



ENVISION CONTRA COSTA 2040

Kensington and East Richmond Heights Community Meeting #2: Draft Community Profile

Kensington Library
61 Arlington Avenue, Kensington, CA 94707
Wednesday, October 23rd, 2019

The second community meeting for Kensington and East Richmond Heights residents as part of Envision Contra Costa 2040 took place on Wednesday, October 23, 2019, from 6:30 to 8:30 PM at the Kensington Library. The purpose of this workshop was to collect feedback on the draft community profiles for Kensington and East Richmond Heights, as well as potential changes to the General Plan land use map. The first two pages of the draft profiles provide context about each community, including their character, demographic information, and exposure to natural hazard risks. The following pages include an overview of planned land uses, guiding principles, policies, and actions that will provide guidance to the County when making decisions affecting the community related to growth and development over the next twenty years.

County staff and consultants facilitated the workshop, and 16 residents attended and participated. After a short presentation about the Envision Contra Costa 2040 project, community members worked in three small groups to go over the draft community profiles. Two groups reviewed the draft Kensington profile and one group reviewed the East Richmond Heights profile. Input and ideas are summarized below. Detailed notes from the small group discussions are attached to this summary.

- List Kensington Park as a community asset in the Kensington profile
- Include more images of community parks and of Colusa Circle in the Kensington profile; many of the images are unrecognizable and there is an overemphasis on single-family homes.
- Include more detail in the context sections of both community profiles regarding access to medical care and emergency services to provide context for the related policies.
- Emphasize geographic and topographic conditions and other hazard and vulnerability factors in the context sections of both profiles, including narrow streets, steep hillsides, wildland-urban interface, and an aging population. Policies concerning accessory dwelling units and associated parking demand should be considered through this lens of safety and emergency vehicle access.
- Make a stronger connection in the context sections regarding extreme heat events in an aging community, as well as the connection between pedestrian safety and evacuation routes.
- Clarify/define phrases in the community profiles that are vague, including "amenities," "access," "multi-family units," and "delineated on-street parking spaces."
- Define and differentiate references regarding specific land use designations or zoning designations. For example, references to Colusa Circle's designation as "Town Center" in the Kensington profile is not defined, and it is not clear whether this is a zoning or land use designation.
- Add a guiding principle regarding robust community processes around new development.
- Consider adding policies to discourage unoccupied houses.

- Include drainage infrastructure as something to be considered with new development proposals in East Richmond Heights.
- Strengthen view ordinances to address existing development in addition to new development (e.g., trees growing in neighbor's yards).
- Consider a master plan for redeveloping large vacant properties in East Richmond Heights (e.g., Adams Middle School) to support community-serving retail and housing (especially senior housing). Adams Middle school redevelopment should serve as a model for sustainable development practices
- Consider a program for home upgrade financing to ensure continued habitability for owners with fixed incomes who may otherwise not be able to afford such upgrades.

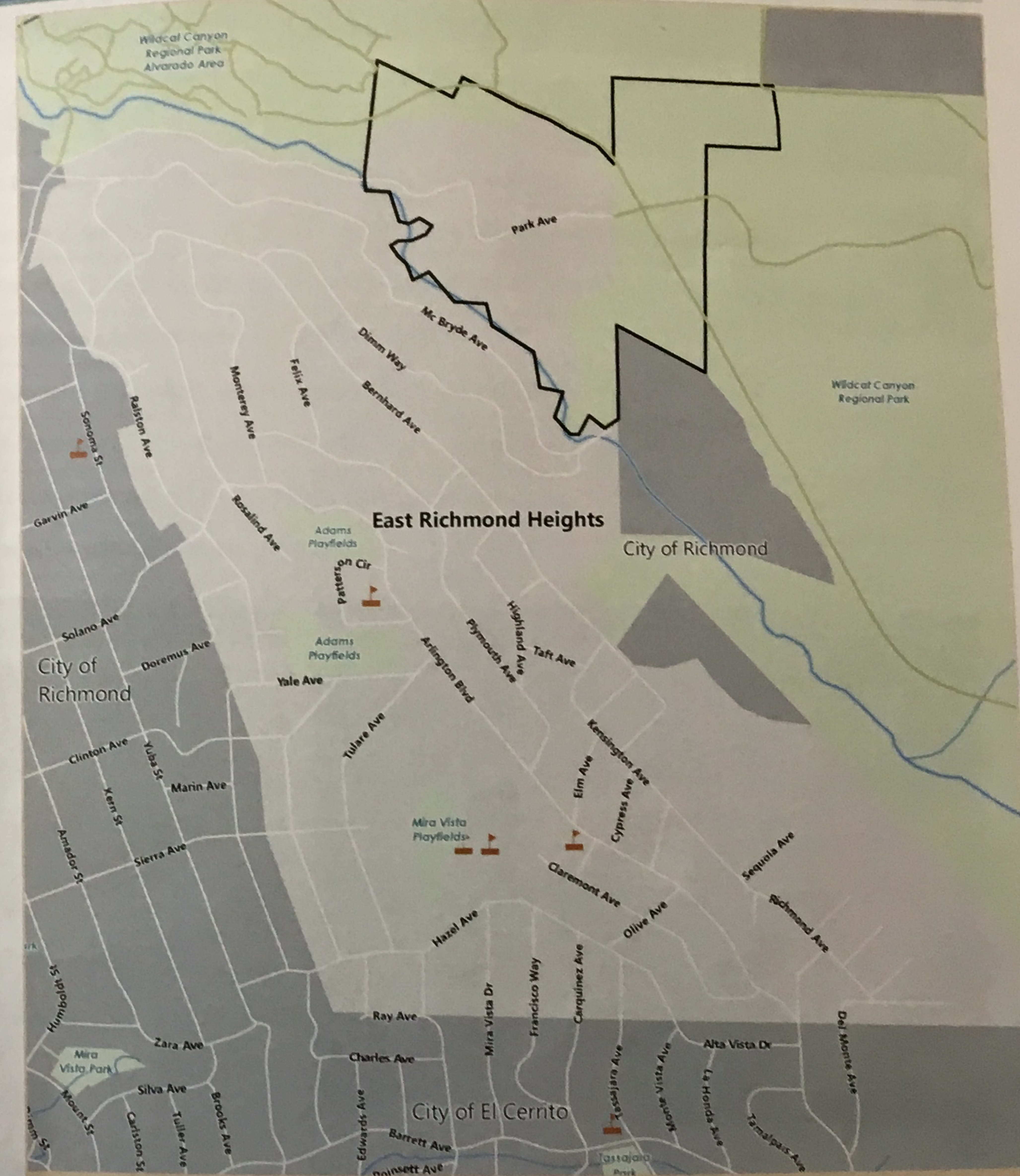
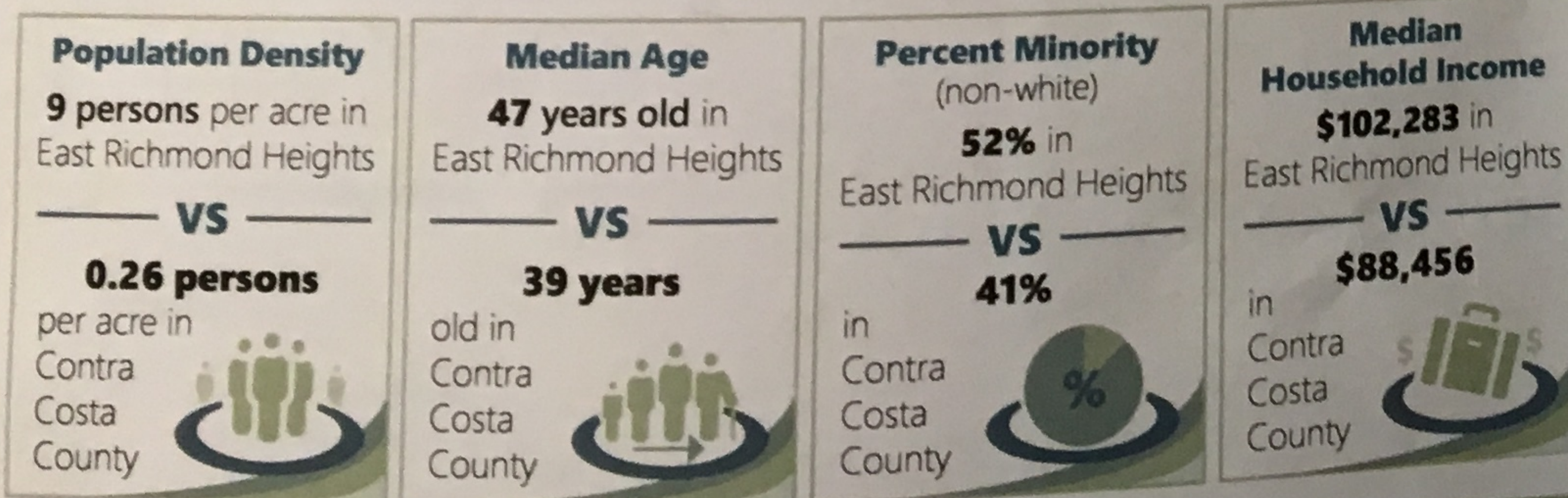
EAST RICHMOND HEIGHTS | CONTEXT

