

El Sobrante Municipal Advisory Council
3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante

The ESMAC is an Advisory Body to the Board of Supervisors

Chair: George Cleveland, **Vice Chair:** James Hermann, **Secretary:** Tom Owens,
Treasurer: George Cleveland, **Members at-large:** Barbara Pendergrass, Robin Tanner

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair, George Cleveland, at least 24 hours before the meeting at 510.289.5837.

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office. Electronic copies are available for download at www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, September 14, 2016
7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Treasurer's Report

Approval of Minutes: February 10, 2016, May 11, 2016 and July 13, 2016. No meetings in January, March, April, June, or August due to lack of quorum

Introduction of Speakers/Guests/Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Trish England
Questions – limit 2 minutes per speaker

P.2 Presentation by Officer Jason Joiner, California Highway Patrol
Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire Battalion Chief, Charles Thomas
Questions – limit 2 minutes per speaker

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report
Questions – limit 2 minutes per speaker

P.5 Presentation from Ivan Ramirez, Contra Costa Transportation Authority, regarding Phase One of the San Pablo Dam Road interchange project
Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda
Questions – limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department

DI.2 Working at the MAC booth for the Sobrante Stroll on Sunday, September 18th

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Public Comment – for items not on the agenda
Questions – limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment:

El Sobrante Municipal Advisory Council

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:30 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

DRAFT Minutes for Wednesday, February 10, 2016

Roll Call

Present: Barbara Pendergrass, George Cleveland, James Hermann, Tom Owens
Excused absence: Sharon Thygesen

Pledge of Allegiance : Tom Owens

Call to Order/Welcome/ Roll Call : 7:01 pm

Treasurer's Report : None presented

**Approval of Minutes- missing July 08, 2015 minutes, October 14, 2015 minutes, and
December 14, 2015 minutes. November meeting cancelled due to Holiday**

Introductions of Speakers/ Guests/ Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Sean Yates,

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report.

P.5 Presentation by Carlye Slover – Sheriff's Department; Crime Prevention Specialist

Public Comment -

Discussions Items – The Council will consider and take action on the following:

DI.1 Election of ESMAC Officers for 2016

Chair: George Cleveland (for: Barbara Pendergrass, George Cleveland, James Hermann, Tom Owens) (against :)

Vice Chair: James Hermann (for: Barbara Pendergrass, George Cleveland, James Hermann, Tom Owens) (against :)

Treasurer: open – check on if Chair can hold this position also

Secretary: Tom Owens (for: Barbara Pendergrass, George Cleveland, James Hermann, Tom Owens) (against :)

DI.2 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department

DI.3 Discuss the condition of business signs on San Pablo Dam Road, Appian Way, and what can be done to remove/improve the condition of most signs. Numerous complaints on condition of signs

P.6 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report.

Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

Limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department- see attachment for detail

DI.2 Working at the MAC booth for the Sobrante Stroll on Sunday, September 18

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Questions – Limit 2 minutes per speaker

Information Items

I.1

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

11.4 ESMAC Clean-Up

Public Comment – for items not on the agenda

Limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment

El Sobrante Municipal Advisory Council
3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante

The ESMAC is an Advisory Body to the Board of Supervisors

Draft Minutes for Wednesday, May 11, 2016

Roll Call

Present: Barbara Pendergrass, George Cleveland, James Hermann, Tom Owens

Pledge of Allegiance: Diego from BSA Troop 113

Call to Order/Welcome/ Roll Call: 7:00pm

Treasurer's Report: None presented

Approval of Minutes- None available

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Sean Yates,

P.2 Presentation by Officer John Pruitt, California Highway Patrol : not present

P.3 Presentation by Contra Costa County Fire Battalion Chief, Jim Huntze: not present

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report. Not present – Car Trouble

P.5 Presentation by Zakhary Mallett, District 7 Director, BART – Ballot measure for \$37/yr for maintenance and improvements

Public Comment –

New El Sobrante Neighborhood watch group,

Meals for children <18yrs at library Mon., Tues, Thurs. noon till 2pm

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department- see attachment for detail : LP15-2047

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

I.1 El Sobrante Stroll – will the MAC have to pay for a booth? - No.

Sub Committee Reports

- 11.1 ESMAC Land Use
- 11.2 ESMAC Safety
- 11.3 ESMAC Education Programs/ Outreach
- 11.4 El Sobrante Clean-up Day : Oct 1st, 2016

Public Comment

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment: Motion to adjourn (Barbara Pendergrass, seconded Tom Owens) (for: Barbara Pendergrass, George Cleveland, James Hermann, Tom Owens) (against :) 9:05pm.
Submitted by Secretary Tom Owens

El Sobrante Municipal Advisory Council

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

Draft Minutes for Wednesday, July 13, 2016

Roll Call

Present: Barbara Pendergrass, George Cleveland, Robin Tanner, Tom Owens

Absent: James Hermann

Pledge of Allegiance: George Cleveland

Call to Order/Welcome/ Roll Call: 7:03pm

Treasurer's Report: \$4,100.00-ish

Approval of Minutes- None available

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Sean Yates: Discussion on Homeless issues

P.2 Presentation by Officer John Pruitt, California Highway Patrol : not present

P.3 Presentation by Contra Costa County Fire Battalion Chief, Charles Thomas:
July 4th, non action on fireboat, station 6 re-opened

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report: Coastal clean-up August 17th, El Sobrante Stroll August 18th and El Sobrante Clean-up Oct.1st

Public Comment

Discussions Items – The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department- see attachment for detail: LP16-2023

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

I.1 Flyer from Food Bank of Contra Costa & Solano

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Public Comment:

Ian Richards (El Sobrante Library) served ≈400 meals to children so far this year.

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

CCTA update on highway 80 upgrade, EBMUD on any projects in our area

Adjournment: Motion to adjourn (Tom Owens, seconded Barbara Pendergrass) (for: Barbara Pendergrass, George Cleveland, Robin Tanner, Tom Owens) (against:) 8:10pm.

