

7 Highgate Court, Kensington
Development Plan Appeal

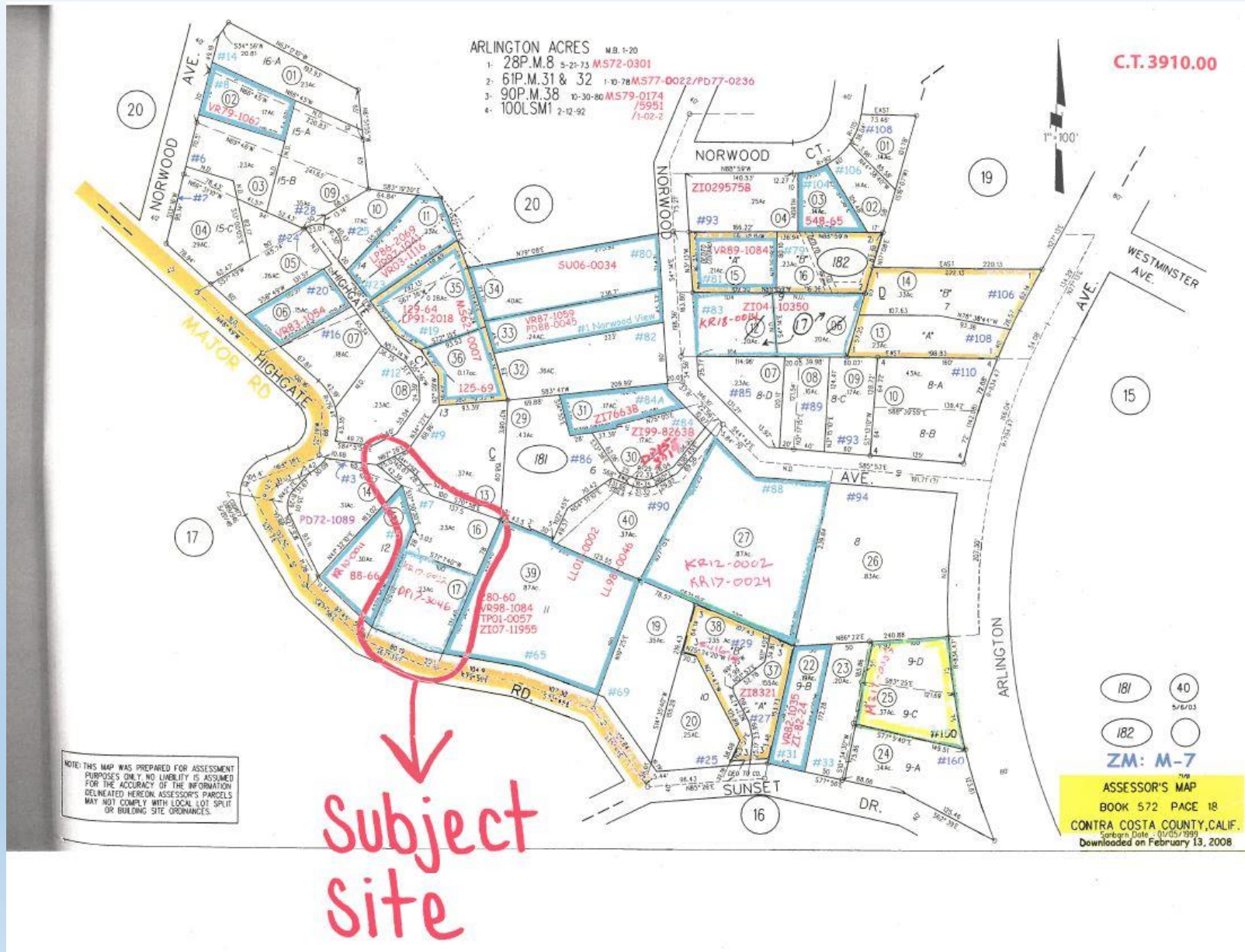
County File #DP17-3046

Contra Costa County Board of Supervisors
Tuesday, September 18, 2018

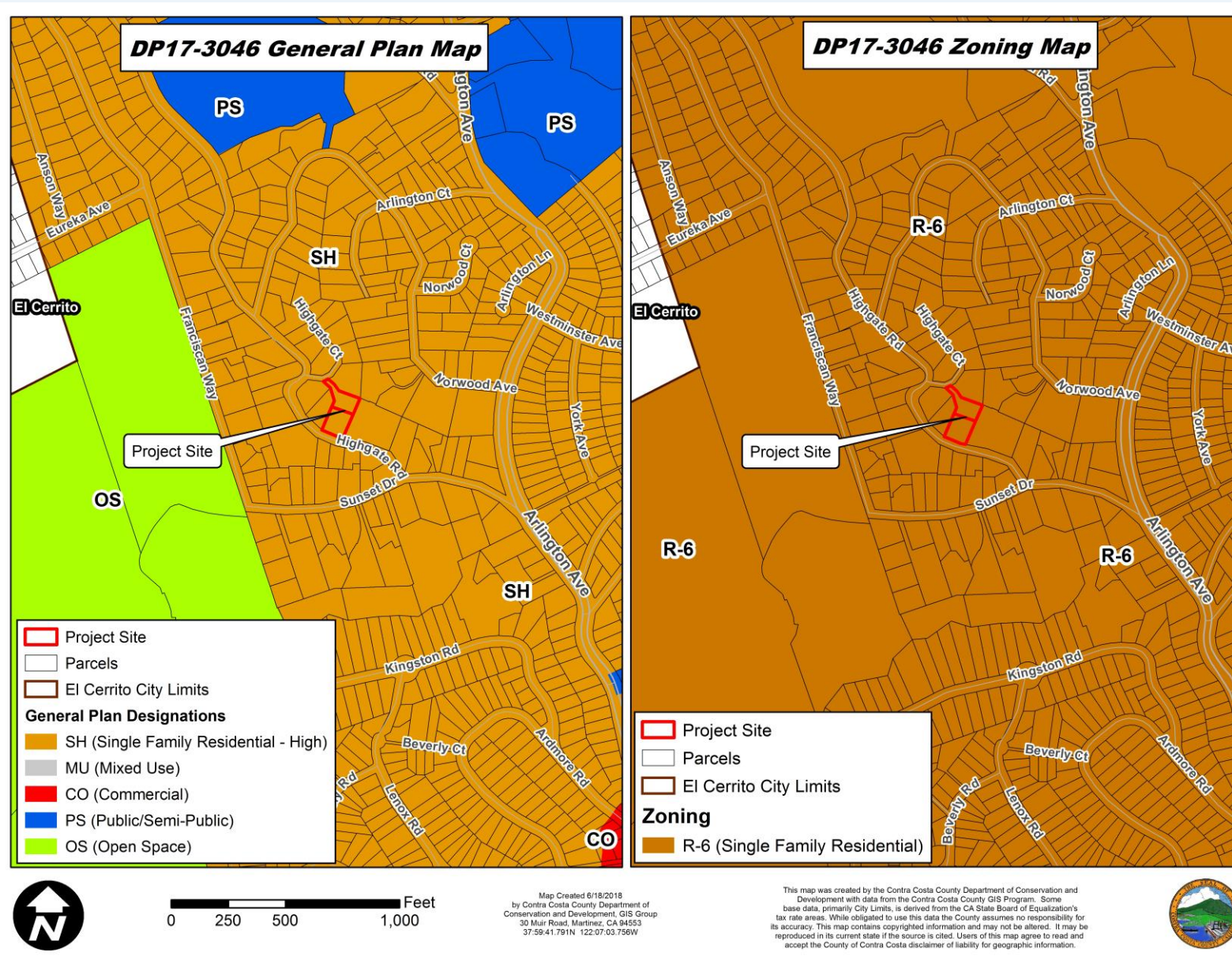
Project Description

This hearing is for an appeal of the County Planning Commission's decision to approve a remodel of a single-family residence, located at 7 Highgate Court in Kensington, which includes replacing the roof, adding skylights and solar panels, replacing two trellises, and removing 8 square feet of floor area from the kitchen.

Assessor's Parcel Page



General Plan and Zoning Maps



Aerial Photo



0 25 50 100 Feet

Aerial Photo taken 2014

Map Created 6/18/2018
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37.59-41.791N 122.07-03.756W