Situated north of El Cerrito and east of Richmond in the Berkeley Hills, East Richmond Heights is a primarily residential community. Adjacent open space in Wildcat Canyon provides respite and outdoor recreation for residents, who support enhancing open space access. Given East Richmond Heights' location, the community has a premier view of the San Francisco Bay, Mount Tam, and beyond. Residents cite the gorgeous views as an important community asset that should be preserved for generations to come. East Richmond Heights is also home to two schools, Crestmont School and Mira Vista Elementary School, which support the family-oriented, friendly community that the residents value. Interstate 80, located about a ½ mile to the west, provides regional transportation access, and Arlington Boulevard serves as the major north-south thoroughfare.



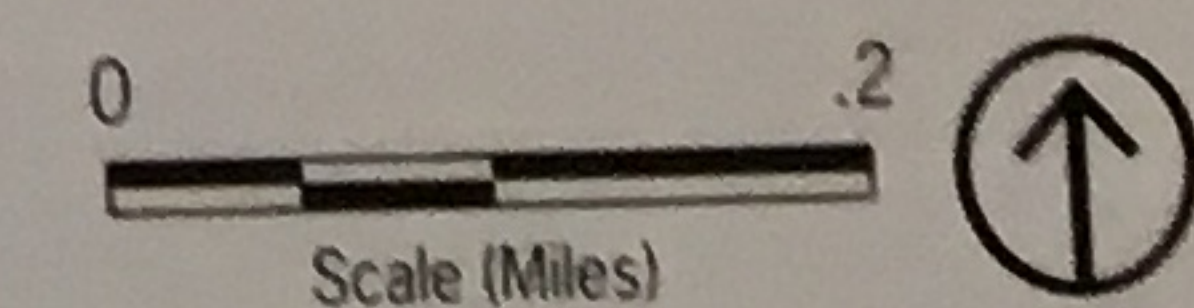
Despite the small-town community feel, residents are concerned about safety and formed the East Richmond Heights Neighborhood Watch team to prevent crime, enhance emergency preparedness, and improve neighborhood communication. In addition, residents would like more street lighting and new and expanded community facilities and events. Residents are also concerned about fire hazards from vegetation in Wildcat Canyon Regional Park and throughout the neighborhood, particularly from dead, standing trees. The community would like to enhance fire protection services and evacuation preparedness to ensure the residents are safe in the event of a natural disaster.

WHO LIVES IN EAST RICHMOND HEIGHTS?



- Schools
- Trails
- Existing Bikeways
- Creeks
- Urban Limit Line
- Parks, Protected Lands and Watersheds
- Incorporated City
- Unincorporated Areas

Source: Contra Costa County, 2018; PlaceWorks, 2019



Add population #

EAST RICHMOND HEIGHTS | GUIDANCE

PLANNED LAND USE

Land use designations for East Richmond Heights are shown on the land use map. East Richmond Heights is planned primarily for single-family residential use, with small pockets of commercial uses, public/institutional sites, and open space lands.

East Richmond Heights contains two small commercial pockets intended to support neighborhood-serving businesses. One is located near the southern end of the community, at the intersection of Arlington Boulevard and Olive Avenue, and the other is located to the north, at the intersection of Bernhard Avenue and Felix Avenue.

East Richmond Heights' proximity to Wildcat Canyon Regional Park and Alvarado Park allows for easy access to outdoor recreational opportunities. As such, there are wide swaths of land designated for open space and park use. East Richmond Heights also includes multiple areas designated for public/institutional use. These sites include community facilities such as Crestmont School, Mira Vista Elementary, and numerous religious institutions.



GUIDING PRINCIPLES

1. East Richmond Heights has a small community feel as a result of the tightly packed single-family residential development. Residents know their neighbors and care for each other and the community. This tightly knit, small community feel should be preserved.
2. East Richmond Heights' panoramic views of San Francisco Bay, bridges, cities, and natural landscapes should be preserved.
3. Existing public services, such as the Contra Costa County Sheriff's Office and Fire Protection District, should be supported and enhanced in order to ensure a safe community.
4. Because East Richmond Heights is proximate to Wildcat Canyon Regional Park and the Hayward Fault, it is exposed to potentially severe wildfires and earthquakes. The community should be protected from these hazards through proper planning and emergency response.

Add #6 guiding principle from Kems.

not all high-density; diversity in lot sizes
- Consider alternative housing options like ADUs, med. density development, etc.

- Fire insurance being lost because of fire hazards (see policy)

- word severe is too extreme

EAST RICHMOND HEIGHTS | GUIDANCE (CONTINUED)

POLICIES

1. When reviewing new development proposals, ^{"consider"} ~~prioritize~~ the need for mitigation of wildfire and earthquake exposure as appropriate.
2. Ensure new development provides reasonable protection for existing residences with regard to views, design compatibility (including building mass, height, and mechanical devices), adequate parking, privacy, and access to sunlight.
3. When reviewing new development proposals, ensure views of scenic natural features (e.g., San Francisco Bay, mountains) and the developed environment (e.g., bridges, San Francisco skyline) are substantially preserved.
4. Improve pedestrian and roadway infrastructure in a manner that balances the needs of users with the desire to maintain East Richmond Heights' small community feel. *(including drainage infrastructure)*
5. Promote local-serving commercial establishments to encourage local business growth and opportunities for residents to conduct business within their own community. *Consider a larger master-plan to support retail*
6. Explore the possibility of siting and constructing a library in East Richmond Heights.
7. Improve access to medical facilities and services.
8. Encourage affordable housing in E.R.H. as an asset to the community.

