AGENDA

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, December 7, 2016
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

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

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

2. Approval of Minutes
   Approval of the minutes of the November 2, 2016 meeting.

3. 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.

4. Public Hearing – El Dorado Townhomes
   Application: PL14-0171
   Applicant: Urban Community Partners
   Location: 5802, 5808 and 5828 El Dorado Street
   Zoning: RM (Multi-Family Residential)
   General Plan: High Density Residential
   Request: Design Review Board consideration of a Design Review application for a 29-unit townhome project on a 36,590 square feet parcel in the RM zoning district (ECMC Chapter 19.38).
   CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

   This item was continued from the November 2, 2016 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
5. Staff Communications

6. Adjournment
MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, November 2, 2016
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair: John Thompson; Boardmembers: Carl Groch, Christophe Laverne. Boardmembers Maggie Leighly and Glenn Wood had excused absences.

1. Comments from the Public
   No comments were received.

2. Approval of Minutes
   Motion to approve the minutes of the October 5, 2016 meeting: Laverne. 2nd: Groch.
   Vote:
   Ayes: Groch, Laverne, Thompson
   Noes: None
   Abstain: None
   Absent: Leighly, Wood

3. Board Member Communication/Conflict of Interest Disclosure
   Senior Planner Sean Moss noted that Boardmember Wood was absent due to a conflict of interest regarding the El Dorado Townhomes item.

4. Public Hearing – El Dorado Townhomes
   Application: PL14-0171
   Applicant: Urban Community Partners
   Location: 5802, 5808 and 5828 El Dorado Street
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E-mail: nibalio@ci.el-cerrito.ca.us
Senior Planner Sean Moss presented the staff report.

The applicant, Keith McCoy, and the project architect, Peter Stackpole, presented the project and answered questions from the Board.

The public hearing was opened.

The following members of the public addressed the Board:
Howdy Goudey, 635 Elm St
Robin Mitchell, 635 Elm St

The public hearing was closed.

The Board discussed the project and gave comments to the applicant.

Motion to continue the item to the December 7, 2016 Design Review Board meeting: Thompson.
2nd: Laverne.
Vote:
Ayes: Groch, Laverne, Thompson
Noes: None
Abstain: None
Absent: Leighly, Wood

5. Staff Communications
Nothing was reported.

6. Adjournment
9:00 p.m.
I. SUBJECT

Application: PL14-0171
Applicant: Urban Community Partners
Location: 5802, 5808 and 5828 El Dorado Street
APN: 510-037-001, -002, -027, and -028
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Design Review Board Final Design Review of a proposal to construct 29 townhomes and three accessory units in three separate buildings.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

II. BACKGROUND

On October 7, 2015, the Design Review Board considered the project under Preliminary Conceptual Review. The consensus of the comments received from the Board members at that time was generally negative. The architecture was described as “suburban and uninspiring” and “uninteresting”. The overall massing and continuous flat roofs of all three buildings were noted as concerns as well as the lack of true architectural features. The landscaping was described as “lacking cohesion”. There was a request to see more landscaping overall, with a specific note for more woody shrubs and perhaps deciduous trees along the public street elevations, all with a purpose of creating a unified and contemporary theme. It was also noted that there was a need for additional plants to serve as a screen to help buffer the middle building from the neighboring buildings on each side.

On May 18, 2016, the Planning Commission held a public hearing to consider a recommendation on the Tentative Subdivision Map for the El Dorado Townhomes project. The Commission recommended approval of the Tentative Subdivision Map to the City Council.

On July 19, 2016, the City Council conducted a public hearing on the item. At this meeting, the Council voiced several concerns regarding the project as originally proposed. The City Council directed the applicant to add additional units to the project, maximizing the density in order to add units with a lower price point. The Council also directed the applicant to address the accessibility of the units by deepening the level of accessibility throughout the project. The Council continued the item to the September 20, 2016 meeting to allow the applicant an opportunity to address their concerns.

On September 20, 2016 City Council reopened the hearing and the applicant presented several changes to the project. The applicant added two accessible one-bedroom units to the ground-floor along Avila...
Street. These units are shown as floorplan ‘C’ on the revised plans. In order to allow space for these new units, the applicant reduced the parking of four of the ‘A’ units. These units now feature one-car garages and have been relabeled as ‘D’ units to distinguish the new floorplan. Additionally, the applicant also added accessible Accessory Living Units to the ground floor of each of the ‘B’ units.

The City Council approved the Tentative Subdivision Map for the project at the September 20th meeting. Because the Council requested that the applicant add units to the project, the proposed project now contained fewer parking spaces than required by the Zoning Ordinance. The City Council, therefore, adopted a condition of approval requiring the applicant to return to the Planning Commission to seek approval of a parking reduction.

On October 19, 2016 the Planning Commission held a public hearing to consider a reduction of nine required off-street parking spaces for the project. The action was approved unanimously.

On November 2, 2016 the Design Review Board considered the project, gave feedback to the applicant and staff, and continued the item to December 7, 2016.

III. DISCUSSION

Board Comments
At the November 2, 2016 Design Review Board meeting, the Board made several comments regarding the project. Those comments and the applicant’s response are summarized below.

Comment: Add a 2x4 trimmer to the windows to create a recess. Focus on key locations, such as the street-facing elevations.
Response: The applicant has agreed to make this change. All windows will feature a 2x4 trimmer. This change can be seen on the revised renderings. Staff has also added a condition of approval to ensure that this change is carried through in the building permit submittal.

Comment: Align window mullions vertically on the second and third floors.
Response: The windows and mullions have been aligned between the second and third floors.

Comment: Change the color of the base of the building to a dark gray.
Response: The paint color on the plaster base has been changed to Benjamin Moore #1616 – Stormy Sky.

