



Planning Application
Department of Conservation and Development
Community Development Division

30 Muir Road
 Martinez, CA 94553
 (925) 674-7200
www.cccounty.us

PROJECT DATA	
Total Parcel Size:	11,425 SF
Proposed Number of Units:	1
Proposed Square Footage:	3,074 SF TOTAL
Estimated Project Value:	\$700k

TYPE OF APPLICATION (Mark all that apply):

<input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU	<input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY	<input type="checkbox"/> REZONING
<input type="checkbox"/> ADMINISTRATIVE REVIEW (former Redevelopment Area)	<input type="checkbox"/> LAND USE PERMIT	<input type="checkbox"/> TREE PERMIT
<input type="checkbox"/> CERTIFICATE OF COMPLIANCE	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> COMPLIANCE REVIEW	<input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION	<input type="checkbox"/> WIRELESS _____
<input type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PLANNING CONSIDERATION	<input type="checkbox"/> OTHER _____

PROPERTY OWNER OR AGENT AUTHORIZATION	APPLICANT (MAIN CONTACT INFORMATION)
NAME: <u>Nishan Degnarain and Vinaya Valloppillil</u>	NAME: <u>John Newton</u>
ADDRESS: <u>1 Highland Boulevard</u>	ADDRESS: <u>5666 Telegraph Avenue</u>
CITY, STATE: <u>Kensington, CA</u> ZIP: <u>94707</u>	CITY, STATE: <u>Oakland, CA</u> ZIP: <u>94707</u>
PHONE #: <u>929 312 9522</u>	PHONE #: <u>(510) 847-4108</u>
EMAIL: <u>nishan.degnarain@gmail.com</u>	EMAIL: <u>jmnewton67@sbcglobal.net</u>
<input checked="" type="checkbox"/> I am the property owner and hereby authorize the filing of this application.	<input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.
SIGNATURE: <u>Nishan Degnarain</u> <small>Digitally signed by Nishan Degnarain Date: 2020.07.28 09:37:57 -0700'</small>	SIGNATURE: <u>John Newton</u> <small>Digitally signed by John Newton Date: 2020.07.29 12:29:33 -0700'</small>

Project Description:
 The existing house will have a third floor added (1,259 SF) and house remodelled
 *****FOR OFFICE USE ONLY*****

Project Description:
 The applicant requests approval of a Variance to allow a 3rd story (where 2-1/2 stories is allowed) for a 1,259 square-foot addition to an existing 2,214 square-foot residence.

Property Description:
 An 11,400 sq. ft. lot; RO SAN PABLO POR LOT O SUBN LOT 1

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 572-014-002
Area: Kensington	*Base Fee/Deposit	\$ 3,250.00	S-044	Site Address: 1 Highland Boulevard
Fire District: Kensington Fire	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Zoning District: R-6, -TOV -K
Sphere of Influence: El Cerrito	½% Est. Value over \$100,000	\$	S-029	General Plan: SH
Flood Zone: X	#Units/Lots _____ x \$ _____ _____ Sq. Ft. x \$ _____	\$	S-014	Census Tract: 3851
x-ref Files:	Notification Fee	\$15.00/\$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisory District: 1
	Environmental Health Dept.	\$57.00	5884	Received By: Syd Sotoodeh
Concurrent Files:	TOTAL	\$ 3,337.00		Date Filed: 08/12/2020
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: VR20-1014

John Newton
Design & Development
5666 Telegraph Avenue, Suite A
Oakland, CA 94609
(510) 847-4108 phone
jmnewton67@sbcglobal.net email

RECEIVED on 08/12/2020
By Contra Costa County
Department of Conservation and Development

July 29, 2020

Variance Statement for Third Story Addition/Remodel at 1 Highland Boulevard, Kensington, CA 94707

By law (Section 26-2.2006), three findings must be made to grant a Variance:

1. That any Variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located.

Many houses in Kensington on upslope lots similar to ours where the garage is set into an excavated basement are considered three story houses. We've included a number of photographs of three story houses located within blocks of 1 Highland Boulevard with similar upslope topography.

2. That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.

The upslope nature of the site required the garage to be dug into the slope to allow access from the road, so the majority of the existing house is just one story above the excavated garage. We're proposing a third story addition very similar to other houses on upslope lots in Kensington. This allows us to protect existing trees and remodel the house similar to other houses with a bedroom level above a living level above an excavated garage. A strict limitation of 2-1/2 stories would deprive the owners of the ability to add a bedroom level to the house above the living level.

3. That any Variance authorized substantially meet the intent and purpose of the respective land use district in which the subject property is located. Failure to so find shall result in a denial.

