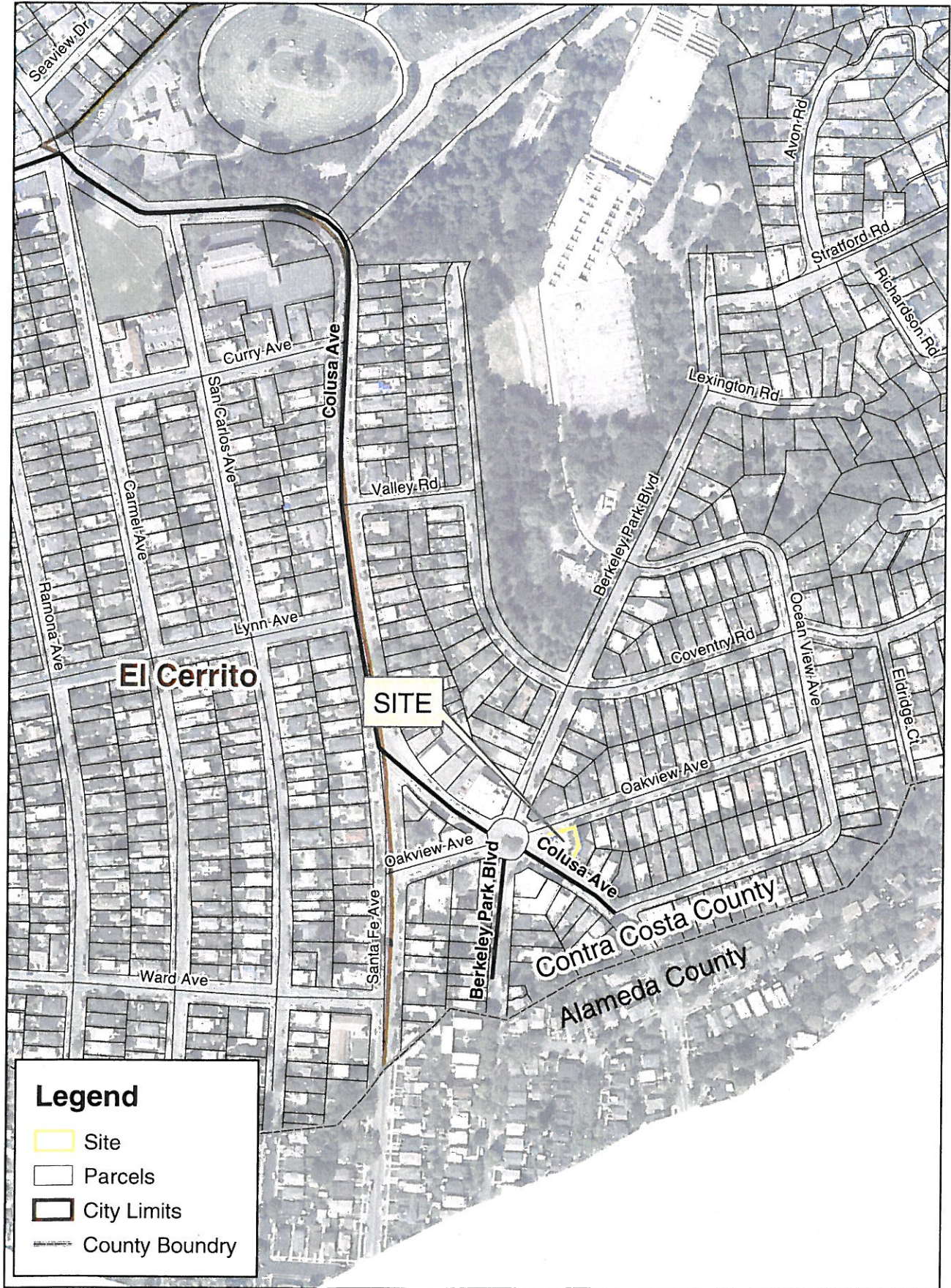


**AREA MAPS,  
PHOTO SIMULATIONS,  
SITE PLANS AND  
ELEVATIONS**

# Colusa Circle Vicinity Map



**Legend**

- Site
- Parcels
- City Limits
- County Boundary



Map created 11/8/2007  
 by Contra Costa County Community Development, GIS Group  
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095  
 37:59:48.455N 122:06:35.384W

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# Colusa Circle Aerial Photograph



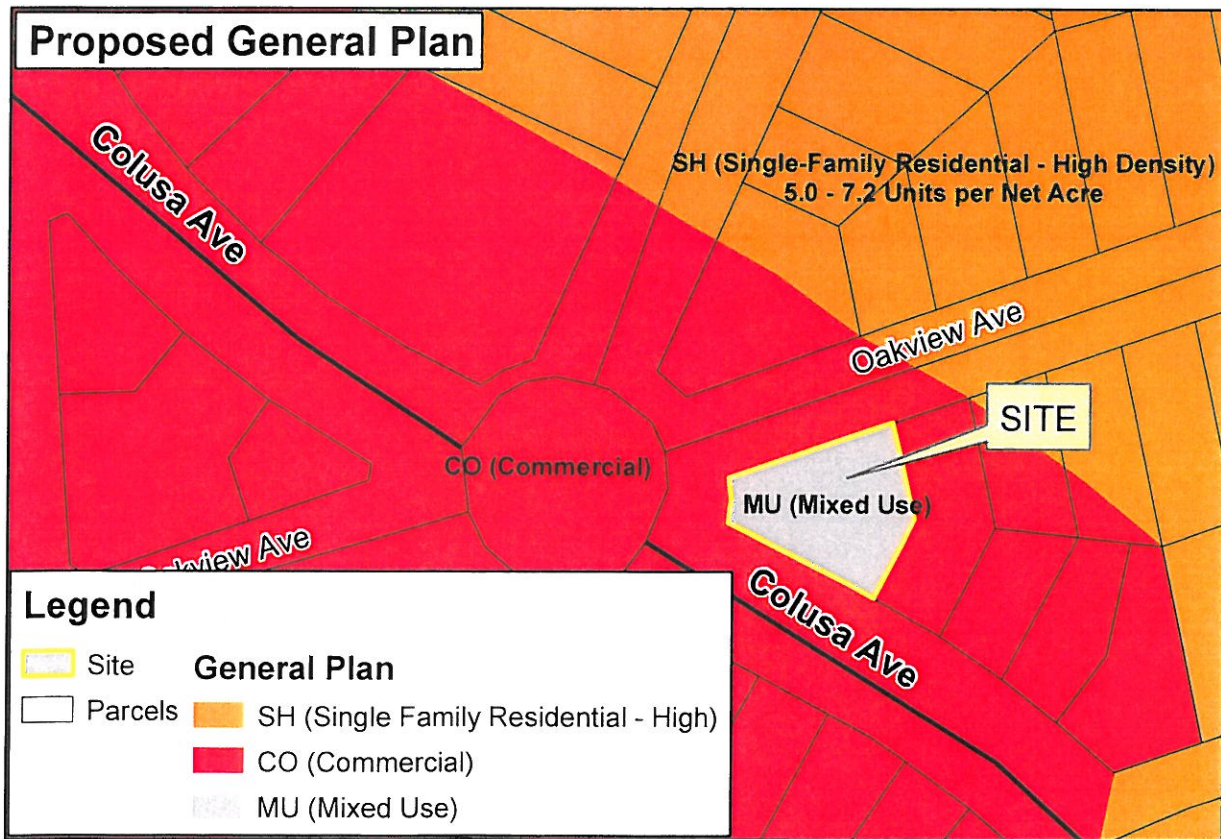
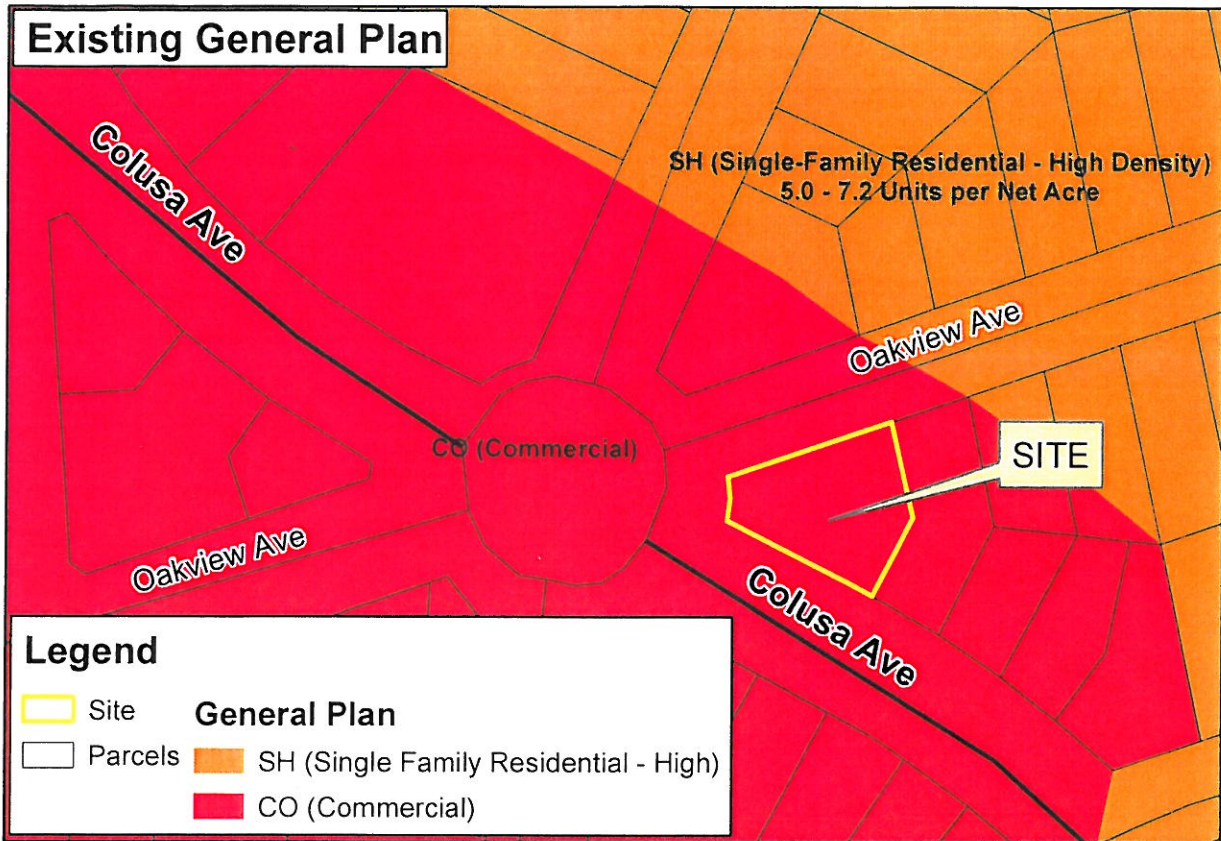
Map created 11/8/2007

by Contra Costa County Community Development, GIS Group  
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095  
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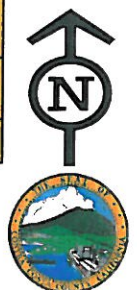


