AGENDA
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, October 7, 2015
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Maggie Leighly, Christophe Laverne, Carl Groch, and John Thompson.

1. Council/Staff Liaison Announcements and Reports
   Staff and/or Councilmember Lyman may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.

2. Comments from the Public
   (Each speaker is limited to a maximum of 3 minutes.)

3. Approval of Minutes
   Approve the minutes of the February 4, 2015 meeting.

4. Board Member Communication/Conflict of Interest Disclosure
   This time on the agenda is reserved for Board Members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

1) Study Session El Dorado Townhomes

   Applicant: Urban Community Partners
   Location: 5828 El Dorado St
   Zoning: RM (Multi Family Residential)
   General Plan: High Density Residential
   APN: 510-037-001, -002, -027 and -028
   Request: Design Review Board Preliminary Conceptual Design Review of a proposal to construct 27 townhomes in 3 separate buildings. This review is advisory only. No action will be taken at this meeting.

COMMUNICATION ACCESS INFORMATION
To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Noel Ibalio, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

10890 San Pablo Avenue, El Cerrito, CA  94530    Tel: (510) 215-4330
E-mail: nibalio@ci.el-cerrito.ca.us
City of El Cerrito
Design Review Board Meeting Agenda

CEQA: The project is Categorically Exempt from the provisions of the California Environmental Quality Act, pursuant to Section 15332 of the CEQA Guidelines: Class 32, Infill Development Projects.

5. Staff Communications

6. Adjournment
DESIGN REVIEW BOARD CONCEPTUAL REVIEW MEMO
Meeting Date: October 7, 2015

Application: PL14-0171
Applicant: Urban Community Partners
Location: 5828 El Dorado Street
APN: 510-037-001, -002, -027, -028
Zoning: RM (Multi Family Residential)
General Plan: High Density Residential
Request: Design Review Board Preliminary Conceptual Design Review of a proposal to construct 27 townhomes in 3 separate buildings. This review is advisory only. No action will be taken at this meeting.

CEQA: The project is Categorically Exempt from the provisions of the California Environmental Quality Act, pursuant to Section 15332 of the CEQA Guidelines: Class 32, Infill Development Projects.

Pursuant to Section 19.38.030 of the Zoning Ordinance, Preliminary Conceptual Design Review is an opportunity of the Design Review Board to comment on aspects of projects which are not strictly within the Board’s purview, including “height, building orientation, massing and other site issues.” The process is “advisory and no final or binding decision shall be issued by the Design Review Board.” These comments will be forwarded on to the Planning Commission for consideration as part of the Commission’s review of the project. In the case of El Dorado Townhomes, the only aspect of the project that requires Planning Commission review is the Tentative Subdivision Map. The Planning Commission will make a recommendation on the map, on which the City Council must ultimately take action. Review of the Tentative Subdivision Map generally includes the circulation and layout of the project. In addition, in the past, it has been helpful for the Board also to give the applicant comments regarding architecture, landscaping and aesthetic items that are within the Board’s purview. Often, these preliminary comments can be addresses before the project returns to the Board for consideration.

The El Dorado Townhomes project consists of 27 townhome units in a row configuration contained in three separate buildings. Each of the three buildings is architecturally similar. The proposed exterior materials of the buildings include cement plaster, corrugated metal siding, fiber cement siding. Vinyl windows are proposed throughout the project. Generally, pairs of townhome units are articulated forward or backward to give the buildings variety in articulation. The landscape plan proposes landscaping of the private yard areas, landscaping adjacent to the pedestrian pathways and a small landscaped area west of Building 2. Most private yards are proposed to have trees including Brisbane Box and Japanese Maples.
EL DORADO TOWNHOMES
TENTATIVE MAP AND DESIGN REVIEW PACKAGE
EL CERRITO, CALIFORNIA
TENTATIVE MAP
(FOR CONDOMINIUM PURPOSES)
EXISTING SITE CONDITIONS
EL DORADO TOWNHOMES

CITY OF EL CERRITO  CONTRA COSTA COUNTY  CALIFORNIA

SCALE: 1" = 20'  DATE: DECEMBER 15, 2014

Gibson, Inc.
Carlson, Barbee
SAN RAMON, CALIFORNIA  94583
2633 CAMINO RAMON, SUITE 350
CIVIL ENGINEERS
SURVEYORS PLANNERS
(925) 866-0322
www.cbandg.com
NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES TO BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS SHALL HAVE A LINEAR HOOD BARRIER INSTALLED ADDITIONAL TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE GUIDELINES.
   A. TOTAL AREA OF HIGH WATER USE PLANTING IS LESS THAN 10% OF LANDSCAPE AREA UNLESS WATER USE PLANTING IS 20%.
   B. AT LEAST 10% OF HORTICULTURE AREA IS NATIVE OR LOW WATER USE PLANTS ENSURE WATER USE PLANTING IS 20%.
   C. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING BUBBLERS OR Drip METHODS.
   D. PLANTS TO BE SELECTED BY HORTICULTURE AND ARBORETUM SELECTIONS.
   E. CONTROLLERS SHALL BE ET-BASED, AND HAVE PANNERS SHUT-OFF.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS, OR Drip METHODS.
5. ALL PLANTING AREAS SHALL BE WELDED TO A MINIMUM DEPTH OF 3'