The proposed addition and remodel adds a third story, but it is designed to largely step back from the face of the house to reduce visible mass, and the excavated nature of the garage level and natural upslope topography make a house that is substantially just two visible stories over the garage and crawlspace. Furthermore, a church is located high above the slope on the rear and there is substantial existing trees and vegetation and separation from adjacent houses to either side, and the houses across the street are far away due to the nature of how Highland Boulevard connects to Arlington. So there will be minimal to non-existent impact to adjacent property views; solar access and privacy.

Thank You,

John Newton



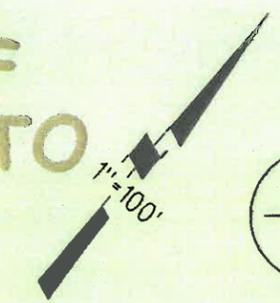
A- SUB'N OF LOT 1 SAN PABLO RANCHO M.B. C-46

TAX CODE AREA

B- BEVERLY HILLS MB 20-557
C- MARINA VISTA MB 43-43
D- 1981 ROLL TRACT 5425 MB 239-34

1- 57P.M.29 & 30 8-31-77
2- 73P.M.28 & 29 1-12-79

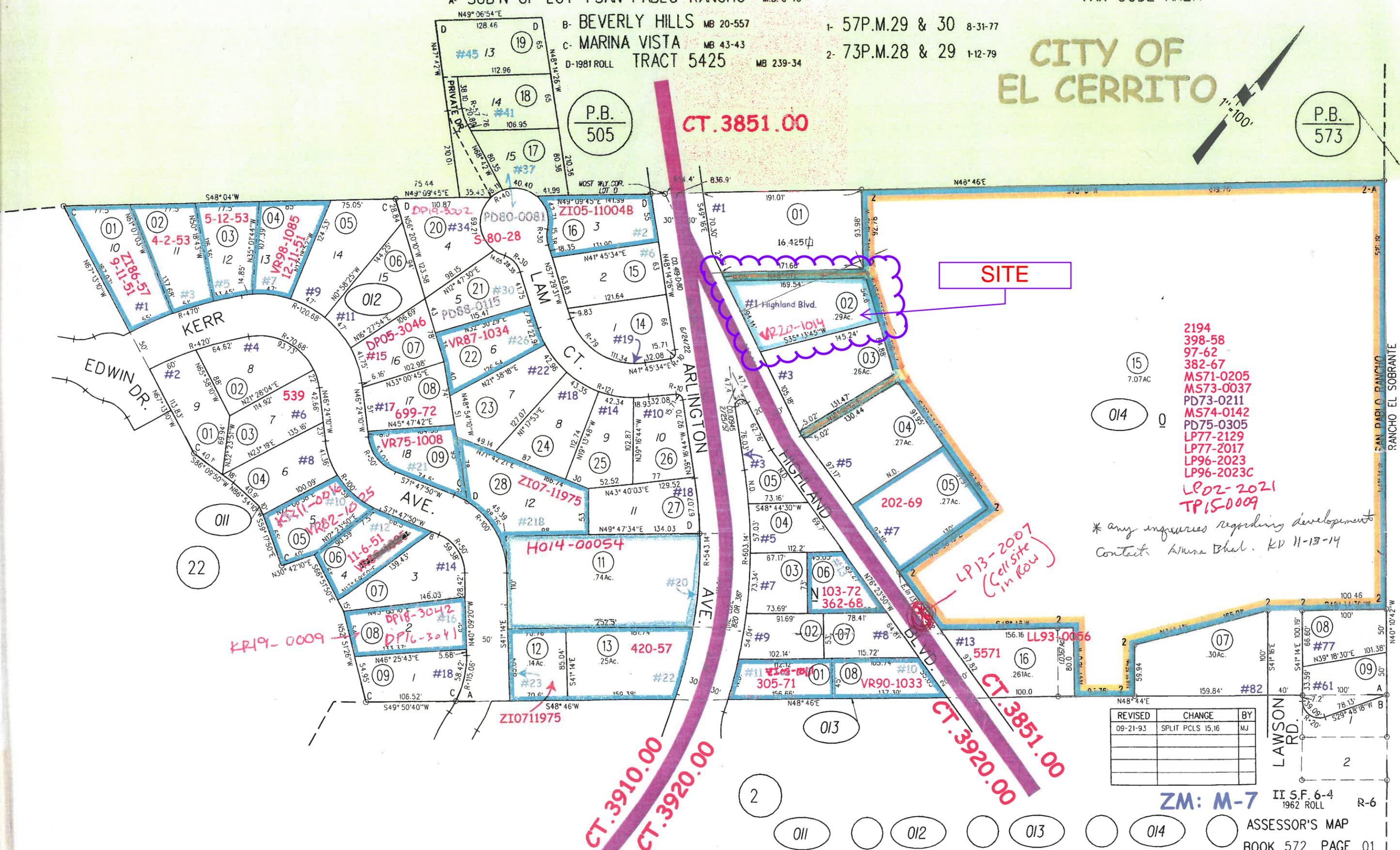
CITY OF EL CERRITO



P.B.
505

CT. 3851.00

P.B.
573



SITE

- 2194
- 398-58
- 97-62
- 382-67
- MS71-0205
- MS73-0037
- PD73-0211
- MS74-0142
- PD75-0305
- LP77-2129
- LP77-2017
- LP96-2023
- LP96-2023C
- LP02-2021
- TP15-0009

