AGENDA

SPECIAL MEETING
OF THE
DESIGN REVIEW BOARD
AND PLANNING COMMISSION

Wednesday, October 5, 2016
7:45 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call:

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

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

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

2. **Board Member and Planning Commissioners Communication/Conflict of Interest Disclosure**
   This time on the agenda is reserved for Board Members and Planning 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. **Pre-Application Study Session** – 1711 Eastshore Blvd. (former Orchard Supply Hardware site)
   
   **Proponent:** Praxis3 and Fifth Wave Auto Group
   **Location:** 1711 Eastshore Blvd.
   **Zoning:** TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)
   **General Plan:** TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)
   **Request:** Public Study Session to preview a new mixed-use development project not yet formally submitted to the City. The pre-application includes: 315 dwelling units, a 61,900 square feet auto dealer use, 11,750 square feet of ground floor commercial.

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
4. Staff Communications

5. Adjournment
Date: September 27, 2016

Subject: 1711 Eastshore Boulevard Mixed Use Development Pre-Application Narrative

To: Margaret Kavanaugh-Lynch, Development Services Manager, Community Development Department, City of El Cerrito, CA

From: Brian Tanner

The proposed development by Fifth Wave Auto Group consists of a mixed-use building that includes apartments, street-level tenant retail, and a street-level Chevrolet dealership. The 3.87 acre site is a triangular parcel situated between Eastshore Boulevard on the east and the Eastshore Freeway (Hwy 80) on the west. The site is located in the TOHIMU transect, and the Eastshore Boulevard frontage is designated as a “Gateway Street” type in the Form Based Code. The proposed Land uses are Multifamily Apartments, Tenant Retail, and Automobile Sales/Service, all of which are permitted uses in the TOHIMU transect (the Automobile Sales/Service use is permitted but requires an administrative use permit). The site is located directly across the street from the El Cerrito del Norte BART station, which has encouraged the design team to develop a quality urban experience for users of multiple transit modes, and as such the required vehicle parking on site has been minimized to incentivize the use of a broad spectrum of transportation options.

The site design seeks to create an urban scale streetscape along the public street frontages, in keeping with the form based code. Therefore, the service aspects of the Chevrolet dealership have been located along the western boundary of the site, abutting the freeway. Vehicular traffic for the dealership is routed along the existing driveway to the north of the site, which prevents dealership traffic from impacting Eastshore Boulevard vehicular traffic, and also creates a better pedestrian environment along the Eastshore Boulevard streetscape. Public vehicular parking and bicycle parking for tenant retail customers and visitors to the apartments is accessed via a new driveway that enters the site from Eastshore Boulevard. The streetscape design incorporates all of the elements associated with the TOHIMU transect and the Gateway Street requirements, including the curbside Amenity Zone, an 8’ wide clear sidewalk zone, and 10’ wide supplemental zone between the sidewalk and the building.

The building is six stories tall above a single story basement, with a roof line no higher than 65 feet except at the tower elements at the south corner and the northeast corner, which measure 72’ tall. The mass of the building has broken down into discrete volumetric forms no more than 300 feet in length, which creates an aggregation of multiple buildings rather than a single superblock. The retail facades include extensive fenestration, with interior ceiling heights ranging from 18 to 20 feet tall. The dealership façade incorporates required elements of Chevrolet’s Brand Image design program in a manner that also reinforces the urban retail streetscape concept defined by the Form-based Code. The apartments above are configured around the public street frontages and internal courtyards.

The following is a floor-by-floor description of the building program:

The basement level provides parking for the apartment residents, with elevator access to the residential floors above. A portion of the basement level will also be used for dealership inventory. The residential parking and the inventory are separated, with each side having its own ramp to street level.

The first floor includes the Chevrolet Dealership, Tenant Retail, the Resident Lobby, and public parking for vehicles and bicycles.
The second floor is only a partial story occupying the “core” of the building footprint, which allows the Retail spaces at the perimeter to be double-height spaces with ceiling heights ranging from 18 to 20 feet. The second floor area is used by the dealership for inventory storage. The third story includes residences and amenity spaces for the apartments, including a Club Room, Fitness Center, Business Center, and Meeting Spaces all configured to have access to the courtyard spaces. The northwest corner of this floor will be used for inventory storage by the dealer.

The fourth story matches the third, with the exception that additional apartments are provided in lieu of the amenity spaces.

The fifth and sixth stories consist entirely of apartment units.

With regard to building articulation, certain parts of the building have been articulated in response to views toward this site from the surrounding neighborhood. A vertical “tower” element has been provided at the southern tip of the site and at the northeast corner, the latter facing toward the BART station and one of the primary approaches to the site along Hill St. Also the dealership inventory spaces on the third and fourth stories are clad with glazed curtain wall that faces toward the freeway, creating a highway-scaled “shop window” along the freeway frontage.
El Cerrito Chevrolet / Mixed-Use Development
September 27, 2016

Site Data
- Site Address: 1711 thru 1755 Eastshore Boulevard
- Site Area: 3.87 Gross Acres (168,577 SF)
- Land Use Types: Multifamily, Automobile Sales and Service, Tenant Retail
- Street Frontage Types: Gateway Street (Eastshore Blvd)
- Max Building Height: 70 ft
- Max Building Length: <300 ft
- Building Setbacks
  - Sidewalk Pedestrian Zone: 10 ft
  - Amenity Zone Width: 1.0 ft
  - Min upper level ceiling height: 9 ft
  - Min lloor level ceiling height: 8 ft
  - Min setbacks: 6 ft
  - Parking Minimums
    - Resident Parking/unit: 0.5
    - Retail Parking: 0.2
  - Open Space - Retail - Public: 4,000 SF

Building Data
- Stories: E (plus basement)
- Required Parking: 18 ft
- Lease: Tenant Retail
  - 11,750 SF

Parking Distribution
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<th>Resident</th>
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Apartment Unit Mix

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<td>188</td>
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235 total rentable SF
715 avg unit SF
50 ratio parking space per unit

Gross SF Distribution

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Gross total SF: 400,000 SF

El Cerrito Chevrolet / Mixed-Use Development
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Resident courtyards + plaza at south end
half of display plaza plus 10' supplemental zone behind sidewalk
half of display plaza

Property does not abut residential district

Building goes up to 72' at corner "tower" elements
Building facades are broken to present a series of smaller volumes

1711 Eastshore Blvd. Mixed-Use Development
Fifth Wave Auto Group
El Cerrito, CA
2016-09-27