Comment: Use an alternative balcony railing with a more modern look and a top railing.
Response: The railing has been changed to a more modern perforated metal panel (Bok Modern fascia mount guardrail system) with a top railing. A detail of the railing has been provided on Sheet A-18. In addition, the metal railing has been brought down to the bottom of the balcony deck fascia in order to minimize the trim band between stories (see comment below).

Comment: Remove the composite fascia panel on the second floor and extend the third floor bays down to the second floor.
Response: In many locations, the plaster bays have been extended down to the second story on either side of the sliding balcony doors on the second level. The sliding doors themselves could not be pushed forward, due to the need to maintain the minimum private open space required by the Zoning Ordinance.
Comment: Remove the trim band between the first and second floors.
Response: The trim band has been minimized or eliminated in all locations. In locations where a transition was needed, the height of the band has been minimized.

Comment: Add an architectural canopy above the front unit entries.
Response: Many front entries are situated under 2-foot overhangs of the above second story. However, on the Avila Street elevation, several entries do not have an overhang. In these locations, a canopy has been added. In addition, the applicant has added an elevation detail of an entry, showing typical lighting, and address numbers on Sheet A-18.

Comment: Use horizontal board fencing along the property line with Central Park.
Response: The fencing has been changed to horizontal board in this location.

Comment: Increase the height of the shed roofs.
Response: The maximum building height is limited by the Zoning Ordinance which establishes a maximum building height of 35 feet in the RM zoning district. However, the parapet wall between the shed roofs has been reduced about one foot in most locations to accentuate the height of the shed roofs and create the appearance of additional height.

Comment: Align the entry doors with the windows above.
Response: The misalignment of entry doors occurs only on the Avila Street elevation of Building 1. This condition occurs as a direct result of the City Council’s direction to the applicant to add smaller units to the project and to address the accessibility of units. In response to these comments, accessible one-bedroom units were added to the ground floor in Building 1, along Avila Street. Due to the need to have accessible entries for these units, there is no flexibility in the floorplans to further align the entries.

Consistency with the General Plan
The proposed project is consistent with the vision outlined in the General Plan. The project will implement the following General Plan policies:

**LU1.3 Quality of Development.** Ensure that all multi-family or mixed-use development in residential areas addresses compatibility and quality of life issues.

*The architectural design of the project has been revised pursuant to the Design Review Board’s previous comments. The revised design aesthetic is compatible with the surrounding neighborhood and will provide a positive visual image.*

**CD1.1 Neighborhood Character.** Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding use.

*The project is conforms with all required development standards, including height limits. The proposed multi-family residential use and the overall design of the project are consistent with the surrounding residential neighborhood.*
**CD1.3 High-Quality Design.** Encourage higher-quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

*The project is using high quality materials including TruGrain “Resysta” composite siding and Milgard “Montecito” vinyl windows which are made of durable materials. The composite siding is composed of synthetic polymer that can withstand weather conditions found in El Cerrito. Milgard “Montecito” vinyl windows have a slim profile frame providing a clean, modern detail, consistent with the architecture. The windows are recessed from the building face to create shadow lines.*

**CD1.9 Building Design.** A variety of attractive images will be achieved by encouraging a variety of building styles and designs, within a unifying context of consistent “pedestrian” scale along streets and compatibility among neighboring land uses.

*The project will add new multi-family housing next to surrounding residential uses. It’s contemporary architecture with articulated facades will add an attractive image to an already diverse neighborhood architectural theme. It also adds window openings, patios and landscape along the street, continuing the consistent pedestrian-scaled streetscape.*

**CD2.1 Street Frontages.** Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians. Require buildings in development centers and neighborhood commercial centers along San Pablo Avenue to be directly abutting sidewalks, with window openings and entries along the pedestrian frontage.

*The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.*

**CD2.7 Accessible Design.** Site and building design must meet basic accessibility needs of the community and not be exclusively oriented to those who arrive by car.

*The project will exceed the basic accessibility needs of the community as required by the California Building Code by adding two fully accessible units and three additional fully accessible accessory living units. In addition, all other units are designed to have stair-lifts as an optional feature available to home buyers.*

*The project’s location, in close proximity to public transportation, provide important transportation options for residents and visitors of the project.*

**CD3.3 Site Landscaping.** Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas.

*Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette has been selected appropriately for El Cerrito’s climate and the characteristics of the site. The project has been revised to respond to the Design Review Board’s preliminary comments regarding landscape design. In addition, the project features a landscaped common area, which also serves as a biofiltration area during wet periods. The plants in this area have been selected appropriately.*
**CD4.2 Building Articulation.** Ensure that buildings are well articulated. Avoid large unarticulated shapes in building design. Ensure that building designs include varied building facades, rooflines, and building heights to create more interesting and differentiated building forms and shapes. Encourage human scale detail in architectural design. Do not allow unarticulated blank walls or unbroken series of garage doors on the facades of buildings facing the street or the Ohlone Greenway.

*The building façade is articulated with architectural pop-outs and recesses. These features are appropriately appointed with various exterior materials. The roofline has been revised to address the Design Review Board’s preliminary comments. Garage doors in the project are appropriately broken with front entry doors and material changes.*

**CD5.1 Design Review Process.** Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

*The project requires approval by the Design Review Board.*

**Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 Class 32 – Infill Development Projects, the project is exempt from review under CEQA.