* any inquiries regarding developments
Contact: Anna Bhal. KD 11-13-14

REVISED	CHANGE	BY
09-21-93	SPLIT PCLS 15,16	MJ

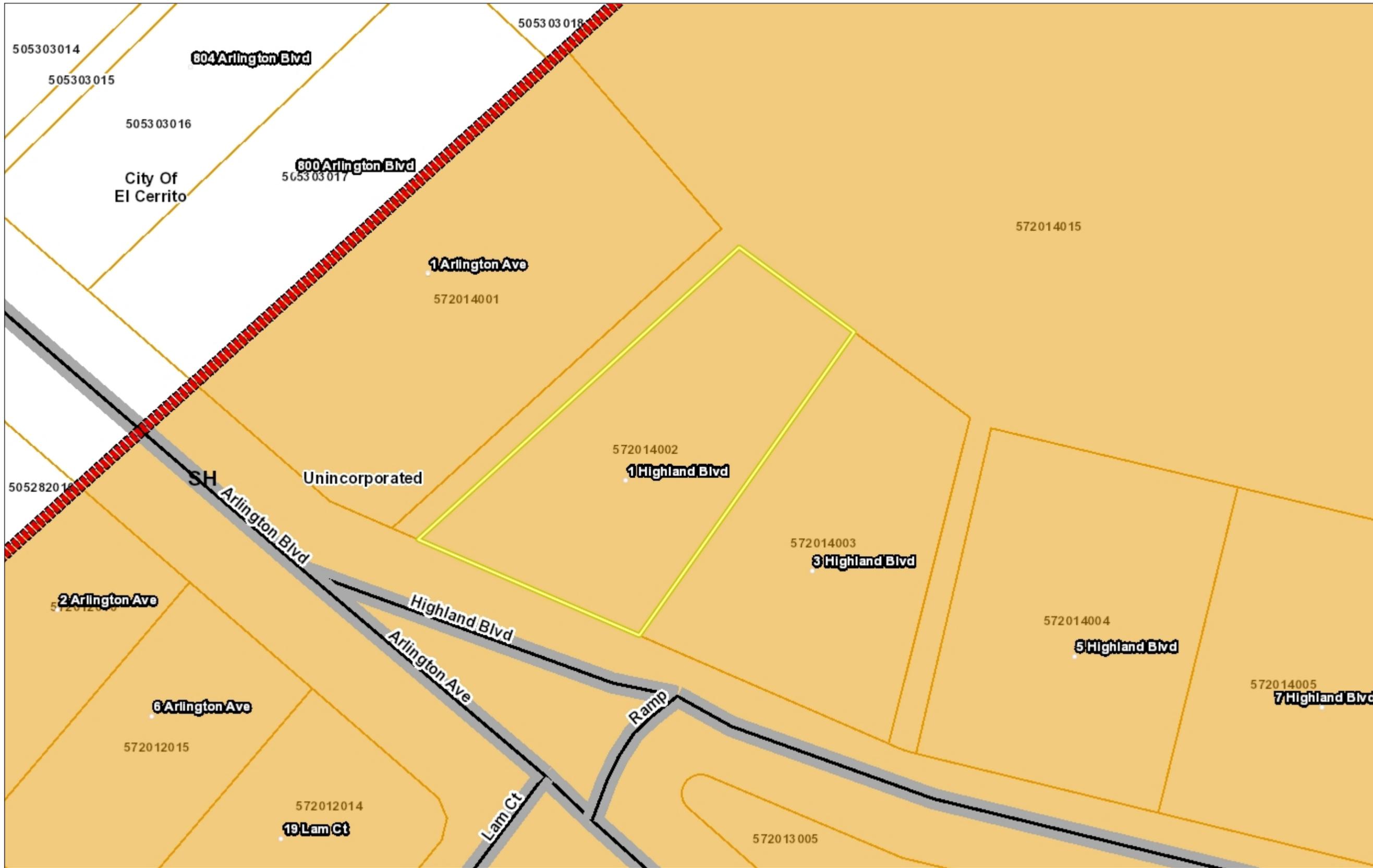
CT. 3910.00
CT. 3920.00

CT. 3920.00
CT. 3851.00

ZM: M-7 II S.F. 6-4 1962 ROLL R-6

ASSESSOR'S MAP
BOOK 572 PAGE 01

GENERAL PLAN: SH, SINGLE-FAMILY RESIDENTIAL-HIGH DENSITY



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- 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 - Lc