COMMUNITY MAILBOX
SEE DETAIL, SHEET L2

STREET TREE, TYPICAL

4" HORIZONTAL WOOD FENCE AT FRONT YARDS, TYPICAL, SEE DETAIL, SHEET L2

UTILITY CABINET PER ARCHITECT’S PLANS, TYPICAL

CONCRETE DRIVEWAY PER CIVIL ENGINEER’S PLANS, TYPICAL

FRONT YARD ACCENT TREE, TYPICAL

SCREEN TREE, TYPICAL

LANDSCAPE PLANTING, TYPICAL

PROJECT BOUNDARY LINE

6" WOOD FENCE AT PERIMETER SEE DETAIL, SHEET L2

PRELIMINARY PROPOSED PLANT PALETTE

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>WATER USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>STREET TREES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRIPLE COPTIC</td>
<td>DYEBAKE E30</td>
<td>24' 100</td>
<td>MEDIUM</td>
</tr>
<tr>
<td>STREET TREES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SIERRA SPRUCE</td>
<td>E30 BIFASCIA</td>
<td>100</td>
<td>MEDIUM</td>
</tr>
</tbody>
</table>

Community Mailbox
See Detail, Sheet L2

El Dorado Townhomes
El Cerrito, California

Preliminary Landscape Plan

December 2, 2014
L1
Preliminary Landscape Details

WOOD FENCE W/WORKBOARD

W 6' H 8' X 4" novel peet

8' x 8' CAP

2 X 4' CAP

1 X 6' CAP

1 X 4' CAP

1 X 2' CAP

STAIN

2 X 4' CAP

1 X 6' CAP

1 X 4' CAP

1 X 2' CAP

WOOD FENCE AT FRONT YARD

4' HORIZONTAL WOOD FENCE

BICYCLE RACK

SONANCE BIKES RACK (5 CAPACITY)
BY KEYSTONE RIDE

COMMUNITY MAILBOX

METAL FENCE

WOOD BENCH 4472 BY DUMOR

El Dorado Townhomes
El Cerrito, California

5828 EL DORADO, LLC

December 2, 2014

L2
SECTION AA - BUILDING 1
SCALE: 1/8" = 1'-0"

SECTION CC - BUILDING 1
SCALE: 1/8" = 1'-0"

SECTION BB - BUILDING 1
SCALE: 1/8" = 1'-0"

KEY PLAN
SCALE: 1/8" = 1'-0"
CONCEPTUAL BUILDING COLORS AND MATERIALS

STUCCO SIDING #1
MANUF: KELLY MOORE
COLOR: CLAMBAKE KM5491-1

STUCCO SIDING #2
MANUF: KELLY MOORE
COLOR: ESPLANADE KM5492-2

STUCCO SIDING #3
MANUF: KELLY MOORE
COLOR: PRESIDIO PLAZA KM5493-3

STUCCO SIDING #4
MANUF: KELLY MOORE
COLOR: ROASTED COCONUT KM5701-3

GARAGE/DOOR/TRIM COLOR
MANUF: KELLY MOORE
COLOR: CURLY MAPLE KM4506-1

HORIZONTAL FIBER CEMENT SIDING #1
MANUF: KELLY MOORE
COLOR: EDAMAME KM5120-3

METAL SIDING
MANUF: KELLY MOORE
COLOR: BLACK HILLS GOLD KM4818-2

HORIZONTAL FIBER CEMENT SIDING #2
MANUF: KELLY MOORE
COLOR: ANCESTRAL WATER KM4683-1

NOTES: Paint chips are swatches, materials and manufacturers shown on this board are representative only. Final representation based on sample portion of building. Call the architect or owner for final match. The owner reserves the right to change any listed manufacturer. The changes in manufacturer shall match paint chips color/material as noted.
To: City Council and Planning Commission Members

It has come to our attention that a group of about thirty people are being evicted from their homes in El Cerrito. The tenants of the Audiss Trailer Park were informed by their landlord, Edward Biggs, that they must leave the premises on which they have lived for years. These residents are low-income people who have paid their rent for years and who cannot find a comparable place to live.

As El Cerrito residents, we have been saddened to see the number of homeless people increase as well as the number of beggars on San Pablo Avenue and Central Avenue. In these days of high rents and low-paying jobs it seems to us that our City should step up and help those who need our help.

A relatively small number of units remain at Audiss Trailer Park and it shouldn’t be impossible for our city to help these people.

In addition, we feel that the Audiss tenants should have the same rights as mobile-home owners since many of them have been for many, many years, permanent residents of Audiss, not temporary residents as the law requires for RV parks.

Possible solutions might be:

- Deny the permit to build any new proposed town houses on the site and preserve this site as an RV Park.
- Offer the tenants homes in low-cost housing already existing in El Cerrito or, if nothing is currently available, put them on the waiting list for low-income, low-cost housing in the area and require the landlord allow them to remain at Audiss until units become available for them.
- Insist the owner “make whole” the residents in some way, requiring that the landlord, Edward Biggs, substantially compensate the displaced tenants as a condition of their moving.
- Have the city acquire the land through eminent domain because of our City’s mandate to increase low-income housing in El Cerrito, and increase to its original number (thirty some-odd units) the number of units this site can accommodate, making some of these units available to the tenants of Audiss Park. This would be low-cost, low-income housing that El Cerrito has said it is committed to increasing.

There are many El Cerrito residents who, once they know of the plight of the Audiss Park residents, feel it is our duty to offer help to them. It also seems that the landlord, after years of getting a steady income from the residents, owes them something more than an eviction notice.

Sincerely,

Ronnie Polonsky, 646 Lexington Ave, El Cerrito
Nicholas Galloro, 646 Lexington Ave, El Cerrito
Thad Smith, 636 Lexington Ave, El Cerrito
Elizabeth Thorsnes, 608 Everett St, El Cerrito
Betsy Burge, 638 Lexington St, El Cerrito Resident
Kathy Cesa, El Cerrito Resident
Ellen Brosbe, 735 Kearney St., El Cerrito
Herb Brosbe, 735 Kearney St., El Cerrito