# 401 Colusa Circle General Plan Map

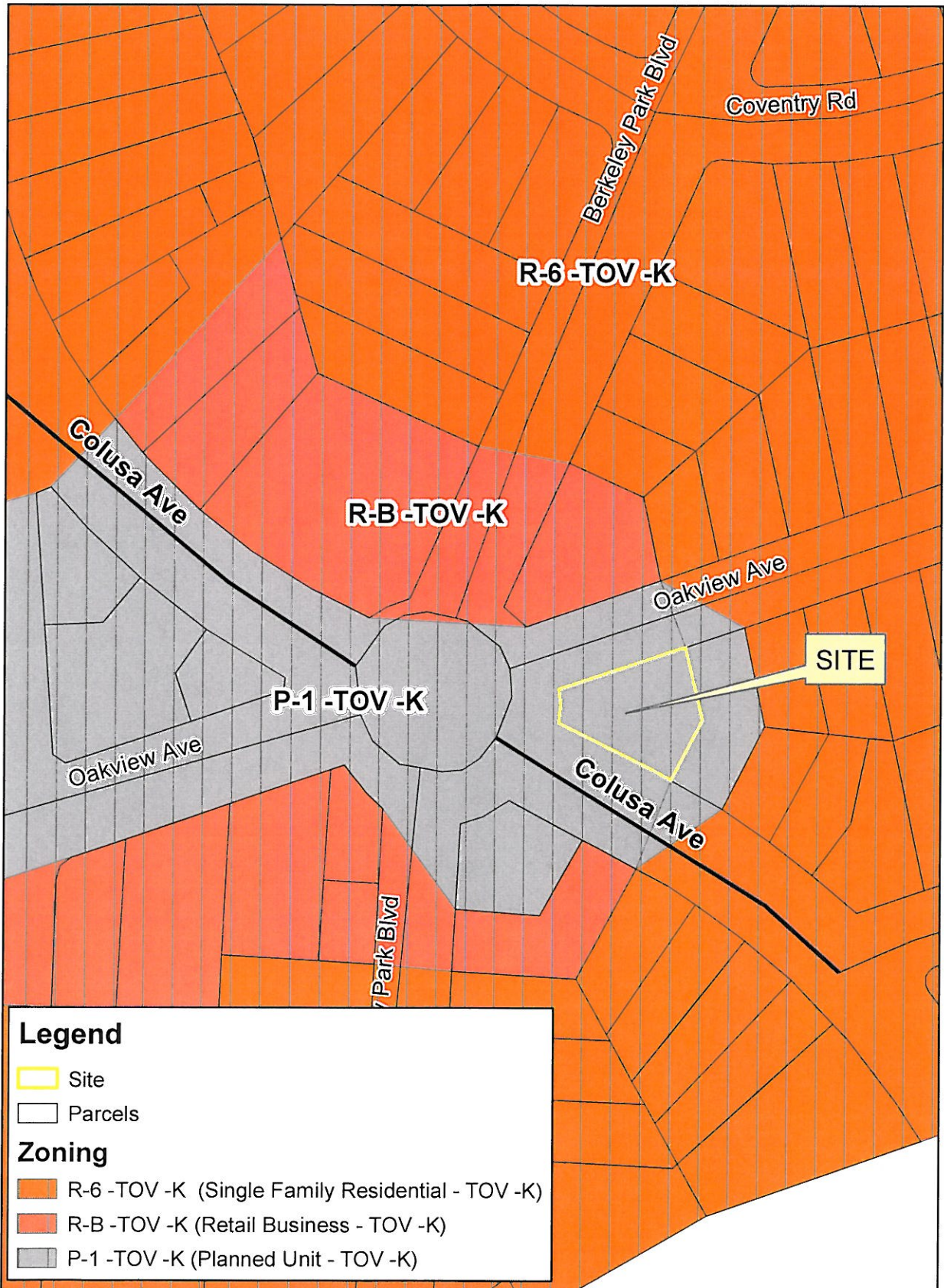


Map created 8/5/2008  
 by Contra Costa Conservation and Development Department  
 Community Development Division--GIS Group  
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095  
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# 401 Colusa Circle Zoning Map

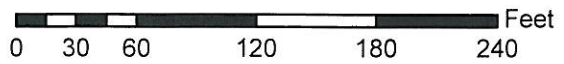


**Legend**

- Site
- Parcels

**Zoning**

- R-6 -TOV -K (Single Family Residential - TOV -K)
- R-B -TOV -K (Retail Business - TOV -K)
- P-1 -TOV -K (Planned Unit - TOV -K)



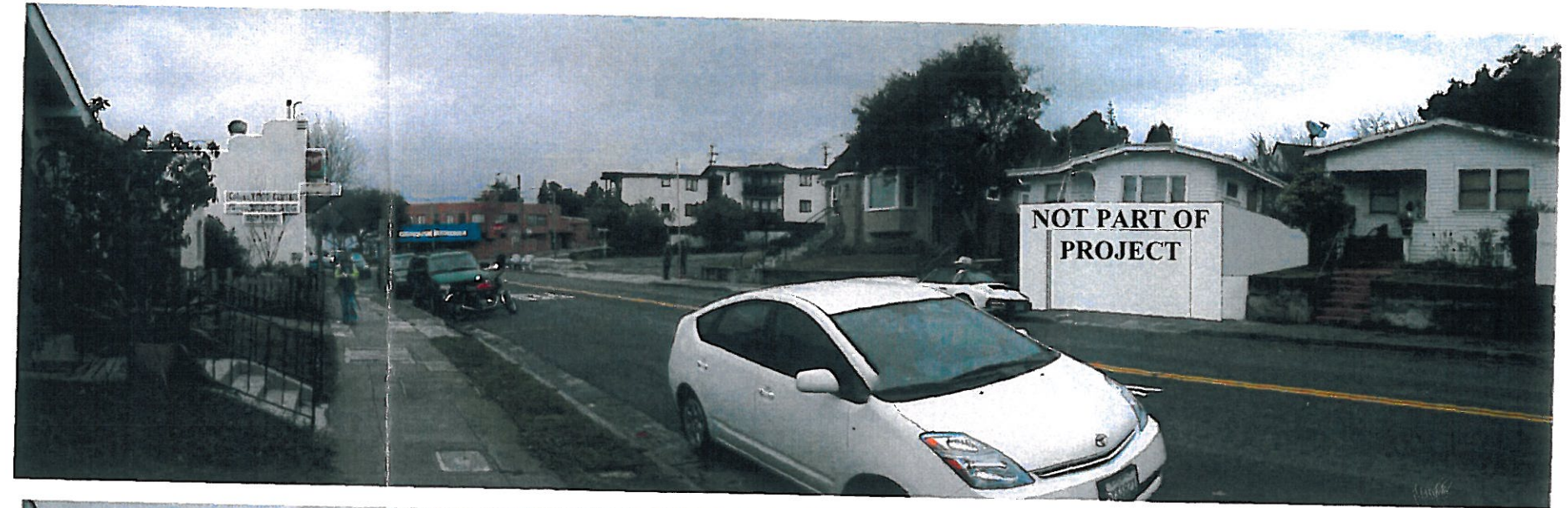
Map created 8/5/2008  
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# VIEW FROM EAST ACROSS COLUSA AVENUE