Submitted by Secretary Tom Owens

~ CANCELLED ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, AUGUST 23, 2016
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Don Snyder, Marvin Terrell

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 13, 2016.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

~ CANCELLED ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, SEPTEMBER 13, 2016
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Don Snyder, Marvin Terrell

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**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 27, 2016.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

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NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, September 14, 2016, 1:30 PM

PLACE: Board of Supervisors Chambers
651 Pine Street, Martinez, CA 94553

NOTICE IS HEREBY GIVEN that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 651 Pine Street, Six Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

REVERSION TO ACREAGE

LOTS 1 TO 5 OF SUBDIVISION 8820
 FILED IN BOOK 506 OF MAPS, PAGE 23
 CONTRA COSTA COUNTY, CALIFORNIA

KISTER, SAWO & REI, INC. LAND SURVEYORS & CIVIL ENGINEERS
 PINOLE, CALIFORNIA
 APRIL, 2016

OWNERS' STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAME, AND WE DO HEREBY REVERT TO ACREAGE LANDS PREVIOUSLY SUBDIVIDED INTO LOTS 1 THROUGH 5, INCLUSIVE, AS SHOWN ON THE MAP OF SUBDIVISION 8820, RECORDED DECEMBER 20, 2007, IN BOOK 506 OF MAPS, PAGES 23 THROUGH 26, INCLUSIVE, CONTRA COSTA COUNTY RECORDS.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED "AREA DEDICATED TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES" IS HEREBY DEDICATED TO THE COUNTY OF CONTRA COSTA FOR PUBLIC ROAD PURPOSES.

THE MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD.

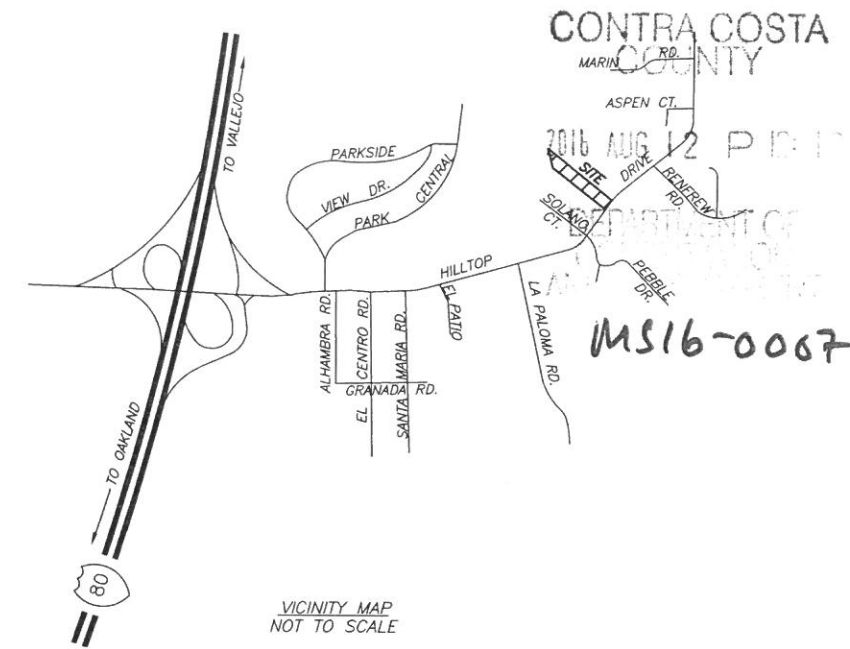
GEOGHEGAN HOMES, INC.

BY: _____ BY: _____
 NAME: _____ NAME: _____
 DATE: _____ DATE: _____

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP ENTITLED "REVERSION TO ACREAGE"; AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____ BY: _____
 JAMES STEIN, L.S. NO. 6571
 COUNTY SURVEYOR



VICINITY MAP
 NOT TO SCALE

OWNERS ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULLNESS, ACCURACY, OR VALIDITY OF THE THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND _____ STATE, PERSONALLY APPEARED _____

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE: _____

PRINTED NAME: _____

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PATRICK E. GEOGHEGAN IN APRIL, 2016.

DATE: _____ BY: _____
 MATTHEW L. REI
 L.S. NO. 7115



CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, DAVID TWA, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "REVERSION TO ACREAGE", WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND DID NOT ACCEPT OR REJECT ON BEHALF OF THE PUBLIC ANY OF THE STREETS, ROADS, AVENUES, OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

 DAVID TWA
 CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR, CONTRA COSTA COUNTY, STATE OF CALIFORNIA
 BY: _____
 DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
 IN BOOK _____ OF MAPS AT PAGE _____, AT THE REQUEST OF NORTH AMERICAN TITLE COMPANY.

 JOSEPH CANCIAMILLA
 COUNTY RECORDER, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
 BY: _____
 DEPUTY COUNTY RECORDER

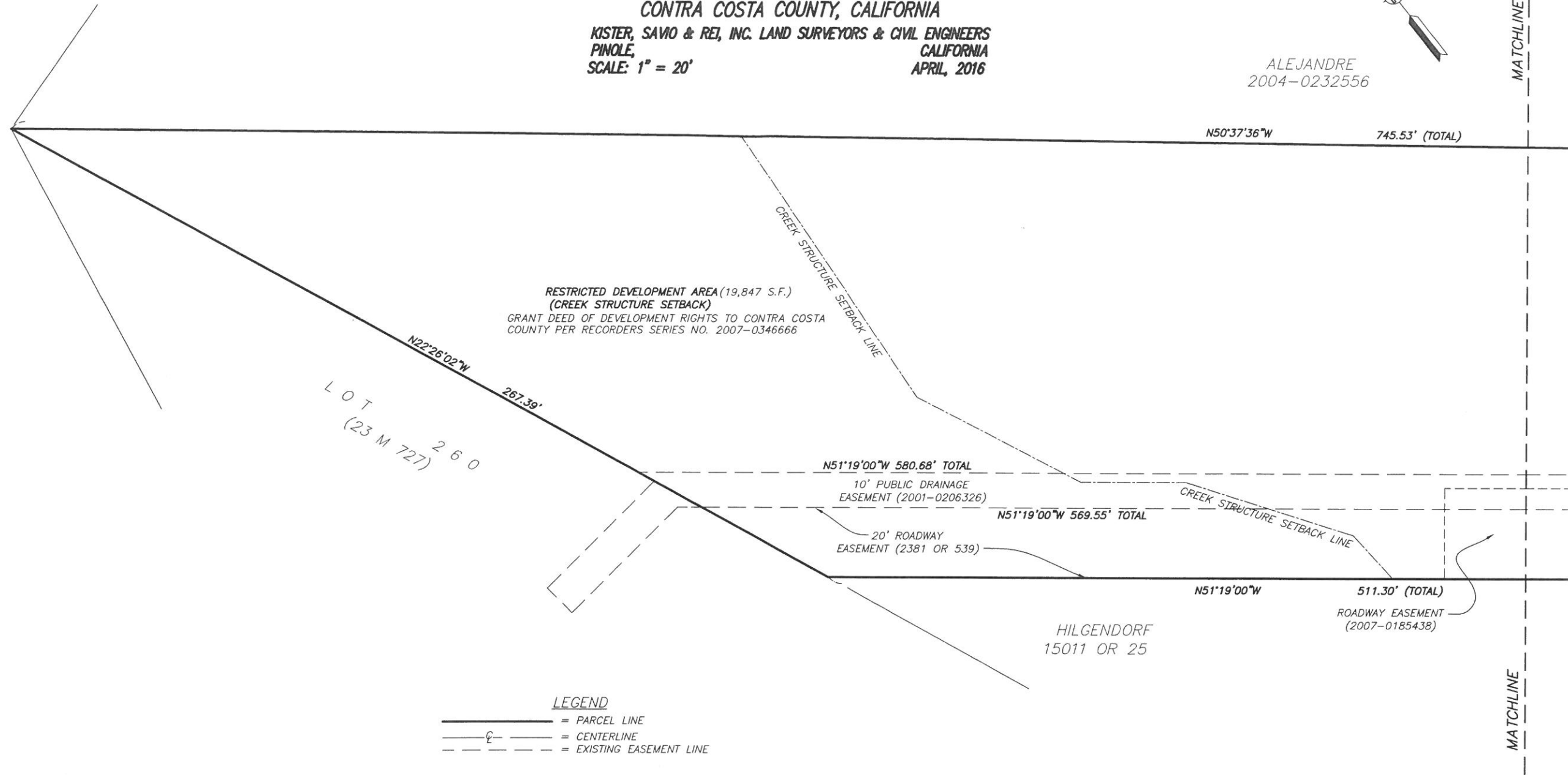
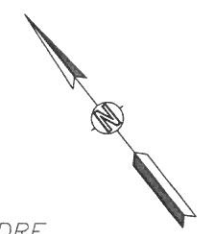
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REVERSION TO ACREAGE