Note: ^{few} no USPS mailboxes in the area

ACTIONS

1. Coordinate with public safety and health agencies to create a comprehensive emergency plan, including establishing evacuation routes in East Richmond Heights. *Fire hydrants*
2. Improve pedestrian safety and roadway infrastructure by completing sidewalk gaps, installing continuous street lighting, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities. *Paving/maintenance* *major roads*
3. Underground utilities to reduce fire hazards and improve community safety and appearance.
4. Prioritize review of projects incorporating community-serving medical facilities and services.
- ~~5. Assess the feasibility of adding floor area ratio, lot coverage limitations, or other development standards to the zoning districts in East Richmond Heights.~~ *not necessary*
6. *Coordinate w/ school district on plan for future of Adams Middle School. (consider future demographics) (housing for seniors, etc., retail, commercial) (green development) (community asset)*

KENSINGTON | CONTEXT

very strong community value

As a charming residential community situated near the University of California, Kensington has been a desirable neighborhood for academics, students, urban professionals, and families for decades. Kensington residents also enjoy the community's panoramic views, mature trees, a walkable scale, and easy access to transit and regional parks. Although there is very limited potential for growth, many of the homes date from the 1930s and 40s and there is significant construction activity to upgrade and expand those homes.

↳ Mention the hillside nature

Kensington is oriented along Arlington Avenue ("the Arlington"), a winding thoroughfare that connects to Berkeley on the south and El Cerrito on the north. There is a small commercial district located on the Arlington just north of the Berkeley city limit. A second commercial district is located on Colusa Circle in the lower part of Kensington, near the border with El Cerrito. Although almost all of the homes in Kensington are single family, it is a relatively dense. Community features that are important to the community include Sunset View Cemetery, the University's Blake Garden, the Kensington Library, Kensington Elementary School, and portions of Tilden Park. A number of pedestrian paths also traverse the community. Unlike most unincorporated communities, Kensington has jurisdiction over many of its local services, including police, fire, parks, and waste collection. Many of the planning and development in Kensington ~~issues~~ relate to view preservation, design compatibility and scale, parking, and emergency access.

issues in

Concern: Lack of funds for people to retrofit and rehabilitate. People may be land-rich



Source: Contra Costa County, 2018; PlaceWorks, 2019.

Current view protection ordinance needs strengthening, including ensuring that it applies to trees growing and blocking views

Truck traffic associated with construction is a problem, especially early in the morning

Show pedestrian paths on map

"A primarily hillside community"

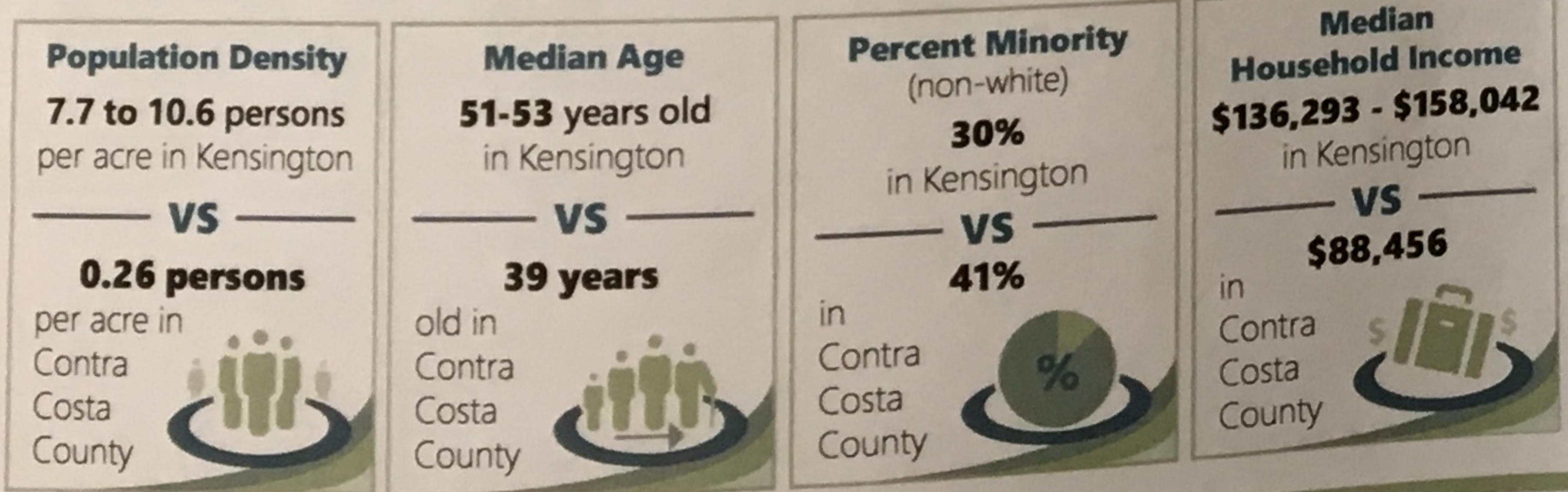
not get rid of park

Include mentions of community parks (Kensington Park)

Note that this is an historic and public

Should be preserved

WHO LIVES IN KENSINGTON?



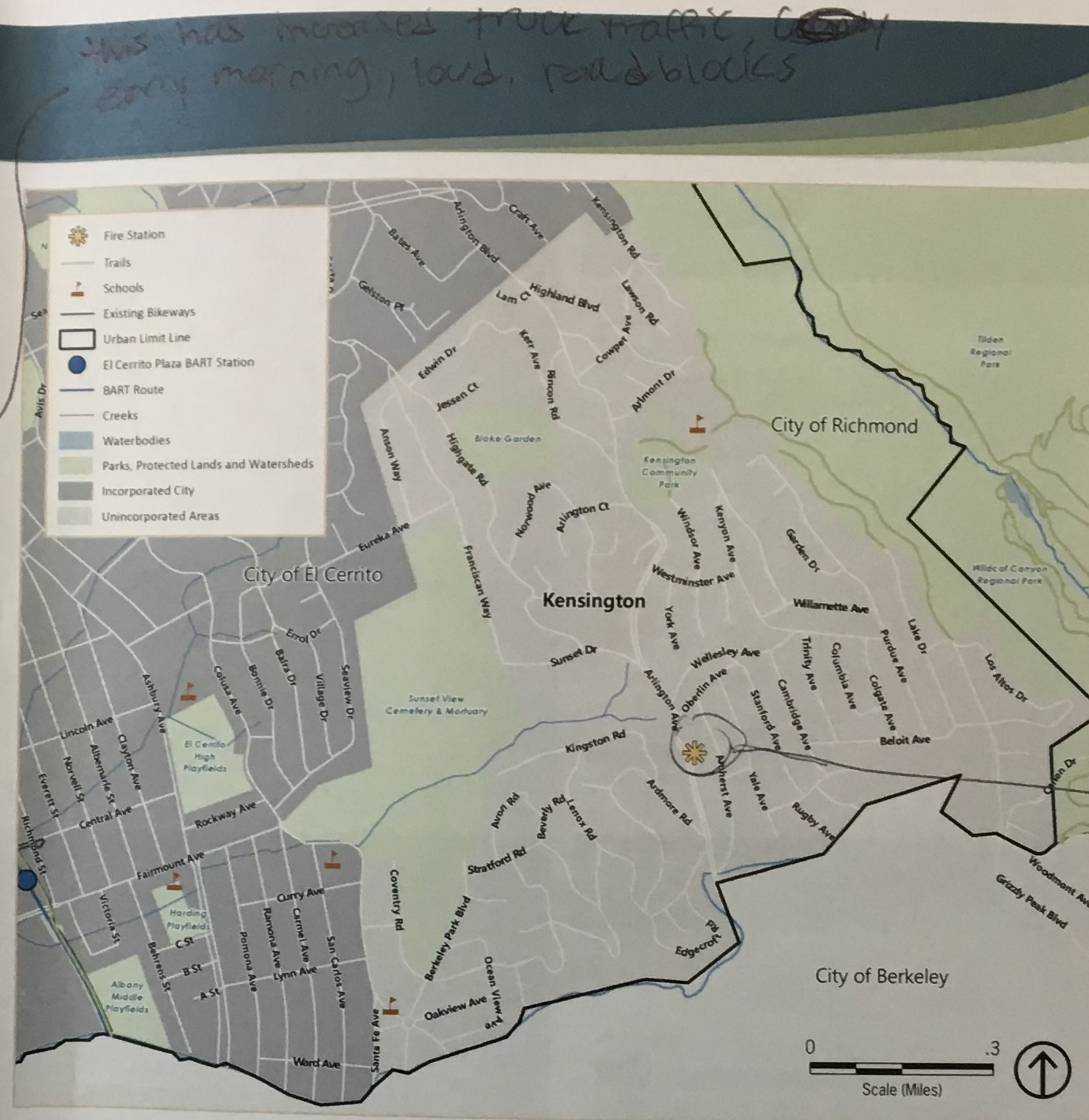
- Are duplexes / quadplexes going to be allowed?
How to deal w/ external pressure for housing?
- say: "Kensington is primarily Hillside Community"