CURRENT VIEW



APPROVED PHASE II- 1983

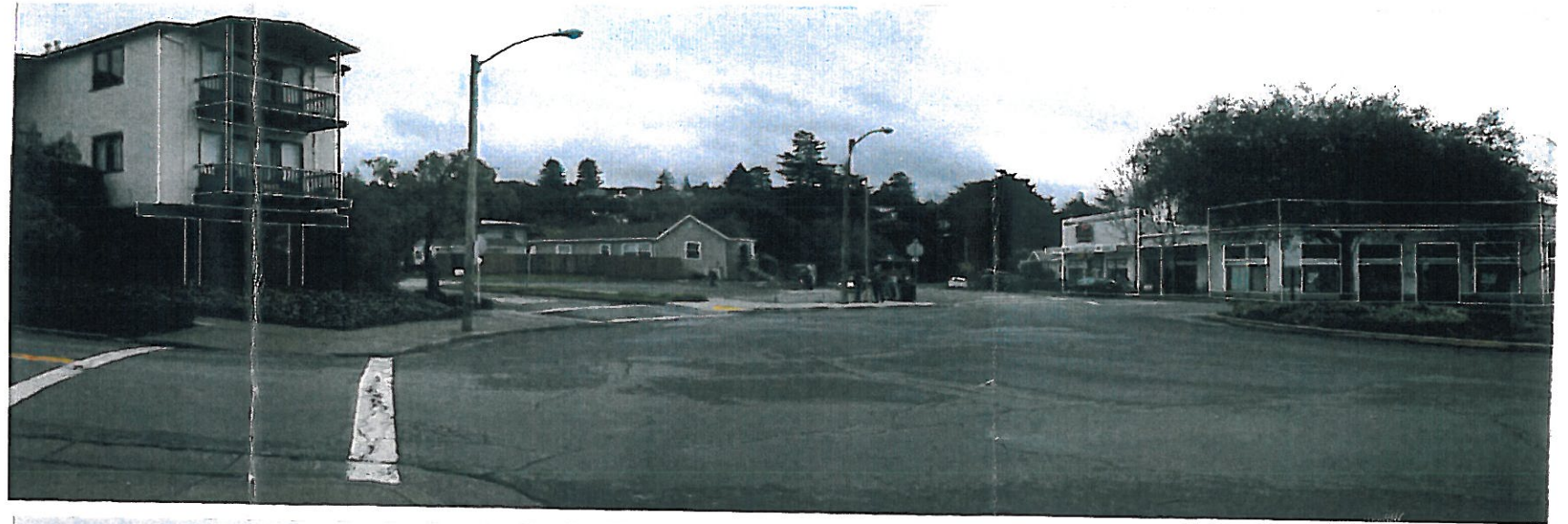


PROPOSED PLAN

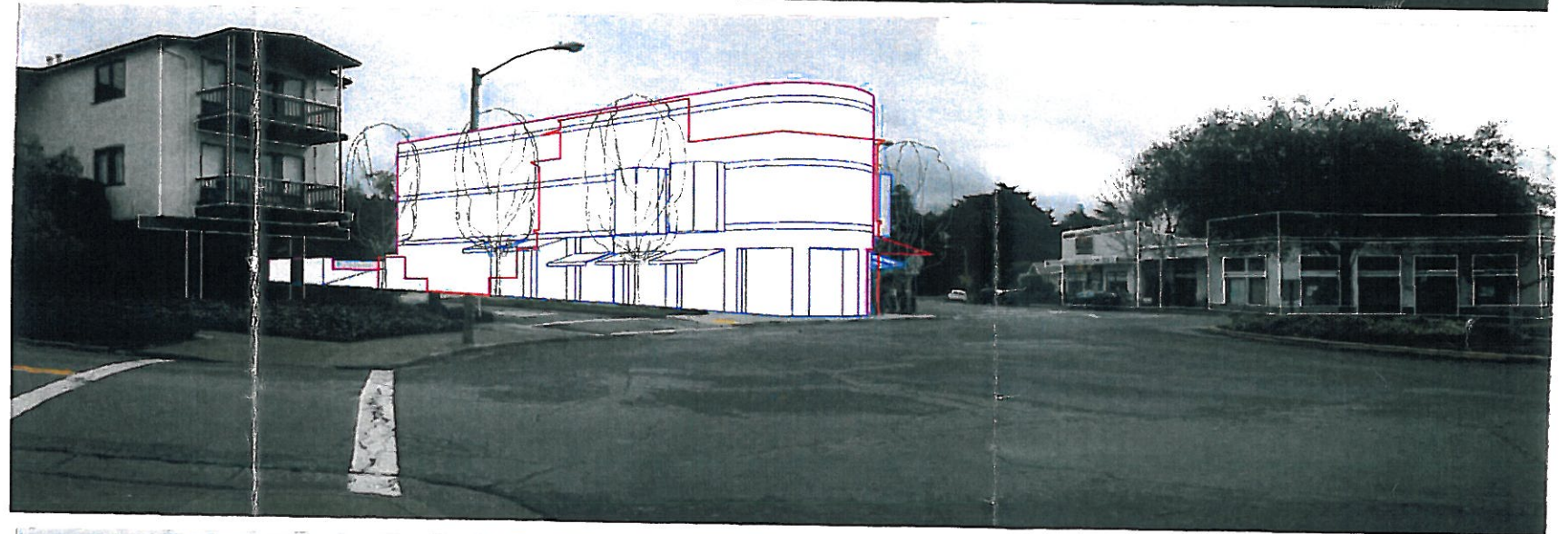


# VIEW FROM CIRCUS PUB ACROSS COLUSA AVENUE

CURRENT VIEW



APPROVED PHASE II- 1983



PROPOSED PLAN



# VIEW FROM SOUTHWEST ACROSS COLUSA AVENUE

**CURRENT  
VIEW**



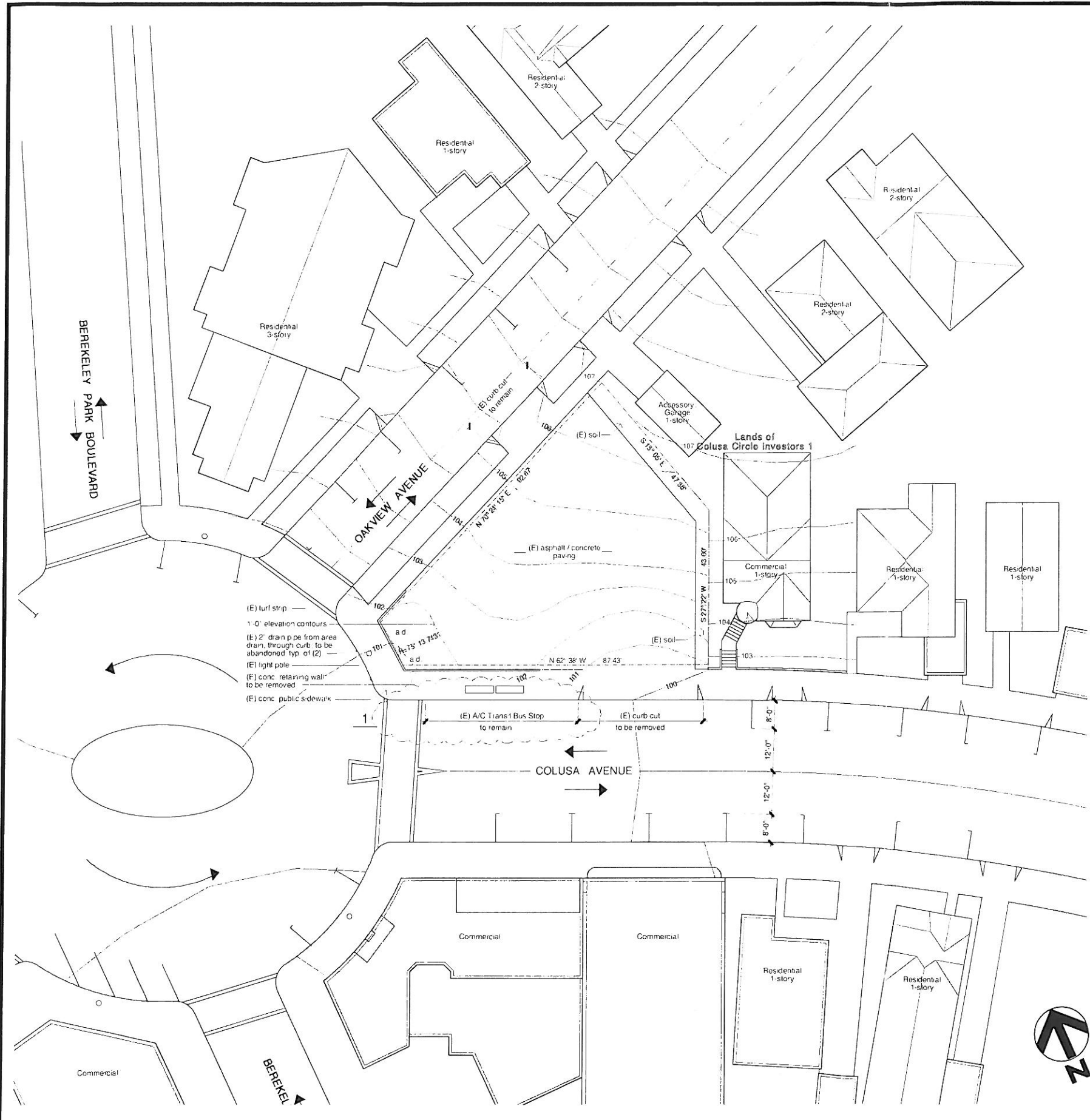
**APPROVED  
PHASE II-  
1983**



**PROPOSED  
PLAN**







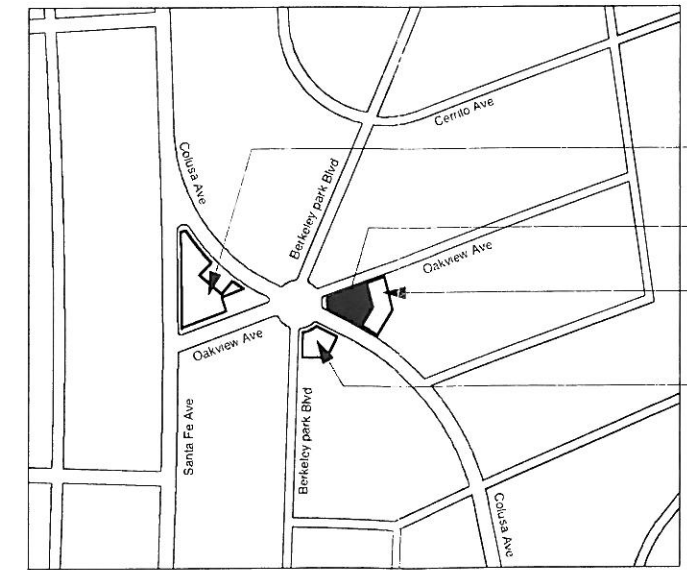
Existing Site Plan 4  
11x17: 1/32" - 22x34: 1/16" A1.2

