

May 12, 2021

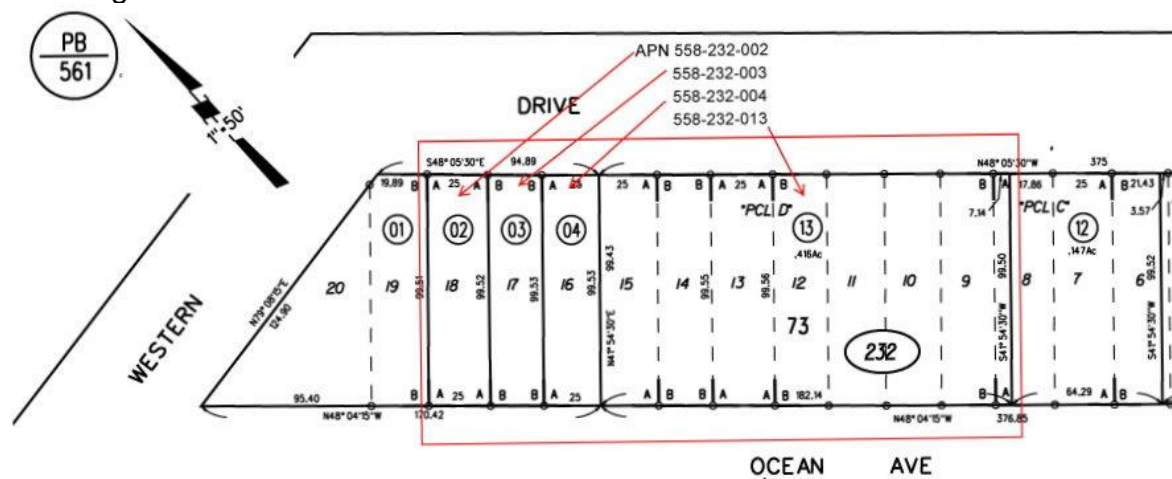
To: Neighboring Home Owners

In re: Request for Support for Lot Line Adjustment for Ocean Avenue Lots

Dear Neighbor,

Thank you for in advance for taking the time to consider this request for your support.

My company owns a parcel of undeveloped land on Ocean Avenue in Point Richmond. We would like to adjust the lot lines of four of our lots so that all comply with the latest zoning size requirements. We hope to sell the lots to families wishing to build homes and live in Point Richmond. We will not build on the lots ourselves. All construction will be left to the families who buy them. Shown below and outlined is a parcel map showing the lots and their location:



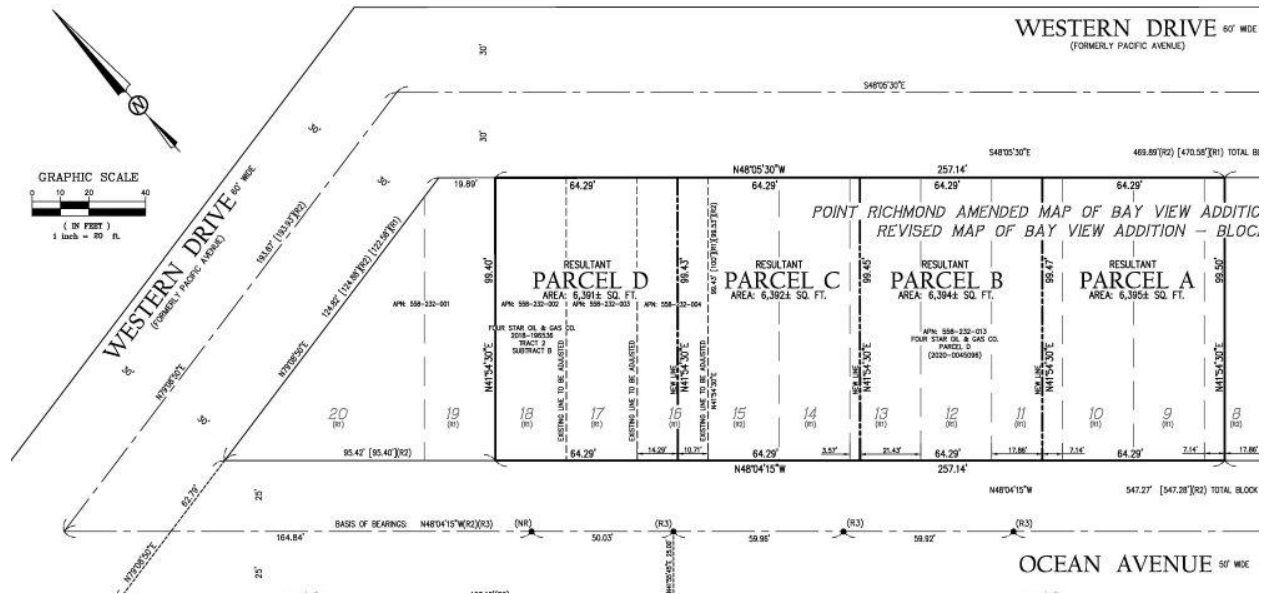
The current sizes of the lots are as follows (“APN” in the table below is an acronym for Assessor’s Parcel Number, Contra Costa County’s land tracking reference system):