Section 15332 of the CEQA Guidelines establishes following conditions for in-fill projects which are exempt from CEQA review:

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

As discussed above, the project is consistent with the General Plan and the RM zoning district.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project is within the City of El Cerrito and the site is 0.84 acres.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The San Pablo Avenue Specific Plan EIR did not identify any “candidate, sensitive, or special-status species” with habitat in the San Pablo Avenue Specific Plan Area. While the site is not within the San Pablo Avenue Specific Plan Area, the site sits about 150 feet from the plan area. The site has been extensively disturbed by past development and no longer provides suitable habitat for any special-status animal or plant species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The applicant commissioned traffic analysis, a Noise Impact Assessment, an Air Quality Impact Assessment, a Water Quality Impact Assessment, and a Stormwater Control Plan. These studies are included as Attachments 4-9 of the May 18, 2016 staff report and available for review on the city website, here: [http://www.el-cerrito.org/ArchiveCenter/ViewFile/Item/2651](http://www.el-cerrito.org/ArchiveCenter/ViewFile/Item/2651).
The studies concluded that the project would not have any significant effects in these areas. The addition of seven new vehicles to the project provides negligible additional traffic trips to the traffic analysis (within the standard of error for the existing study) and does not change the conclusions of the original analysis.

(e) The site can be adequately served by all required utilities and public services.

The site is currently served by all utilities. Pursuant to the requirements of the Stege Sanitary District, the applicant has prepared a sewer capacity study which shows that existing sewers have capacity to serve the project.

Findings
Pursuant to Section 19.38.060 - final design review findings and criteria of the Zoning Ordinance, the Design Review Board must make the following findings in order to approve the project:

1. The applicable standards and requirements of this Zoning Ordinance;

   The project meet the requirements of the Zoning Ordinance, specifically Section 19.06.030 Development Standards. This includes the general development standards in terms of height, setbacks, parking and open space.

   The design policies of the General Plan and specific plans adopted by City Council;

   The design is consistent with the General Plan policies that influence design, specifically, L1.1 Quality of Development, CD 1.1 Neighborhood Character, CD 1.3 High Quality Design, CD1.9 Building Design, CD 2.1 Street Frontages, CD2.7 Accessible Design, CD3.3 Site Landscaping, CD4.3 Building Articulation and CD 5.1 Design Review Process.

2. Any applicable design guidelines adopted by the City Council;

   There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

3. The design review criteria set forth in the following subsection;

   The project is in keeping with the design review criteria as outlined below (Section 19.38.060 of the El Cerrito Municipal Code).

4. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

   The project has received all required Planning Commission and City Council approval. No additional Zoning Administrator approval is needed.

5. Any other relevant policies or regulations of the City.

   No other City policies apply to this project.

Pursuant to Section 19.038.060 B. - Design Review Criteria:
When conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval.

a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project provides an attractive and comfortable environment for all because the buildings have a clean, contemporary design. Landscaping will be a prominent design feature along the street frontage. The project design provides the tenants many amenities including; private and common open space areas; including private landscaped yards and a landscaped common area.

b. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

c. The project has been designed with consideration of neighboring development.

Surrounding structures include both single family and multi-family housing. The structures are one, two and three stories high and are typically mid-century in design. The massing of the proposed project is consistent with the prevailing three stories in the neighborhood with similar front, side and rear setbacks.

d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The proposed contemporary design aesthetic will add visual interest and architectural variety to the surrounding area. The buildings will be well-articulated. The El Cerrito Plaza Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a half of a mile away from the project, making it an ideal walking or biking distance to mass transit.

e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.

f. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.
g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having significant public views and vistas from public streets.

h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette incorporates drought-tolerant plants and has been selected appropriately for El Cerrito’s climate and the characteristics of the site. The project has been revised to respond to the Design Review Board’s preliminary comments regarding landscape design. In addition, the project features a landscaped common area, which also serves as a bio-filtration area during wet periods. The plants in this area have been selected appropriately.

i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

The project has been designed to exceed the energy requirements of Title 24 of the 2016 CalGreen building code by 27%.

j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

This finding is not applicable.

IV. RECOMMENDATION
Staff recommends approval of Planning Application No. PL14-0171 as conditioned by the draft resolution in Attachment 1, Resolution No. 16-05 granting Design Review approval for a twenty-nine unit multi-family townhome project.

Proposed Motion: Move adoption of Design Review Board Resolution 16-05 granting Design Review approval for a twenty-nine unit multi-family townhome project.

Appeal Period: Within ten (10) working days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

Attachments:

1) Draft Resolution
2) Plans dated November 21, 2016
3) Staff Report from the November 2, 2016 Design Review Board meeting
Design Review Board Resolution PC16-05

APPLICATION NO. PL15-0100

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL OF A TWENTY NINE UNIT TOWNHOME PROJECT LOCATED AT 5802, 5808 AND 5828 EL DORADO STREET.

WHEREAS, the subject property is located at 5802, 5808 and 5828 El Dorado Street; and

WHEREAS, the current Assessor’s Parcel Numbers of the site are 510-037-001, 510-037-002, 510-037-027, and 510-037-028; and

WHEREAS, the application number of the project is PL14-0171; and

WHEREAS, the General Plan land use classification of the site is High Density Residential; and

WHEREAS, the zoning district of the site is RM (Multi-Family Residential); and

WHEREAS, the project is Categorically Exempt from review under the California Environmental Quality Act pursuant to Section 15332: Class 32, Infill Development Projects; and

WHEREAS, on December 17, 2014, the applicant submitted an application for a Tentative Subdivision Map and Design Review; and

WHEREAS, on October 7, 2015, the Design Review Board conducted Preliminary Conceptual Design Review for the project; and

WHEREAS, on May 18, 2016, the Planning Commission passed a resolution recommending that the City Council approve the Tentative Subdivision Map for the project; and

WHEREAS, on July 19, 2016, the City Council held a public hearing and continued the project to September 20, 2016 with guidance to the applicant as to possible amendments to the project; and

WHEREAS, on September 20, 2016, the City Council passed a resolution approving the Tentative Subdivision Map for the project; and

WHEREAS, on October 19, 2016, the Planning Commission approved a Conditional Use Permit to allow a parking reduction of 6 parking spaces and a Conditional Use Permit to allow an exception to the requirement for 1 parking space for each of 3 second units; and

WHEREAS, on November 2, 2016, the Design Review Board considered the Final Design Review for the project and continued the item to the regular December 7, 2016 Design Review Board meeting; and
WHEREAS, on December 7, 2016, the Design Review Board of El Cerrito, after due consideration of all evidence and reports offered for review, does find and determine the following:

Pursuant to Section 19.38.060: Final Design Review Findings and Criteria of the Zoning Ordinance, the Design Review Board must find that the application is consistent with:

1. The applicable standards and requirements of this Zoning Ordinance;

   The project meet the requirements of the Zoning Ordinance, specifically Section 19.06.030 Development Standards. This includes the general development standards in terms of height, setbacks, parking and open space.

