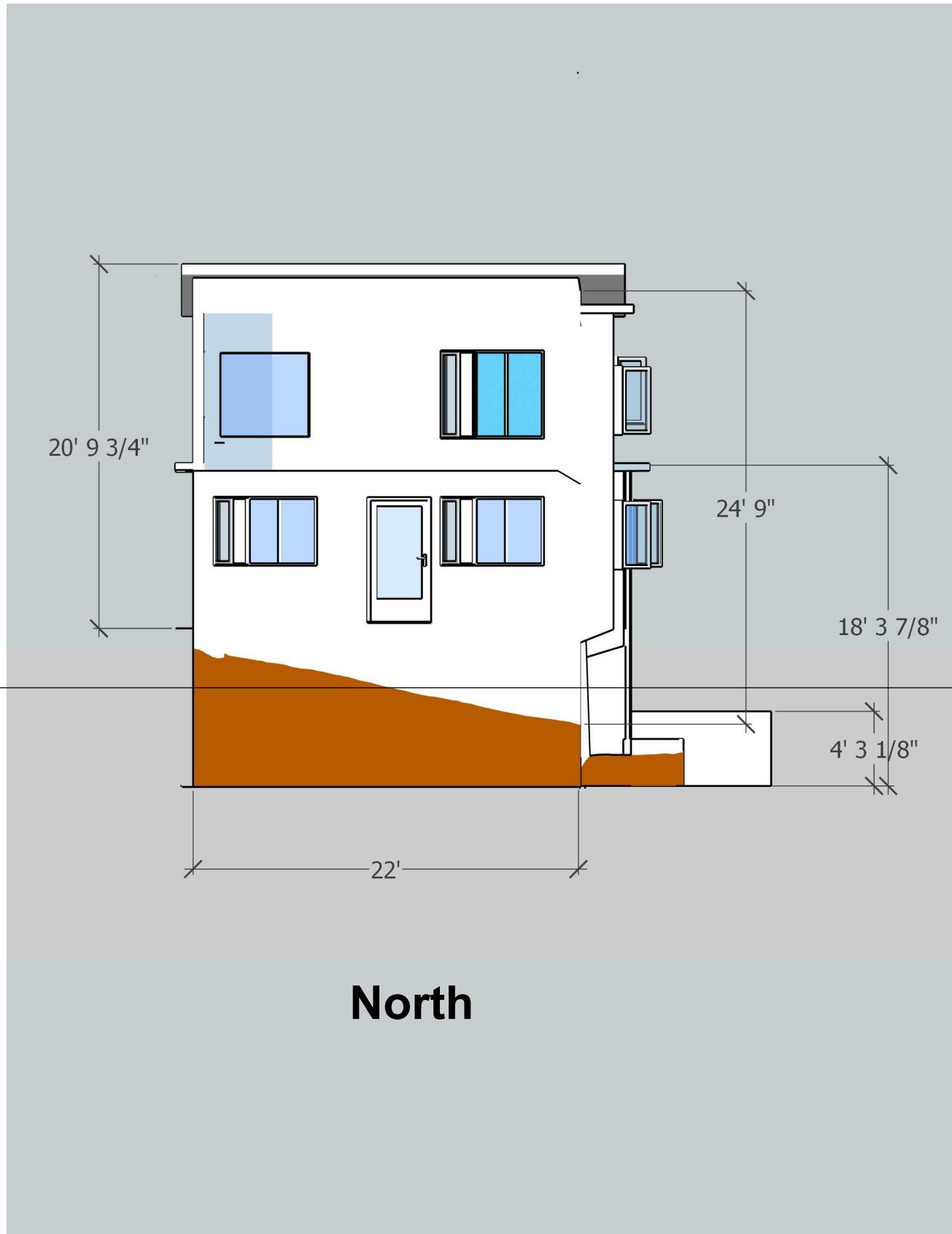
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BACK

| | |
|---------------------------------|-------------|
| BACK | |
| 2758 Del Monte AV El Cerrito CA | |
| REVISIONS | |
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South



North

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A 10

N S ELEVATIONS

REVISIONS

REMARKS

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2758 Del Monte AV El Cerrito CA