**PROJECT DESCRIPTION**

PROJECT ADDRESS: 401 COLUSA AVENUE, KENSINGTON CALIFORNIA 94707  
 ASSESSOR'S PARCEL NO: 571311001  
 ZONING: P-1, PLANNED UNIT DISTRICT  
 GENERAL PLAN DESIGNATION: COMMERCIAL  
 DESCRIPTION OF WORK: THE PROPOSED WORK DESCRIBED IN THIS SUBMITTAL IS A MAJOR MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN NO. 3056-82 AND IS SPECIFIC TO PHASE II OF THE DEVELOPMENT PLAN.  
 THE PROPOSED WORK INCLUDES CONSTRUCTION OF A NEW 3 STORY MIXED USE STRUCTURE (RESIDENTIAL OVER COMMERCIAL) ON AN EXISTING UNIMPROVED PARCEL. WORK INCLUDES CREATION OF 6 SPACES OF ON-SITE COVERED PARKING AND CREATION OF 3 ADDITIONAL ON-STREET PARKING SPACES. THE LATTER IS ACHIEVABLE BY WAY OF REMOVAL OF CURB CUTS ON COLUSA AVENUE AND ON THE NARROW END FRONTING THE CIRCLE (NOTE THE LATTER HAS BEEN DONE SINCE THIS PROJECT WAS INITIATED BY PUBLIC WORKS WITHOUT PROPER CONSENT OF THE LAND OWNER).  
 OCCUPIED FLOOR AREAS: GROUND FLOOR RETAIL SALES 1631 S.F., DWELLING 1 (2ND & 3RD LEVEL) 1812 S.F., DWELLING 2 (2ND LEVEL) 1600 S.F., DWELLING 3 (3RD LEVEL) 914 S.F.  
 SUPPORT AREAS, UNCONDITIONED: RETAIL STORAGE + R. ROOMS 323 S.F.  
 SUBTOTAL - CONDITIONED BLDG: 6467 S.F.  
 SUPPORT AREAS, UNCONDITIONED: GARAGE 674 S.F., UTILITY 56 S.F., CIRCULATION 914 S.F.  
 TOTAL BUILDING AREA: 8111 S.F.



Location Map 2  
no scale A1.2

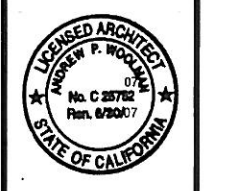


Vicinity Map 1  
no scale A1.2

Revision	Date
1st issued	27 FEB 07
Bus Stop/Pkng	31-AUG-07

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A1.3	Drainage/Grading Plan
	Tentative Map
A2.1	1st and 2nd Floor Plans
A2.2	3rd Floor and Roof Plans
A3.1	Exterior Elevations N & S
A3.2	Exterior Elevation on East Building Section
A4.1	Site Photos (Existing)



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 apwool@pacbell.net

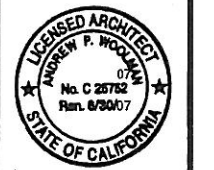
**MIXED USE BUILDING**  
**401 Colusa Avenue**  
 Kensington California

Job No. 0202  
 Scale: as noted  
 Date: 27 FEB '07  
 Drawn By: APW

Sheet No. **A1.1**

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MIXED USE BUILDING  
401 Colusa Avenue  
Kensington California

Job No. 0202  
Scale: as noted  
Date: 27 FEB '07  
Drawn By: APW

Sheet No.

A1.2

Site Plan/General Notes

- Variance Application has been made to allow for eight off-street parking spaces, and three new on-street spaces.
- Repair all public sidewalks and gutters damaged by construction work. Repair in kind, to current County material engineering standards.
- Foundations shall be designed to the criteria delineated in soils report by Alan Kropp & Associates, dated 1982 and updated 2007 or later.
- Structure design shall meet or exceed the standards required within a Level IV Seismic Zone, and shall consider the building's proximity to the Hayward Fault.
- Sewer laterals serving commercial space shall be of minimum 6" inside diameter.
- All sewer laterals shall be equipped with backflow prevention devices.

PARKING CALCULATIONS

(APPLICATION FOR PARKING VARIANCE HAS BEEN MADE AS PART OF THIS DEVELOPMENT PLAN MODIFICATION)

1. PARKING AS STIPULATED IN APPROVED DEVELOPMENT PLAN 3056-82

The approved Development Plan (3056-82) provides for commercial development of three non-contiguous sites in the environs of Colusa Circle. The Plan specifies some 21,365 total square feet of new leasable floor area, served by 55 newly created parking spaces (17 on-street), to augment 11 existing on-street spaces. Per 3056-82, parking is to be distributed among the three sites, with Phase II providing over 64% of the total required parking, while only creating 38% of the total net leasable area. In the 20-plus years since 3056-82 was adopted, the various parcels have changed ownership, and are no longer being developed in concert. As a result, it is necessary that each project site be assessed independently for parking adequacy.

2. PARKING AS STIPULATED IN THIS PROPOSAL

Proposed parking quantity:

Existing on-street parking spaces	0
Proposed on-street parking spaces	3
Proposed off-street parking spaces	8 (4 stalls two-level parking lift)
Total new (n) parking spaces	11

Proposed Parking Assignment: (Use - Units/Square Footage - Parking Spaces):

Retail	- 2 units/total 1954 sq. ft. - 2 off-street spaces + 0-3 on-street spaces*
Residential	- 3 units/total 4326 sq. ft. - 6 off-street spaces + 0-3 on-street spaces*
Total	- 5 units - 8 off-street spaces + 3 on-street spaces

\* on-street spaces to be time-shared by Retail and Residential. Retail will naturally use the spaces during the daytime hours, Residential during the nighttime hours.

3. PARKING AS REQUIRED BY CONTRA COSTA COUNTY STANDARDS\*\*

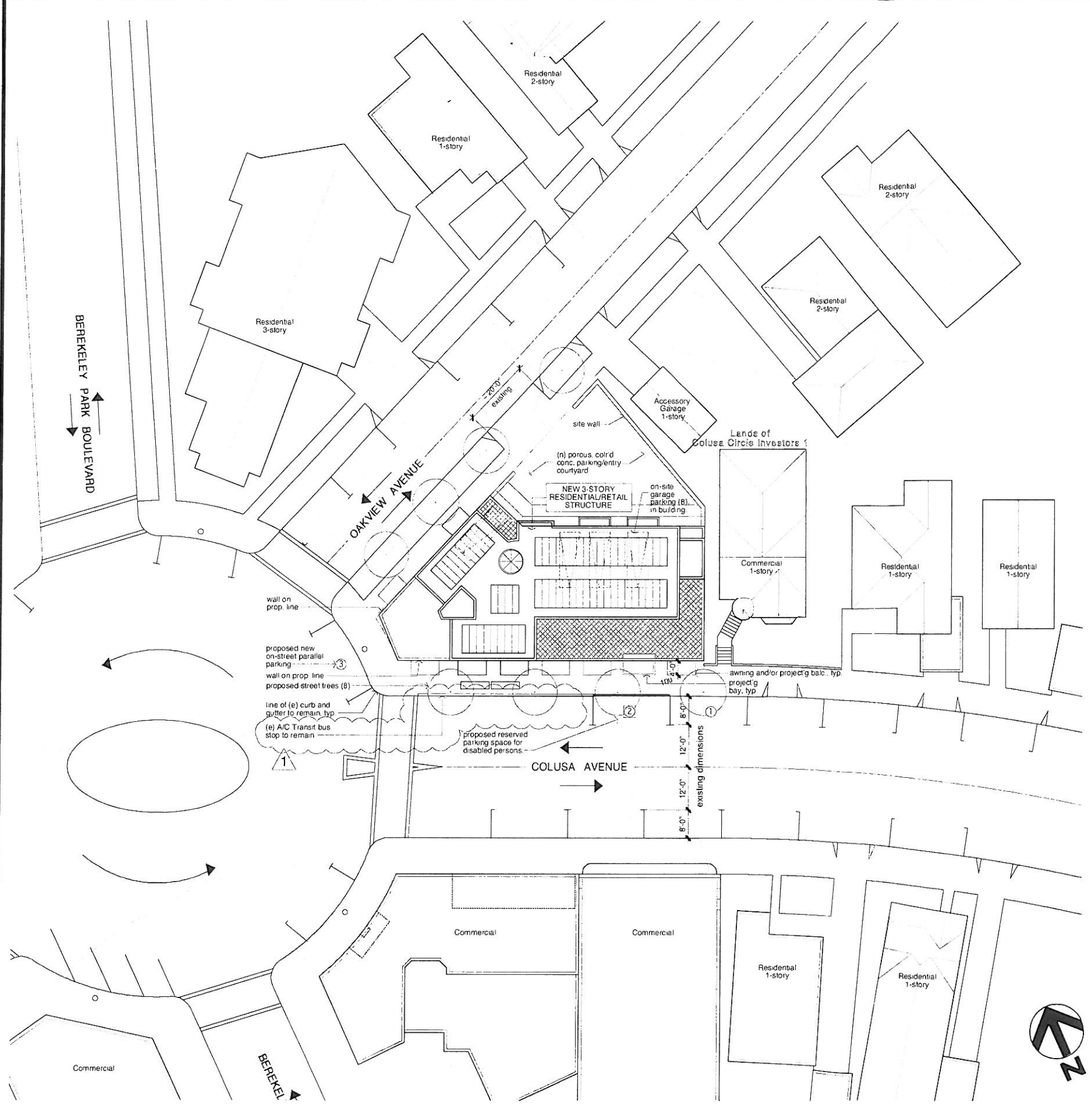
RETAIL 1 space required per each 250 sq. ft. of gross floor area  
RESIDENTIAL 2.25 spaces required per unit

Gross Retail Area 1954 sq. ft.  
Qty. Residential Units 3 units

1954 - 250 = 8 parking spaces  
3 res. units x 2.25 = 7 parking spaces

Total required\*\* off-street parking spaces = 15

\*\* It is likely that these parking standards are based on more suburban, open-land type development more common in the northern and eastern parts of Contra Costa County, where land uses are more topographically segregated and the culture is thus more automobile-dependent. The subject parcel is economically impossible to develop if adherence to these standards is enforced. Applicant requests a variance reduction to 8 off-street spaces and 3 new on-street spaces. See Parking Analysis document filed with application, for improved parking vis-a-vis the approved P-1 Zoning/Development Plan. Also see Parking and Traffic Analysis by Abrams Associates Traffic Engineering, Inc. for comparison of proposed parking quantity with projected demand.