2. The design policies of the General Plan and specific plans adopted by City Council;

   The design is consistent with the General Plan policies that influence design, specifically, L1.1 Quality of Development, CD 1.1 Neighborhood Character, CD 1.3 High Quality Design, CD1.9 Building Design, CD 2.1 Street Frontages, CD2.7 Accessible Design, CD3.3 Site Landscaping, CD4.3 Building Articulation and CD 5.1 Design Review Process.

3. Any applicable design guidelines adopted by the City Council;

   There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

4. The design review criteria set forth in the following subsection;

   The project is in keeping with the design review criteria as outlined below (Section 19.38.060 of the El Cerrito Municipal Code).

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

   The project has received all required Planning Commission and City Council approval. No additional Zoning Administrator approval is needed.

6. Any other relevant policies or regulations of the City.

   No other City policies apply to this project.

Pursuant to Section 19.038.060 B. - Design Review Criteria:

When conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval.
a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project provides an attractive and comfortable environment for all because the buildings have a clean, contemporary design. Landscaping will be a prominent design feature along the street frontage. The project design provides the tenants many amenities including; private and common open space areas; including private landscaped yards and a landscaped common area.

b. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

c. The project has been designed with consideration of neighboring development.

Surrounding structures include both single family and multi-family housing. The structures are one, two and three stories high and are typically mid-century in design. The massing of the proposed project is consistent with the prevailing three stories in the neighborhood with similar front, side and rear setbacks.

d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The proposed contemporary design aesthetic will add visual interest and architectural variety to the surrounding area. The buildings will be well-articulated. The El Cerrito Plaza Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a half of a mile away from the project, making it an ideal walking or biking distance to mass transit.

e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.

f. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.
g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

_This finding is not applicable. The project location is not in a part of the city that has been recognized as having significant public views and vistas from public streets._

h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

_Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette incorporates drought-tolerant plants and has been selected appropriately for El Cerrito’s climate and the characteristics of the site. The project has been revised to respond to the Design Review Board’s preliminary comments regarding landscape design. In addition, the project features a landscaped common area, which also serves as a bio-filtration area during wet periods. The plants in this area have been selected appropriately._

i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

_The project has been designed to exceed the energy requirements of Title 24 of the 2016 CalGreen building code by 27%._

j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

_This finding is not applicable._

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL15-0100, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans dated November 21, 2016. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2. If applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice
from the City of El Cerrito, then such failure shall be cause for nonissuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4. If not vested, this Design Review approval shall expire 24 months from the date of this action, unless extended by subsequent action of the City.

5. The applicant shall share the following conditions of approval with their general contractor for the project. The general contractor shall sign at the bottom of this list to acknowledge that he/she is aware of all these conditions of approval and will comply as directed. Prior to the issuance of a building permit, this signed list shall be returned to the planning and building division and kept as part of the project file:

   a. Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.

   b. Cover all hauling trucks or maintain at least two feet of freeboard.

   c. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

   d. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.

   e. Replant vegetation in disturbed areas as quickly as possible.

   f. Suspend construction activities that cause visible dust plumes to extend beyond the construction site.

   g. Clear signage at all construction sites shall be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site or adjacent to the construction site.

   h. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).
i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator.

j. Post a publically visible sign(s) with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

k. All project construction activities shall be limited to the following hours: 7:00 a.m. to 6:00 p.m., Monday through Friday; and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction activities shall be prohibited on Sundays and holidays.

l. The applicant or contractor shall designate a Construction Noise Coordinator who is responsible for posting required signs, explaining the construction timeline, responding to noise complaints and managing noise through appropriate work practices and other appropriate measures. If complaints are received, the Coordinator shall determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem.

m. Signs shall be posted at the construction site, which provide the permitted construction hours, a day and evening contact number for Construction Noise Coordinator and a contact number for the City of El Cerrito.

n. Notification shall be sent to the City and businesses, residences, or noise-sensitive land uses in proximity to the subject site, containing the construction schedule prior to the start of construction. Notice shall also be sent in advance of each expected loud activity or impulsive noise activity.

o. Noisy stationary equipment (e.g. generators and compressors) and materials unloading and staging areas shall be located away from adjacent sensitive uses including adjacent residences.

p. All construction equipment shall be in good working order with properly installed mufflers. Diesel engines shall not be idled unnecessarily.

q. The removal of trees, shrubs, or weedy vegetation shall be avoided during the February 1 through August 31 bird nesting period and roosting bats to the extent possible. If no vegetation or tree removal is proposed during the nesting period, no further action is required. If it is not feasible to avoid the nesting period, the project applicant shall retain a qualified wildlife biologist to conduct a survey for nesting birds no sooner than 14 days prior to the start of removal of trees, shrubs, grassland vegetation, buildings, grading, or other construction activity. Survey results shall be valid for 21 days following the survey; therefore, if vegetation or building removal is not started within 21 days of the survey, another survey shall be required. The area surveyed shall include access roads, and staging areas, as
well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.

r. In the event that an active nest is discovered in the areas to be cleared, or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least two weeks or until a wildlife biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.

s. A qualified biologist shall conduct pre-construction surveys for bats and suitable bat roosting habitat at work sites where culverts, structures and/or trees would be removed or otherwise disturbed prior to initiation of construction. If bats or suitable bat roosting habitat is detected, CDFW shall be notified immediately for consultation and possible on-site monitoring.

t. In the event that subsurface cultural or paleontological resources are encountered during grading, digging or trenching construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist and/or paleontologist shall be retained to evaluate the finds following the procedures described in the San Pablo Avenue Programmatic Environmental Impact Report for this resource.

u. Project personnel shall not collect cultural resources.

v. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply.