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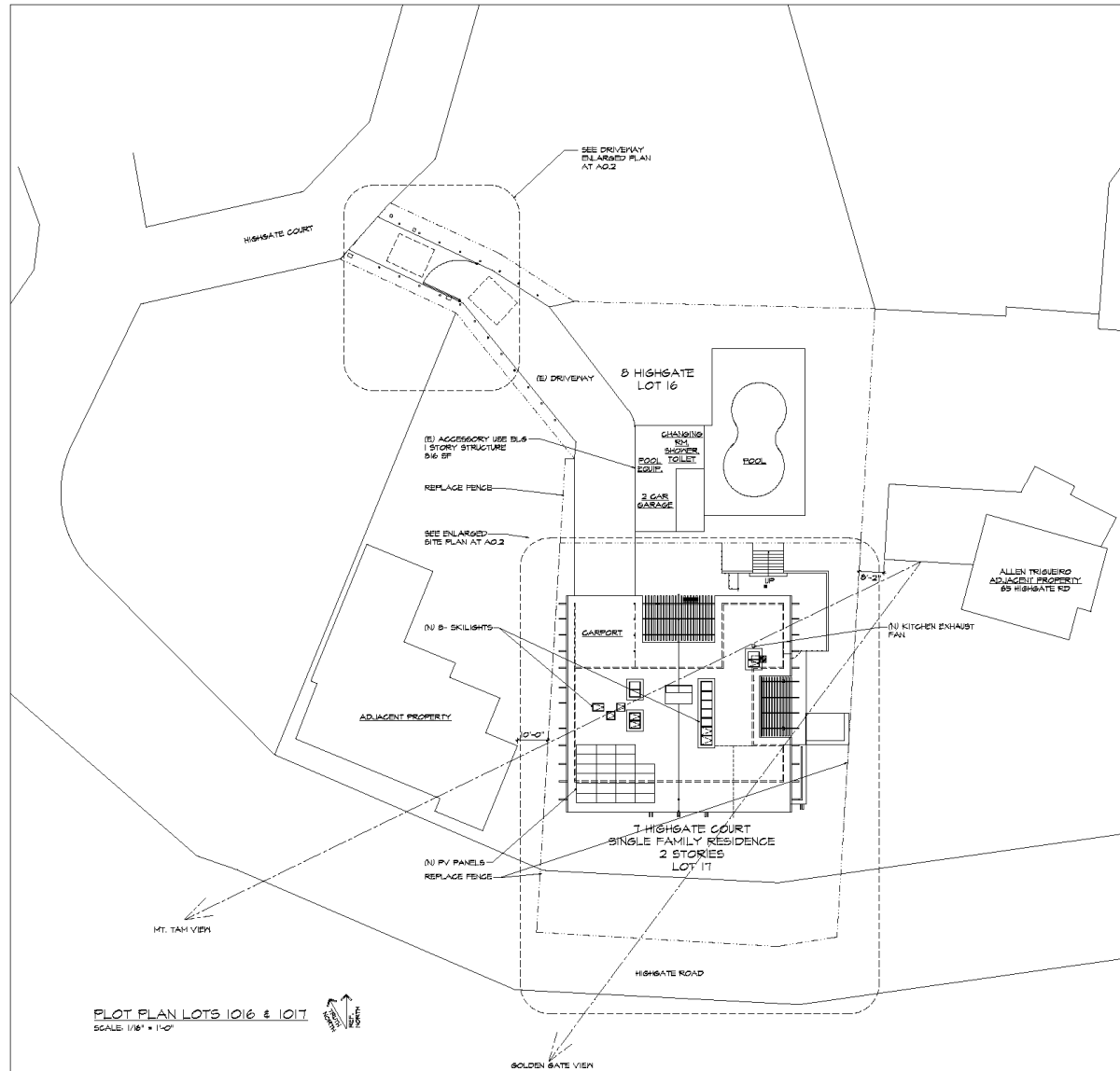
Background

- On August 28, 2017, a Kensington Design Review application (County File #KR17-0022) was submitted for the remodel of a single-family residence. One request for a public hearing was received, becoming the impetus for submittal of this development plan application.
- A public hearing before the Zoning Administrator (ZA) was scheduled for Monday, March 19, 2018. The ZA continued the project as a closed hearing until April 2, 2018 to consider the testimony received.
- The Zoning Administrator approved the Development Plan at the public hearing held on April 2, 2018 with modified findings and conditions of approval.
- On April 12, 2018, Allen Trigueiro (65 Highgate Road) appealed the Zoning Administrator's decision to approve County File #DP17-3046.
- A public hearing before the County Planning Commission (CPC) was scheduled for Wednesday, June 27, 2018. A motion was made to approve the project and deny the appeal. The motion was passed by the CPC with a 4-2 vote. This approval includes accepting the revised south elevation (submitted at the County Planning Commission), which shows that the new roof will be 6 inches taller than the existing roof.
- On July 5, 2018, Allen Trigueiro (65 Highgate Road) appealed the County Planning Commission's decision to approve County File #DP17-3046.