 - 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)
 - M-12 (Triangle Area Mixed Use)
 - M-13 (San Pablo Dam Road Mixed
 - M-14 (Heritage Mixed Use)
 - CO (Commercial)
 - OF (Office)
 - BP (Business Park)
 - LI (Light Industry)
 - HI (Heavy Industry)
 - AL, OIBA (Agricultural Lands & Off
 - CR (Commercial Recreation)

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

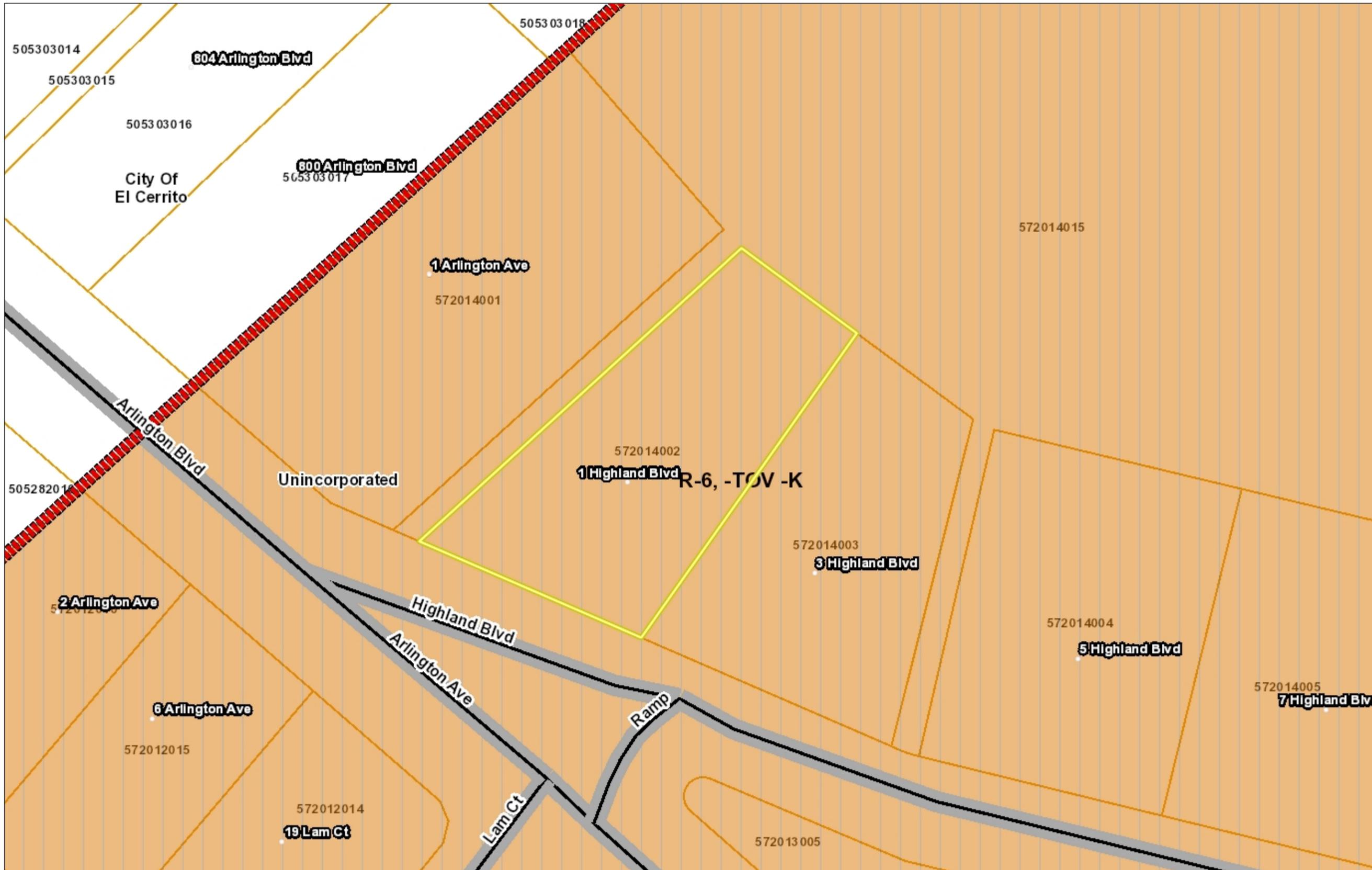
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