6. Prior to issuance of building permit, the applicant shall demonstrate compliance with Chapter 13.50: Art in Public Places of the El Cerrito Municipal Code to the satisfaction of the Zoning Administrator. The project shall be fully compliant with Chapter 13.50 prior to issuance of Certificate of Occupancy.

7. The applicant shall submit a Stormwater Control Plan to the City for review and approval prior to issuance of building permit. The Stormwater Control Plan shall include a site plan, showing runoff reduction measures included in the project, along with project data form and completed checklists for each of the runoff measures.

8. All required fees of the West Contra Costa Unified School District and the Stege Sanitary District shall be paid prior to issuance of building permit. The applicant shall submit proof of payment to the satisfaction of the Building Official.

9. The applicant shall pay all outstanding City costs associated with the project, including but not limited to legal fees, to the satisfaction of the Community Development Director, prior to the issuance of a building permit.

10. The applicant shall specify a two-by-four trimmer on all windows as part of the building permit submittal for the project.
Public Works Department:

11. The applicant shall re-pave the section of Santa Clara Street between El Dorado Street and the Central Park entrance prior to issuance of Certificate of Occupancy.

12. The applicant shall construct an ADA compliant sidewalk and driveway (a path of travel including truncated domes) on El Dorado Street at Santa Clara Street prior to issuance of Certificate of Occupancy.

13. The applicant shall construct an ADA path of travel, including truncated domes, with a striped crosswalk, from the newly constructed sidewalk on Santa Clara Street to the park entrance prior to issuance of Certificate of Occupancy.

14. The applicant shall provide pedestrian safety measures for pedestrians crossing from the sidewalk to the park to the satisfaction of the Public Works Director. This may include but is not limited to a convex mirror, sensors, or similar device to alert drivers or pedestrians if there is a conflict.

15. The applicant shall construct ADA compliant curb ramps at the entrance on Avila Street prior to issuance of Certificate of Occupancy.

16. The applicant shall replace sidewalk flags along the property frontage to meet City and ADA standards prior to issuance of Certificate of Occupancy. Sidewalk replacement locations will be at the discretion of the Public Works Director.

17. Any new street trees to be installed shall be from the City Master Tree List and be approved by the City Arborist before installation.

18. For any street tree, sidewalk and driveway work, applicant shall obtain a Public Works Encroachment Permit and pay all associated fees.

19. The applicant shall submit a detailed grading plan, obtain a Grading & Transportation Permit and pay all associated fees for all earthwork and grading operations in excess of 50 cubic yards.

20. The applicant shall provide drainage plan for new roof and any rain leaders. All drainage is encouraged to stay on-site, draining away from the foundations, 10 feet from property lines, and shall not cause a nuisance to neighboring properties.

Fire Department:


22. Prior to the issuance of the building permit, the applicant is responsible to meet the following requirements to the satisfaction of the Fire Marshall:
23. Provide code analysis of required total firefighting water.

24. If required, plans for fire service underground shall be submitted for review, approval and permit under separate cover.

25. Fire Department Connections (FDCs) shall be in locations acceptable to the fire department for emergency operations.

26. Fire Department Connections (FDCs) shall be interconnected between all three buildings and shall be located on El Dorado and Avila.

27. All pathways required for Fire Department access shall remain open, clear and ungated.

28. “KNOX BOX” shall be installed with keys for all common areas.

29. Smoke detection shall be installed in each bedroom, in hallways adjacent to bedrooms, and one detector per floor level (top and bottom of stairs).

30. Smoke detectors shall be 120v powered with battery backup.

31. Smoke detectors shall be interconnected.

32. Carbon monoxide alarm shall be installed outside of and adjacent to sleeping areas where fuel-burning appliances are installed; and in dwelling units that have attached garages.

33. Carbon Monoxide detectors shall be installed in accordance with NFPA 720.

34. Carbon Monoxide alarms shall be 120 v Powered with battery backup and be interconnected with the smoke detectors.

35. All electrical breakers shall be labeled.

36. Approved numbers or address shall be provided in such a position to be plainly visible and legible from the street fronting the property. Address shall be either internally or externally illuminated.

37. Automatic Fire Sprinklers shall be installed throughout the Complex.

38. Fire sprinkler plans shall be submitted for review, approval and permit under separate cover.

39. Every sleeping room shall have at least one operable window or door approved for emergency escape or rescue in accordance with CBC 310.4.

40. Escape or rescue windows shall be installed in accordance with CBC 310.4.
Stege Sanitary District:

41. The applicant shall submit a sewer capacity study to Stege Sanitary District for review and approval prior to issuance of building permit.

CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on December 7, 2016, upon motion of Boardmember ____, second by Boardmember ____:

AYES:
NOES:
ABSTAIN:
ABSENT:

_________________________
Sean Moss, AICP
Senior Planner
EL DORADO STREET PERSPECTIVE
CRITERIA

WITHIN 1/2 MILE OF TRANSIT HUB 25%
RES ≥ 30 DU/AC OR FAR ≥ 2:1 10%
NO SURFACE PARKING 20%
TOTAL 55%

DRAINAGE MANAGEMENT SUMMARY TABLE

<table>
<thead>
<tr>
<th>DMA AREA</th>
<th>TOTAL AREA [SP]</th>
<th>TOTAL IMPERVIOUS AREA [SP]</th>
<th>PERCENT OF IMPERVIOUS AREA</th>
<th>METHOD</th>
<th>INfiltration REQUIRED [SP]</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMA 1</td>
<td>5,000</td>
<td>2,000</td>
<td>40%</td>
<td>40% IRRIGATION</td>
<td></td>
</tr>
<tr>
<td>DMA 2</td>
<td>35,711</td>
<td>17,350</td>
<td>48%</td>
<td>48% IRRIGATION</td>
<td></td>
</tr>
<tr>
<td>DMA 3</td>
<td>10,000</td>
<td>10,000</td>
<td>100%</td>
<td>100% IRRIGATION</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>30,711</td>
<td>29,350</td>
<td>96%</td>
<td>96% IRRIGATION</td>
<td></td>
</tr>
</tbody>
</table>

TENTATIVE MAP

FOR CONDOMINIUM PURPOSES
PRELIMINARY STORMWATER CONTROL PLAN
EL DORADO TOWNHOMES

CITY OF EL DORADO
CONTRA COSTA COUNTY
CALIFORNIA

SCALE: 1" = 20'
1. All trees shall be planted and staked per city standards.
2. Trees to be planted within 3'-0" of hardcape elements, shall be aligned with other elements installed.
3. Placement of landscape trees shall be in accordance with the landscape plan.
4. All plantings may be temporary for the first year, with permanent plants to be installed the following year.
5. Placement of plantings shall be in accordance with the landscape plan.
6. Bicycle racks shall be in accordance with the landscape plan.
7. Front yard deciduous accent tree shall be in accordance with the landscape plan.
8. Front yard evergreen accent tree shall be in accordance with the landscape plan.
9. Landscaping plantings shall be in accordance with the landscape plan.
10. Landscape design shall be in accordance with the landscape plan.

Preliminary Proposed Plant Palette

Revising 11/15/16

El Dorado Townhomes
El Cerrito, California

Final Landscape Plan

November 15, 2016
Final Landscape Details

1570 MODEL
(16 DOOR TYPE III) SIDE ELEVATION

SONANCE BIKE RACK (5-CAPACITY)
BY KEYSTONE RIDGE

WOOD BENCH 54"W BY DUNOR

Final Landscape Details

El Dorado Townhomes
El Cerrito, California
5828 EL DORADO, LLC

November 15, 2016
Landscape Enlargement Plan

4" Concrete Walk - Pedestrian Access to El Dorado Street

Screen Tree, Typical

Precast Concrete Paver Truncated Domes

Colored Concrete Walk Along Asphalt Drive with Perimeter Band and Stamped Cobble Field

Color: Mesa Buff by Davis Colors

Precast Concrete Paver Truncated Domes

6'-0" Horizontal Wood Fence

Pedestrian Path in Driveway

Precast Concrete Paver Truncated Domes: Color: Grey

Stamped Colored Concrete Walk at Asphalt Drive with Perimeter Band and Stamped Cobble Field: Color: Mesa Buff by Davis Colors

AVILA STREET
1. SECTION AA - BUILDING 3

2. SECTION CC - BUILDING 3

3. SECTION BB - BUILDING 3
CONCEPTUAL BUILDING MATERIALS

HORIZONTAL COMPOSITE SIDING
MANUF: TRUGRAN "RESYN"  
COLOR: JAVA TEAK  
MATERIAL: SYNTHETIC POLYMER  

ROOF SHINGLE
MANUF: GAP TIMBERLINE NATURAL SHADOW SHINGLES  
COLOR: ARCTIC WHITE  

VINYL WINDOWS & SLIDING DOORS
MANUF: MILGARD "MONTICETO"  
COLOR: SILVER  

CEMENT PLASTER BASE
MANUF: BENJAMIN MOORE  
COLOR: #1615 STORMY SKY  

CEMENT PLASTER SIDING
MANUF: BENJAMIN MOORE  
COLOR: #1457 WHITE WINGED DOVE  

FASCIA, RAILINGS AND TRIM
MANUF: BENJAMIN MOORE  
COLOR: #1603 TIMBER WOLF  

METAL FRONT ENTRY DOOR
MANUF: BENJAMIN MOORE  
COLOR: #1008 DEVONWOOD TAUPE

NOTE: Paint chip color numbers, material and manufacturers shown on this board are representative only. Final approval will be based on sample portion of building. Call the architect or owner for final review. The owner reserves the right to change any listed manufacturer. The changes to manufacturer shall inhibit paint chip color material as noted.
CONCEPTUAL BUILDING LIGHTING

NOTE: Light fixture colors, material and manufacturers shown on this board are representative only. The owner reserves the right to change any listed manufacturer.
I. SUBJECT
Application: PL14-0171
Applicant: Urban Community Partners
Location: 5802, 5808 and 5828 El Dorado Street
APN: 510-037-001, -002, -027, and -028
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Design Review Board Final Design Review of a proposal to construct 29 townhomes and three accessory units in three separate buildings.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

II. BACKGROUND
On October 7, 2015, the Design Review Board considered the project under Preliminary Conceptual Review. The consensus of the comments received from the Boardmembers at that time was generally negative. The architecture was described as “suburban and uninspiring” and “uninteresting”. The overall massing and continuous flat roofs of all three buildings were noted as concerns as well as the lack of true architectural features. The landscaping was described as “lacking cohesion”. There was a request to see more landscaping overall, with a specific note for more woody shrubs and perhaps deciduous trees along the public street elevations, all with a purpose of creating a unified and contemporary theme. It was also noted that there was a need for additional plants to serve as a screen to help buffer the middle building from the neighboring buildings on each side.