LOTS 1 TO 5 OF SUBDIVISION 8820
 FILED IN BOOK 506 OF MAPS, PAGE 23
 CONTRA COSTA COUNTY, CALIFORNIA

KISTER, SAVIO & REI, INC. LAND SURVEYORS & CIVIL ENGINEERS
 PINOLE, CALIFORNIA
 SCALE: 1" = 20'
 APRIL, 2016

ALEJANDRE
 2004-0232556



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 APN: 426-210-016 THROUGH 020

KSR JOB # 9691

DWG: R-1829

PAGE 3 OF 3

CT. 3630.00

SANTA RITA ACRES-UNIT No 4 MS 23-727 0/7/8/839
A- TRACT 8820 MS 506-23 0/2/8/07

See File E. D. Myers Letter of
Building Permit on Parcel D of MM89-0055
4-16-92 before issuing
AB
4/92

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT
PURPOSES ONLY. NO LIABILITY IS ASSUMED
FOR THE ACCURACY OF THE INFORMATION
DELETED HEREON. ASSESSORS' PARCELS
MAY NOT CORRELATE WITH LOCAL LOT 9911
OR BUILDING SITE ORDINANCES.

P.B.
425

Site

22

RENFREW ROAD

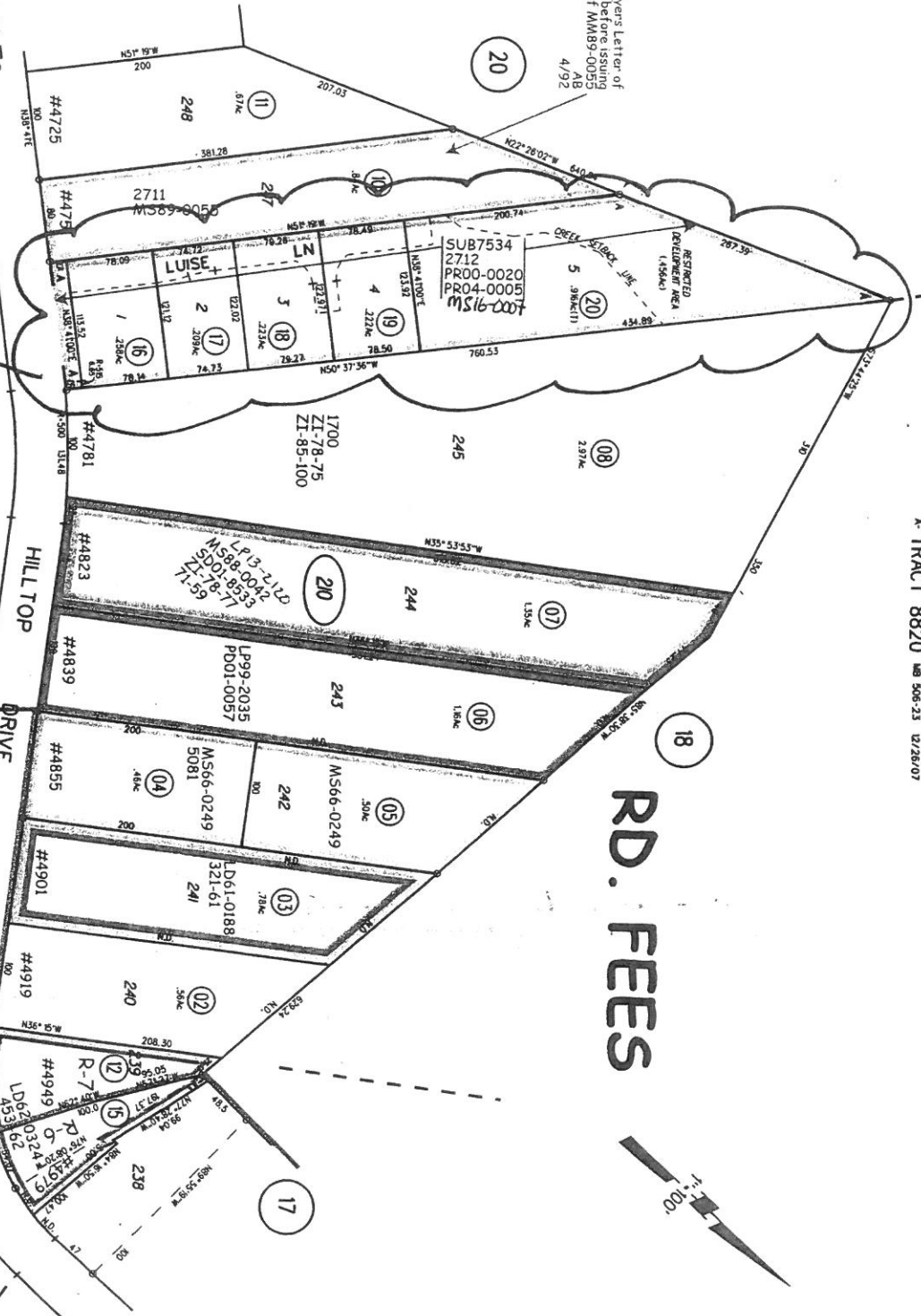
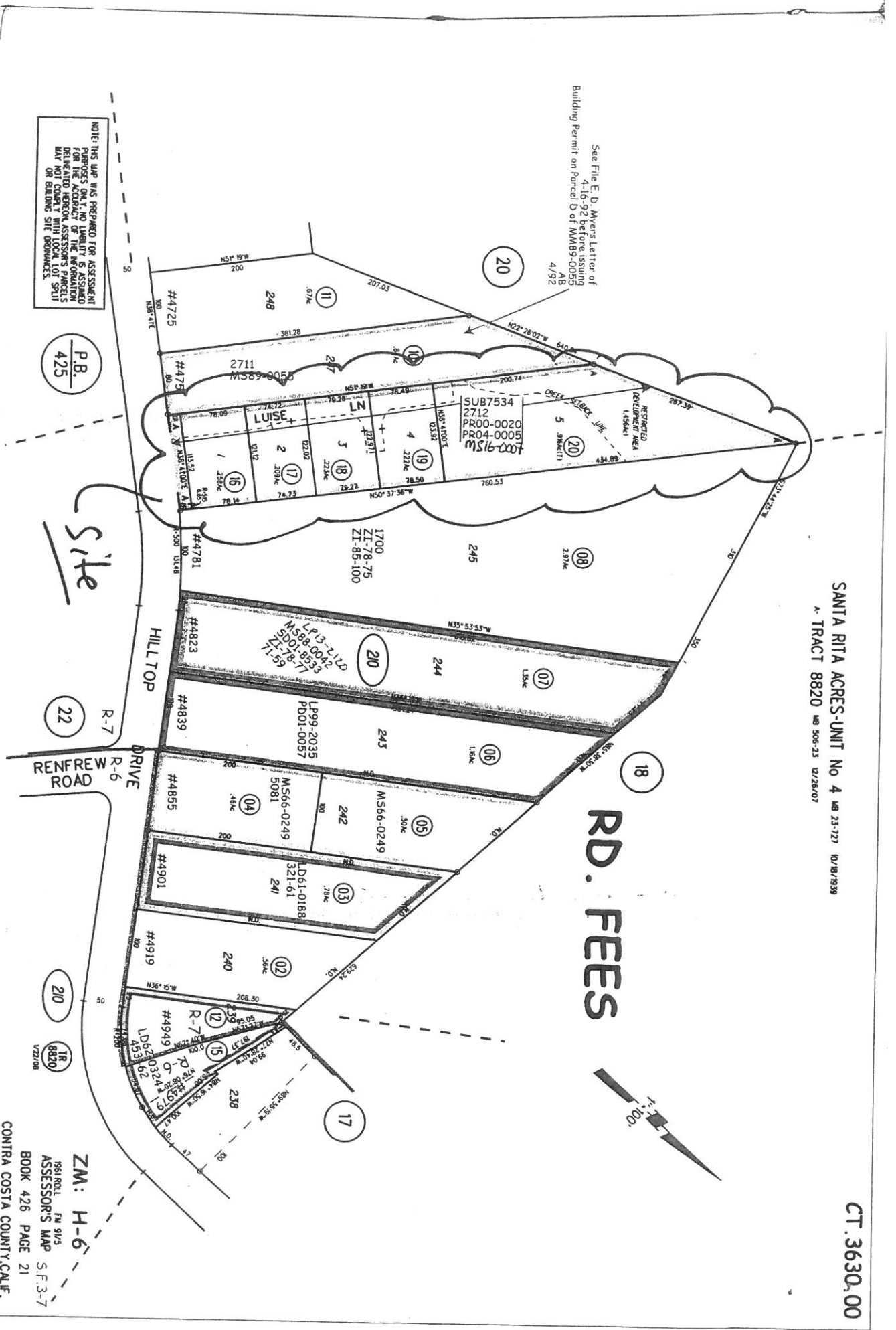
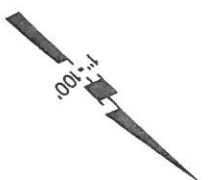
210

