

# Williams Development Plan Application/ Residential Addition

County File: #DP15-3011

Contra Costa County Board of Supervisors

March 15, 2016

9:30 AM

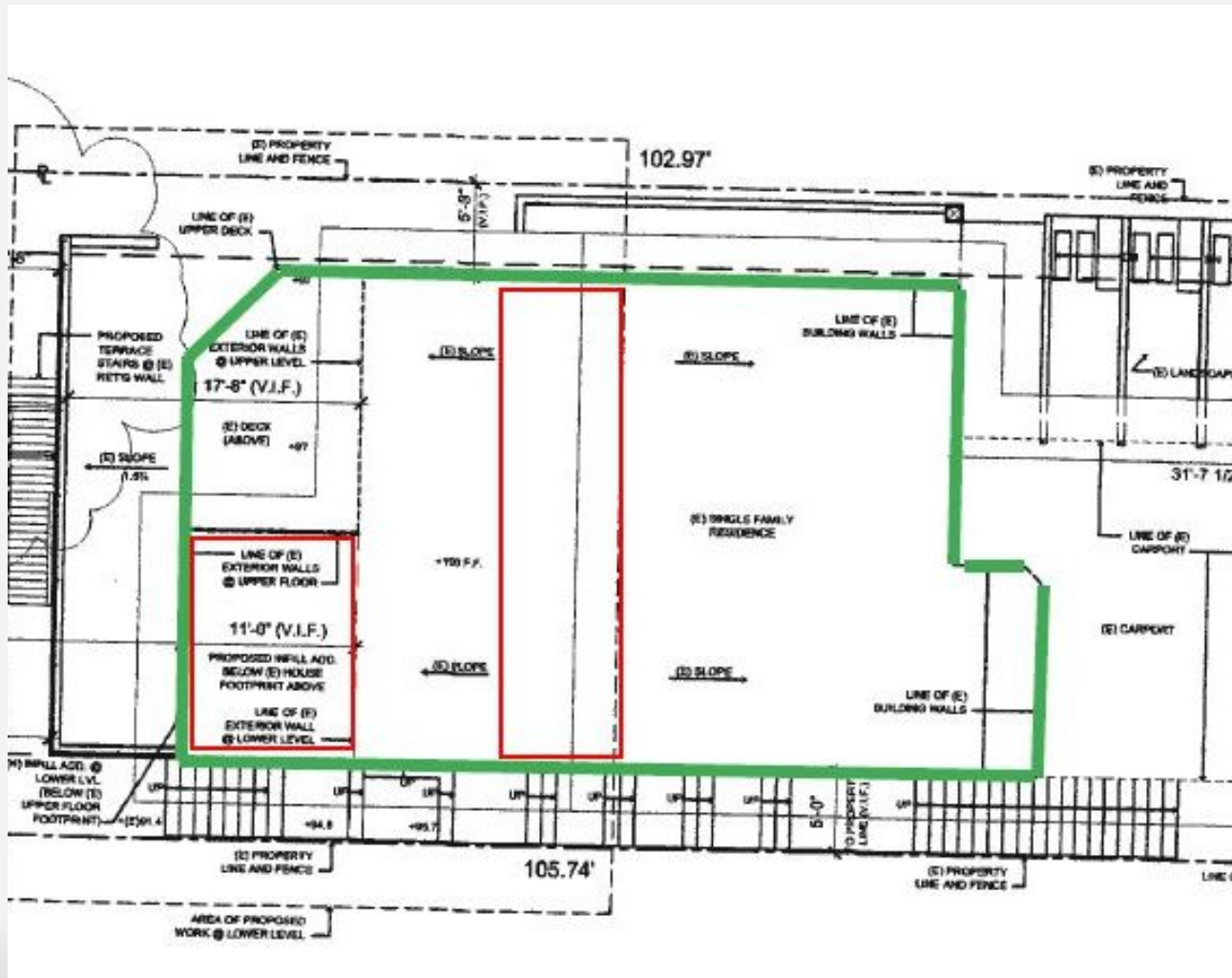
# Subject Property and Vicinity



**Subject Property**



