CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

1-29-20 (8)

AGENCY COMMENT REQUEST

Date 1/29/20

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 PW Staff ___ County Geologist

HEALTH SERVICES DEPARTMENT

✓ Environmental Health ___ Hazardous Materials

PUBLIC WORKS DEPARTMENT

___ Engineering Services (1 Full-size + 3 email Contacts)
___ Traffic
___ Flood Control (Full-size) ___ Special Districts

LOCAL

✓ Fire District Kensington
___ San Ramon Valley – (email) rwendel@srvfire.ca.gov
___ Consolidated – (email) fire@cccfpd.org
___ East CCC – (email) brodriguez@eccfpd.org
✓ Sanitary District Stege
✓ Water District East Bay MUD
✓ City of El Cerrito
___ School District(s)
___ LAFCO
___ Reclamation District #
___ East Bay Regional Park District
___ Diablo/Discovery Bay/Crockett CSD
✓ MAC/TAC Kensington
___ Improvement/Community Association
X CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

___ CHRIS (email only: nwic@sonoma.edu)
___ CA Fish and Wildlife, Region 3 – Bay Delta
___ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Joe Lawler
Phone # 925-674-7802
E-mail joseph.lawler @dcd.cccounty.us
County File # DP20-3002

Prior to Feb. 21, 2020

* * * * *

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

NO Active Fault Zone (Alquist-Priolo)
NO Flood Hazard Area, Panel # X
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

Print Name

Signature DATE

Agency phone #

Done 1-29-20

CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

Development Plan

CONTRA COSTA

2020 JAN 28 PM 1:25

DEVELOPMENT PERMIT APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

OWNER	APPLICANT
Name MR & MRS GARRISON	Name JEFF DONEY
Address 212 COLUMBIA AVE	Address 4115 19th STREET
City, State/Zip KENSINGTON CA 94708	City, State/Zip SAN FRANCISCO CA 94114
Phone 510-526-2279 email CHAMELEONmone mac.com	Phone 415-999-8658 email JEFFREYDONEY@GMAIL.COM
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. ☐ Check here if billings are to be sent to applicant rather than owner. Owner's Signature	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature
CONTACT PERSON (optional)	**PROJECT DATA**
Name JEFF DONEY	Total Parcel Size: 4400
Address 4115 19th STREET	Estimated Project Value: 250,000
City, State/Zip SAN FRANCISCO CA 94114	Proposed Square Footage: 435 SF
Phone 415-999-8658 email JEFFREYDONEY@GMAIL.COM	

Project description (attach supplemental statement if necessary): EXCAVATE (WITHIN ENVELOPE) UNDER HOUSE TO ADD 435 SF ADDING BEDROOM, EXERCISE ROOM, LAUNDRY ROOM and RECONFIGURE STAIR

FOR OFFICE USE ONLY — FOR OFFICE USE ONLY — FOR OFFICE USE ONLY

Project description:

APPLICANT REQUESTS APPROVAL OF A KENNSINGTON DEVELOPMENT PLAN TO ADD A 435 S.F. ADDITION TO A 2,580 S.F. HOME. LOT SIZE IS 4,400 WHICH HAS A MAXIMUM ALLOWED SQUARE FOOTAGE OF 2,200.

Property description:

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: 570-151-019
Area: Kensington	*Base Fee/Deposit	$1,000	S-044	Site Address: 212 Columbia Ave
Fire District: Kensington	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: R-6, -TOV, -K
Sphere of Influence: El Cerrito	Notification Fee	15.00 / 30.00	S-052	Census Tract: 3920
Flood Zone: X	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Atlas Page:
Panel Number:	Environmental Health Dept.	57.00	5884	General Plan: SH
x-ref Files:	Other:			Substandard Lot: YES ☑ NO ☐
				Supervisorial District: 1
				Received by: Nicky Vu
Concurrent Files:	TOTAL	$ 1,162		Date Filed: 1/28/2020
	Receipt	# 20000117		File # DP20-3002
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			

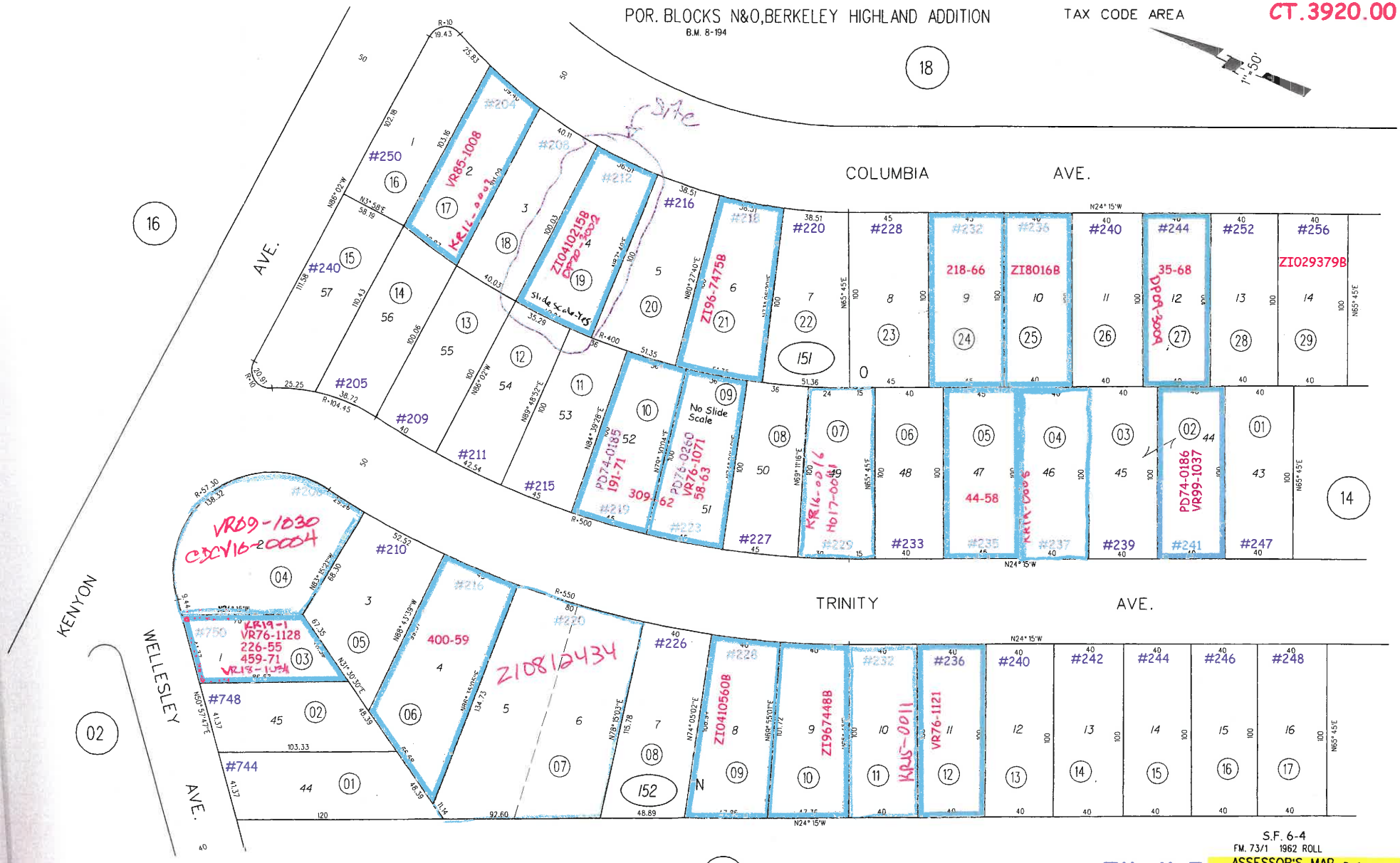
INSTRUCTIONS ON REVERSE

POR. BLOCKS N&O, BERKELEY HIGHLAND ADDITION
B.M. 8-194

TAX CODE AREA

CT.3920.00

1" = 50'