ZONING: R-6, -TOV, -K



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- Zoning**
- R-6 (Single Family Residential)
- R-6 -FH (Single Family Residential Combining District)
- 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 Resid: Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Resid: Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40 -FH (Single Family Resid: Combining District)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
- R-40, -UE (Single Family Resid: Exclusion Combining District)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Two Family Residential - Tr District)
- D-1, -UE (Planned Unit - Urban Far Combining District)
- M-12 (Multiple Family Residential)
- M-12 -FH (Multiple Family Resident Combining District)

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

Contra Costa County -DOIT GIS

AERIAL VIEW



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

Contra Costa County -DOIT GIS

05303010

505303013

505303015

505303018

505303014

505303016

505303017

**Hayward Fault
Seismic Hazard
Zone**

572014015

825 ft

018

572014001

505282017

572014002

505282016

572014003

012017

572012016

572014004

572014005

572012015

ARLINGTON AVE

HIGHLAND BLVD

572012014

572014010

020

LAM CT

572013005

572013004

572013006

HIGHLAND BLVD

572012021

572012026

572013007

John Newton
Design & Development
5666 Telegraph Ave, Ste A
Oakland, CA 94609
(510) 847-4108

**RESIDENCE
REMODEL &
ADDITION**

PROJECT ADDRESS:
1 Highland Blvd
Kensington CA 94707
APN: 752-014-002

OWNER:
Nishan Degnarain &
Vinaya Valloppillil
(929)312-9522

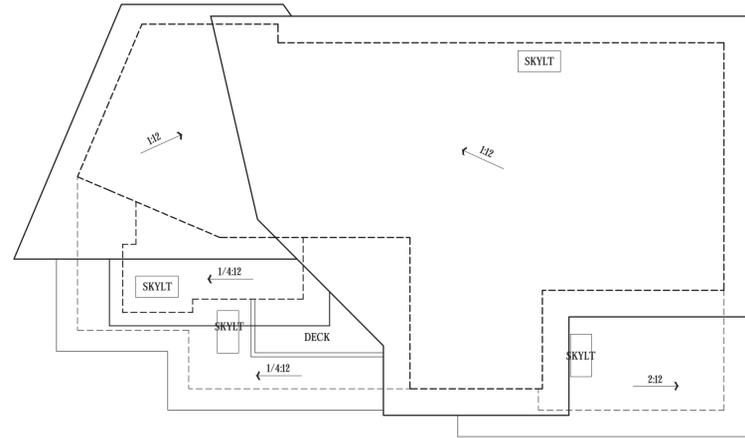
**EXISTING/DEMO
& PROPOSED
FLOOR PLANS,
& ROOF PLAN**

REVISION

No.	Description	Date

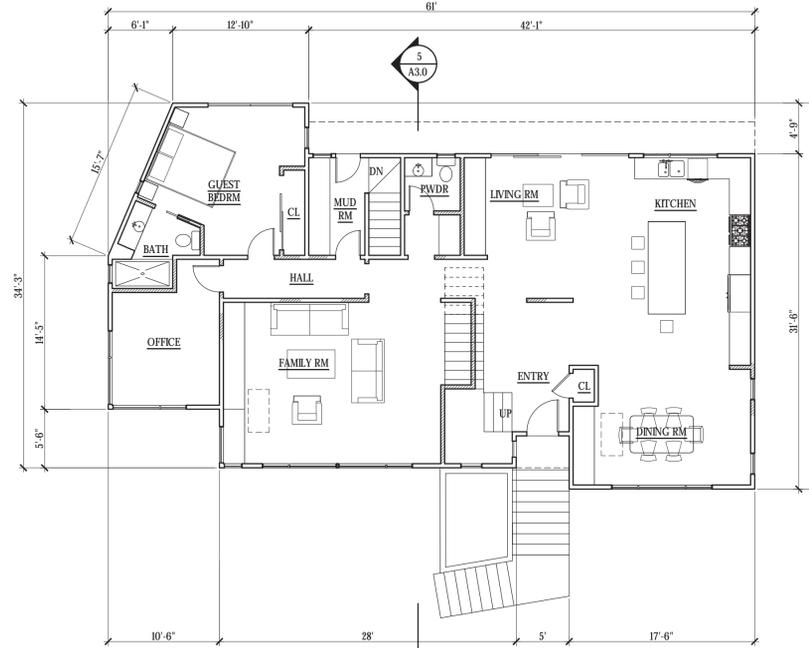
PROJECT No. :
DRAWN BY: LPM
CHECKED BY: JMN
DATE: 7/15/20