# Proposed Addition

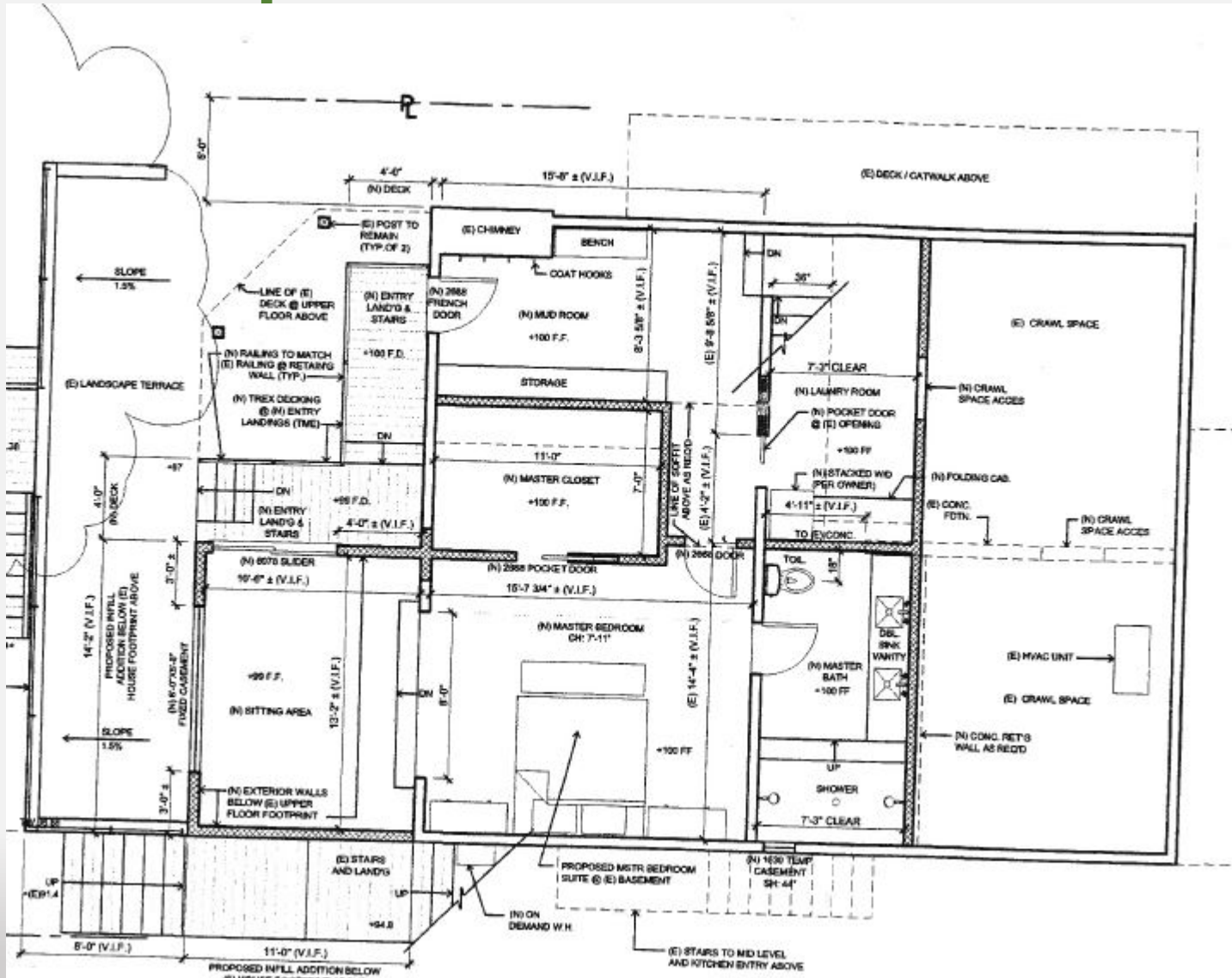


## LEGEND

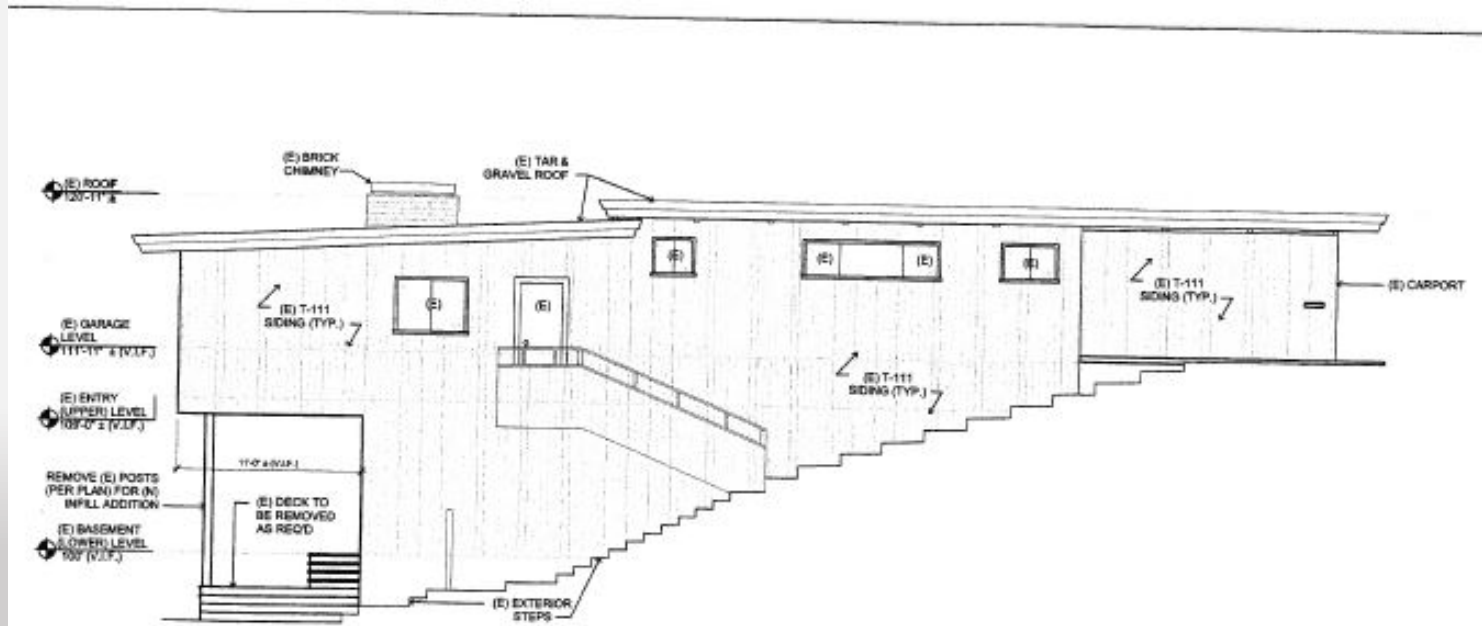
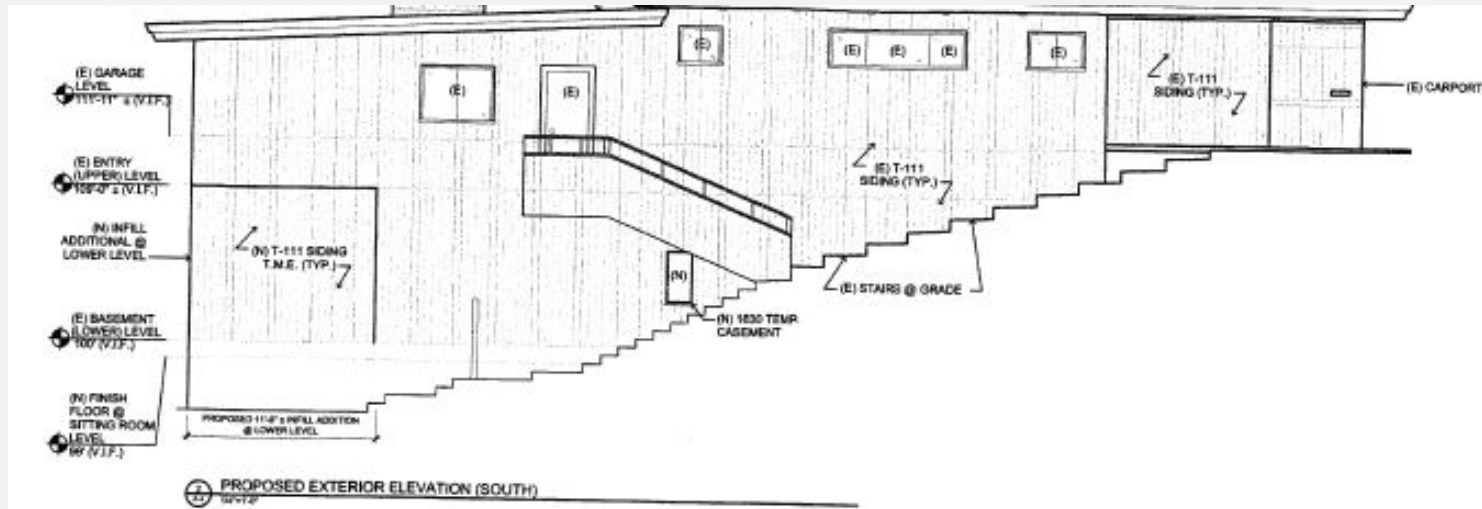
- █ = Existing Footprint
- █ = Proposed Expansion



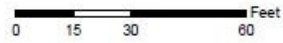
# Proposed Floor Plan



# Southern Elevations



# DP15-3011: Aerial Photograph



Map Created 2/25/2016  
by Contra Costa County Department of  
Conservation and Development, GIS Group  
30 Muir Road, Martinez, CA 94553  
37°55'41.79"N 122°07'03.75"W