(NOTE: see floor plans and roof plan for more information regarding projections beyond property line, and rooftop equipment)

Proposed Site Plan

4

11x17: 1/32" - 22x34: 1/16"

A1.2

Parking Notes

1

no scale

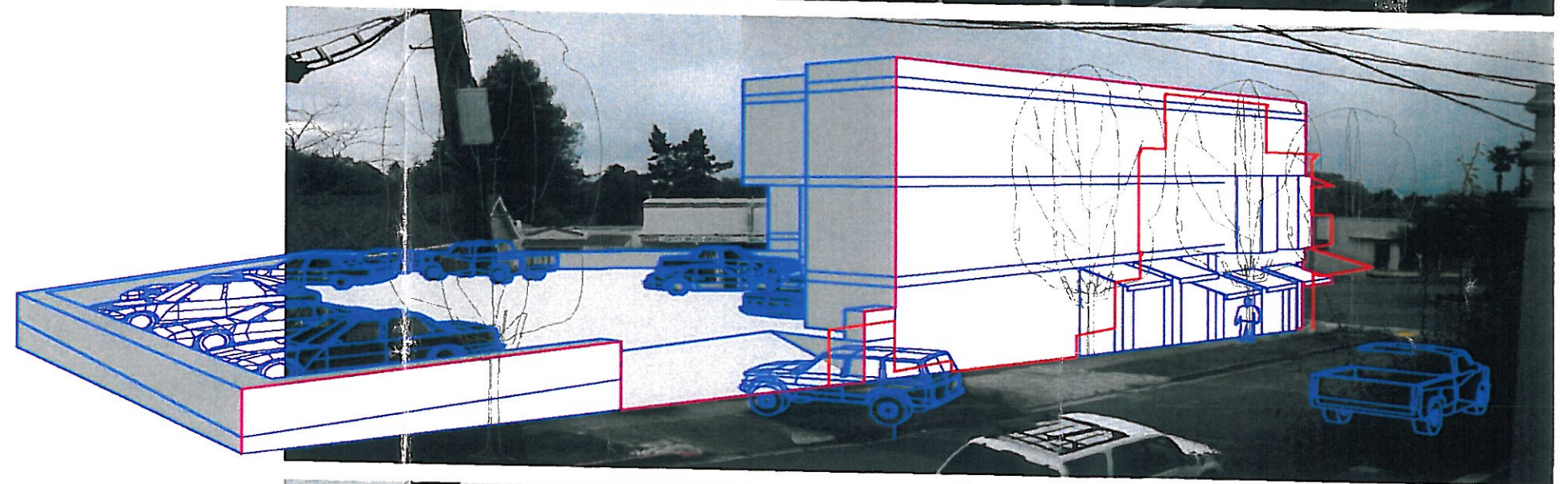
A1.2

# VIEW FROM OAKVIEW RESIDENCE

CURRENT VIEW



APPROVED PHASE II- 1983



PROPOSED PLAN



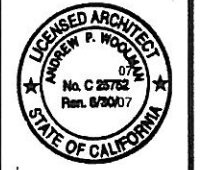
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 A2.2 3rd Floor and Roof Plans

A3.1 Exterior Elevations N & S  
 A3.2 Exterior Elevations East Building Section

A4.1 Site Photos (Existing)

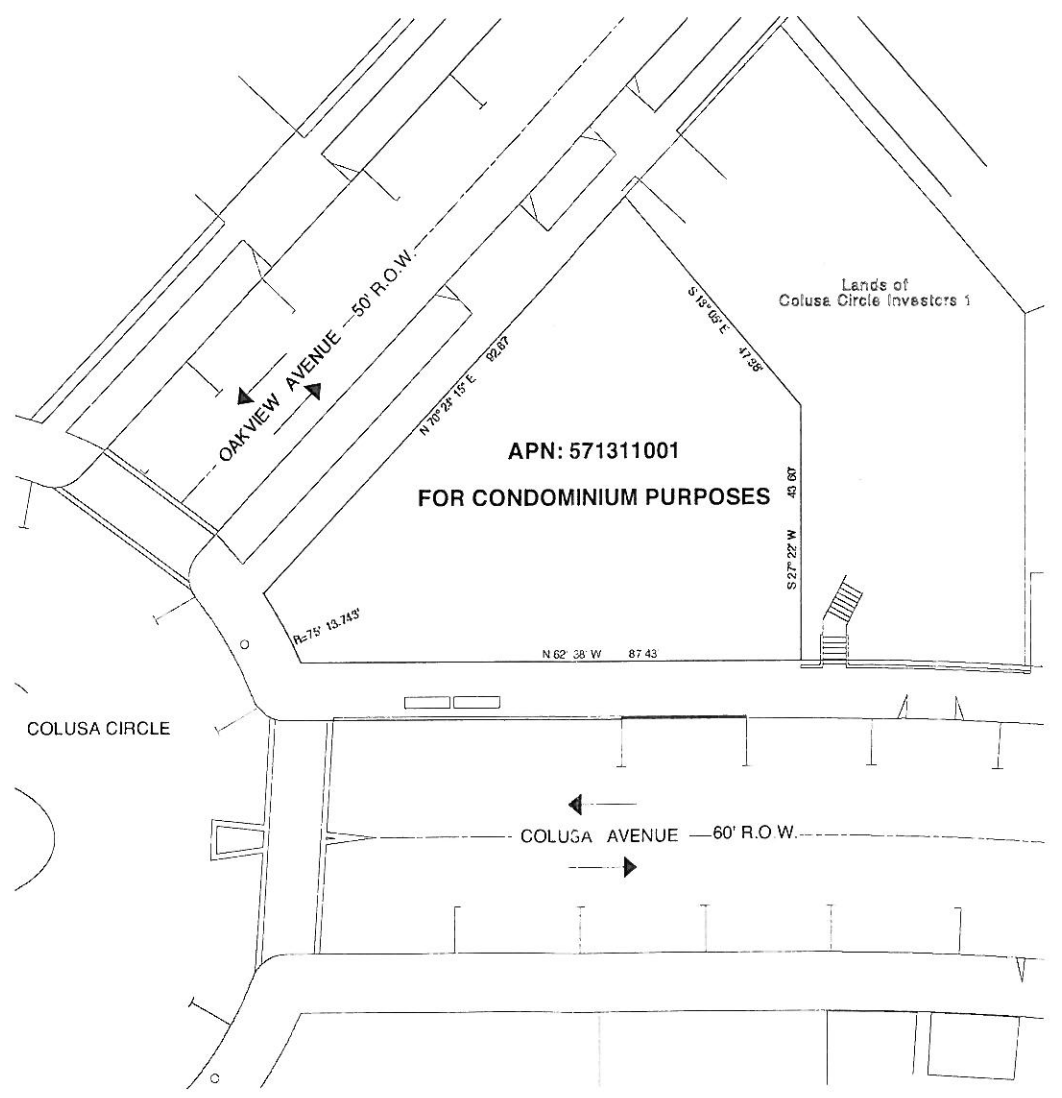
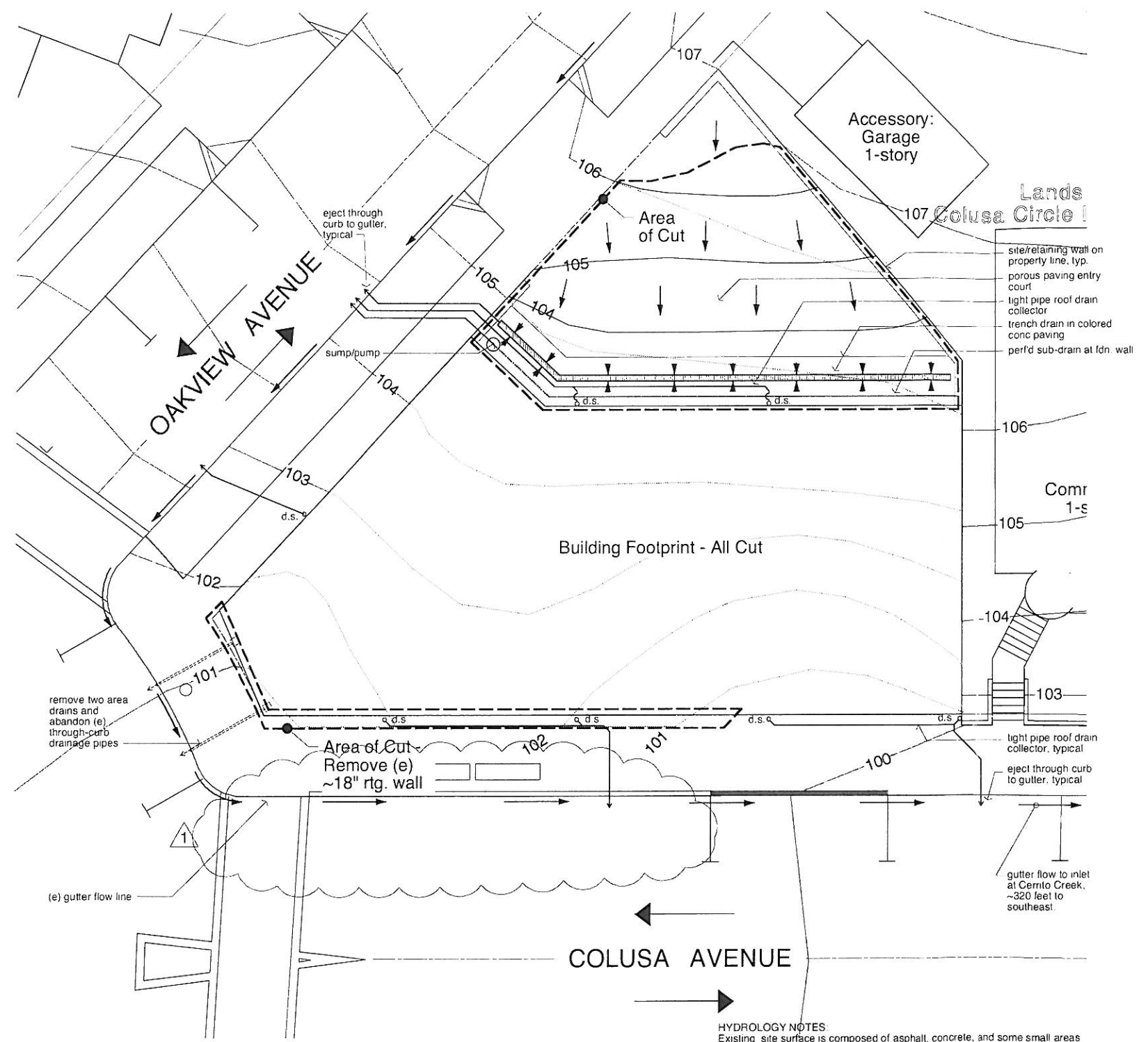