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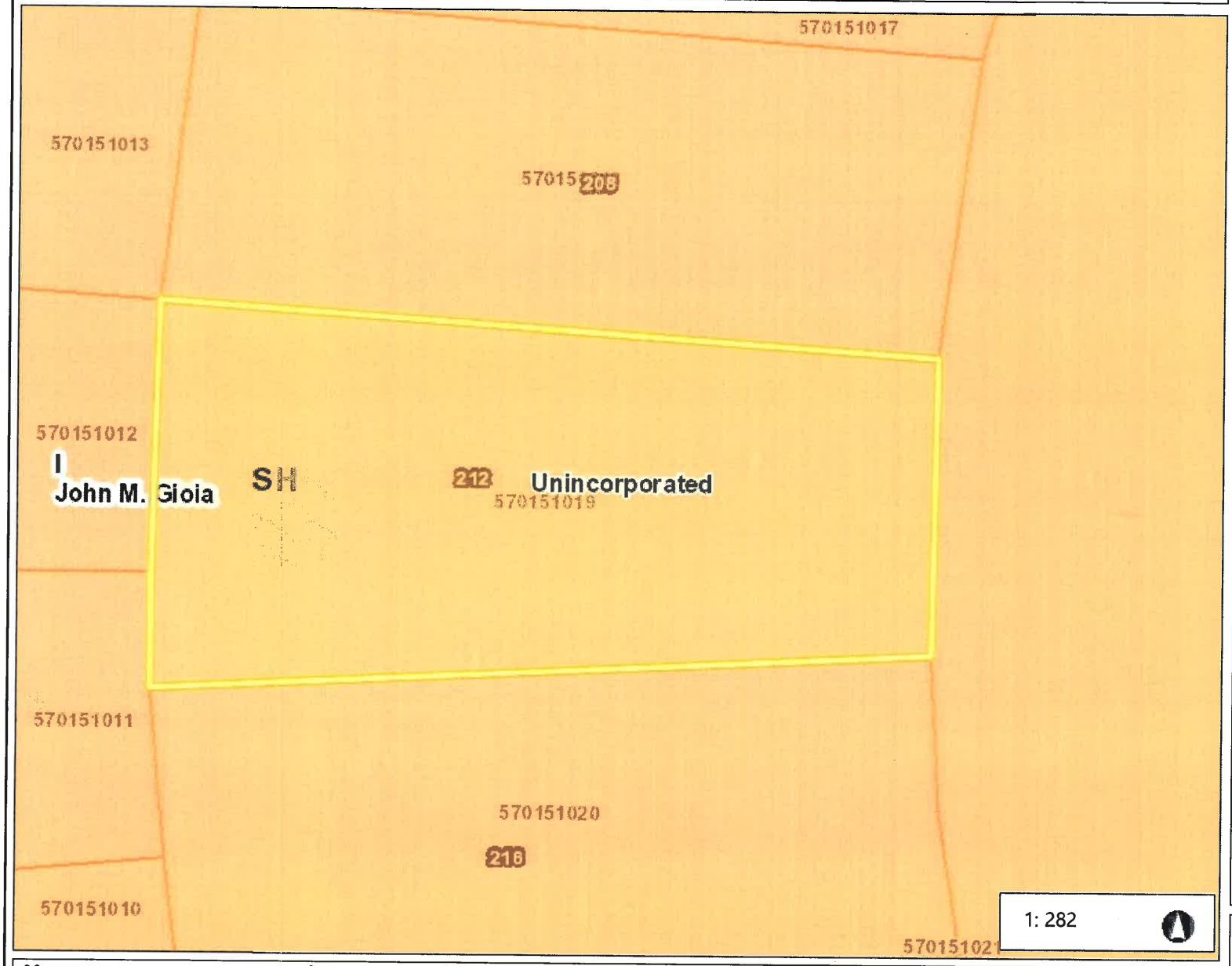
GENERAL PLAN - SH



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- General Plan
  - SV (Single Family Residential - Ver
  - SL (Single Family Residential - Low
  - SM (Single Family Residential - Me
  - SH (Single Family Residential - Hig
  - ML (Multiple Family Residential - Lo
  - MM (Multiple Family Residential - M
  - MH (Multiple Family Residential - H
  - MV (Multiple Family Residential - V
  - MS (Multiple Family Residential - V
  - CC (Congregate Care/Senior Housi
  - MO (Mobile Home)
  - M-1 (Parker Avenue Mixed Use)
  - M-2 (Downtown/Waterfront Rodeo I
  - M-3 (Pleasant Hill BART Mixed Use
  - M-4 (Willow Pass Road Mixed Use)
  - M-5 (Willow Pass Road Commercia
  - M-6 (Bay Point Residential Mixed U
  - M-7 (Pittsburg/Bay Point BART Sta
  - M-8 (Dougherty Valley Village Cent
  - M-9 (Montalvin Manor Mixed Use)
  - M-10 (Willow Pass Business Park M
  - M-11 (Appian Way Mixed Use)