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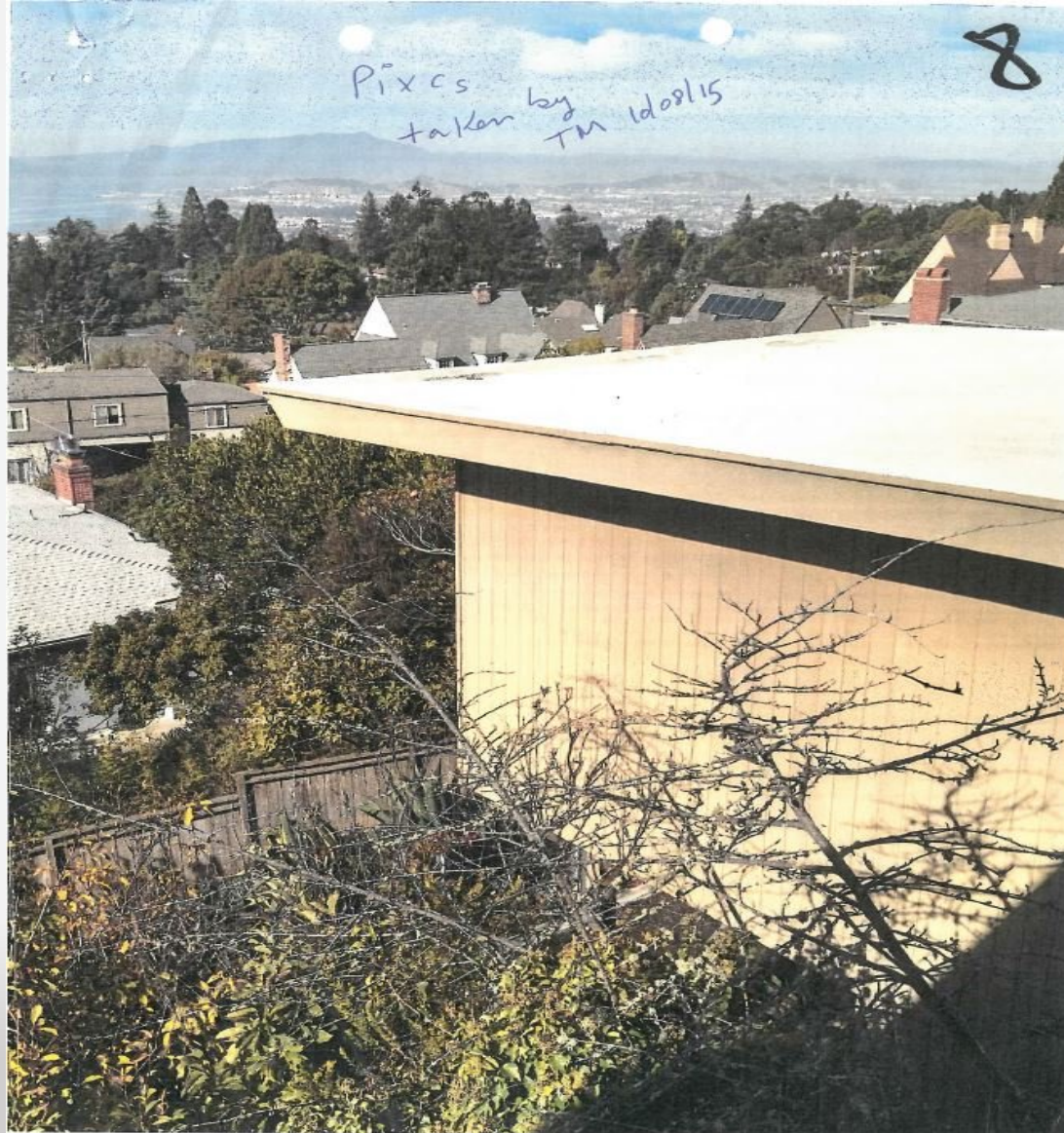
# Site viewed from 144 Highland





# Site Viewed From 152 Highland

(1/2)





# Site Viewed from 152 Highland

(2/2)



# Appeal Points

- The County did not provide adequate public noticing for the project.
- The staff report contained material misrepresentations of the project.
- The findings for the Kensington Combining ordinance were underemphasized and glossed over.
- Multiple additions to the subject property have negatively affected the property values and quiet enjoyment of nearby properties.
- The addition may be converted into a residential second unit in the future.



# Summary

- Consistent with General Plan and Kensington Ordinance
- Negligible impact on appellants' property
- Recommendation: Deny the appeal of Catherine de Neergaard; Sustain the decision of the County Planning Commission.

## Questions?