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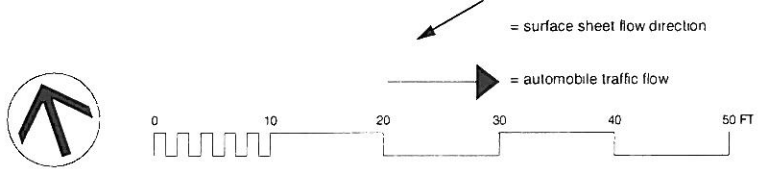
**MIXED USE BUILDING**  
 401 Colusa Avenue  
 Kensington California

Job No. 0202  
 Scale: as noted  
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 Drawn By: APW

Sheet No. **A1.3**



**HYDROLOGY NOTES:**  
 Existing site surface is composed of asphalt, concrete, and some small areas of hard-packed soil w/ gravel. Existing hydrology consists predominantly of surface sheet flow to the sidewalk and gutter along Colusa Avenue. There are also two small area drains from which water is conducted under the sidewalk and through the curb to the street gutter at the Circle. Once in the gutter, storm water flows ~320' eastward to storm sewer inlet in the north gutter of Colusa Avenue, at Cerrito Creek.  
 Proposed development employs porous pavement over approx. 30% of the site to absorb some of the tributary rainfall, but otherwise directs collected surface and roof water via under-sidewalk piping directly to the street gutters on Oakview and Colusa Avenues.  
 Therefore, to the degree that hydrology is altered by the proposed development, it is to create less stormwater runoff, and less stress on the public stormwater drainage system, than occurs under the current and historic configurations of the site (former gas station, all paved).  
 Should final gutter flow analysis show the existing system to be inadequate, Owner will provide (n) closed-pipe system to carry water to Cerrito Creek. A signed letter has been filed with the County to this effect.



**Drainage / Grading Plan** 4  
 11x17: 1/16" - 22x34: 1/8" **A1.3**

**Tentative Map** 1  
 11x17: 1/32" - 22x34: 1/16" **A1.3**

1st issued	27-FEB-07
<b>Revision</b>	<b>Date</b>
△ Bus Stop/Prkg	31-AUG-07
△	

**Mechanical System Notes**

- Hot water to be provided by electric or gas-fired tank type water heater power vented through adjacent or nearby exterior wall.
- Building heat to be provided by in-floor radiant heat system charged by potable hot water heater in note #1, or in the case of the retail by a dedicated water heater.
- Retail restrooms and any future retail plumbing to employ electric in-line tankless water heaters.
- Rooftop photo-voltaic panels to provide electrical power to three residential units.

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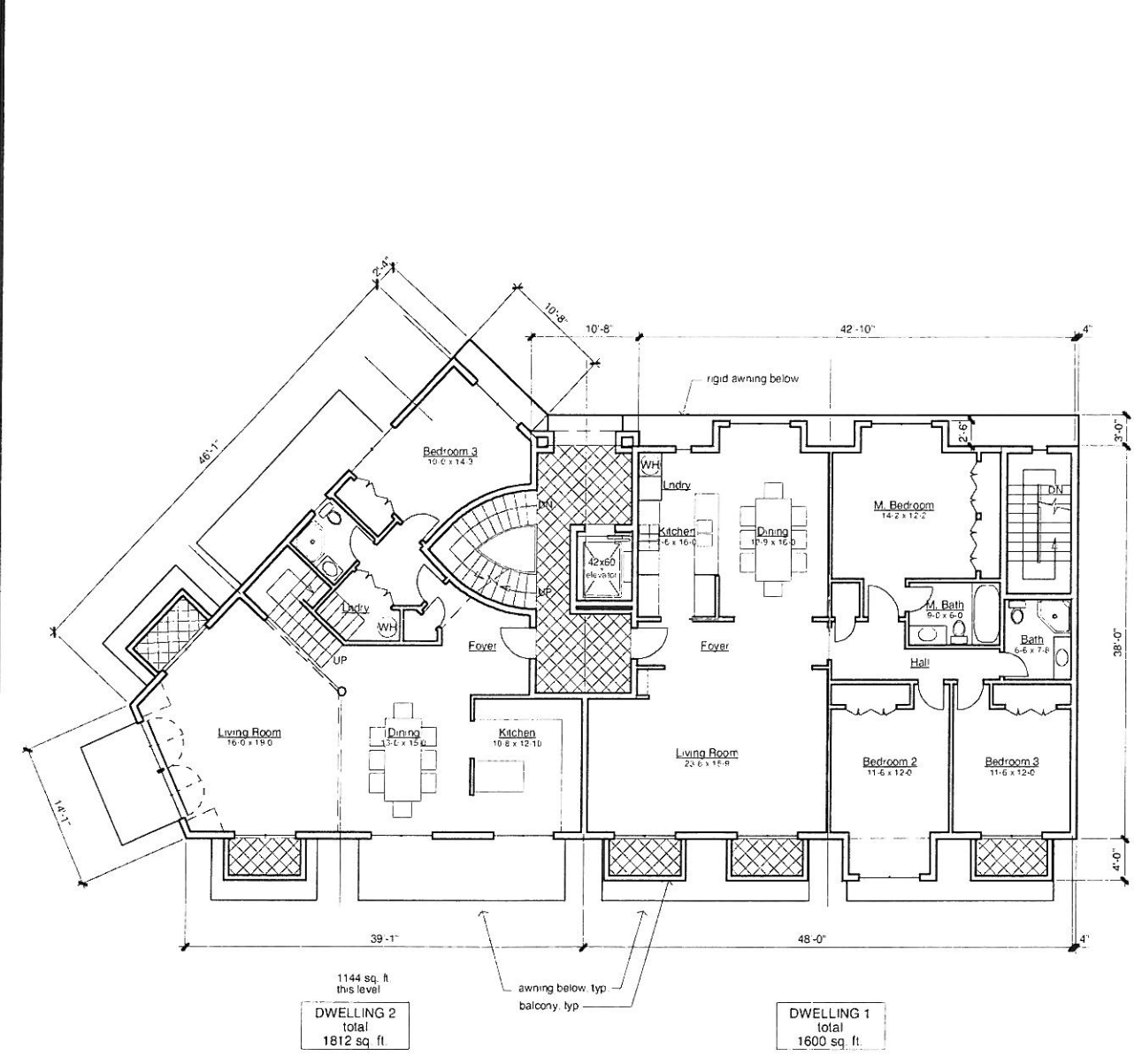