Notes

Contra Costa County -DOIT GIS

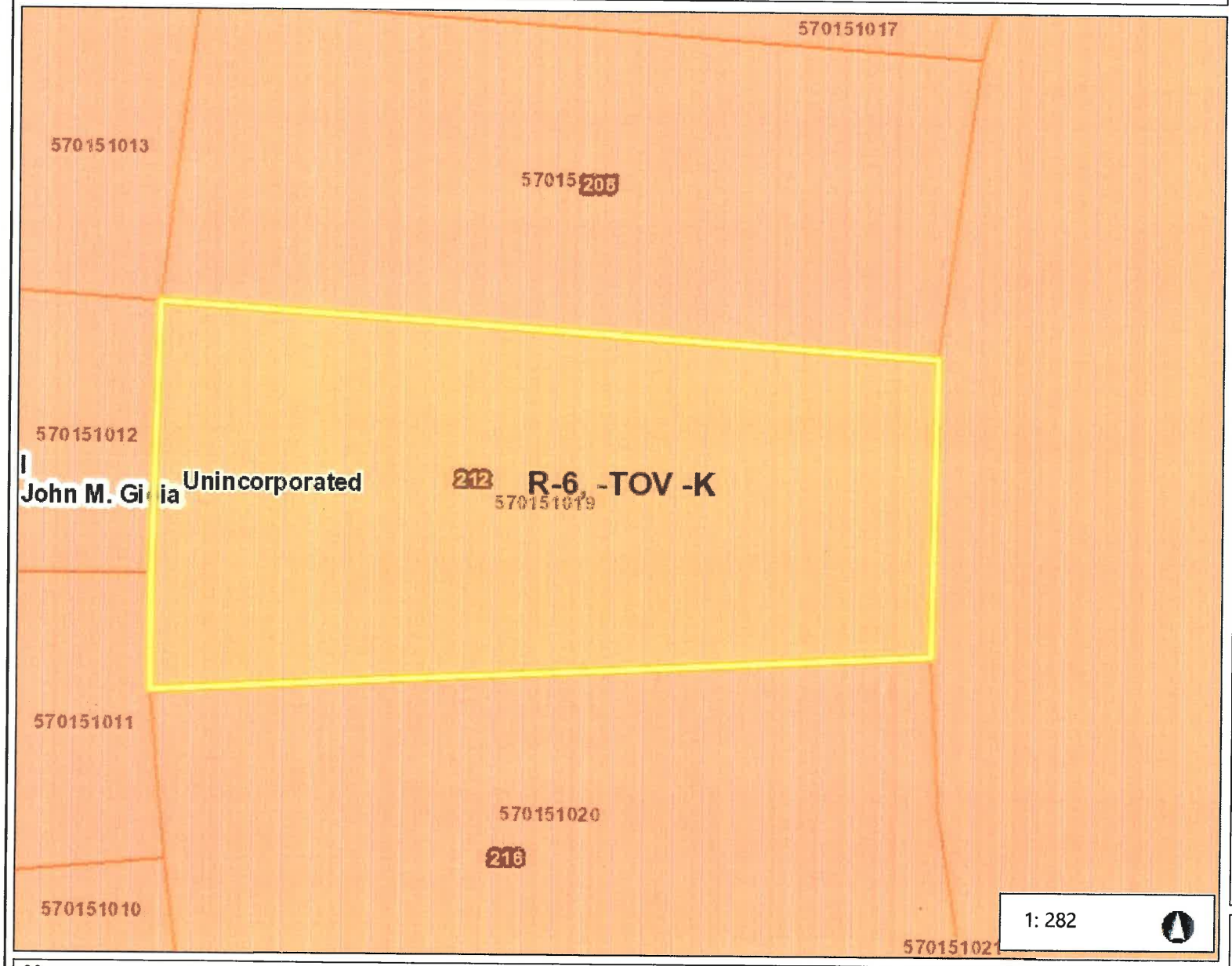
0.0 0 0.00 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ZONING - R-6, -TOV, -K



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Zoning
  - R-6 (Single Family Residential)
  - R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
  - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
  - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
  - R-6, -UE (Single Family Residential Exclusion Combining District)
  - R-6 -X (Single Family Residential - Combining District)
  - R-7 (Single Family Residential)
  - R-7 -X (Single Family Residential - Combining District)
  - R-10 (Single Family Residential)
  - R-10, -UE (Single Family Residenti Exclusion Combining District)
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Single Family Residenti Exclusion Combining District)
  - R-40 (Single Family Residential)
  - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
  - R-40, -UE (Single Family Residenti Exclusion Combining District)
  - R-65 (Single Family Residential)

Notes

Contra Costa County -DOIT GIS

0.0 0 0.00 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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SITE AERIAL

0.0 0 0.00 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Address Points
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Contra Costa County -DOIT GIS

DP20-3002
CONTRA COSTA
2020 JUN 23 PM 2:03
APPLICATION & PERMIT CENTER

SYMBOLS

EXISTING WALL
NEW WALL
NEW RATED WALL
DEMO WALL
LINE OVER HEAD OR HIDDEN
CENTERLINE
PROPERTY LINE
DIMENSION TO FACE OF FINISH
DIMENSION TO CL OF STUD
DATUM LINE

WINDOW SYMBOL
DOOR SYMBOL
COLOR SYMBOL
FLOOR SYMBOL
SECTION MARKER
ELEVATION MARKER
INTERIOR ELEVATION MARKER
PLAN DETAIL MARKER
DETAIL MARKER
REVISION MARKER

General Notes

1. All construction work shall be done in accordance with:

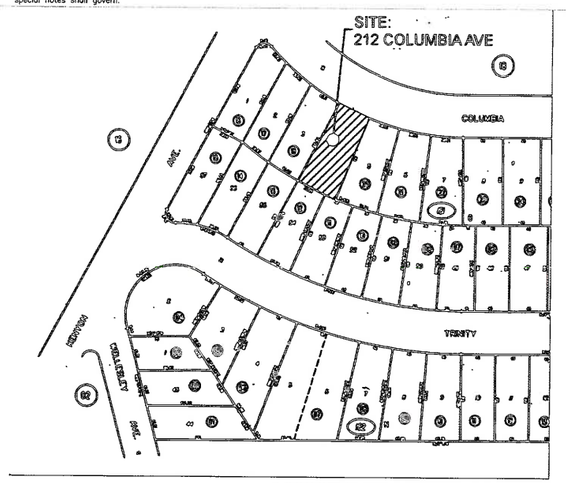
California Building Code	2016 Edition
California Electrical Code	2016 Edition
California fire Code	2016 Edition
California Mechanical Code	2016 Edition
California Plumbing Code	2016 Edition
California Energy Code	2016 Edition
California Residential Building Code	2016 Edition
California Green Building Standards Code	2016 Edition

Along with any other local and state laws and regulations.

