AGENDA

SPECIAL MEETING
OF THE
PLANNING COMMISSION
AND
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, September 7, 2016
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call –

Planning Commission Chair: Carla Hansen; Commissioners: Brendan Bloom, Kevin Colin, Michael Iswalt, Bill Kuhlman, Andrea Lucas, and Lisa Motoyama.

Design Review Board Chair: John Thompson: Board Members: Maggie Leighly, Carl Groch, Christophe Laverne, and Glenn Wood.

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

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

3. Joint Study Session – Mayfair Block
   Applicant: Holliday Development, LLC and BRIDGE Housing Corporation
   Location: 11600 & 11690 San Pablo Avenue
   Zoning: TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)
   General Plan: TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)
   Request: Joint Public Study Session to preview a new mixed-use development project. The pre-application includes: 234 dwelling units, including 68 units of affordable housing, 10,000 square feet of ground floor commercial.

4. Staff Communications

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 Sean Moss, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

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City of El Cerrito
Planning Commission Meeting Agenda

5. Adjournment
El Cerrito Mayfair Parcels
Implementing the Vision

- Multi-modal transit connectivity
- Affordable and workforce housing
- Commercial and economic vitality
- Neighborhood integration and connection
- Landscaping for form, function and sustainability
- Sustainable design & architecture
- Public art

Vision/Plan Documents
- San Pablo Avenue Specific Plan
- Urban Greening Plan
- Active Transportation Plan
- Climate Action Plan
- Arts Master Plan/1% for Art
Proposed Program

- 234 rental units including 68 (30%) affordable units
- 8,000 SF of neighborhood-serving retail along San Pablo Avenue that wraps onto Cutting Blvd.
- Additional 1,700 SF of office/retail space on the corner of San Pablo Ave and Knott Street
- Two buildings joined by a central mews connecting San Pablo Ave & Kearney Street
- Engaging resident amenity, retail, & pedestrian spaces
- Connection to the BART station plaza & Ohlone Greenway
- Enclosed parking & secure bike parking
Policy Conformance

Careful Balance of Form Based Code and Program

• Affordable housing mitigates shade on Knott, and under BART tracks

• Length of façade on San Pablo mitigated by building articulation & urban green space

• Creation of a gathering place through innovative and sustainable design, transit connection and engaging retail opportunities
Ground Floor Plan
Sections

1. Section 1
   1" = 30'-0"

2. Section 2
   1" = 30'-0"
Materials

CLADDING MATERIALS
- Fiber Cement Board
- Metal Panel
- Stucco
- Wood Veneer Panel
- Board Formed Concrete

COLORS
- Color 1
- Color 2
- Color 3
- Color 4
- Color 5
COURTYARD PLAN

PLAN ELEMENTS

- AT-GRADE COMMUNITY COURTYARD WITH ABSTRACT PLAY EQUIPMENT & GATHERING AMENITIES
- MEWS/MID-BLOCK CONNECTION WITH ENTRY GATES & FEATURE LIGHT FIXTURES
- MEWS/PLAY SPACE OVERLOOK DECK WITH BUILT-IN BENCHES & LOUNGERS
- ENTERTAINMENT AREA WITH DINING TABLES, COOKING FACILITIES, & FIRE PITS
- PRIVATE UNIT PATIOS & GATES
- 5TH FLOOR DECK WITH COURTYARD OVERLOOK, TRELLIS, SUN CHAIRS, OUTDOOR BAR & LOUNGE FURNITURE
KEARNEY STREET/BART PARCEL PLAN

**PLAN ELEMENTS**

- CURBLESS ONE-WAY STREET WITH BACK-IN ANGLE PARKING & STREET TREES
- PLANTING AND AMENITY IMPROVEMENTS ALONG OHLONE GREENWAY
- OUTDOOR DINING, SEATING & ART OPPORTUNITIES
- FEATURE TREES & PAVING AT MAIN CROSSING POINTS
- STRONG CONNECTIONS TO GREENWAY & MEWS
- BIKE PARKING, STORAGE, AND REPAIR FACILITIES
SAN PABLO AVE/CUTTING BLVD PLAN

PLAN ELEMENTS

- REALIZATION OF COMPLETE STREETS OBJECTIVES
- ACTIVATED, LANDSCAPED STREETS WITH STORE-FRONT RETAIL & PARALLEL PARKING
- WIDE SIDEWALKS WITH STREET TREES & PEDESTRIAN AMENITIES
- BULB-OUTS WITH ADA RAMPS AT KEY INTERSECTIONS
- BIKE LINES, SHARED LANES (SHARROWS) & BIKE PARKING
- OPPORTUNITIES FOR STORM WATER TREATMENT & DROUGHT-TOLERANT PLANTING
Sustainability

- Housing proximate to BART & key AC Transit routes
- Sustainable modular design
- Electric car charging stations
- 1 secure bicycle space/unit
- Car share spaces
- Unbundled parking in market rate portion of the project
- Stormwater capture/treatment
- Sustainable landscaping & open spaces
Sustainability Goals
Gold Level Certification

C3. Resource Efficient Landscapes
   C3.1 No Invasive Species Listed by Cal-IPC
   C3.2 Plants Chosen and Located to Grow to Natural Size
   C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other
       Appropriate Species

C6. High-Efficiency Irrigation System

C14. Large Stature Tree(s)

E4. Durable and Non-Combustible Cladding Materials

F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions
   F2.1 Walls and Floors
   F2.2 Ceilings