Summary of Appeal

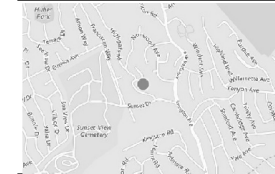
Allen Trigueiro is objecting to the project based on the height of the skylights. According to Mr. Trigueiro the south-facing 23-foot long skylight would obstruct approximately 1/3 of his view of the San Francisco Bay. Mr. Trigueiro claims that normal skylights usually measure 6 inches (curb height) above the roof, not 30 inches above the roof surface as shown on the plans.

Site Plan



PLOT PLAN LOTS 1016 & 1017
SCALE: 1/8" = 1'-0"

LOCATION MAP



SHEET INDEX

- ARCHITECTURAL:**
 A0.1 PLOT PLAN & PROJECT DATA
 A0.2 SITE AND DRIVEWAY ENLARGED PLAN
 A1.1 EXISTING / DEMO PLAN
 A1.2 EXISTING / DEMO PLAN
 A2.1 REMODELED FLOOR PLAN
 A2.2 REMODELED FLOOR PLAN
 A2.3 REMODELED ROOF PLAN
 A3.1 EXISTING ELEVATIONS
 A3.2 EXISTING ELEVATIONS
 A3.3 REMODELED ELEVATIONS
 A3.4 REMODELED ELEVATIONS

PROJECT SCOPE OF WORK

1ST FLOOR: MINOR BATHROOM UPDATES AND FINISHES, NEW CLOSETS IN BEDROOMS, UPGRADE HYDROVIC HEATER, REPLACE DECKING AND GUARDRAIL, NEW LIGHTING, SMOKE DETECTORS AND RECEPTACLE CODE UPGRADE.
2ND FLOOR: REMODEL KITCHEN AND MASTER BATHROOM, NEW LAUNDRY ROOM, MINOR WALL REMOVAL, REMOVE (E) POPOUT AT KITCHEN, REPAIR DECKING AND GUARDRAIL, NEW LIGHTING, SMOKE DETECTORS AND RECEPTACLE CODE UPGRADE.
ROOF: NEW ROOF AND INSULATION, NEW SKYLIGHTS AND KITCHEN EXHAUST FAN.
EXTERIOR: REPLACE EXISTING GLAZING AND SLIDING DOORS AND ADD NEW OPERABLE WINDOWS, NEW WALL INSULATION, REPAIR AND REBUILT DECK ON GRADE AT HOT TUB AREA.
 VOLUNTARY STRUCTURAL SEISMIC UPGRADE

PROJECT INFORMATION

APPLICABLE CODES: 2016 CALIFORNIA RESIDENTIAL CODE
 OCCUPANCY GROUP: (E) AND (N) R3
 CONSTRUCTION TYPE: (E) AND (N) V-B
 STORIES: (E) AND (N) 2 STORIES

AREA TABLE (SF)				
PARCEL AREA: 10,215 (LOT 16) + 11,203 (LOT 17) = 21,418 SF				
	EXISTING	NEW	PROPOSED	
LOT 16 ACCESSORY USE	816	---	816	
LOT 17 SINGLE FAMILY RESIDENCE	FIRST FLOOR	1212	1212	
	SECOND FLOOR	2851	-8	2843
	TOTAL	4063	-8	4055
	COVERED CARPORT	433	---	433
	COVERED DECKS	843	---	843
COVERED ENTRY COURT	237	---	237	
GROSS FLOOR AREA	5576	-8	5568	
UNCOVERED DECKS ON GRADE	152	---	152	
UNCOVERED PATIOS	491	---	491*	
LANDSCAPE AREA	438	---	438	
UNCOVERED POOL AREA	1800	---	1800	

