

Exhibit #8

Formal Appeal of Planning Commission Decision – 200 Sydney Drive, Alamo
County File #VR14-1021

My name is Ruth Cranston. I live at 201 Sydney Drive, Alamo, CA. My property is located on the same cull-du-sac next door to the subject proposed development at 200 Sydney Drive

I am submitting this letter as a formal "Appeal" for the decision made at the Planning Commission on February 24, 2015. County File # VR14-1021.

The requested variance violates the number of stories allowed at 200 Sydney Drive, Alamo.

The County Ordinance reads:

82-4.266 - Story.

"Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than six feet above grade at any point, such basement or cellar shall be considered a story.

(Ords. 1781, 1760, 1759, 1569, 1469: prior code § 8102(nn); Ords. 1269, 1264, 1224, 939, 933, 382).

82-4.214 - Building height.

"Building height" means the vertical distance measured from grade to the top of structure directly above with exceptions noted elsewhere in the code. Height may be measured from finished grade when such grade is below natural grade. Height shall be measured from natural grade when the finished grade is higher than natural grade.

(Ords. 96-4 § 2, 1781, 1760, 1759, 1569, 1469: prior code § 8102(pp); Ords. 1269, 1264, 1224, 939, 933, 382).

As stated in the ordinance, if the finished floor above is more than 6 feet above grade at any point, it is a story. The proposed structure includes heights that routinely measure approximately 10 feet and go up to more than 14 feet above grade. This is far in excess of the 6 feet defined in the ordinance.

There is no question that the proposed residence is a three-story building.

Possible Solution/Resolution:

Add the following condition to the variance #VR14-1021:

The applicant shall submit plans to Contra Costa County Planning Department that shows compliance to Section 82-4.266 and Section 82-4.214 of the County Zoning Code. Submitted plans shall show that the finished

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floor of the lowest floor is not more than six (6) feet from the existing natural grade. This dimension shall be verified by planning staff prior to approval of requested variance.

In addition, this dimension shall be verified as follows:

- A. The applicant is required to establish the existing natural grade by providing a report from a licensed surveyor. This report must be included with the building permit application.**
- B. Contra Costa County Building Department staff will verify that the finished floor of the lowest floor is not more than six (6) feet from the existing natural grade prior to issuance of a building permit.**
- C. The applicant is required to establish that the finished floor of the lowest floor is not more than six (6) feet from the existing natural grade prior to framing the second floor by providing a report from a licensed surveyor.**

I respectfully request that the County rescind the decision or include the suggested condition in above to variance #VR14-1021.

Please let me know if you have any questions. My cell (925) 858-5605.

Thank you.



Ms. Ruth Cranston

Owner – 201 Sydney Drive, Alamo, CA-94507

Cell Phone Number ~ (925) 858-5605

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