A2.0



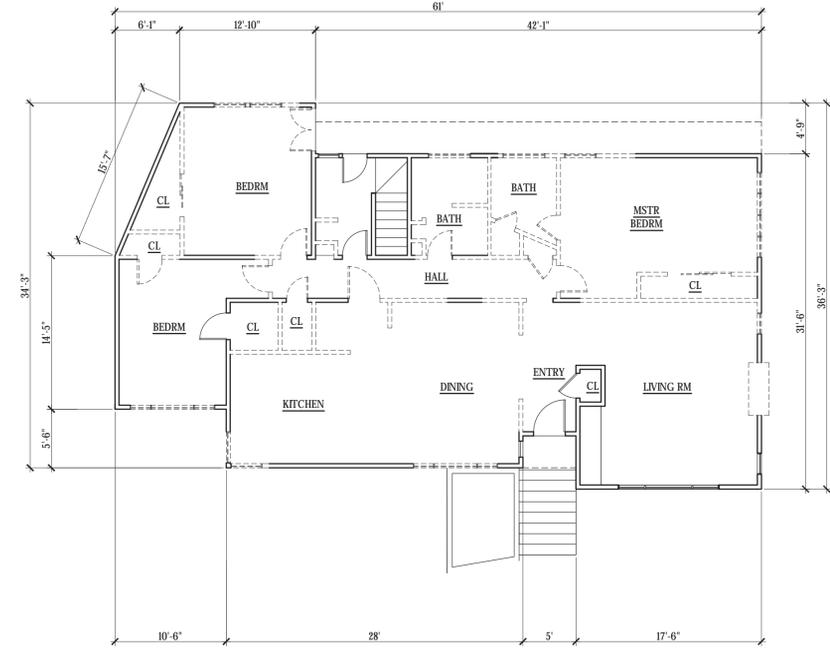
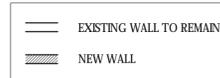
**PROPOSED
ROOF PLAN**

6
A2.0
1/8"=1'-0"
0 2 4 8 16
TRUE NORTH



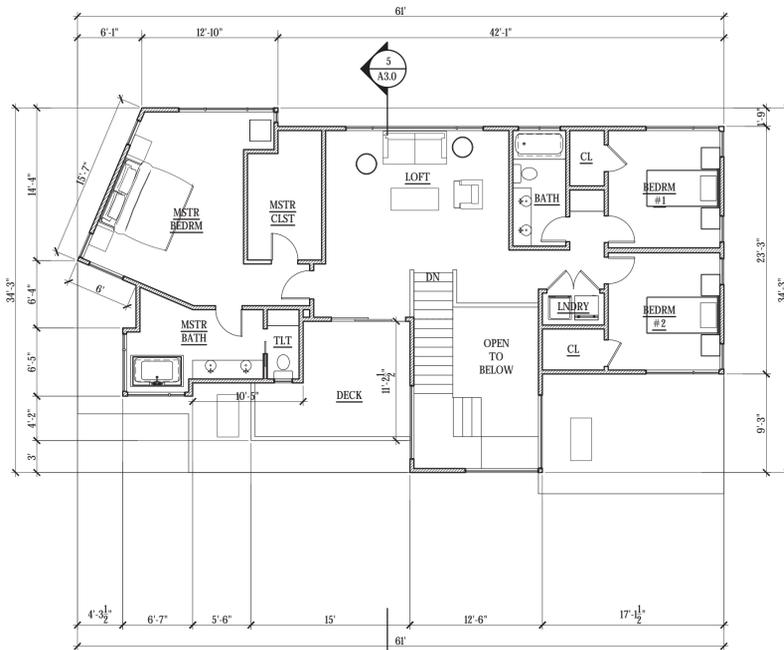
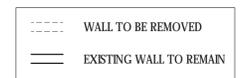
**PROPOSED
2ND FLOOR PLAN**

