

## Jennifer Cruz

---

**From:** David Gerstel <davidg@consideratehouse.com>  
**Sent:** Monday, July 06, 2015 2:45 PM  
**To:** Jennifer Cruz  
**Subject:** Hearing re: proposed construction at 285 Colusa Avenue, Kensington

To: Jennifer Cruz

Re: Hearing on proposed construction at 285 Colusa Avenue, Kensington, CA.

PLEASE CONFIRM TO SENDER THAT YOU HAVE RECEIVED THIS EMAIL.

-----

Hello Jennifer:

I own the property at 283 Colusa Avenue, next door to and north of 285 Colusa Avenue in Kensington.

Though I feel there are several ways the owners of 285 could fulfill their declared architectural program -- namely a masterbedroom suite -- without unduly impairing the value of my property, I also feel that the one they have chosen will have severe negative impacts on my property, reducing both my enjoyment of my property and its market value.

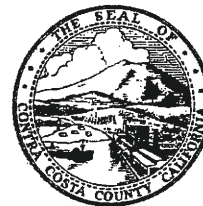
I also feel that KMAC was virtually indifferent to my concerns while catering extensively to the owners of 285 Colusa and the architects of the proposed project. (I will detail that point of view to you in a later letter).

My understanding is that you will conduct a hearing about the project. I want to attend that hearing and present my objections. However, I will be out of town beginning in mid-July, possibly to the end of the month.

Please schedule the hearing for mid-August or later so that I will have time to prepare my presentation after returning to California.

Sincerely, David Gerstel





Date May 14, 15

**DISTRIBUTION**

**Internal**

<input checked="" type="checkbox"/> Building Inspection	<input type="checkbox"/> Grading Inspection
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff
<input type="checkbox"/> APC Floodplain Tech	<input type="checkbox"/> County Geologist

**Health Services Department**

<input checked="" type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials
--	--

**Public Works Department**

<input checked="" type="checkbox"/> Engineering Services (Full-size)	<input type="checkbox"/> Traffic
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts

**Local**

<input checked="" type="checkbox"/> Fire District Kensington Fire Distmzt
<input checked="" type="checkbox"/> Sanitary District Stege
<input checked="" type="checkbox"/> Water District EDMUD
<input checked="" type="checkbox"/> City of El Cerrito
<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 checked="" type="checkbox"/> MAC/TAC Kensington MAE
<input type="checkbox"/> Improvement/Community Association _____

**Others/Non-local**

<input type="checkbox"/> CHRIS – Sonoma State _____
<input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta _____

**Additional Recipients**

---



---



---



---



---



---

Prior to June 10, 2015

\* \* \* \* \*

NO Active Fault Zone (Alquist-Priolo)  
~~X~~ Flood Hazard Area, Panel # \_\_\_\_\_  
NO 60-dBA Noise Control  
NO CA EPA Hazardous Waste Site

\* \* \* \* \*

Comments: ☒ None ☐ Below ☐ Attached

Print Name Bret Wickham

Signature Bret W. Dechen DATE 5-18-15

Agency phone # 674. 7742



5/15/15  
8



## AGENCY COMMENT REQUEST

Date May 14, 15

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

### DISTRIBUTION

#### Internal

☒ Building Inspection      ☐ Grading Inspection  
☐ Advance Planning      ☐ Housing Programs  
☐ Trans. Planning      ☐ Telecom Planner  
☐ ALUC Staff      ☐ HCP/NCCP Staff  
☐ APC Floodplain Tech      ☐ County Geologist

#### Health Services Department

☒ Environmental Health      ☐ Hazardous Materials

#### Public Works Department

☒ Engineering Services (Full-size)      ☐ Traffic  
☐ Flood Control (Full-size)      ☐ Special Districts

#### Local

☒ Fire District Kensington Fire District  
☒ Sanitary District Steger  
☒ Water District EDMUD  
☒ City of El Cerrito  
☐ School District(s) \_\_\_\_\_

☐ LAFCO

☐ Reclamation District # \_\_\_\_\_

☐ East Bay Regional Park District

☐ Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Kensington MAC

☐ Improvement/Community Association

#### Others/Non-local

☐ CHRIS - Sonoma State

☐ CA Fish and Wildlife, Region 3 - Bay Delta

#### Additional Recipients

Please submit your comments to:

Project Planner Jennifer Cruz

Phone # 925 674-7790

E-mail Jennifer.Cruz@dcd.cccounty.us

County File # DP15-3009

Prior to June 10, 2015

\*\*\*\*\*

We have found the following special programs apply to this application:

NO Active Fault Zone (Alquist-Priolo)

☒ Flood Hazard Area, Panel # \_\_\_\_\_

NO 60-dBA Noise Control

NO CA EPA Hazardous Waste Site

\*\*\*\*\*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☒ Below ☐ Attached