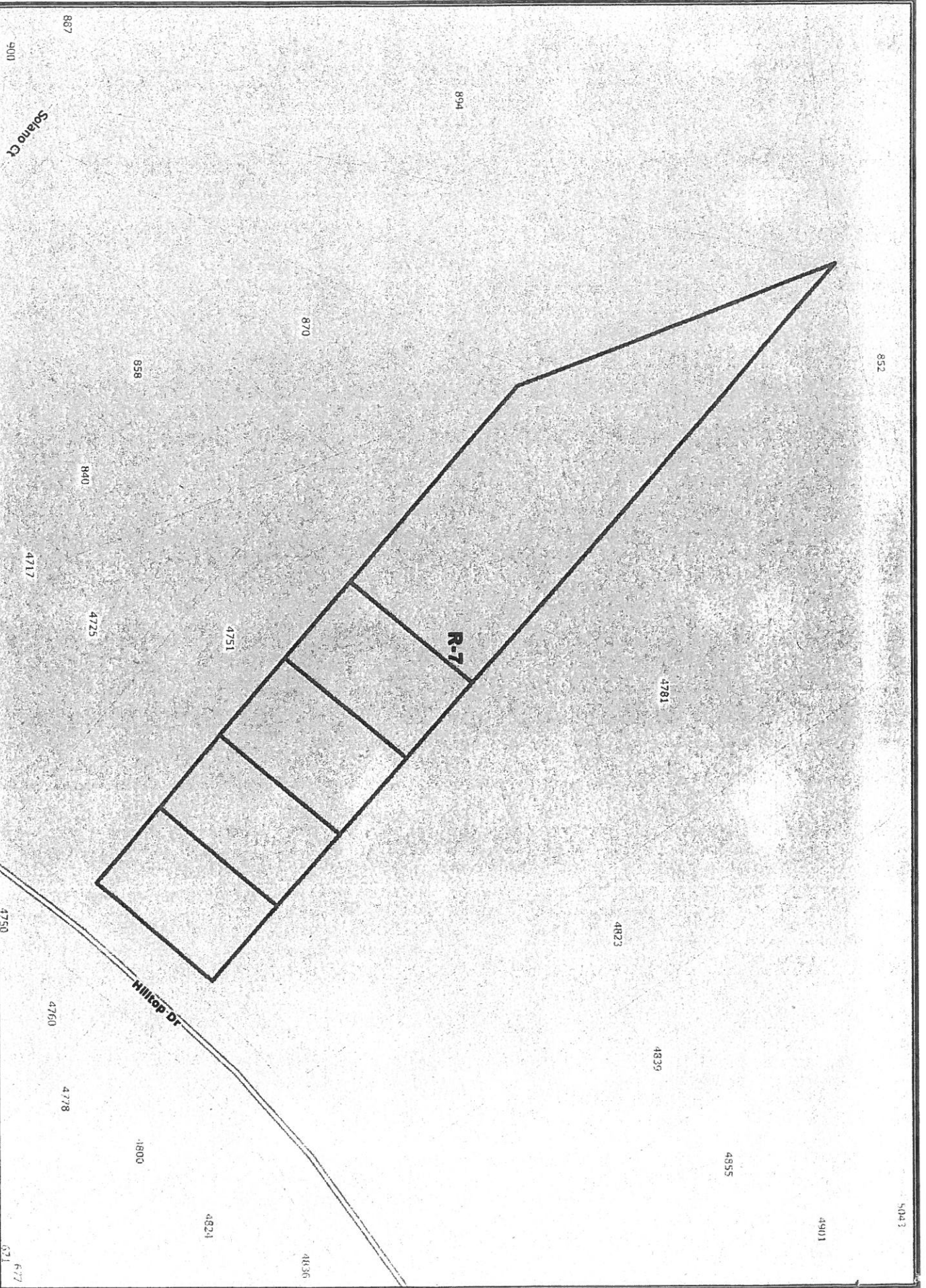
18
8820
VZ21/08

ZM: H-6

1981 ROLL FM 91/5
ASSESSORS' MAP S.F. 3-7
BOOK 426 PAGE 21
CONTRA COSTA COUNTY, CALIF.

RD. FEES





Zoning: R-7

Scale 1:1,168
Contra Costa Internet GIS Map
Printed: Aug 12, 2016 12:58:00 PM



**Joe and Judi Collignon
3524 Carlfield St.
El Sobrante, CA 94803
(510) 223-1277**

June 6, 2016

Application and Permit Center
Community Development Counter
30 Muir Road
Martinez, CA 94553

Attn: File #CDSL16-00064

Greetings,

We sincerely request a public hearing to determine whether the construction indicated on this building permit is truly compatible with other development in the immediate neighborhood.

For over 25 years, we have lived next door to 3530 Carlfield Street, which is the site address.

Our home is a decently sized (1300 square feet) single-story house in a pleasant neighborhood of mostly 900 square foot houses.

One downside of this neighborhood is that the streets were designed in the 1940's and are not really wide enough to safely accommodate the numbers of cars that people have today. There is no parking on the long south side of our block.