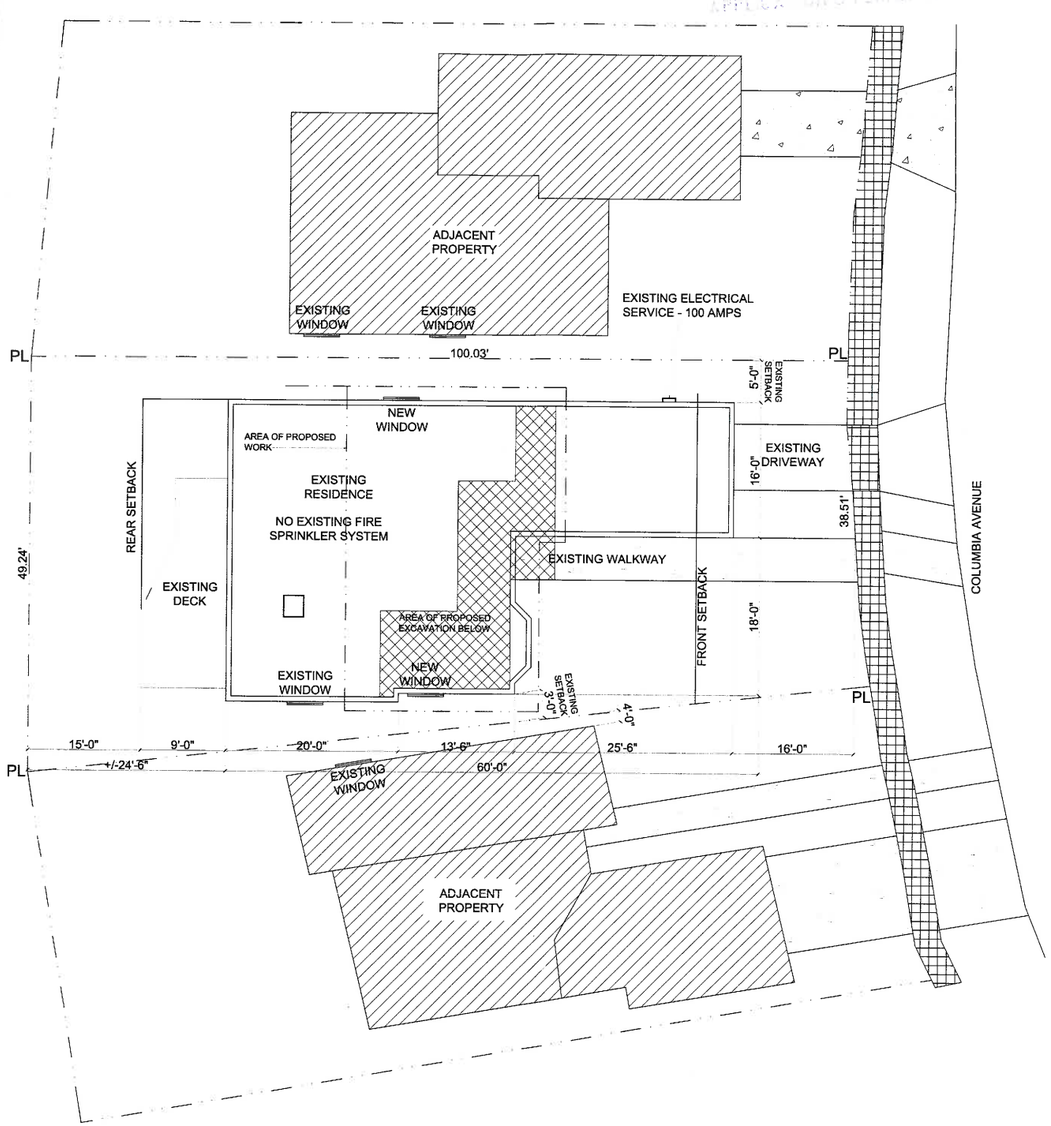
2. The contractor shall give all notices necessary and incidental to the lawful execution of the work.
3. The contractor shall verify all existing conditions, proposed dimensions, dimensions of the lot, easement, and soil conditions, including excavation, underprinning, drainage and utility lines at subject property, as well as, at adjacent properties. Should any discrepancy and/or inconsistency appears or occurs in the drawings, and sit conditions, the contractor, before proceeding with the work, shall notify the Designer/Engineer for proper adjustment and in on case, shall proceed with the work in uncertainty.
4. The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in a good and workmanlike manner and in every detail although every necessary item involved is not particularly mentioned. Except as otherwise specifically stated, the contractor or owner shall pay for all necessary permits, fees, materials, labor, tools, and equipment for the entire completion of the work intended to be described and shall avail himself manifestly of any unintentional error or emission should such exists.
5. All at items, the contractor shall be solely and completely responsible for the conditions at the job site, including safety of people, subject property, and adjacent properties. the Designer/Engineer shall not review the adequacy of the contractor's safety measures.
6. The Designer/Engineer shall not have control or charge of, shall not be responsible for, construction means, techniques, sequences or procedures, for the ommissions of the contractor or subcontractors performing any of the work or for the failure of any of them to carry but the work in conformances with the plans and specifications.
7. All plans, specifications, and/or information furnished herewith are and shall remain the property of the Designer/Engineer and shall be held confidential and shall not have been supplied and prepared.
8. Any drawings issued without the approval stamp, signed, and date by the building department shall be considered in the preliminary stage and shall not be used for construction.
9. These drawings are good for building permit only. Contractor shall never scale the drawing.
10. Contractor shall provide labor and materials to complete the job.
11. Special notes on other drawing in contrary with general notes, special notes shall govern.
12. The contractor shall immediately upon receipt thereof, review tghe drawings and promptly notify the Engineer of any ommission or discrepancies.
13. Engineer shall be notified five (5) working days prior to start any work.
14. All interior walls shall be ½" gyp. board minimum finish with 5d cool nail @ 6" c.c. maximum edge @ 12" c.c. field (Block all edge) unless notes.

    At bathroom (s) with no window or with not required window. Mechanical fan shall be provided i.e. light and fan, etc.
15. All metal hardware shall be Simpson and must be galvanized or approval equal.
16. Materials:
    a. Beam, joist----------D.F #1:
    b. Stud, sill----------D.F #1:
    c. Plywood----------Str. I (CC-Grade);
17. Provide post cap and post base for all posts.

    Sill plates to be 3x pressure treated timber.
18. Kitchen sink faucets shall be equipped with aerators and shall not exceed a water flow of 2.5 gallons per minute.
19. Size, height and spacings of wood studs per building code.
20. Smoke detectors with carbon monoxide detecting device shall be hardwired with battery backup inside the bedrooms and the adjacent space from the bedroom.
21. Provide battery operated smoke detectors with carbon monoxide detecting device inside the existing bedrooms and centrally located at the corridor giving acces to the bedroom (s).
22. No plastic plumbing pipe allowed for domestic water supply and sanitary waste system.
23. Provide fluorescent light fixture or appoved high efficacy lamps of not less than 40 lumens per watt for general lighting shall be controlled by a switch on a readily accessible lighting control panel at the entrance to the kitchen.
24. Provide at least one fluorescent light fixture or approved high efficacy lamps of 40 lumens per watt or greater for the bathroom shall be controlled by a switch at the entrance to the bathroom.
25.
26.



VICINITY MAP



SITE PLAN
EXISTING CONDITIONS
⅛" = 1'-0"

N

PROJECT DATA

Site information

Site address: 212 Columbia Avenue, Kensington ca. 94708
Assessor Parcel #:
APN: 570-151-019-9
Block / Lot: 19
Flood Zone: NO
Fire Zone: 1

BUILDING INFORMATION

Construction Type : V-B (wood frame) No sprinkles required
Total Lot Coverage: 49%
Lot Area: 4,400 S.F.
Existing main building: 2,580 sqft
Proposed main building: 3,015 sqft
New square feet addition: 435 S.F.
Existing parking: 1 car garage
Off street parking: 1 car

SCOPE OF WORK

- Excavate at ground floor under existing foot print of existing second floor.
- Adding 435 S.F.
- New workout room
- New bedroom and closet
- New bathroom
- New laundry room
- Re-configure staircase

CLIENT

Anastasia and John Garrison
212 Columbia Avenue
Kensington, Ca. 94808
Tel: 510-526-2279
chameleonmom@mac.com

STRUCTURAL ENGINEER:

Design Everest
Josh Krumm
365 Fowler lane
Mountain View, Ca 94043
T: 888.311.3015

ARCHITECT:

EVOLVE Design Studio
Jeffrey Doney
4115 19th Street.
San Francisco, Ca 94114
Tel. 415.999.8658

SHEET INDEX

ARCHITECTURAL

A0 Cover Sheet and Site plan
TS1 Topographic Survey
A1.0 First floor plan
A2.0 Second floor plan / Existing Conditions
A3.0 Second floor plan / Proposed Conditions
A4.0 Sections Existing and Proposed conditions
A5.0 Exterior Elevations / Existing and Proposed conditions
A6.0 Exterior Elevations / Existing and Proposed conditions
A7.0 Exterior Elevations / Existing conditions

EVOLVE DESIGN STUDIO
jeffreydoney@gmail.com
4115 19th street. San Francisco Ca. 94114
415-999-8658