* CONVERT IMPERMEABLE PATIO AREA INTO PERMEABLE

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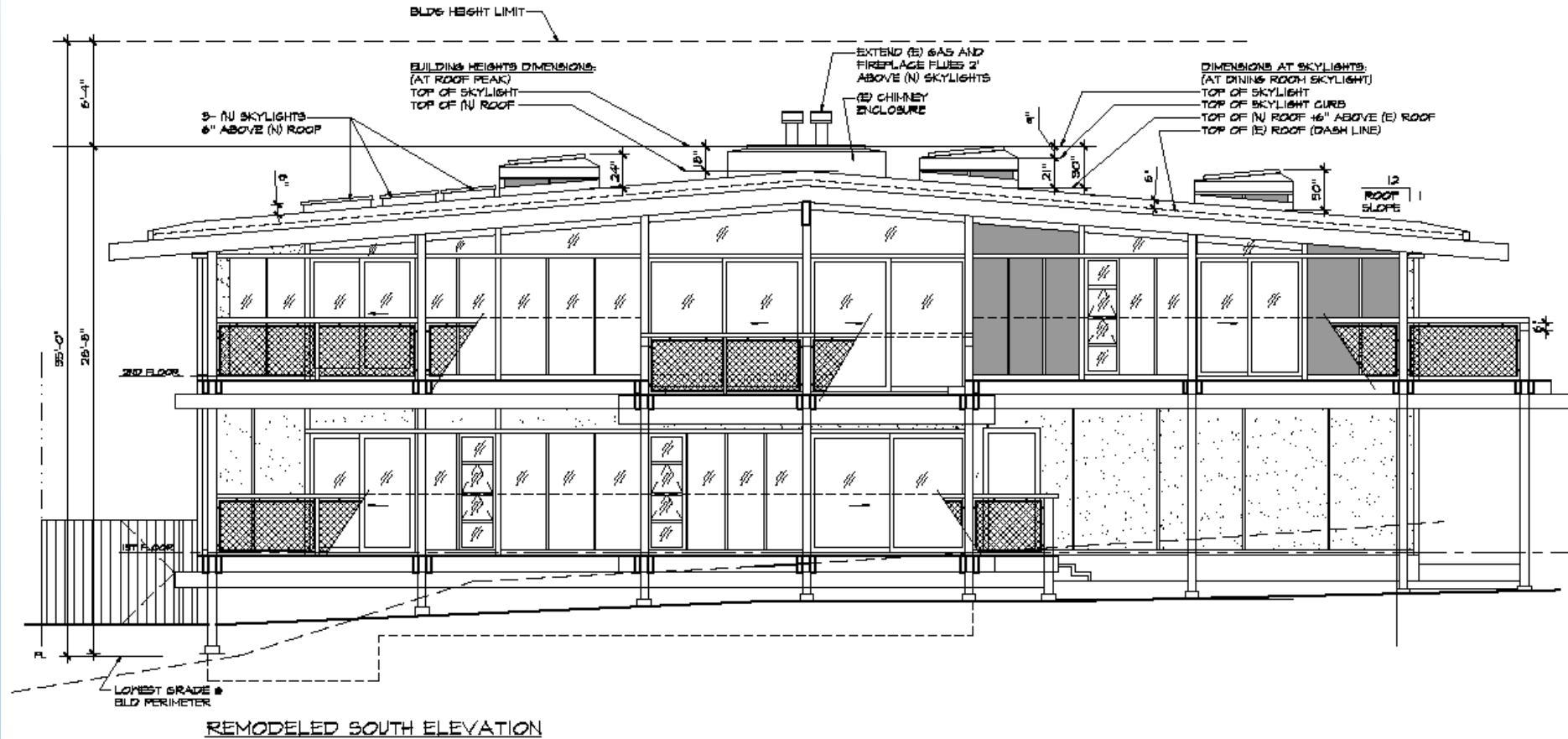
RESIDENCE REMODEL
 7 HIGHGATE COURT - KESINGTON, CA
 APN: 572-18-017016

- ISSUED FOR:
- 02/01/17 Client Meeting
- 04/11/17 Client Meeting
- 05/01/17 Issue to Permits
- 07/11/17 Client Meeting
- 08/01/17 Design Review
- 09/01/17 B1
- 09/01/17 Development Plan
- 10/01/17 Meeting
- 10/01/18 Interior Remodel Permit
- 02/01/19 New Deck Permit

Project Data and Plot Plan
 JOB#: 2100
 DATE: 04/17
 DRAWN BY: JB
 SCALE: AS NOTED

A0.1

Revised South Elevation



View of subject residence from Mr. Trigueiro's Residence (first floor living room)



View of subject residence from Mr. Trigueiro's Residence (second floor bedroom)



Additional views from Mr. Trigueiro's Residence (first floor)



Staff Recommendation

Staff recommends that the Board of Supervisors DENY the appeal and UPHOLD the County Planning Commission's decision for County File #DP17-3046.

QUESTIONS?