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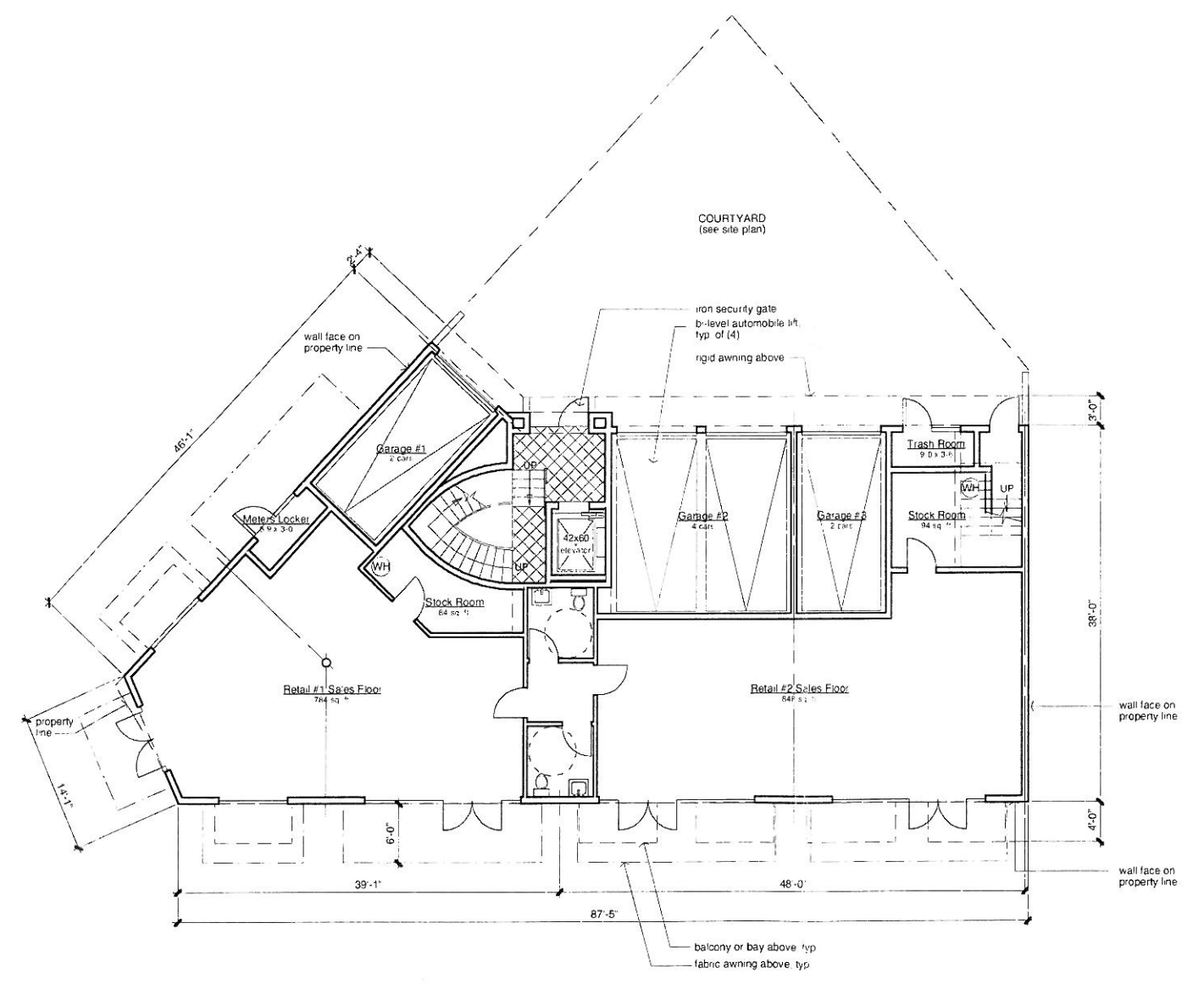
**MIXED USE  
BUILDING**  
401  
Colusa  
Avenue  
Kensington  
California

Job No. 0202  
Scale: as noted  
Date: 27 FEB '07  
Drawn By: APW

Sheet No.  
**A2.1**



Second Level Floor Plan 4  
11x17: 1/16" - 22x34: 1/8" A2.1



Ground Level Floor Plan 1  
11x17: 1/16" - 22x34: 1/8" A2.1

SEP 2 2007

### Mechanical System Notes

- Hot water to be provided by electric or gas-fired tank type water heater, power vented through adjacent or nearby exterior wall.
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### MIXED USE BUILDING

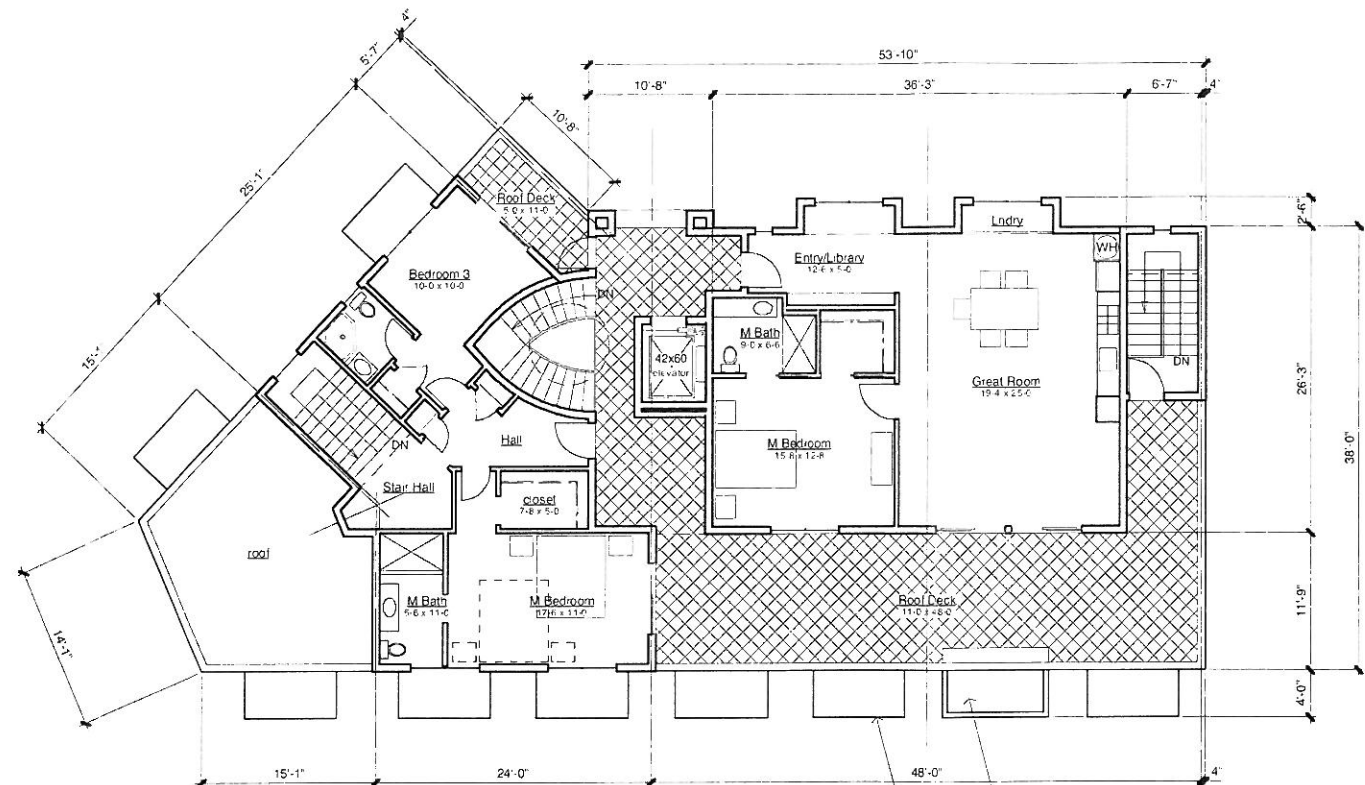
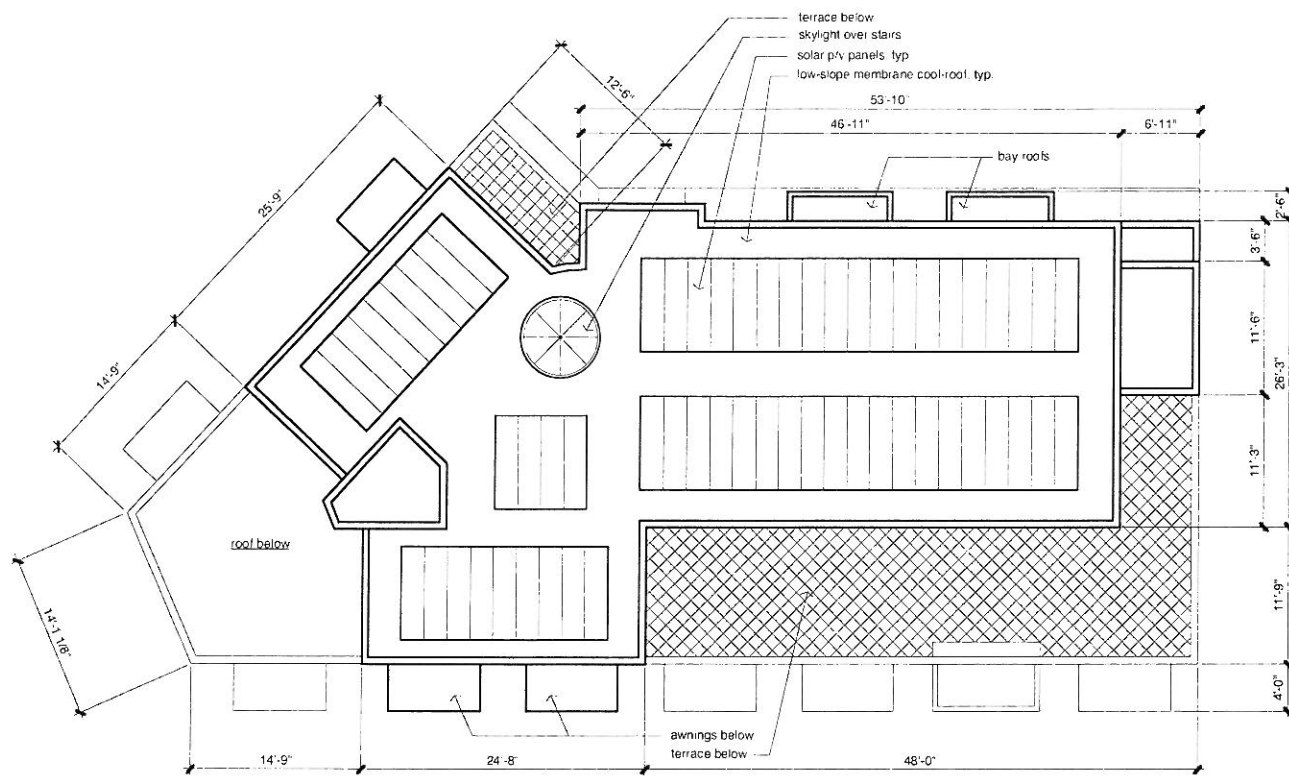
401  
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Sheet No.