4
A2.0
1/8"=1'-0"
2ND FLR: 1,791 SF
0 2 4 8 16
TRUE NORTH



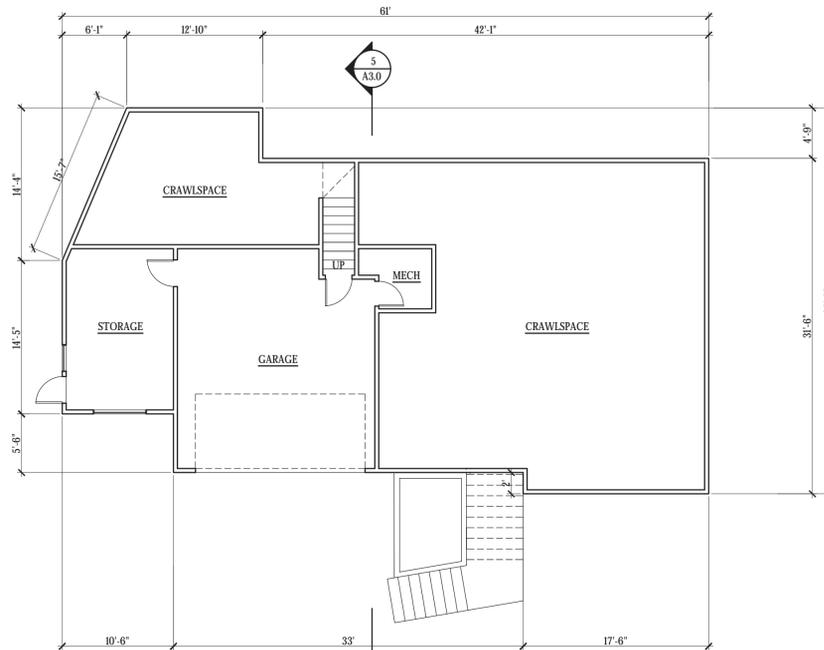
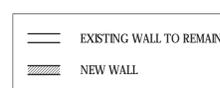
**EXISTING
2ND FLOOR PLAN**

2
A2.0
1/8"=1'-0"
2ND FLR: 1,791 SF
0 2 4 8 16
TRUE NORTH



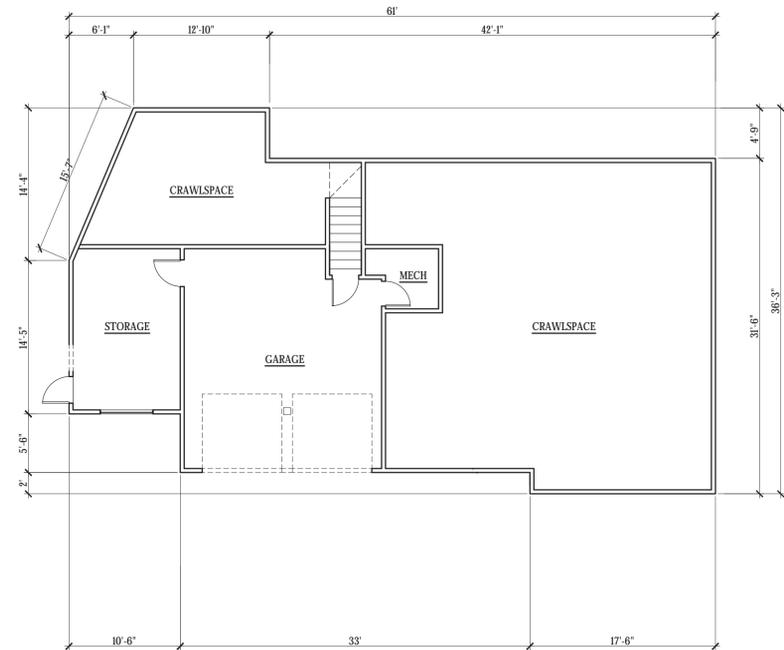
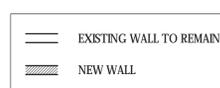
**PROPOSED
3RD FLOOR PLAN**