-approved "AS-IS"

**RECEIVED**

**MAY 18 2015**

**STEGE SANITARY DISTRICT**

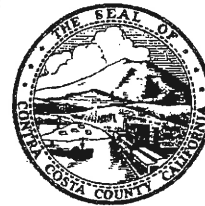
Print Name ARVIN GONZALES

Signature [Signature]

DATE 5-26-15

Agency phone # 510/524-4668





Date May 14, 15

REVISED 07/01/2013. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\Agency Comment Request.doc





## EL CERRITO FIRE DEPARTMENT

10900 San Pablo Avenue  
El Cerrito, CA 94530  
(510) 215-4450  
FAX (510) 232-4917

NTRA COSTA COUNTY

15 MAY 32 P 2: 01

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

**To:** CCC Community Development  
Jennifer Cruz

**From:** Michael J. Bond  
Fire Marshal

**Subject:** Planning Memo 285 Colusa, Kensington  
CCC DP 15-3009

**Date:** May 28, 2015

---

Plan approval is submitted with the following comments:

1. Building Construction
  - A. Building construction shall meet current State Codes and the Contra Costa County Fire Code.
2. Address
  - A. The address shall be placed at a location that is clearly visible from the street at all times.
  - B. Address shall be of contrasting color to background.
3. The house is located within an area described as a **Very High Fire Hazard Severity Zone** (VHFHSZ). Being in a VHFHSZ requires the following:
  - A. Kensington Vegetation Management Standards shall be adhered to.
  - B. All applicable Wildland Urban Interface Codes shall apply.
4. All terms and conditions placed on the project by the Fire Department shall remain in effect.

**Fire Department Fee: \$00**

Includes one field inspection

Michael J. Bond, Fire Marshal  
El Cerrito/Kensington Fire Department  
Phone: 510.215.4450  
Cellular: 510.812.4262  
Email: mbond@ci.el-cerrito.ca.us



WILLIAM B. WALKER, M.D.  
HEALTH SERVICES DIRECTOR

RANDALL L. SAWYER  
CHIEF ENVIRONMENTAL HEALTH & HAZMAT OFFICER

MARILYN C. UNDERWOOD, PH.D. REHS  
DIRECTOR OF ENVIRONMENTAL HEALTH



CONTRA COSTA  
ENVIRONMENTAL HEALTH

2120 Diamond Blvd., Suite 200  
Concord, California 94520  
Ph (925) 692-2500  
Fax (925) 692-2502  
www.cchealth.org/eh/

CONTRA COSTA COUNTY  
15 JUN 15 P 3:52  
DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

June 9, 2015

Jennifer Cruz  
Department of Conservation and Development  
Community Development Division  
30 Muir Rd.  
Martinez, CA 94553-4601

RE: VR14-1044 (Proposed addition to single-family residence)  
285 Colusa Ave., Kensington  
APN 571-350-016

Dear Ms. Cruz:

The Contra Costa Environmental Health Division (CCEHD) has received a request for agency comments for the above referenced project. The following are our comments if the property is served by public sewer and public water:

1. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEHD. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these should be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.
2. A permit from CCEHD is required for any well or soil boring prior to commencing drilling activities, including those associated with environmental investigation and cleanup, and geotechnical investigation.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 692-2535.

Sincerely,

Joseph G. Doser, R.E.H.S.  
Supervising Environmental Health Specialist

cc: Salvador Ruiz, Contra Costa Environmental Health

JGD:tf







## REVIEW OF AGENCY PLANNING APPLICATION

### THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES

The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY

DATE: 06/08/2015	EBMUD MAP(S): 1482B514	EBMUD FILE:S-9917
AGENCY: Contra Costa County Community Development Department Attn: Jennifer Cruz 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: DP15-3009	FILE TYPE: Development Plan
APPLICANT: Ralph Leighton and Phoebe Kwan 285 Colusa Ave Kensington, CA 94707		OWNER: Ralph Leighton and Phoebe Kwan 285 Colusa Ave Kensington, CA 94707

### DEVELOPMENT DATA

ADDRESS/LOCATION: 285 Colusa Ave City:KENSINGTON Zip Code: 94707	
ZONING:R-6-TOV-K PREVIOUS LAND USE: Single-Family Residence	
DESCRIPTION: Design Review to construct a 335 sqft addition and enlarge existing rear deck by 95 sqft.	TOTAL ACREAGE:0.12 ac.
TYPE OF DEVELOPMENT: Single Family Residential:1 Units	

### WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 134-135	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 140-141
All of development may be served from existing main(s) Location of Main(s):Colusa Avenue (8C30)		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE SERVICE ELEVATION RANGE
G1AA	100-200	

### COMMENTS

The property currently has water service. If additional water service is needed, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing additional water service to the development. Engineering and installation of water meters requires substantial lead time which should be provided for in the project sponsor's development schedule. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. No water meters are allowed to be located in driveways. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

JRC

CHARGES & OTHER REQUIREMENTS FOR SERVICE:  
Contact the EBMUD New Business Office at (510)287-1008.