We have observed our neighbors constantly remodeling their house and adding more living space, without permits. We strongly feel that they are trying to connect the larger home to the "shed" in the back of the property.

Here are two key reasons we have a problem with our neighbor's plan to improve his property.

- The addition appears to add a dwelling unit (having kitchen and bathroom) with a bedroom to the building, if this happens, you then get more adults living in the building who park additional cars on an overly congested street. This is a public safety issue in the event that the neighborhood has a fire and many cars have to leave a narrow street in a short amount of time.
- Any addition to this building that adds people causes an additional safety problem. There is no exit on the San Pablo Dam Road side of the property. Anyone having to exit due to a fire would have to pass through a narrow pathway between the burning house and the fence between 3530 and 3524 Carlfield Street.

Attached are 4 photographs that document our concerns.

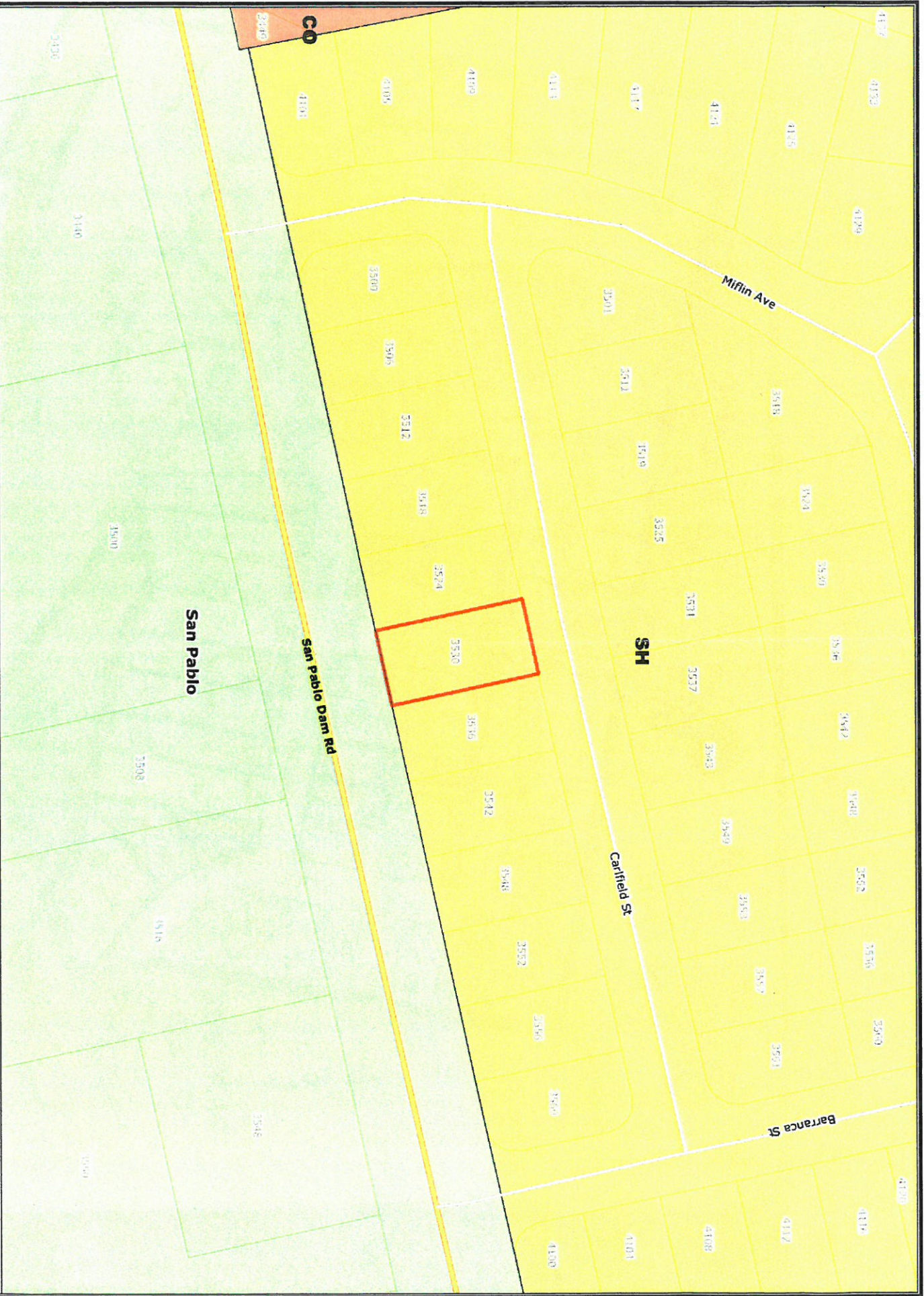
We are grateful for the opportunity to keep our neighborhood pleasant and safe. We look forward to a response and will gladly attend any necessary hearings required to ensure our neighborhood remains that way.