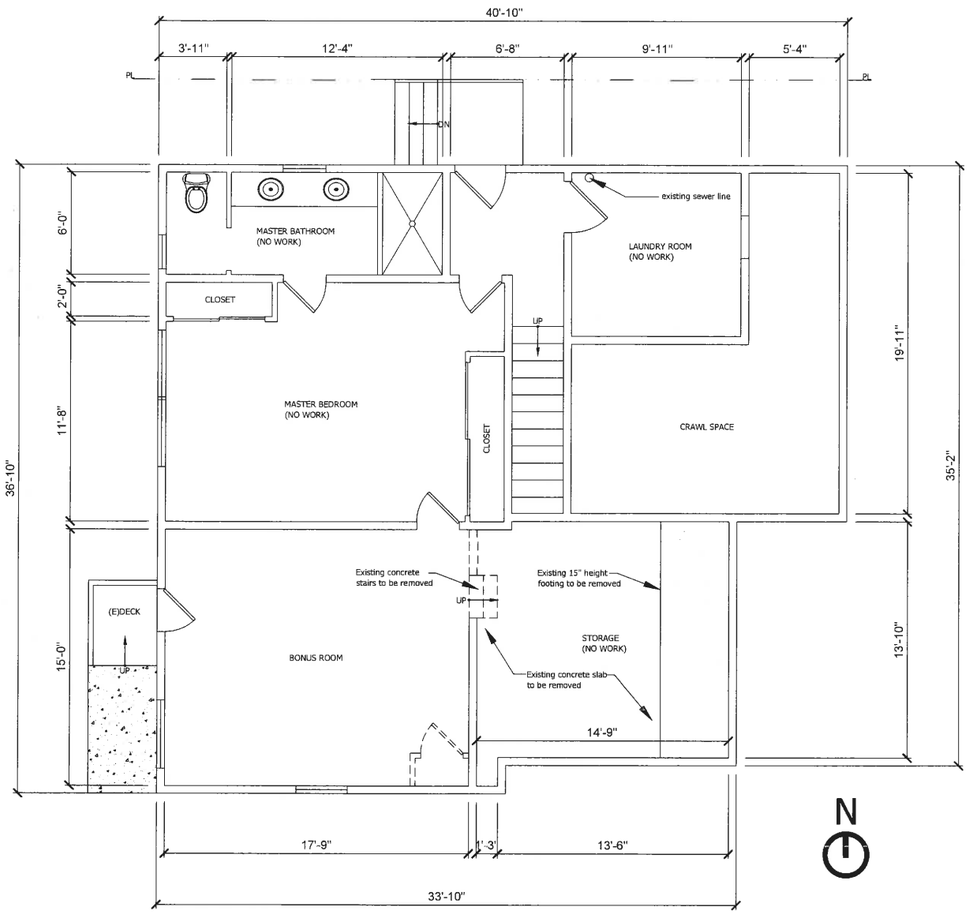
REVISIONS	BY

COVER SHEET

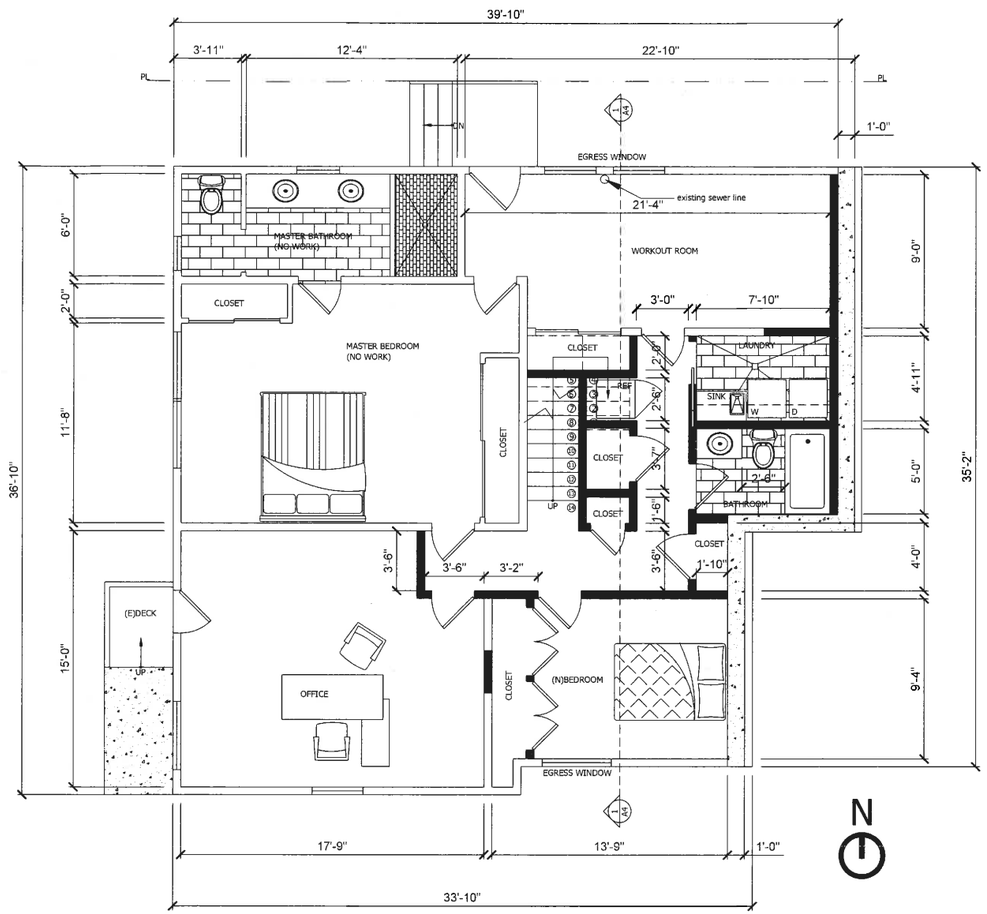
Scale: AS NOTED
Design by: Jeffrey Doney
Drawn: Carlos Alfaro carlosalfaro2807@gmail.com
Date: 01/23/2020