- historic pedestrian paths? mention specifically that they are public paths for public use. who will own/maintain them? Evacuation + recreation

KENSINGTON | CONTEXT

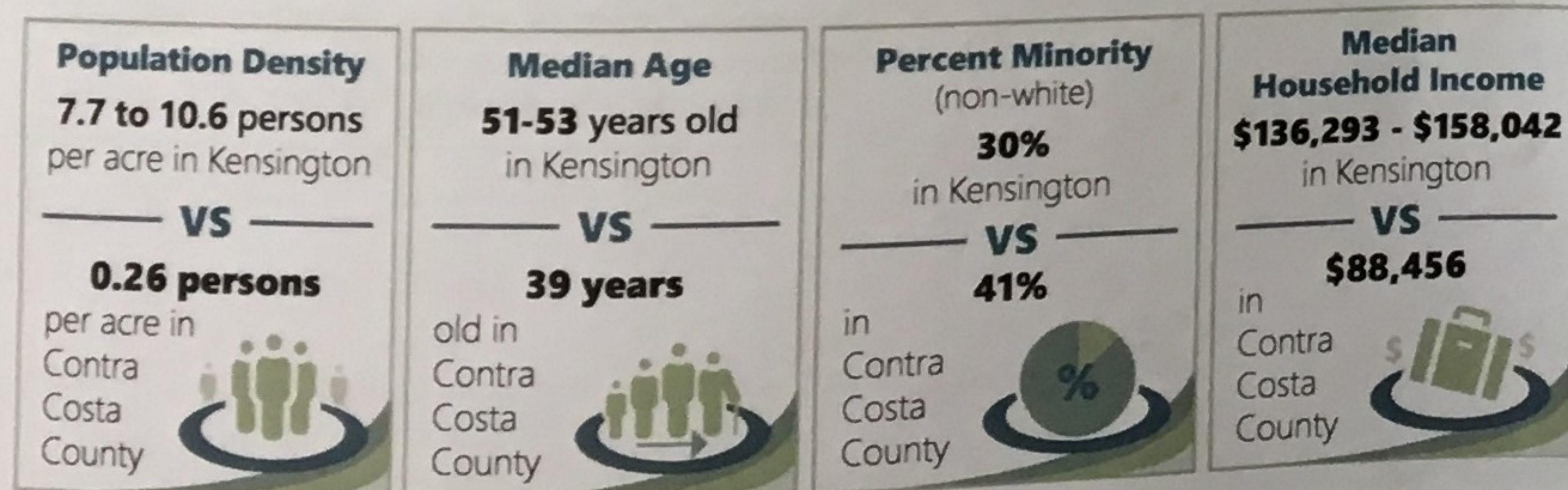
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"current ordinance has no teeth in terms of view preservation" Strengthen this - inc. for existing property in addition to new construction

WHO LIVES IN KENSINGTON?



Community funding sources for electricity upgrades

Source: Contra Costa County, 2018; PlaceWorks, 2019.





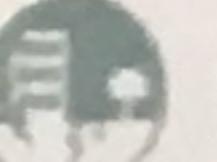


program to upgrade homes to keep them habitable @ low invest rates.

Sentence should include Kensington as important community feature (Katie)

~~Park?~~

KENSINGTON | CONTEXT (CONTINUED)

Climate Change Hazards

-  Drought
-  Extreme Heat
-  Human Health Hazards
-  Landslides
-  Seismic Hazards
-  Severe Weather
-  Wildfire

Major Climate Vulnerabilities

Seniors, especially seniors living alone, are vulnerable to extreme heat, human health hazards, and wildfire due to limited mobility.

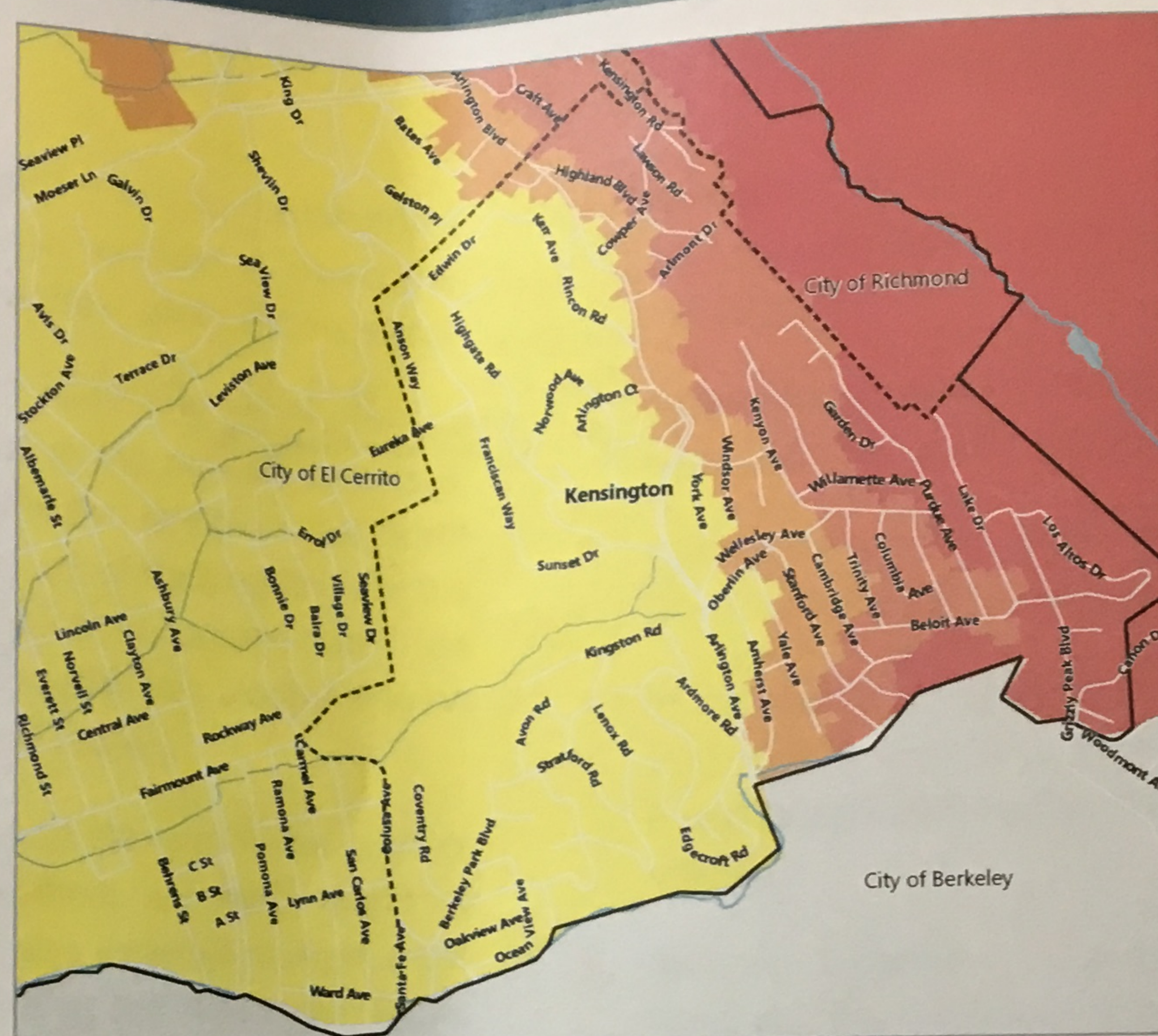
The homes of cost-burdened households and renters are vulnerable to landslides, wildfire, seismic hazards, and severe weather.