G2. Install Water-Efficient Fixtures
   G2.1 WaterSense Showerheads with Matching Compensation Valve
   G2.2 WaterSense Bathroom Faucets
   G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No
       Less Than 500 Grams
   G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush

M5. Lighting Efficiency
   M5.1 High-Efficiency Lighting

N1. Smart Development
   N1.1 Infill Site
   N1.2 Designated Brownfield Site
   N1.3 Conserve Resources by Increasing Density

N3. Pedestrian and Bicycle Access
   N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services
      Enter the number of Tier 1 services
      Enter the number of Tier 2 services
   N3.2 Connection to Pedestrian Pathways
   N3.3 Traffic Calming Strategies
   N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide
   N3.5 Bicycle Storage for Residents
   N3.6 Bicycle Storage for Non-Residents
   N3.7 Reduced Parking Capacity

N4. Outdoor Gathering Places
   N4.1 Public or Semi-Public Outdoor Gathering Places for Residents

N5. Social Interaction
   N5.1 Residence Entries with Views to Callers
   N5.2 Entrances Visible from Street and/or Other Front Doors
   N5.3 Porches Oriented to Street and Public Space
   N5.4 Social Gathering Space

O6. Green Building Education
   O6.1 Marketing Green Building
   O6.2 Green Building Signage
Tier IV Tradeoffs

- San Pablo Avenue facade frontage is 237’
- Form Based Code allows for 200’
- Innovative design & active retail mitigate the building length
- Mews from San Pablo to Kearney breaks up the massing and adds to the visual interest
Tier IV Tradeoffs

- Shade cast on Knott from proposed building is minimal
- Architectural program, affordable housing component and economic benefits to the City outweigh the small shadow impacts
Questions?
RFQ for the Acquisition and Development of the Mayfair Parcels

Site Plan

1" = 40'-0"

Graphic Scale: 1 inch = 40 feet

06/02/2016

PROJECT INFORMATION

Market rate building GSF: 158,078 SF
Affordable building GSF: 74,757 SF
Total GSF (both buildings): 232,835 SF
Public open space: 20,376 SF
Retail: 8,396 SF
Office: 3,228 SF
Site area market rate building: 45,818 SF
Site area affordable building: 22,582 SF
FAR market rate building: 3.5
FAR affordable building: 3.3
Height: 67'-8"

Parking Count
Market Rate: 50 spaces x 166 units = 83 spaces
Affordable: 75 spaces x 68 units = 51 spaces
Residential parking required: 134 Spaces
Residential parking provided: 139 Spaces

Unit Mix – Market Rate Housing
Studio: 45 Total = 27%
Avg. 450 SF
1-BD: 91 Total = 55%
Avg. 650 SF
2-BD: 30 Total = 18%
Avg. 880 SF
166 Units Total

Unit Mix – Affordable Housing
Studio: 8 Total = 12%
Avg. 480 SF
1-BD: 24 Total = 35%
Avg. 650 SF
2-BD: 19 Total = 28%
Avg. 860 SF
3-BD: 17 Total = 25%
Avg. 1,025 SF
68 Units Total

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68 Units Total

1" = 40'-0"
1. MAXIMUM MODULE LENGTH= 72'

2. MAX HALF-MODULE LENGTH= 34'

3. BALCONIES AND PROJECTIONS ARE INCLUDED IN MOD. LENGTH

4. MAX MODULE WIDTH IS 14'-10"'

5. MAX UNIT WIDTH IS 29'-6"

Legend
- STUDIO
- 1-BD
- 2-BD
- 3-BD
- CIRCULATION
- AMENITY
- UTILITY

As indicated

RFQ for the Acquisition and Development of the Mayfair Parcels

08/12/2016
LEVEL 5 PLAN

Legend
- STUDIO
- 1-BD
- 2-BD
- 3-BD
- OPEN SPACE
- CIRCULATION
- AMENITY
- UTILITY

Graphic Scale: 1 inch = 30 feet
1" = 30'-0"

RFQ for the Acquisition and Development of the Mayfair Parcels
06/02/2016
RFQ for the Acquisition and Development of the Mayfair Parcels

Sections

Section 1
1" = 30'-0"

Section 2
1" = 30'-0"
RFQ for the Acquisition and Development of the Mayfair Parcels

3. EXTERIOR ELEVATION - SOUTH
1/32" = 1'-0"

4. EXTERIOR ELEVATION - WEST
1/32" = 1'-0"
RFQ for the Acquisition and Development of the Mayfair Parcels

ELEVATIONS

1/32" = 1'-0"

1. EXTERIOR ELEVATION - NORTH

2. EXTERIOR ELEVATION - EAST
RFQ for the Acquisition and Development of the Mayfair Parcels

AERIAL PERSPECTIVE LOOKING SOUTHWEST
RFQ for the Acquisition and Development of the Mayfair Parcels

PERSPECTIVE AT SAN PABLO AND KNOTT
RFQ for the Acquisition and Development of the Mayfair Parcels

COURTYARD PERSPECTIVE LOOKING EAST TOWARDS THE MIEWS
RFQ for the Acquisition and Development of the Mayfair Parcels

06/02/16
RFQ for the Acquisition and Development of the Mayfair Parcels

06/02/16

PRECEDENTS - BUILDING
RFQ for the Acquisition and Development of the Mayfair Parcels

PRECEDENTS - MEWS / PUBLIC ART