RESIDENTIAL ADDITION
212 Columbia Avenue, Kensington Ca. 94708

SHEET
A0



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

WALL LEGEND	
EXISTING WALL	
NEW WALL	
WALL TO BE REMOVED	

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94114
415-999-8658

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FIRST FLOOR PLAN
EXISTING AND PROPOSED CONDITIONS

Scale: AS NOTED

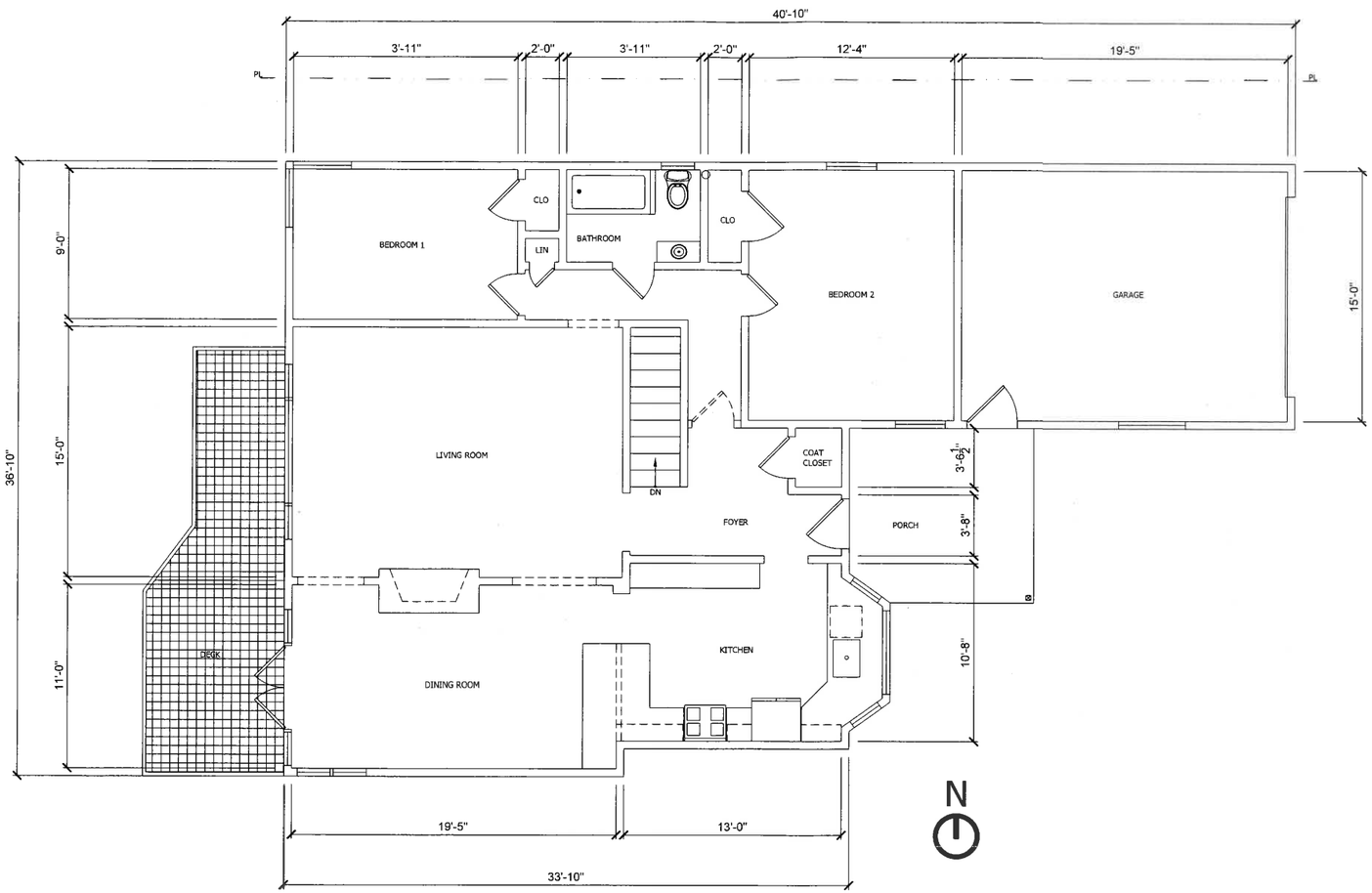
Design by: Jeffrey Doney

Drawn: Carlos Alfaro
carlosalfaro2807@gmail.com

Date: 12/04/2019

INTERIOR REMODEL
212 COLUMBIA AVE, KENSINGTON CA.
94708

SHEET
A1.0



EXISTING SECOND FLOOR PLAN

WALL LEGEND	
EXISTING WALL	
NEW WALL	
WALL TO BE REMOVED	

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94114
415-999-8658

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SECOND FLOOR PLAN
EXISTING CONDITIONS

Date: 12/04/2019

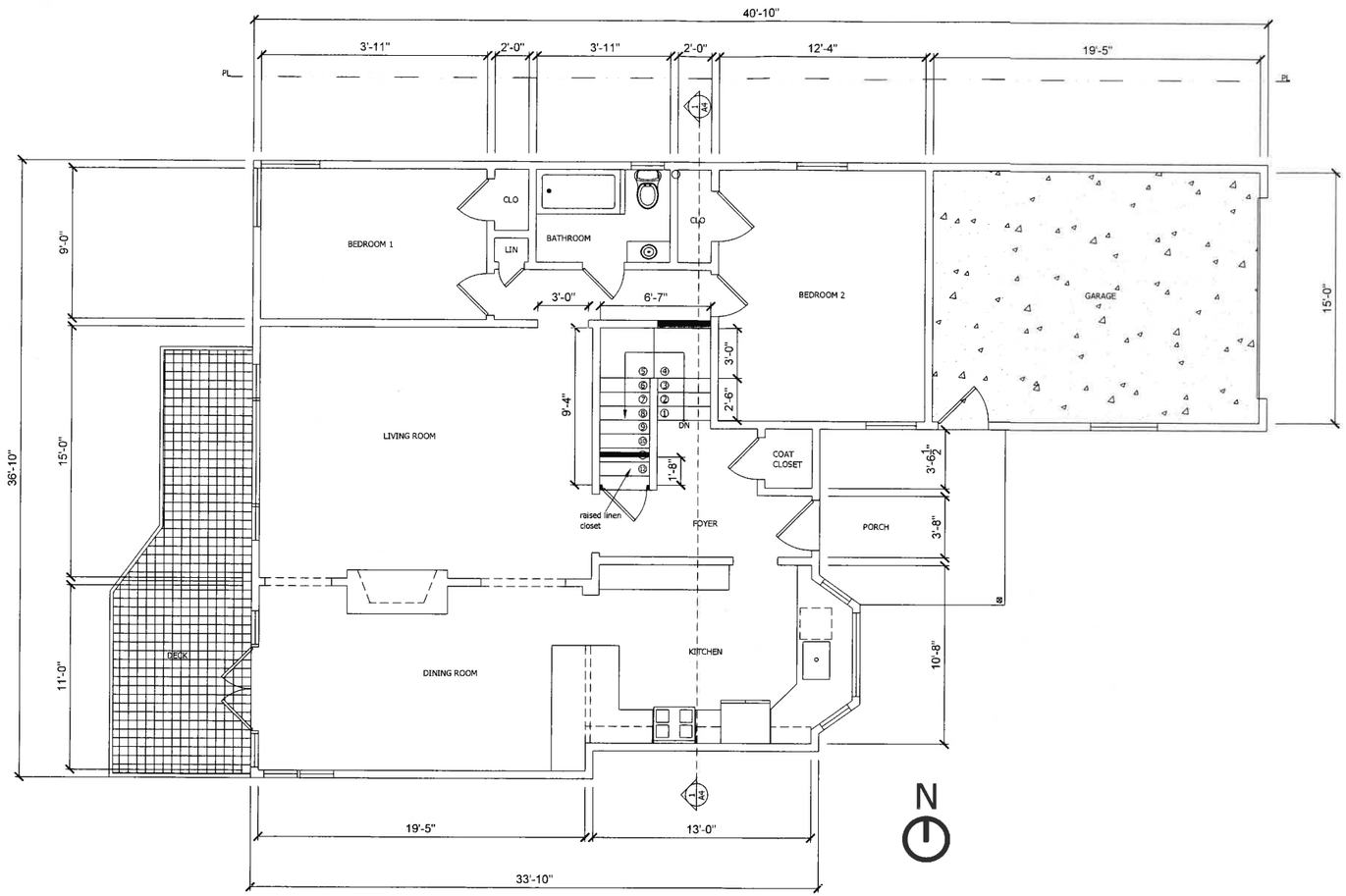
Drawn: Carlos Alfaro
carlosalfaro2807@gmail.com

Design by: Jeffrey Doney

Scale: AS NOTED

INTERIOR REMODEL
212 COLUMBIA AVE, KENSINGTON CA.
94708

SHEET
A2.0



PROPOSED SECOND FLOOR PLAN

WALL LEGEND	
EXISTING WALL	
NEW WALL	
WALL TO BE REMOVED	

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SECOND FLOOR PLAN
PROPOSED CONDITIONS