A2.2



668 sq. ft.  
this level  
DWELLING 2  
total  
1812 sq. ft.

DWELLING 3  
total  
914 sq. ft.

Roof Level Plan

4

11x17: 1/16" - 22x34: 1/8"

A2.2

Third Level Floor Plan

1

11x17: 1/16" - 22x34: 1/8"

A2.2

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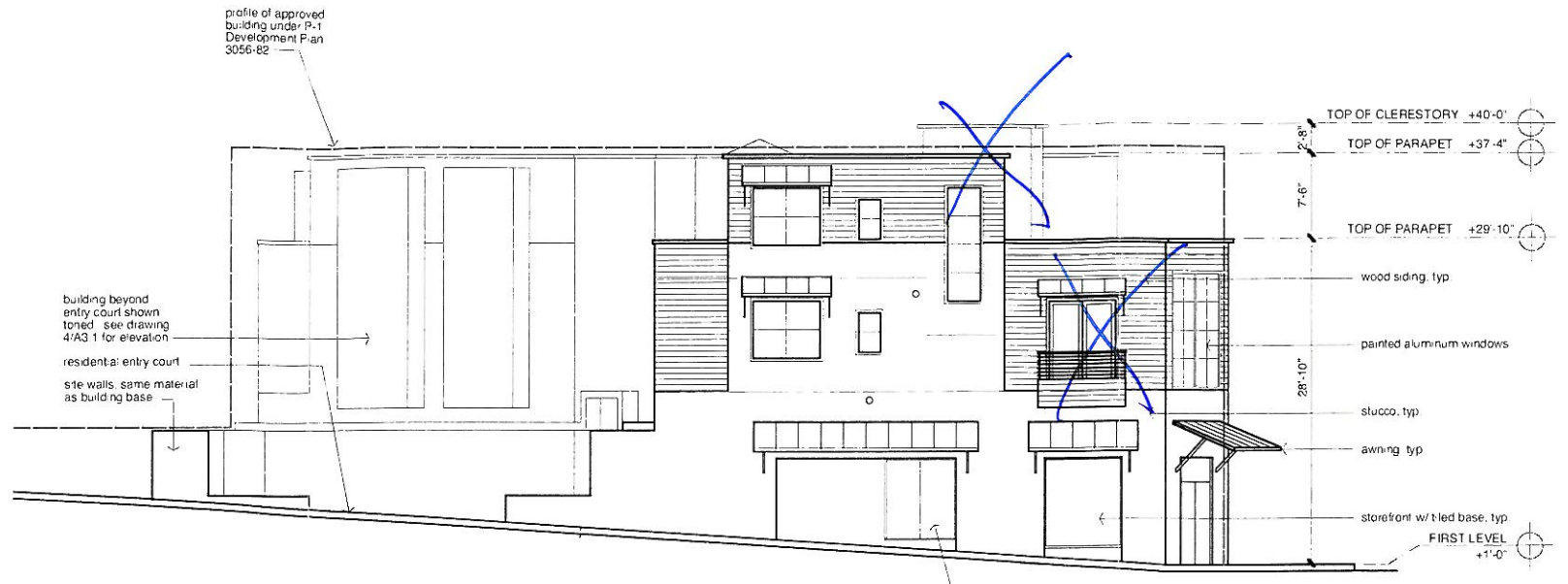
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Scale: as noted  
Date: 27 FEB '07  
Drawn By: APW

Sheet No.

A3.1



Courtyard Elevation (North), flattened 4  
11x17: 1/16" - 22x34: 1/8" A3.1



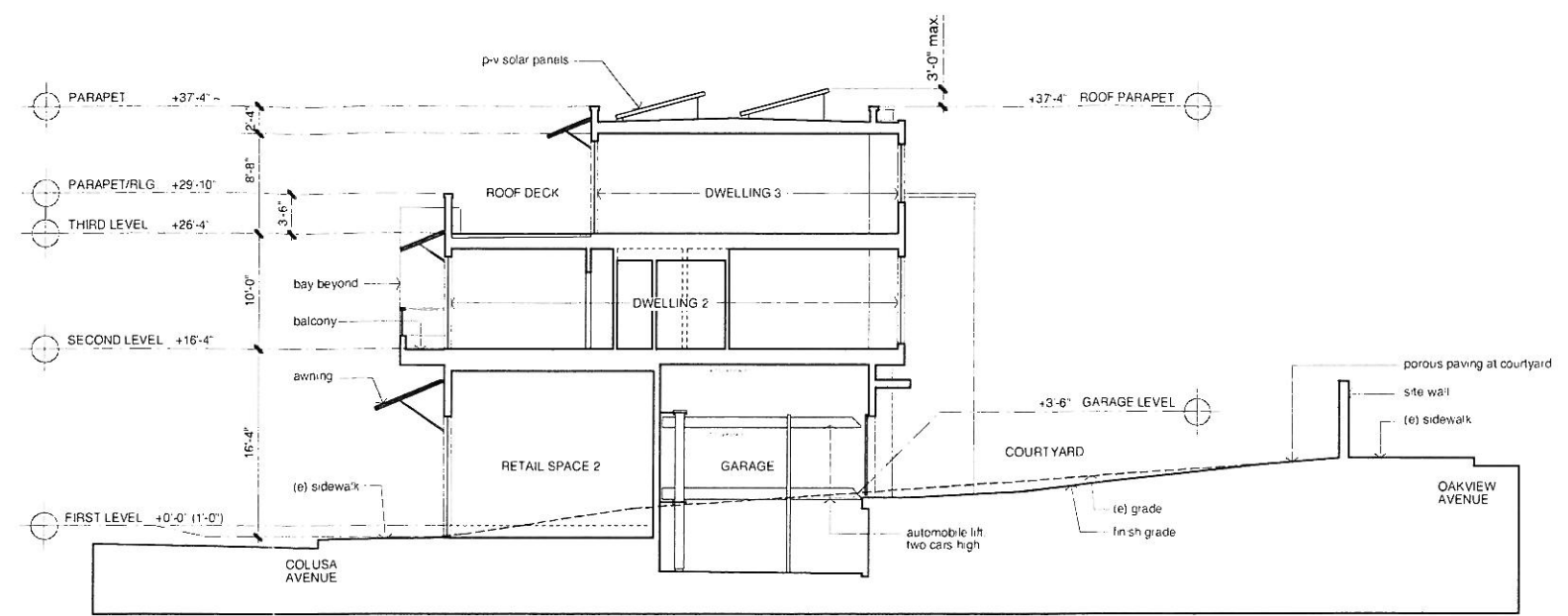
Oakview Avenue Elevation (North) 2  
11x17: 1/16" - 22x34: 1/8" A3.1



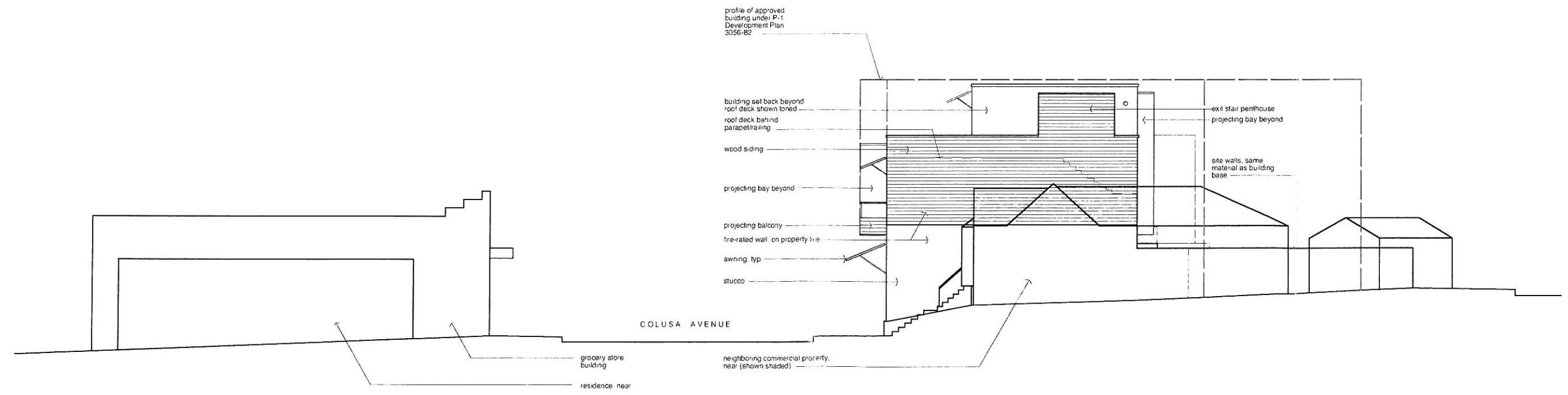
Colusa Avenue Elevation (South) 1  
11x17: 1/16" - 22x34: 1/8" A3.1

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- A1.1 Ex-stg Site Plan
- A1.2 Proposed Site Plan
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- A2.1 1st and 2nd Floor Plans
- A2.2 3rd Floor and Roof Plans
- A3.1 Exterior Elevations N & S
- A3.2 Exterior Elevation East Building Section
- A4.1 Site Photos (Ex-stng)



Building/Site Section 2  
 11x17: 1/16" - 22x34: 1/8" A3.2



East Elevation (Colusa Avenue Section) 1  
 11x17: 1/16" - 22x34: 1/8" A3.2



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A3.2