Sincerely,


Joseph K. Collignon


Judith F. Collignon

2016 JUN -6 PM 2:55
COMMUNITY DEVELOPMENT CENTER



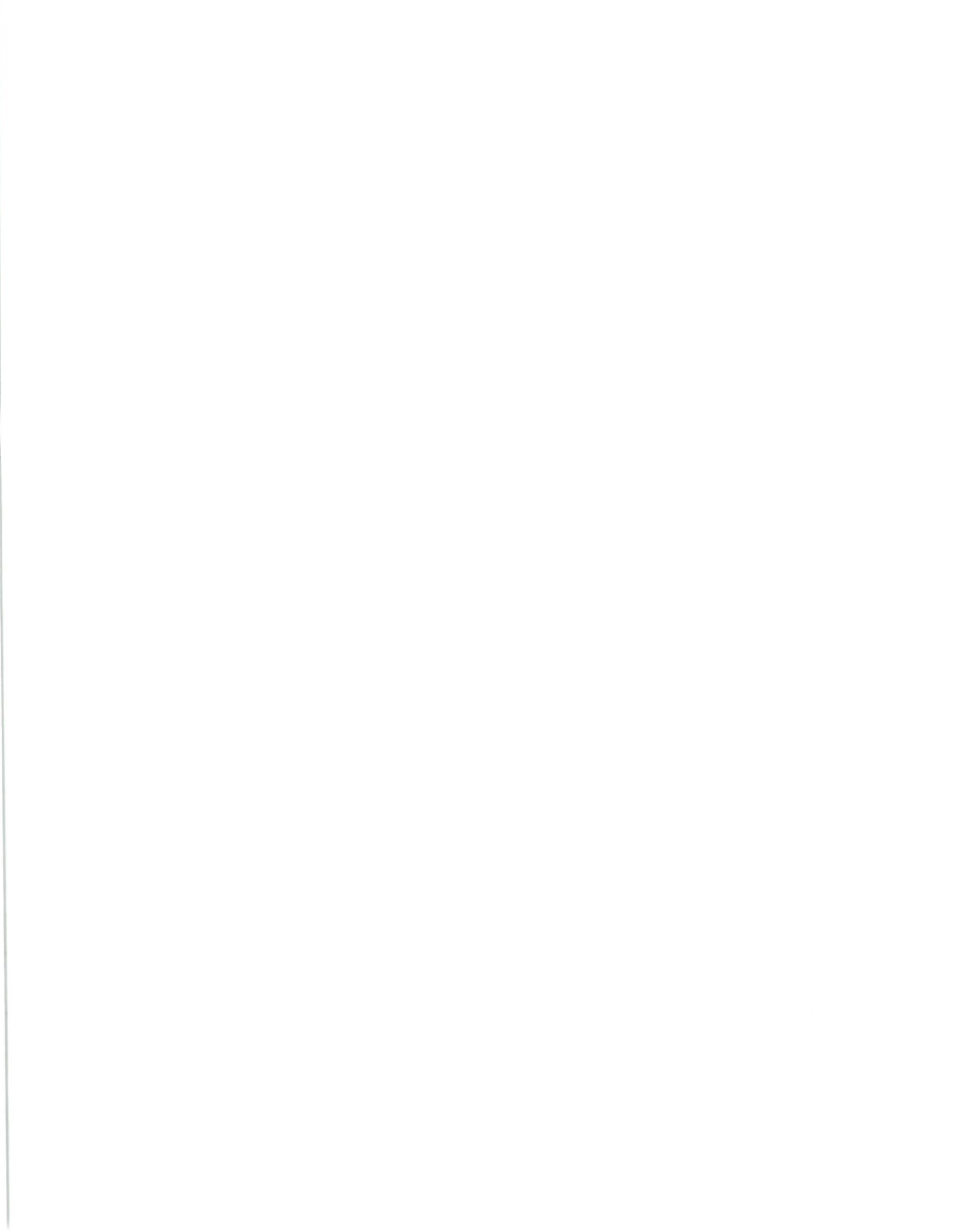
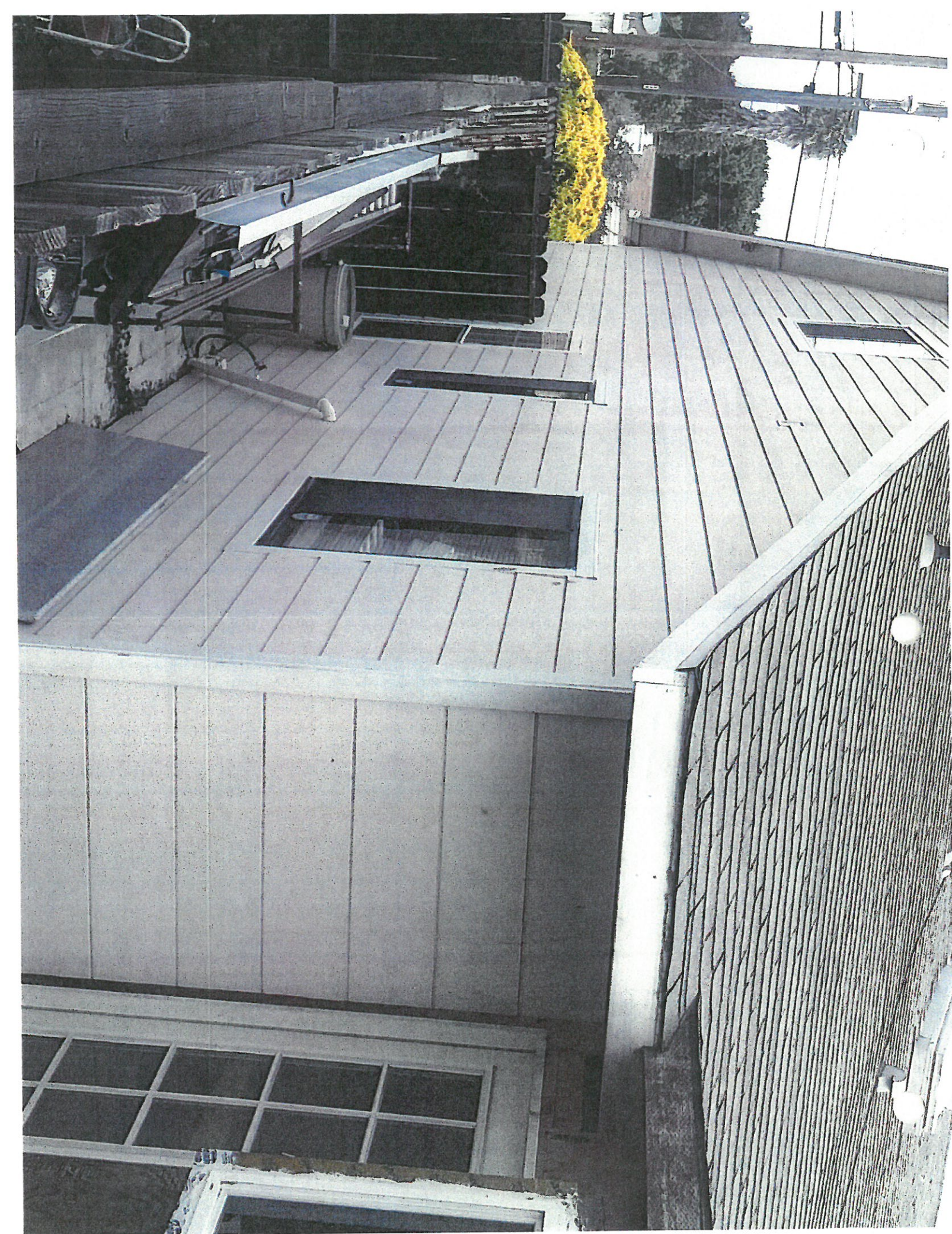
General Plan: SFR, High-Density