5
A2.0
1/8"=1'-0"
3RD FLR: 1,259 SF
0 2 4 8 16
TRUE NORTH



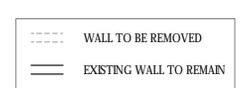
**PROPOSED
1ST FLOOR PLAN**

3
A2.0
1/8"=1'-0"
1ST FLR: 24 SF
GARAGE: 399 SF
TOTAL: 3,074 SF
0 2 4 8 16
TRUE NORTH



**EXISTING
1ST FLOOR PLAN**

1
A2.0
1/8"=1'-0"
1ST FLR: 24 SF
GARAGE: 399 SF
TOTAL: 1,815 SF
0 2 4 8 16
TRUE NORTH



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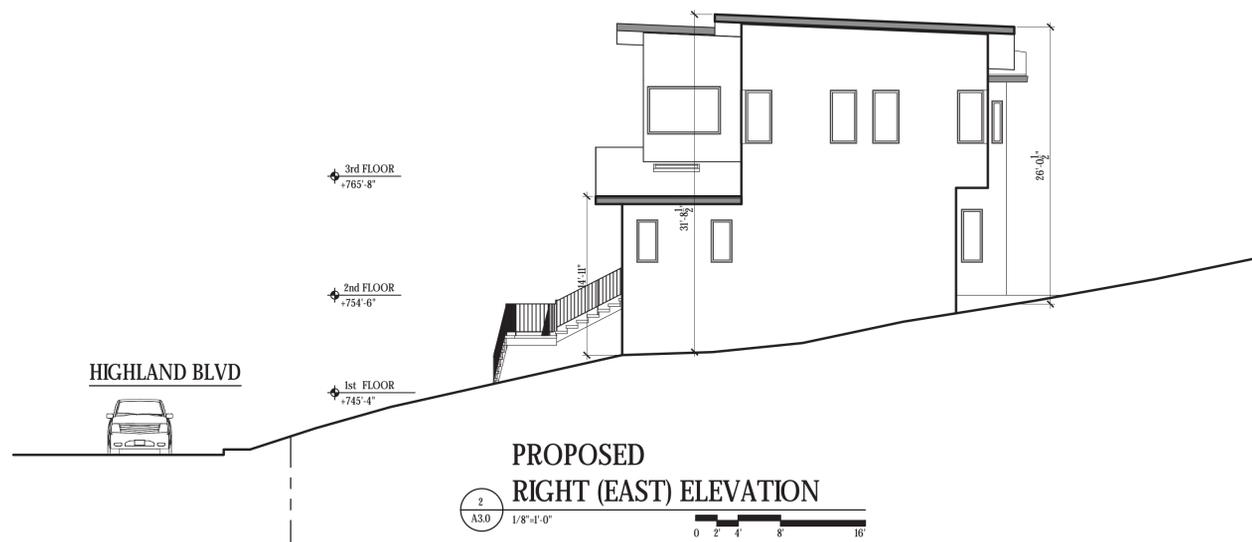
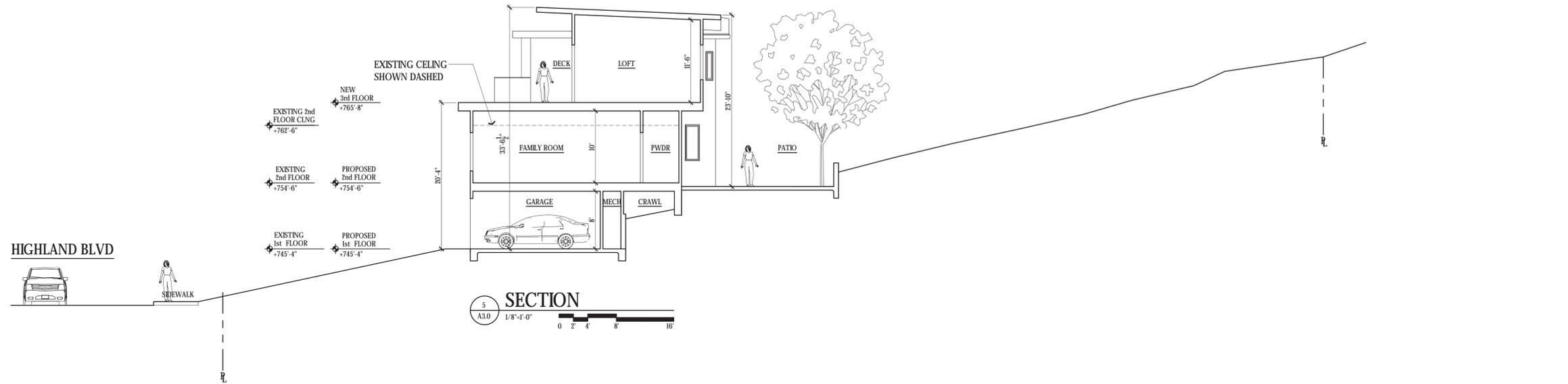
PROPOSED
ELEVATIONS
& SECTION

REVISION

No.	Description	Date

PROJECT No. :
DRAWN BY: LPM
CHECKED BY: JMN
DATE: 7/15/20

A3.0



TYPICAL MATERIALS:
ROOF: CLASS "A" BITUTHENE TORCH-DOWN MEMBRANE
SIDING: STUCCO TYP. STAINED CEDAR WOOD SIDING WHERE SHOWN
WINDOWS: DUAL-PANE ALUMINUM. PAINTED WOOD CASING/SILL TYP.
DOORS: DUAL-PANE ALUMINUM DOORS; SOLID WOOD AT ENTRY; ALUMINUM/GLASS AT GARAGE DOOR.
DECK/RAILING: WOOD POSTS AND HORIZONTAL WOODEN SLATS RAILING TYP