Sunset View Cemetery, Tilden Park, and general outdoor recreation are vulnerable to drought, landslides, severe weather, and wildfire.

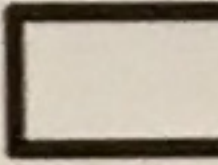
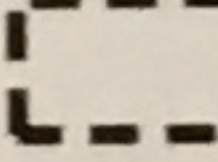
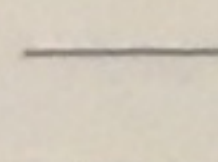
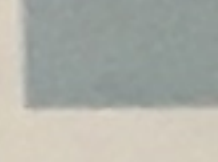
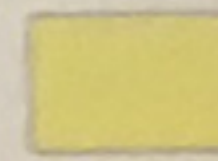

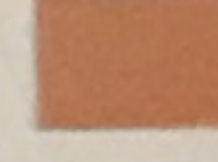
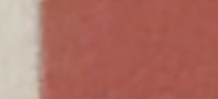
The Kensington Community Center, Kensington Library, and commercial centers along Colusa Avenue and Arlington Avenue are vulnerable to damage from landslides, seismic hazards, severe weather, and wildfire.

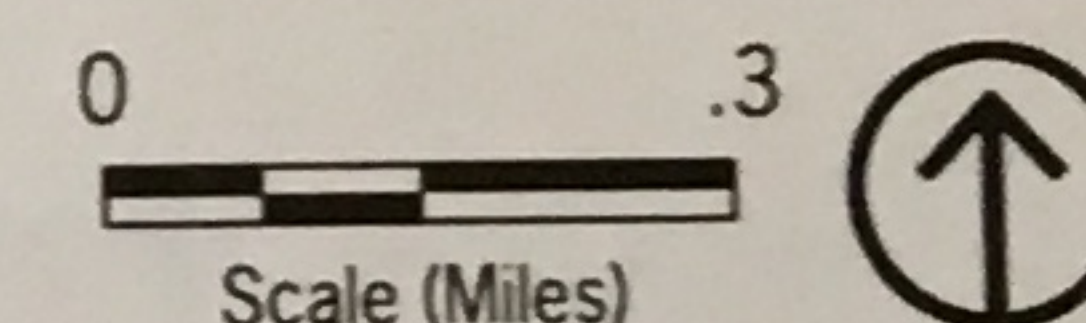
Public health and safety response, water and wastewater infrastructure, and public transit access are vulnerable to obstruction and delay from landslides, severe weather, and wildfire.

Add park

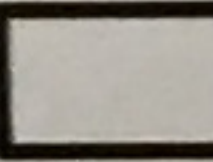
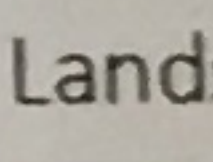


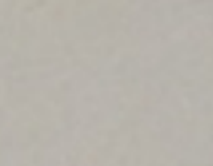
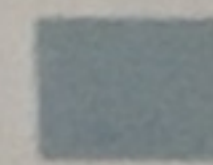
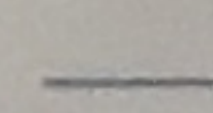


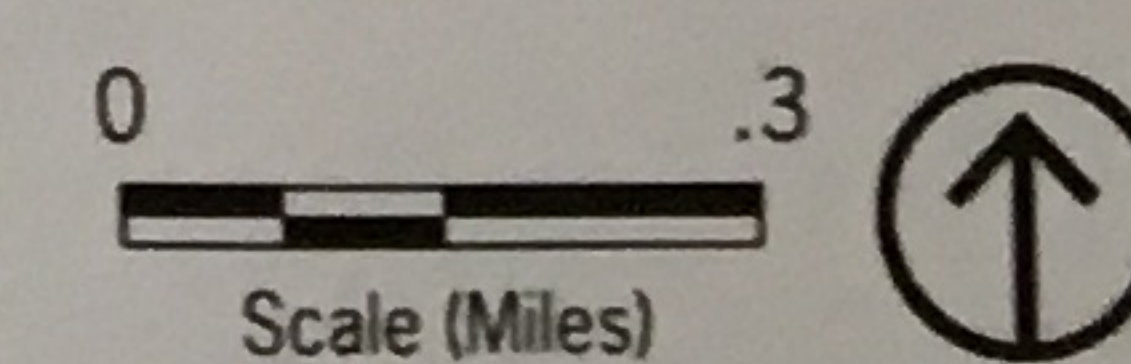
WILDFIRE HAZARD SEVERITY ZONES

-  Urban Limit Line
-  Incorporated City
-  Creeks
-  Waterbodies
- Wildfire Severity Zones
 -  Urban Unzoned
 -  Moderate
 -  High
 -  Very High



LANDSLIDES

-  Urban Limit Line
-  Incorporated City
- Landslides
 -  Mapped landslides
 -  Few large mapped landslides, but contains scattered small landslides and questionably-identified larger landslides
 -  Areas of gentle slope at low elevation that have little or no potential for landslides
 -  Waterbodies
 -  Creeks



KENSINGTON | GUIDANCE

PLANNED LAND USE

Land use designations for Kensington are shown on the land use map. Kensington is planned primarily for single-family residential use, with small pockets of mixed use, commercial and office uses, public/institutional sites, and abundant parks and recreation land.

Kensington contains two small commercial areas that serve as the primary centers of local business for Kensington residents. They are located on the Arlington, just north of the Berkeley city limit, and on Colusa Circle, in the lower part of Kensington near the border with El Cerrito. Colusa Circle is designated "Town Center" to encourage mixed-use development on vacant and underutilized parcels. The commercial area along Arlington is intended to maintain the community-serving uses already in place.