On May 18, 2016, the Planning Commission held a public hearing to consider a recommendation on the Tentative Subdivision Map for the El Dorado Townhomes project. The Commission recommended approval of the Tentative Subdivision Map to the City Council.

On July 19, 2016, the City Council conducted a public hearing on the item. At this meeting, the Council voiced several concerns regarding the project as originally proposed. The Council continued the item to the September 20, 2016 meeting to allow the applicant an opportunity to address their concerns.

On September 20, 2016 City Council reopened the hearing and the applicant presented several changes to the project. The applicant added two accessible one-bedroom units to the ground-floor along Avila Street. These units are shown as floorplan ‘C’ on the revised plans. In order to allow space for these new units, the applicant reduced the parking of four of the ‘A’ units. These units now feature one-car
garages and have been relabeled as ‘D’ units to distinguish the new floorplan. Additionally, the applicant also added accessible Accessory Living Units to the ground floor of each of the ‘B’ units.

The City Council approved the Tentative Subdivision Map for the project at the September 20th meeting. Because the Council requested that the applicant add units to the project, the proposed project now contained fewer parking spaces than required by the Zoning Ordinance. The City Council, therefore, adopted a condition of approval requiring the applicant to return to the Planning Commission to seek approval of a parking reduction.

On October 19, 2016 the Planning Commission held a public hearing to consider a reduction of nine required off-street parking spaces for the project. The action was approved unanimously.

III. DISCUSSION

Project Description

The applicant is proposing to construct 29 townhomes and three accessory units in three separate buildings. The townhomes are proposed to be clustered into 3 buildings. One building will face El Dorado Street, one building will face Avila Street and one building will be internal to the project. The buildings will be served by two private driveways. One driveway will be accessed from Avila Street and the other from Santa Clara Street.

The site will also feature a small landscaped common area adjacent to Central Park. This area will also serve as required storm water treatment during rainy periods. In addition to this common open space, many units will include private open space in the form of upper level balconies and/or ground level fenced yards. The private open space areas will be maintained by the unit owners, while the common open space, private drives and the exteriors of the townhome buildings will be maintained by a Homeowners Association.

The unit mix consists of:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Count</th>
<th>Number Of Bedrooms/Bathrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>20</td>
<td>3/3</td>
</tr>
<tr>
<td>B</td>
<td>3</td>
<td>4/3</td>
</tr>
<tr>
<td>C</td>
<td>2</td>
<td>1/1</td>
</tr>
<tr>
<td>D</td>
<td>4</td>
<td>3/3</td>
</tr>
<tr>
<td>Accessory Living Unit (Part of ‘B’ Units)</td>
<td>3</td>
<td>Studio/1</td>
</tr>
</tbody>
</table>
Development Standards
The project is located in the Multi-Family Residential (RM) Zone and the High-Density Residential General Plan designation. As noted below, the project meets or exceeds the development standards required in the RM zone. Pursuant to Section 19.06.030 El Cerrito Municipal Code, outlined below are the development standards for this project:

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Density</td>
<td>35 du/ac</td>
<td>34.5 du/ac</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The project includes 29 units on 0.84 acres plus 3 accessory units, for a total of 33 dwelling units. Accessory units do not count towards density.</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>60% for lots less than 30% slope</td>
<td>47.6%</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>35 ft.</td>
</tr>
</tbody>
</table>

Setbacks

<table>
<thead>
<tr>
<th>Front</th>
<th>10 ft.</th>
<th>10 ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sides</td>
<td>5 ft.; 10 ft. for portions of buildings taller than 25 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All buildings would be 35 ft. in height therefore 10 ft. is required in all locations.</td>
</tr>
<tr>
<td>Rear</td>
<td>15 ft.</td>
<td>Over 45 ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Only a small portion of the project adjacent to Central Park and an adjacent parcel would be classified as a rear property line.</td>
</tr>
<tr>
<td>Parking Setback</td>
<td>20 ft.</td>
<td>Over 20 ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All parking will be located on internal private streets.</td>
</tr>
<tr>
<td>Required</td>
<td>Proposed</td>
<td>Comment</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Parking and Access</strong></td>
<td></td>
<td><strong>Number of Curb Cuts</strong> 1 per lot for sites less than 1 acre 2 total 3 residential lots are proposed as well as two parcels for private drives and one for open space/bio retention, for a total of 6 lots.</td>
</tr>
<tr>
<td><strong>Vehicle Parking</strong></td>
<td></td>
<td><strong>Vehicle Parking</strong> 50 spaces total with parking reduction and Conditional Use Permit 50 spaces total with parking reduction and Conditional Use Permit Parking reduction of 6 parking spaces for 29 townhome condominium units and a Conditional Use Permit to allow an exception to the requirement for 1 parking space for each of 3 second units was granted on October 19, 2016</td>
</tr>
<tr>
<td><strong>Bicycle Parking</strong></td>
<td></td>
<td><strong>Bicycle Parking</strong> Long Term: 1 space per 4 units (8 total) Short Term: 2 spaces minimum 27 long term spaces, 1 in each garage space and 2 short term spaces Each unit (each plan except Plan ‘C’) contains space in the garage that is not required for automobile parking that can accommodate long-term bike parking.</td>
</tr>
<tr>
<td><strong>Landscape/Open Space</strong></td>
<td></td>
<td><strong>Landscape/Open Space</strong> Maximum paving on street facing yard 50% &lt;50% Minimum site area that must be devoted to landscaping 15% of the site 18% 6,587 square feet of the site will be landscaped Minimum requirements for common open space 150 sq. ft./unit minus private open space provided in excess of requirement 1,191 sq.ft. Required common open space = (29 units x 150 sq.ft.) – 3,250 sq.ft. of excess private open space : 1,100 sq.ft</td>
</tr>
</tbody>
</table>
### Minimum requirements for private open space

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% of units must be provided with private open space.</td>
<td>83% of units have private open space.</td>
<td>80% of units (23 units) must provide a minimum of 50 sq. ft. of private open space (1,150 sq. ft. total).</td>
</tr>
<tr>
<td>Min 100 sq. ft. for ground level spaces and 50 sq. ft. for above ground level spaces</td>
<td>3,250 sq. ft. of private open space provided in excess of requirement.</td>
<td></td>
</tr>
</tbody>
</table>

### Architecture

The proposed architectural elevations are shown on pages 22-24 of the plan set with additional information as to finishes, materials and fixtures found on pages 28-30. A material sample board will be presented at the hearing.

