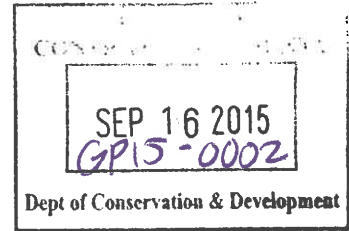


STERLING CONSULTANTS

11040 Bollinger Canyon Road, Suite E-102, San Ramon, CA 94582

September 15, 2015

Mr. John Kopchik
Director, Contra Costa County
Department of Conservation & Development
30 Muir Road, Martinez, CA 94553



RE: 2424 Olympic Boulevard – Feasibility Request for General Plan Amendment

Dear Mr. Kopchik:

On behalf of the owner of the subject property, I am formally requesting your office to consider the feasibility of a change in the General Plan designation of Single-Family Residential Medium Density (SM), which allows 3.0 to 4.9 units per net acre to Single-Family Residential High Density (SH), which allows for 5.0 to 7.2 units per net acre.

In support of the rezoning request from R-10 to a PD, since the parcel area is less than 5 Acres, I have compiled a list of projects smaller than 5 acres that have either been approved or are pending approval from your offices.

Application #	Acres	Units	Location	Status
RZ01-3109	0.59	16	Pleasant Hill BART	Approved
RZ06-3176	2.88	14	Bay Point	Pending
RZ12-3221	0.53	14	Pleasant Hill BART	Approved
RZ13-3223	2.6	23	Bay Point	Pending
RZ14-3224	4.6	196	Saranap	Pending
RZ14-3225	1.2	14	Parkmead	Approved

The subject parcel is long & narrow and is located along a busy arterial in un-incorporated areas close to City of Walnut Creek. The existing land use designation of R-10 is economically challenging because of the abutting street frontage, proximity to retail center to the east and commercial activities to the south (gas stations) across Olympic Boulevard. Additionally since the subject parcel is within a 1.2 mile of City of Walnut Creek downtown shopping area, a high-density project will be a more economically viable product for the younger potential future residents.

Based on the above location characteristics, we strongly believe that an aesthetically pleasing and properly designed single-family product in this neighborhood would be a welcome addition. The proposed density of 7.2 units/acre is within the allowable range and will serve as a good transition density from commercial/retail uses to the east & south to single-family residential uses to the north & multi-family residential to the west.

Sincerely

Dilip Kishnani, PE, QSD
Principal, Sterling Consultants

Enclosures: Preliminary Site Plan – 7 Single-Family Homes