  
Jennifer L. McGregor, Senior Civil Engineer; DATE  
WATER SERVICE PLANNING SECTION



## Jennifer Cruz

---

**From:** patricktahara@comcast.net  
**Sent:** Wednesday, July 01, 2015 8:27 AM  
**To:** John Gioia  
**Cc:** Brydon, Chris; Engberg, Catherine; walter; holmes, melissaanne; Kate Rauch; Daniel Barrios; Jesus R. Del Toro; Stanley Muraoka; Jaclyn Isip; Jennifer Cruz  
**Subject:** Re: KENSINGTON MUNICIPAL ADVISORY COUNCIL - June 30, 2015

John:

We were told at the hearing that 285 Colusa was referred back to us by the ZA by the applicant.

We will be hearing 30 Ardmore next month which was also referred back to us by the ZA.

---

**From:** "John Gioia" <[John.Gioia@bos.cccounty.us](mailto:John.Gioia@bos.cccounty.us)>  
**To:** "patricktahara" <[patricktahara@comcast.net](mailto:patricktahara@comcast.net)>  
**Cc:** "Jennifer Cruz" <[jcruz@cd.cccounty.us](mailto:jcruz@cd.cccounty.us)>, "Chris Brydon" <[chris.brydon@sprint.com](mailto:chris.brydon@sprint.com)>, "Catherine Engberg" <[c\\_engberg@hotmail.com](mailto:c_engberg@hotmail.com)>, "walter" <[walter@gillfillan.com](mailto:walter@gillfillan.com)>, "melissaanne holmes" <[melissaanneholmes@gmail.com](mailto:melissaanneholmes@gmail.com)>, "Kate Rauch" <[Kate.Rauch@bos.cccounty.us](mailto:Kate.Rauch@bos.cccounty.us)>, "Daniel Barrios" <[Daniel.Barrios@dcd.cccounty.us](mailto:Daniel.Barrios@dcd.cccounty.us)>, "Jesus R. Del Toro" <[Jesus.DelToro@dcd.cccounty.us](mailto:Jesus.DelToro@dcd.cccounty.us)>, "Stanley Muraoka" <[Stanley.Muraoka@dcd.cccounty.us](mailto:Stanley.Muraoka@dcd.cccounty.us)>, "Jaclyn Isip" <[Jaclyn.Isip@dcd.cccounty.us](mailto:Jaclyn.Isip@dcd.cccounty.us)>  
**Sent:** Wednesday, July 1, 2015 7:36:31 AM  
**Subject:** Re: KENSINGTON MUNICIPAL ADVISORY COUNCIL - June 30, 2015

Which of these projects was the one which was recently referred back to KMAC by the ZA?

Sent from my iPhone

On Jul 1, 2015, at 5:59 AM, "[patricktahara@comcast.net](mailto:patricktahara@comcast.net)<<mailto:patricktahara@comcast.net>>" <[patricktahara@comcast.net](mailto:patricktahara@comcast.net)<<mailto:patricktahara@comcast.net>>> wrote:

Jennifer:

Here's the results of our KMAC meeting last night, June 30, 2015.

Attendees: Catherine, Patrick and Walt We had a quorum.

Comments from Sharla Sullivan, EBMUD representative speaking about drought measures in the area.

3. 10 Windsor (DP15-03008) The applicant request approval of a Development Plan Kensington design review for the purposes of constructing a 647 sf addition in the unconditioned basement area exceeding the gross floor area ratio for the site (2100 sf threshold, 2311 sf proposed), change windows and doors, construct a 544 sq. ft. lower level deck and remove exterior stair in the rear of the property on a substandard lot.



Recommended approval: Ayes (3) - Catherine, Patrick, Walt Nays (0)

4. 285 Colusa (DP15-03009) Applicant requests approval of a Development Plan with a Kensington Design Review to construct a 335 sf addition and to enlarge the existing rear deck by 95 sf also to include a hot tub. The proposed addition will not be above the FAR threshold of 2,600 sf (2,241 sf total)

Recommended approval: Ayes (3) - Catherine, Patrick, Walt Nays (0)

5. 240 Yale (DP15-03010) The applicant requests approval of a development plan for a Kensington design review to condition the existing basement livable space that will make the gross floor area 2,636 sf (where the threshold is 2100 sf and a variance for a 3 stories (where 2 ½ stories is the maximum).

Recommended approval: Ayes (3) - Catherine, Patrick, Walt Nays (0)