Scale: AS NOTED
Design by: Jeffrey Doney
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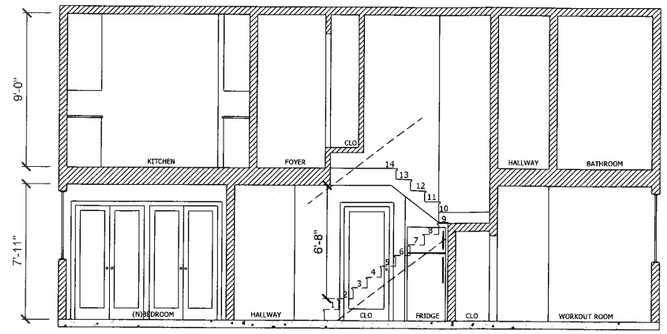
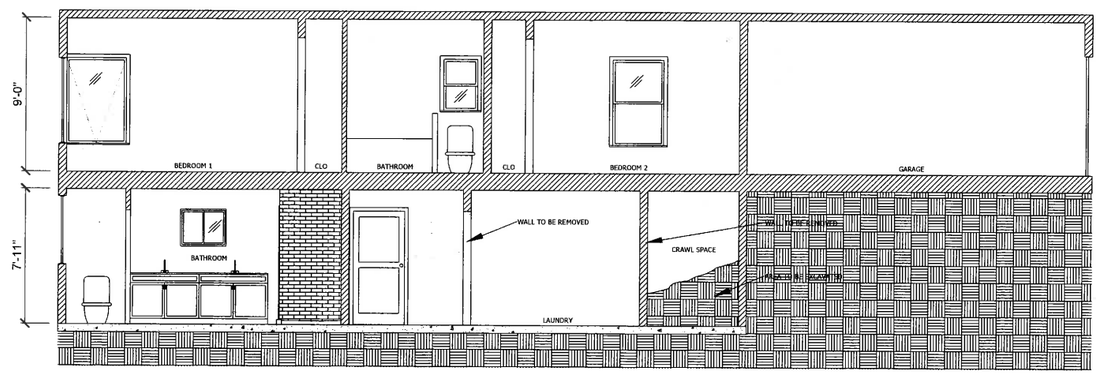
Date: 12/04/2019

INTERIOR REMODEL
212 COLUMBIA AVE, KENSINGTON CA. 94708

SHEET
A3.0



LATERAL SECTION
SCALE $\frac{1}{2}$" = 1'-0"



LONGITUDINAL SECTION
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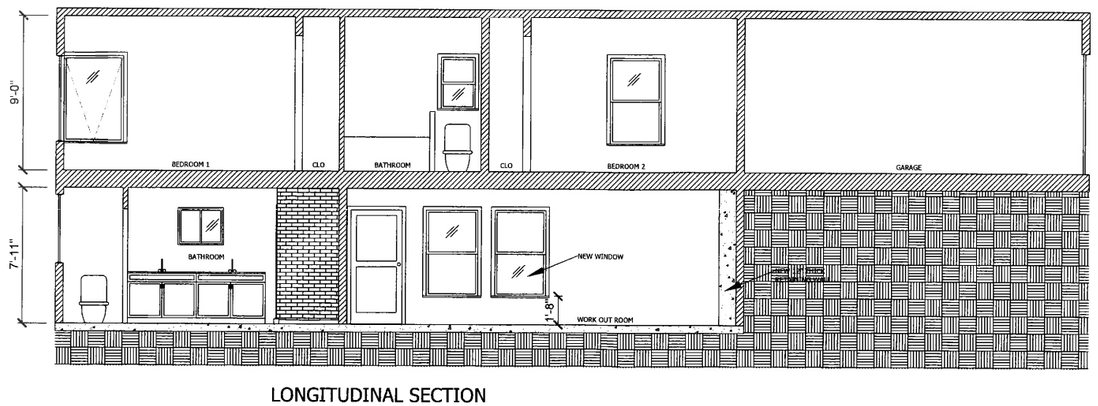


LONGITUDINAL SECTION
SCALE $\frac{1}{2}$" = 1'-0"

EVOLVE DESIGN STUDIO
jeffreydoney@gmail.com
4115 19th street, San Francisco Ca.
94114
415-999-8658

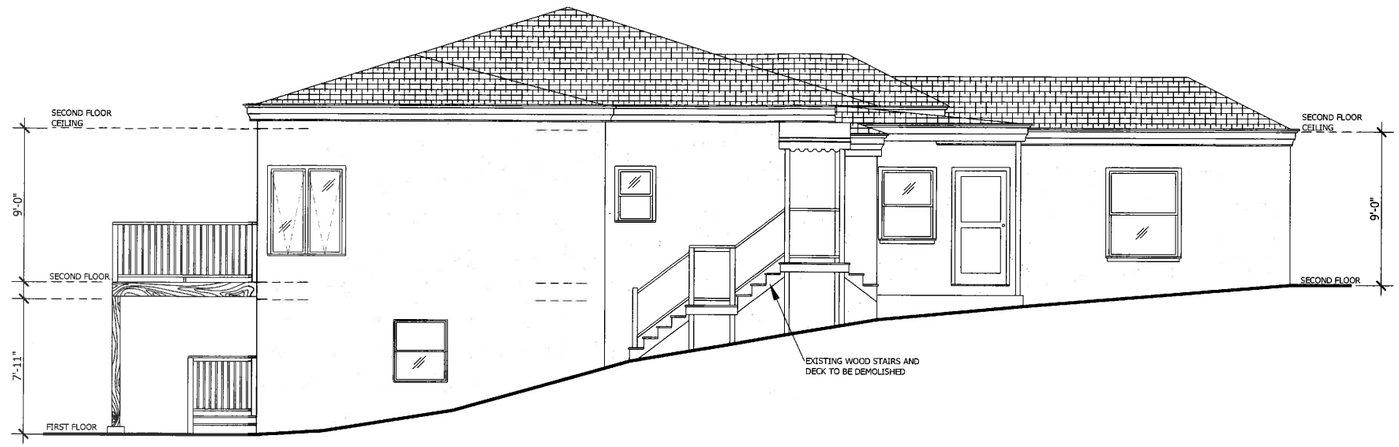
REVISIONS	BY

SECTIONS
EXISTING AND PROPOSED CONDITIONS

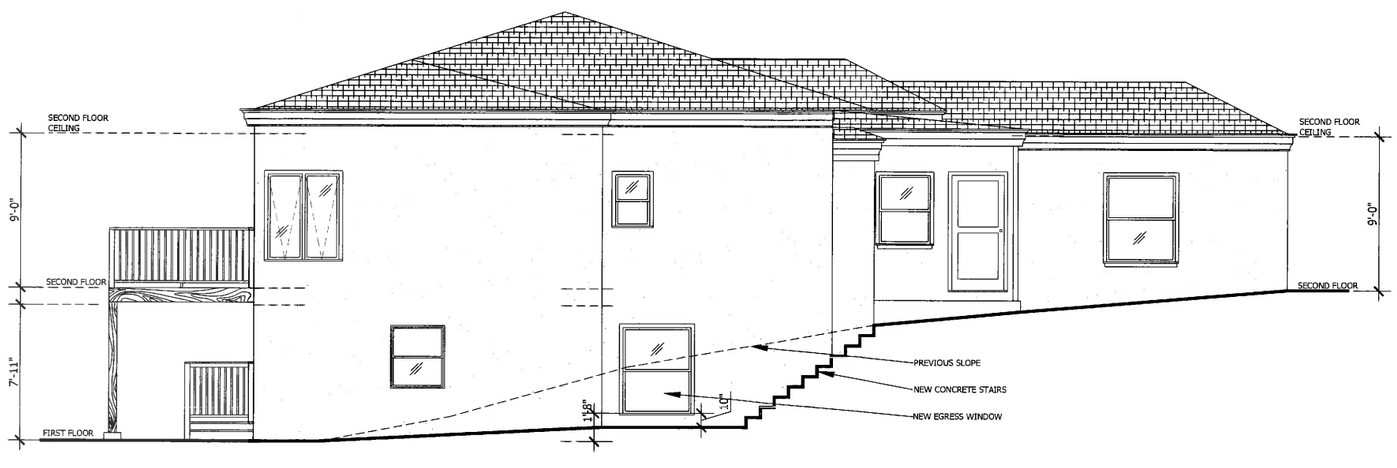
Scale: AS NOTED
Design by: Jeffrey Doney
Drawn: Carlos Alfaro
carlosalfaro2807@gmail.com
Date: 12/04/2019