Kensington's proximity to Tilden and Wildcat Canyon Regional Parks provides premier outdoor recreational opportunities for residents. As such, there are wide swaths of land designated for open space and park uses. Kensington also includes multiple areas designated for public use, including community facilities such as the Kensington Public Safety Building, the University of California's Blake Garden, the Kensington Library, and Kensington Elementary School.



GUIDING PRINCIPLES

1. Kensington residents live in close proximity to their neighbors and care about their community. The friendly, safe, quiet, and small community feel should be preserved.
2. Kensington's panoramic views of San Francisco Bay, bridges and cities, and natural landscapes are a defining characteristic that should be preserved. → See comment about view ordinance on 1st page
3. Kensington residents enjoy easy access to regional parks, trails, and open spaces. These (amenities) should be preserved and enhanced. → emphasize that "amenities" includes bike/ped access
4. To maintain a safe and tight-knit community, existing public services should be supported and enhanced, such as the Kensington Fire Protection District and Police Department facility, Kensington Library and Community Center, and local schools. → See comment about ped paths on 1st page (evac routes)
5. Because Kensington is proximate to Wildcat Canyon and Tilden Regional Parks and the Hayward Fault, it is exposed to potentially severe wildfires and earthquakes. The community should be protected from these hazards through proper planning and emergency response. → be more specific - what-kind? within community character
6. A variety of housing types, including multi-family units, duplexes, and accessory dwelling units (ADUs), should be encouraged within Kensington to diversify the housing stock and better serve residents of all ages and abilities. → See comment about ~~ped paths~~ density on 1st page

→ ensure that emergency vehicles are still able to get through - e.g. w/ red paint, if we are going to increase density. Allow more density (e.g. more ADUs) where there is off-site parking. ADU Guidelines include provisions for off-street parking. State law says you can't "For streets under a certain width, have to require off-street parking for ADU's"

"Designated" should be "Zoning". "Town Center" is not behind anywhere in this doc should be defined

at least 1 of these should have a photo of one of the park & also Colusa Circle

KENSINGTON | GUIDANCE (CONTINUED)

POLICIES

1. When reviewing new development proposals, prioritize the need for mitigation of wildfire and earthquake exposure as appropriate. (3-???)
2. Ensure new development provides reasonable protection for existing residences with regard to views, design compatibility (including building mass, height, and mechanical devices), adequate parking, privacy, and access to sunlight. (3-211, 3-213, 3-214)
3. When reviewing new development proposals, ensure views of scenic natural features (e.g., San Francisco Bay, mountains) and the developed environment (e.g., bridges, San Francisco skyline) are substantially preserved (3-212)
4. Improve pedestrian and roadway infrastructure in a way that balances the needs of users with the desire to maintain Kensington's character. (3-???)
5. (Improve access to medical facilities and services. (3-???)

↳ clarify: which medical facility?
maybe add a medical facility/
emergency center

* generally should be more discussion about access to medical facilities. It's introduced here as a policy with no prior discussion

discussion of heat events as a hazard, & cooling centers as a medical facility

ACTIONS

1. Coordinate with public safety and health agencies to create a comprehensive emergency plan, including establishing evacuation routes in Kensington. (3-68)
2. Improve pedestrian safety and roadway infrastructure with designated paths, ongoing maintenance, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities.
3. Complete sidewalk gaps throughout Kensington, especially near schools and transit stops.
4. Underground utilities to reduce fire hazards and improve community safety and appearance.
5. Prioritize review of projects incorporating community-serving medical facilities and services.

clarify & q

POLICIES

1. When reviewing new development proposals, prioritize the need for mitigation of wildfire and earthquake exposure as appropriate. (3-???)
2. Ensure new development provides reasonable protection for existing residences with regard to views, design compatibility (including building mass, height, and mechanical devices), adequate parking, privacy, and access to sunlight. (3-211, 3-213, 3-214)
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4. Improve pedestrian and roadway infrastructure in a way that balances the needs of users with the desire to maintain Kensington's character. (3-???)
5. Improve access to medical facilities and services. (3-???)

↳ Clarify where things are

Lack of major medical facilities

Stronger connection betw.

Extreme heat/cooling/resilience

ACTIONS

1. Coordinate with public safety and health agencies to create a comprehensive emergency plan, including establishing evacuation routes in Kensington. (3-68)
2. Improve pedestrian safety and roadway infrastructure with designated paths, ongoing maintenance, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities. ↳ Clarify
3. Complete sidewalk gaps throughout Kensington, especially near schools and transit stops.
4. Underground utilities to reduce fire hazards and improve community safety and appearance.
5. Prioritize review of projects incorporating community-serving medical facilities and services.

No ADA compatible facilities

EAST RICHMOND HEIGHTS | GUIDANCE

PLANNED LAND USE

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GUIDING PRINCIPLES

1. East Richmond Heights has a small community feel as a result of the tightly packed single-family residential development. Residents know their neighbors and care for each other and the community. This tightly knit, small community feel should be preserved.
2. East Richmond Heights' panoramic views of San Francisco Bay, bridges, cities, and natural landscapes should be preserved.
3. Existing public services, such as the Contra Costa County Sheriff's Office and Fire Protection District, should be supported and enhanced in order to ensure a safe community.
4. Because East Richmond Heights is proximate to Wildcat Canyon Regional Park and the Hayward Fault, it is exposed to potentially severe wildfires and earthquakes. The community should be protected from these hazards through proper planning and emergency response.

5. Collaborative effort for ^{any} development in the future i.e. meetings w neighbors

POLICIES

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4. Improve pedestrian and roadway infrastructure in a manner that balances the needs of users with the desire to maintain East Richmond Heights' small community feel.
5. Promote local-serving commercial establishments to encourage local business growth and opportunities for residents to conduct business within their own community.
6. Explore the possibility of siting and constructing a library in East Richmond Heights.
7. Improve access to medical facilities and services.

ACTIONS

1. Coordinate with public safety and health agencies to create a comprehensive emergency plan, including establishing evacuation routes in East Richmond Heights.
2. Improve pedestrian safety and roadway infrastructure by completing sidewalk gaps, installing continuous street lighting, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities.
3. Underground utilities to reduce fire hazards and improve community safety and appearance.
4. Prioritize review of projects incorporating community-serving medical facilities and services.
5. Assess the feasibility of adding floor area ratio, lot coverage limitations, or other development standards to the zoning districts in East Richmond Heights.