Zoning: R-6







SCOPE OF WORK

REPAIR A EXISTING PATIO AT REAR YARD

PROJECT DATA

JOB ADDRESS: 3530 CARFIELD ST
EL SOBRANTE, CA 94803
LOT AREA: 50' FRONTAGE x 104' DEPTH
AREA = 5200 SF

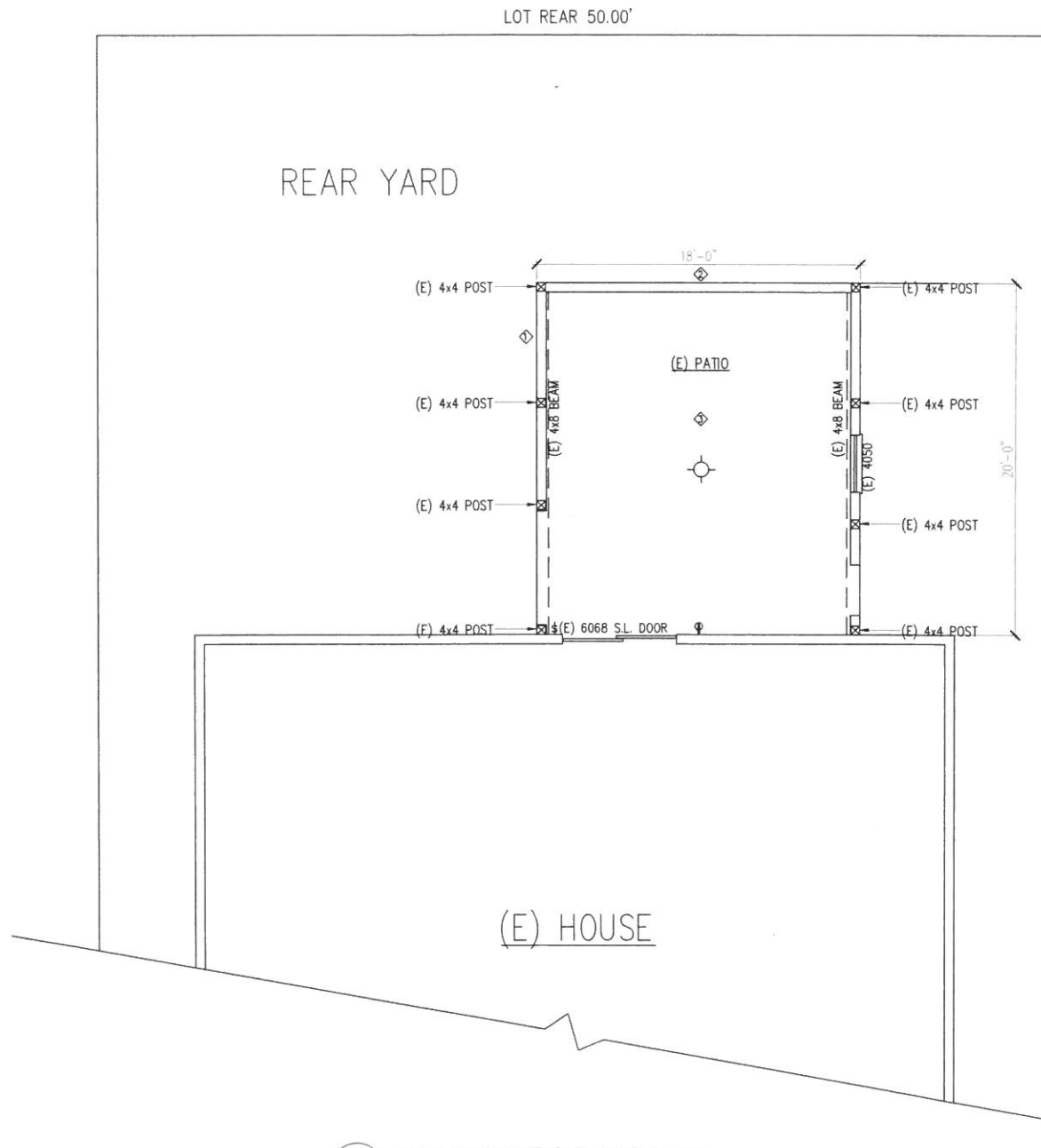
SHEET NOTES(TYP. FOR ALL SHEETS):