INTERIOR REMODEL
212 COLUMBIA AVE, KENSINGTON CA.
94708

SHEET
A4.0



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

EVOLVE DESIGN STUDIO
jeffreydoney@gmail.com
4115 19th street. San Francisco Ca.
94114
415-999-8658

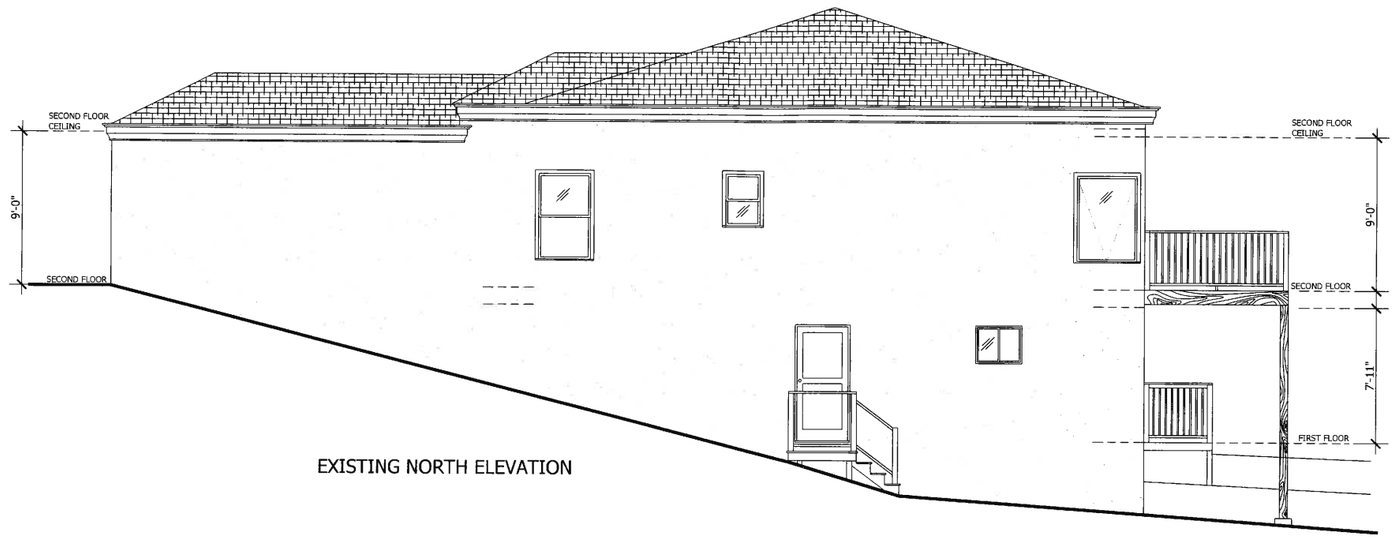
REVISIONS	BY

EXTERIOR ELEVATIONS
EXISTING AND PROPOSED CONDITIONS

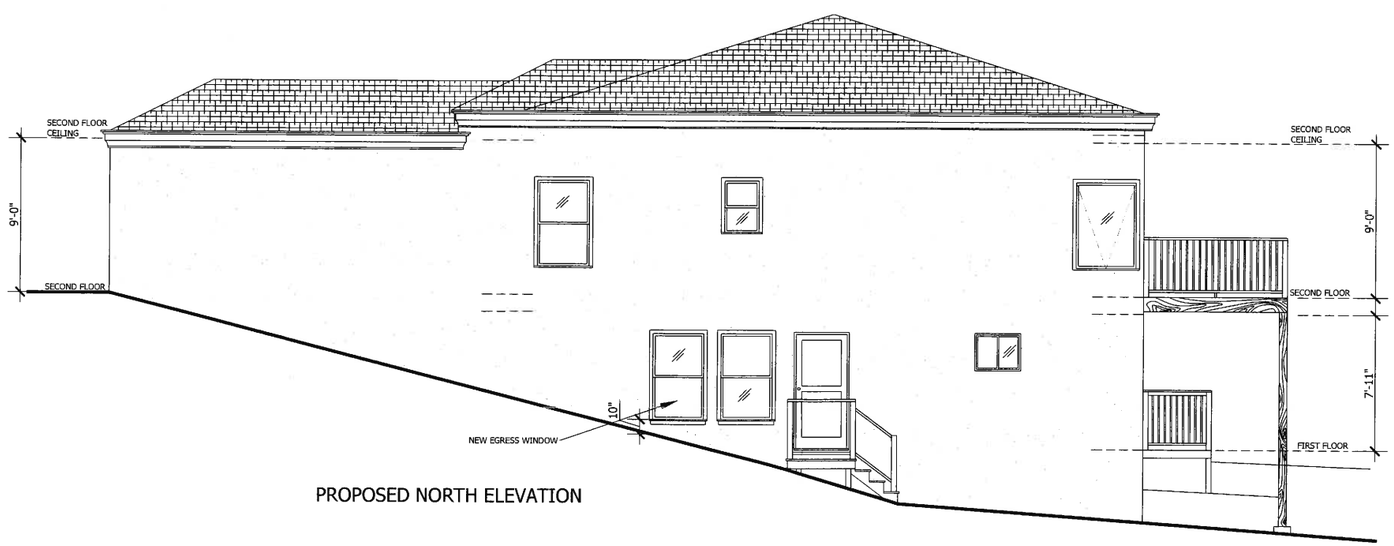
Scale: AS NOTED
Design by: Jeffrey Doney
Drawn: Carlos Alfaro carlosalfaro2807@gmail.com
Date: 12/04/2019

INTERIOR REMODEL
212 COLUMBIA AVE, KENSINGTON CA.
94708

SHEET
A5.0



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

EVOLVE DESIGN STUDIO
jeffreydoney@gmail.com
4115 19th street. San Francisco Ca.
94114
415-999-8658

REVISIONS	BY

EXTERIOR ELEVATIONS
EXISTING AND PROPOSED CONDITIONS

Scale: AS NOTED
Design by: Jeffrey Doney
Drawn: Carlos Alfaro carlosalfaro2807@gmail.com
Date: 12/04/2019

INTERIOR REMODEL
212 COLUMBIA AVE. KENSINGTON CA.
94708

SHEET
A6.0

EXISTING WEST ELEVATION
NO WORK AT THIS VIEW

EXISTING EAST ELEVATION
NO WORK AT THIS VIEW

EVOLVE DESIGN STUDIO
jeffreydoney@gmail.com
4115 19th street. San Francisco Ca.
94114
415-999-8658

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EXTERIOR ELEVATIONS
EXISTING CONDITIONS

Scale: AS NOTED
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Drawn: Carlos Alfaro carlosalfaro2807@gmail.com
Date: 12/04/2019

INTERIOR REMODEL
212 COLUMBIA AVE. KENSINGTON CA.
94708

SHEET
A7.0