Guidance

Kensington group
 Mark + Mary
 Cathy + Jack
 Philip

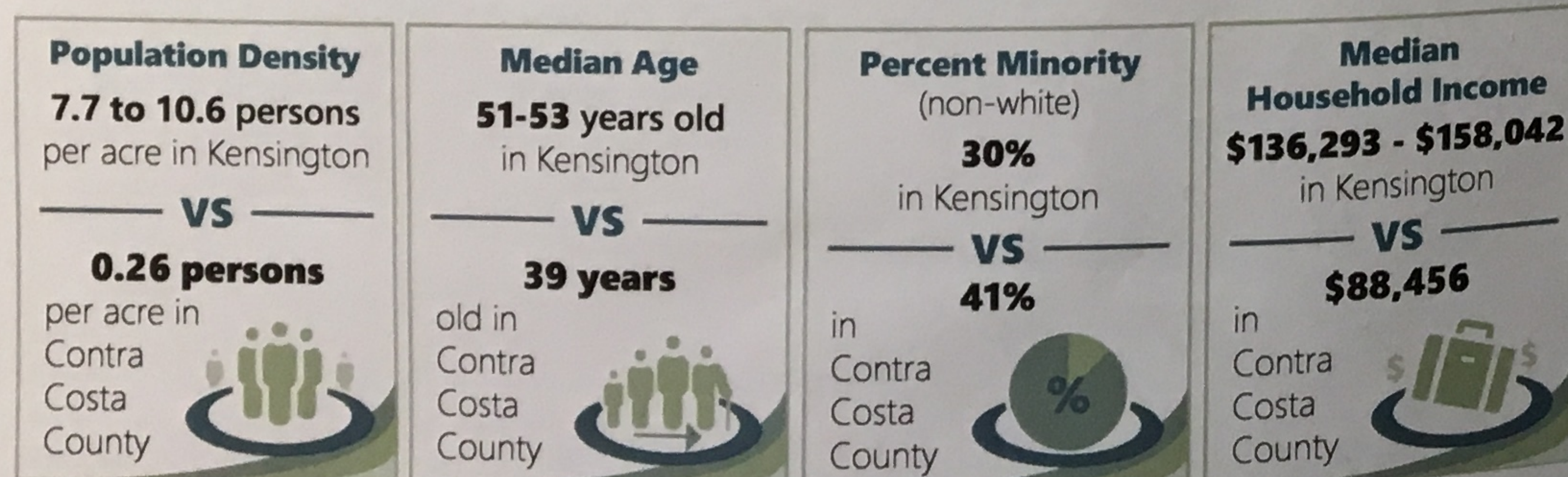
KENSINGTON | CONTEXT

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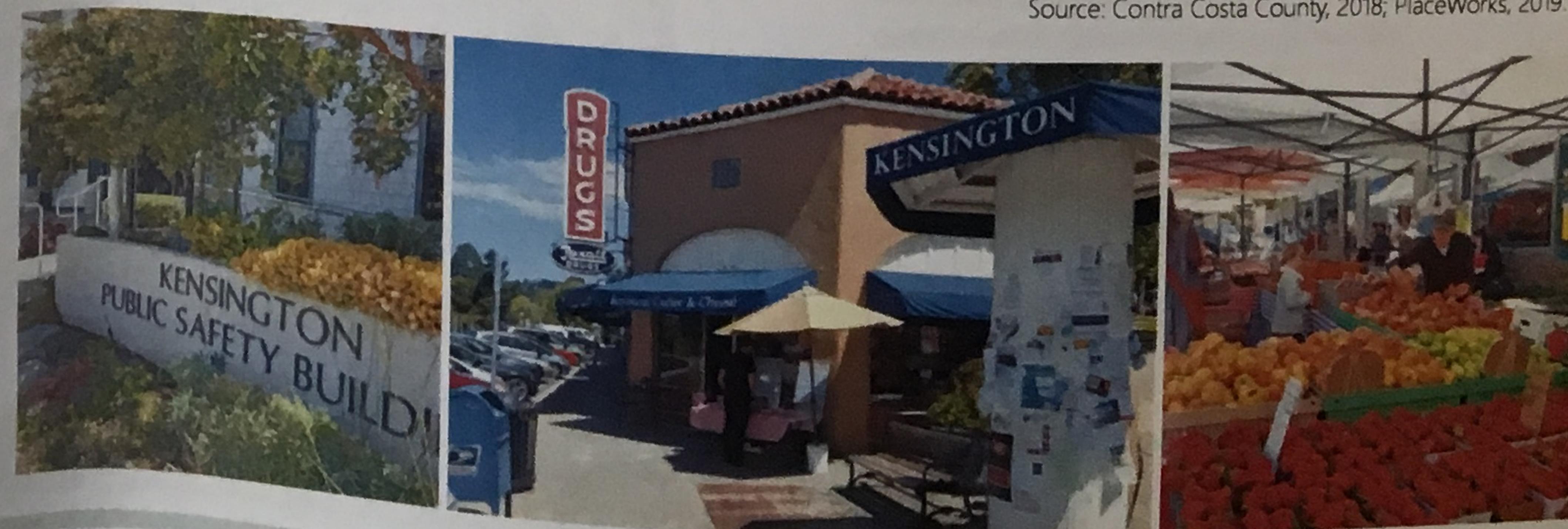
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WHO LIVES IN KENSINGTON?



Source: Contra Costa County, 2018; PlaceWorks, 2019.



KENSINGTON | GUIDANCE

PLANNED LAND USE

Land use designations for Kensington are shown on the land use map. Kensington is planned primarily for single-family residential use, with small pockets of mixed use, commercial and office uses, public/institutional sites, and abundant parks and recreation land.

Kensington contains two small commercial areas that serve as the primary centers of local business for Kensington residents. They are located on the Arlington, just north of the Berkeley city limit, and on Colusa Circle, in the lower part of Kensington near the border with El Cerrito. Colusa Circle is designated Town Center to encourage mixed-use development on vacant and underutilized parcels. The commercial area along Arlington is intended to maintain the community-serving uses already in place.

Kensington's proximity to Tilden and Wildcat Canyon Regional Parks provides premier outdoor recreational opportunities for residents. As such, there are wide swaths of land designated for open space and park uses. Kensington also includes multiple areas designated for public use, including community facilities such as the Kensington Public Safety Building, the University of California's Blake Garden, the Kensington Library, and Kensington Elementary School.

park



GUIDING PRINCIPLES

1. Kensington residents live in close proximity to their neighbors and care about their community. The friendly, safe, quiet, and small community feel should be preserved.
2. Kensington's panoramic views of San Francisco Bay, bridges and cities, and natural landscapes are a defining characteristic that should be preserved.
3. Kensington residents enjoy easy access to regional parks, trails, and open spaces. These amenities should be preserved and enhanced.
4. To maintain a safe and tight-knit community, existing public services should be supported and enhanced, such as the Kensington Fire Protection District and Police Department facility, Kensington Library and Community Center, and local schools.
5. Because Kensington is proximate to Wildcat Canyon and Tilden Regional Parks and the Hayward Fault, it is exposed to potentially severe wildfires and earthquakes. The community should be protected from these hazards through proper planning and emergency response.
6. A variety of housing types, including multi-family units, duplexes, and accessory dwelling units (ADUs), should be encouraged within Kensington to diversify the housing stock and better serve residents of all ages and abilities.