APN	Lot #	Area in Square Feet	Width
558-232-002	Lot 2	2,701 sf	25 feet
558-232-003	Lot 3	2,353 sf	25 feet
558-232-004	Lot 4	2,526 sf	25 feet
558-232-013	Lot 13	18,117 sf	182 feet

The lots are in the RL1 (single family very-low density residential) Base Zoning District. Under current zoning rules, RL1 zone lots must be at least 60 feet wide and 6,000 square feet in area. Our plan is to “borrow” some of the extra land in Lot 13 and share it with the three smaller lots so that all four “Resultant Parcels” comfortably exceed the RL1 requirements. After the lot line adjustment, the lots will be resized as follows:

APN	Lot #	Area in Square Feet	Width	Resultant Parcel
558-232-002	Lot 2	6,391 sf	64.3 feet	Resultant Parcel D
558-232-003	Lot 3	6,392 sf	64.3 feet	Resultant Parcel C
558-232-004	Lot 4	6,394 sf	64.3 feet	Resultant Parcel B
558-232-013	Lot 13	6,395 sf	64.3 feet	Resultant Parcel A

Here is how the resized parcels will look on the parcel map:



Why the Lot Line Adjustment Merits Your Support:

It is inevitable that single family homes will be built on this beautiful piece of land. The only question is whether the houses will be built on the lots as they are currently configured or as optimally configured after a lot line adjustment. Building lots in Point Richmond are in short supply and demand is high. Because the three small lots in our parcel were originally created many years before the advent of the current zoning rules (which date from 2016) they may be developed as single-family home sites without any resizing at all. This is because they are expressly “grandfathered” under the zoning law. Grandfather protection is important to the residents of Point Richmond because as an old, well-established community, conformity with the current standards is the exception rather than the rule. For example, a review of 40 homes and parcels (not including ours) on either side of Ocean Avenue from Chevron’s border through Marine Street reveals that only 8 are 6,000 square feet or more.

The lot line adjustment that we are asking you to support will allow the land to be brought up to the high standards of the current zoning law. Adjustment to the latest standards represents a best-case land use scenario and assures that any houses that are ultimately built will be sized and spaced appropriately to the neighborhood. We want to avoid having to sell the three small lots as legal nonconforming lots under the grandfather rules. Resizing will assure that everyone’s property values are protected and enhanced.

How the Process Works:

We have formally asked the City of Richmond Planning Division for a lot line adjustment and have simultaneously turned over to the Point Richmond Neighborhood Council all the submittal documents we sent to the City. In its review process the Planning Division carefully considers any recommendation made by the Neighborhood Council. This letter has been sent to all neighboring property owners on a list supplied by the Planning Division. In addition, the Neighborhood Council will broadly distribute it on its

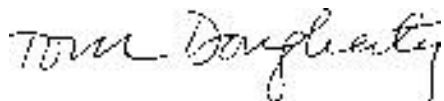
website and publicly discuss the merits of the lot line adjustment proposal at its regular monthly meeting. We understand that the meeting will be on May 26, 2021 at 6pm. Full details will be published on the Land Use & Design Review Committee page of the Neighborhood Council webpage at <https://pointrichmond.org/land-use-design/>. We hope you will attend the meeting and support our proposal or otherwise support it by contacting your Neighborhood Council representative.

Who We Are:

My company, the record owner of the parcel, is Four Star Oil & Gas Company. Despite its name, Four Star is not in the oil and gas business at all. The name "Four Star Oil & Gas Company" is historical and derives from business formerly conducted under Chevron Corporation's ownership. We bought all the stock of the company from Chevron in 2018.

I am available to discuss this with any interested persons.

Very truly yours,

A handwritten signature in cursive script that reads "Tom Dougherty".

Tom Dougherty
11441 Whippoorwill Road
Houston, TX 77024
713-722-8824
dougherty@frontstreetpartners.com