- 1 EXISTING WALL 2"x4" STUDS@16"O.C.; HEIGHT: 36"; EXISTING 4"x8" BEAM/W EXISTING 4"x4" POST
- 2 EXISTING 2"x4" STUDS@16"O.C.
- 3 ROOF DETAILS: EXISTING 2-2"x6" ROOF RAFTERS @ 16"O.C. /W 1/2"x4 PLYWOOD SHEATHING
FLOOR DETAILS: EXISTING 2"x6" FLOOR JOISTS@16"O.C./W 3/4"x4 T.G. PLYWOOD
FOUNDATION: EXISTING W:8"XH:12" CONC. FOOTING
- 4 NEW 2"x4" STUDS@16"O.C./W 1/2"x4 PLYWOOD WALL

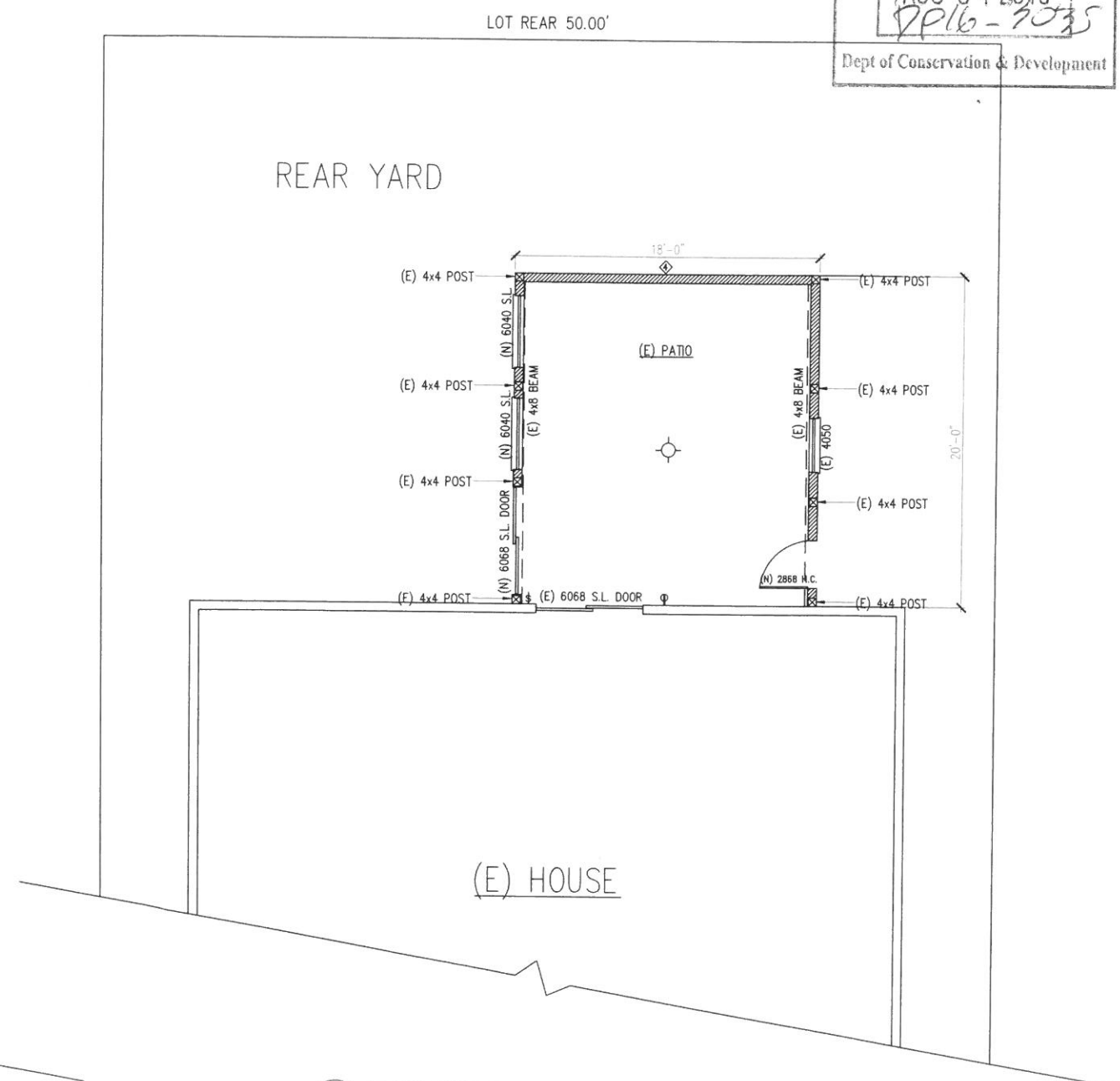
== EXISTING WALL

== NEW WALL @ PATIO
2"x4"@ 16'

RECEIVED
CONTRA COSTA COUNTY
AUG 04 2016
DP16-2035
Dept of Conservation & Development



1 EXISTING PATIO FLOOR PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED PATIO PLAN
SCALE 1/4" = 1'-0"

REVISION
PROJECT: REPAIR PATIO AT REAR YARD 3530 CARFIELD ST, EL SOBRANTE, CA, 94803
DRAWINGS: PROJECT INFORMATION & PLANS
OWNER: JINCHI TAN 3530 CARFIELD ST EL SOBRANTE, CA 94803 CELL: 510-908-2072 HOME: 510-669-0388
DATE: 5/14/2016
JOB NO:
SCALE: AS SHOWN
DRAWN: JT
SHEET
A-1
1 OF 2 SHEET