"Town Center" confusing name for places that aren't the center of a town

KENSINGTON | GUIDANCE (CONTINUED)

Public Safety building
inadequacies/seismic
safety -
might not

POLICIES

1. When reviewing new development proposals, prioritize the need for mitigation of wildfire and earthquake exposure as appropriate. (3-???)
2. Ensure new development provides reasonable protection for existing residences with regard to views, design compatibility (including building mass, height, and mechanical devices), adequate parking, privacy, and access to sunlight. (3-211, 3-213, 3-214)
3. When reviewing new development proposals, ensure views of scenic natural features (e.g., San Francisco Bay, mountains) and the developed environment (e.g., bridges, San Francisco skyline) are substantially preserved (3-212)
4. Improve pedestrian and roadway infrastructure in a way that balances the needs of users with the desire to maintain Kensington's character. (3-???)
5. Improve access to medical facilities and services. (3-???) *with the potential/proposed closure of Alta Bates*

ACTIONS

1. *Facilitate* coordinate with public safety and health agencies to create a comprehensive emergency plan, including establishing evacuation routes in Kensington. (3-68)
2. Improve pedestrian safety and roadway infrastructure with designated paths, ongoing maintenance, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities. *beef up* *Look into stop signs or other severe traffic mitigation*
→ Arlington's commercial district and Colusa Circle.
3. Complete sidewalk gaps throughout Kensington, especially near schools and transit stops.
4. Underground utilities to reduce fire hazards and improve community safety and appearance.
5. Prioritize review of projects incorporating community-serving medical facilities and services.
6. Plan for adequate public safety facilities. (placeholder language)
7. *Alta*

Vacant homes
(Oakview)

KENSINGTON | GUIDANCE (CONTINUED)

POLICIES

1. When reviewing new development proposals, prioritize the need for mitigation of wildfire and earthquake exposure as appropriate. (3-???)
2. Ensure new development provides reasonable protection for existing residences with regard to views, design compatibility (including building mass, height, and mechanical devices), adequate parking, privacy, and access to sunlight. (3-211, 3-213, 3-214)
3. When reviewing new development proposals, ensure views of scenic natural features (e.g., San Francisco Bay, mountains) and the developed environment (e.g., bridges, San Francisco skyline) are substantially preserved (3-212)
4. Improve pedestrian and roadway infrastructure in a way that balances the needs of users with the desire to maintain Kensington's character. (3-???)
5. Improve access to medical facilities and services. (3-???)

Fire/police facility is "moving as we speak". Need a new one. Suggest a policy/action about getting a new facility.

ACTIONS

1. Coordinate with public safety and health agencies to create a comprehensive emergency plan, including establishing evacuation routes in Kensington. (3-68)
2. Improve pedestrian safety and roadway infrastructure with designated paths, ongoing maintenance, illuminated crossings, delineated on-street parking spaces along major roads, and ADA facilities.
3. Complete sidewalk gaps throughout Kensington, especially near schools and transit stops.
4. Underground utilities to reduce fire hazards and improve community safety and appearance.
5. Prioritize review of projects incorporating community-serving medical facilities and services.

Paths in Kensington are important & controversial. No owner. Some encroachment. Mixture ad hoc by Kensington Path Keepers. Maybe would like some more beefing up.

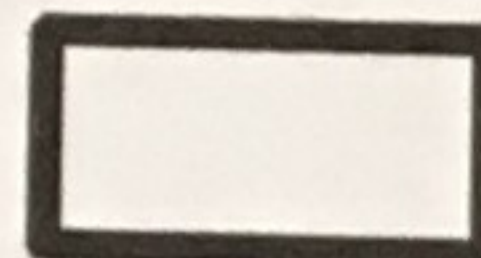





I said I would check (check ~~note~~ to see if this is too strong a word)
Facilitate

Beef up safety

Specify in the Town Centers

Unoccupied homes. Why? Anything we can do

KENSINGTON AND EAST RICHMOND HEIGHTS COMMUNITY MEETING

-  Urban Limit Line
- General Plan Land Use Designations
-  SH (Single Family Residential - High)
5.0 - 7.2 Units per Net Acre
-  CO (Commercial)
-  PS (Public/Semi-Public)
-  PR (Parks and Recreation)
-  OS (Open Space)



BART Stations

Urban Limit Line

General Plan Land Use Designations

SH (Single Family Residential - High)
5.0 - 7.2 Units per Net Acre

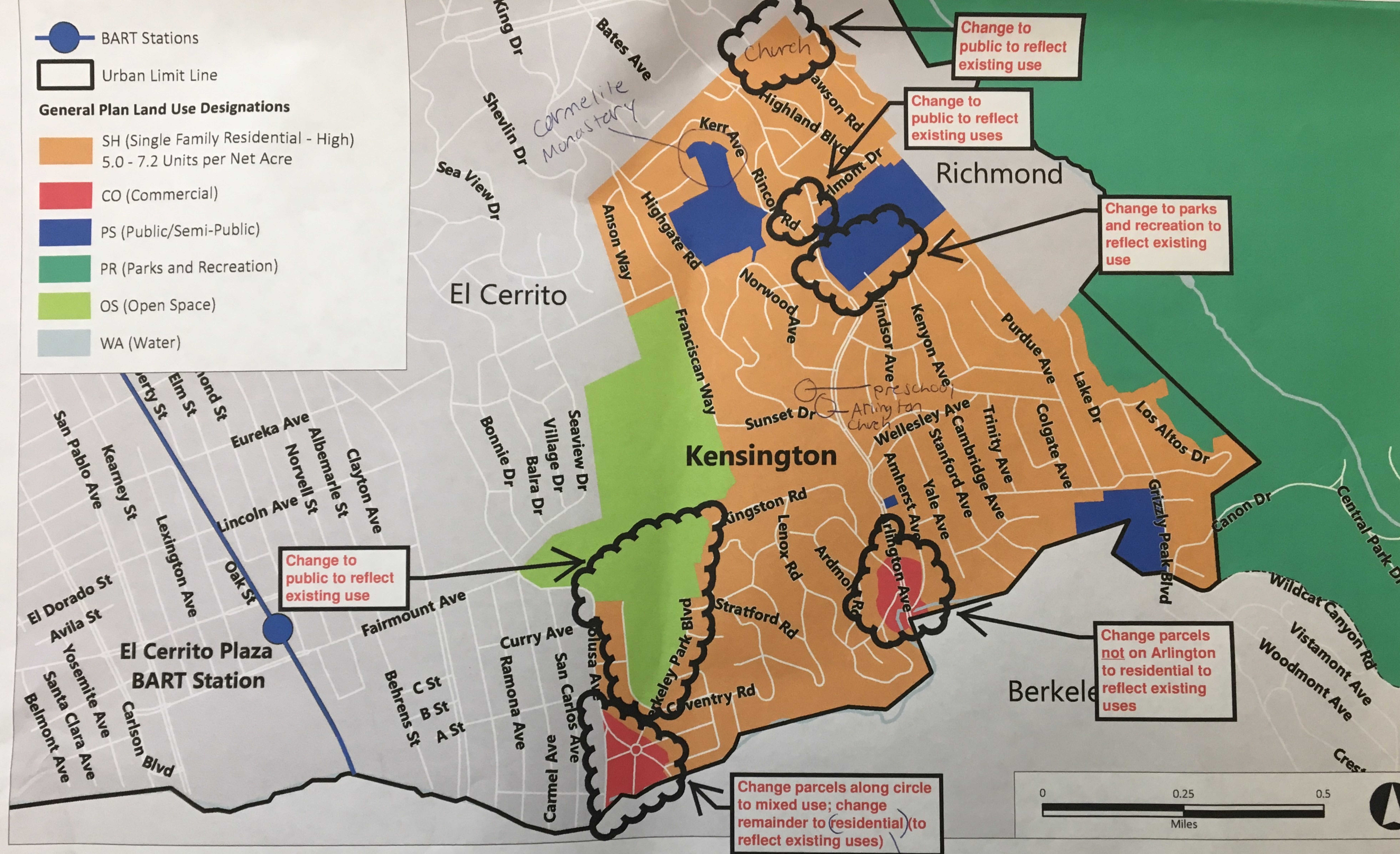
CO (Commercial)

PS (Public/Semi-Public)

PR (Parks and Recreation)

OS (Open Space)

WA (Water)



Source: Contra Costa County, 2018; PlaceWorks, 2019.



General Plan Land Use Designations for Kensington and East Richmond Heights