As noted earlier in the report, the project consists of three buildings. Building #1 faces Avila Street, Building #2 is in the interior of the project site and Building #3 faces El Dorado Street. The architectural features of each building are basically identical. The ground floors of the buildings that face on to Avila Street and El Dorado Street all feature pedestrian paths with entries into the dwellings with vehicular access tucked to the rear of the buildings. The middle building, (#2) has its pedestrian entry off of the interior drive on the north of half of the site with a path of travel that connects to a walkway that runs along the eastern property line.

The architecture has been updated to a more contemporary nature and a number of architectural features have been added including step backs and pop-outs in a repeating pattern. The rooflines too are a mix of pop-outs with shed roof lines, in contrast with the flat roof lines on the remainder roof area. Finally, a unifying color palette has also been included that utilizes modern colors and textures. A narrative of the revised architecture is listed below.

The ground floors of all three buildings primarily finished with a cement plaster base in a brick red (Benjamin Moore, Pumice Stone) color and either a metal man door and roll-up garage doors finished with a wood composite or brown (Benjamin Moore, Deep River) metal entry doors with silver vinyl windows, (Milgard, Montecito). Horizontal accent bands delineate the ground floor with a painted wood fascia, (Benjamin Moore, Sterling Silver). This color is also found repeated on the railings and trim throughout the project.

The upper floors of all three buildings vary a bit depending on the elevation. On the elevations with roll-up garage doors, they are primarily finished with horizontal composite siding made of a synthetic polymer in a medium wood tone, (Trugrain Resyta, Java Teak). For accent, there is a two story pop-out element finished with white cement plaster siding, (Benjamin Moore, White Winged Dove). These elements top out three feet above the roof of the main part of the buildings and two feet out from the main façade.

On elevations without the garage doors, the second and third floor balconies are introduced using perforated metal panels as railing. The second floor balconies all step out over the first floor by five and one half feet, while the third floor balconies are set out by seven and one half feet, creating visual
interest. The pop-out colors seen on the other elevations are also present on these facades, as well, but due to the step outs, the second story is more muted and the third story pop-out is more pronounced. Where the third story contains a master bedroom, a shed roof element has been added, using composition shingles (GAF Timberline Natural Shadow Shingles, Artic White).

Landscape

The landscape and irrigation plans are located on pages 8-10 of the plan set. The plant palette has been refined upon recommendation of the Board, although staff supports additional discussion from the Board as appropriate to identify the type of shrubs that the Boardmembers would prefer from the possible list. The plant key/plan does not clearly identify which of the 25 shrubs listed will be used as well as their specific location.

Staff notes that a mix of deciduous trees (Japanese Maples) and evergreen trees (Tibouchina) have been added along the patio areas of each unit to allow more light in the winter and some year round privacy. Additional trees (Dwarf Southern Magnolia and Water Gum) have been added for screening purposes along the east side of the site and as part of the open space area to provide privacy to and from adjacent residential uses.

In addition, in response to the Board’s preliminary comments, additional landscaping area has been added in front of Building 2. Each unit in Building 2 now features a similarly sized landscaped patio area.

In terms of hardscape, the project includes a small seating area in the interior of the site. This area will include a pebble path and bench seating. Concrete walks occur throughout the site allowing pedestrian access through and around the project. A color- treated concrete walkway is located immediately adjacent to the driveway on Avila Street to allow a clear demarcation for all users of the entry way. New tubular steel metal fencing is proposed along the western edge of the site, delineating the boundary with Central Park. A vertical post redwood fence is proposed along the eastern side of the property and 42 inch horizontal wood fences are proposed for the front yards of the patios. Staff suggests that the vertical post redwood fence be substituted for the horizontal wood fence to simplify the aesthetic lines.

Consistency with the General Plan

The proposed project is consistent with the vision outlined in the General Plan. The project will implement the following General Plan policies:

LU1.3 Quality of Development. Ensure that all multi-family or mixed-use development in residential areas addresses compatibility and quality of life issues.

The architectural design of the project has been revised pursuant to the Design Review Board’s previous comments. The revised design aesthetic is compatible with the surrounding neighborhood and will provide a positive visual image.

CD1.1 Neighborhood Character. Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding use.
The project is conforms with all required development standards, including height limits. The proposed multi-family residential use and the overall design of the project are consistent with the surrounding residential neighborhood.

**CD1.3 High-Quality Design.** Encourage higher-quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

The project is using high quality materials including TruGrain “Resysta” composite siding and Milgard “Montecito” vinyl windows which are made of durable materials. The composite siding is composed of synthetic polymer that can withstand weather conditions found in El Cerrito. Milgard “Montecito” model vinyl windows have a slim profile frame providing a clean, modern detail, consistent with the architecture. The windows are recessed from the building face to create shadow lines.

**CD1.9 Building Design.** A variety of attractive images will be achieved by encouraging a variety of building styles and designs, within a unifying context of consistent “pedestrian” scale along streets and compatibility among neighboring land uses.

The project will add new multi-family housing next to surrounding residential uses. It’s contemporary architecture with articulated facades will add an attractive image to an already diverse neighborhood architectural theme. It also adds window openings, patios and landscape along the street, continuing the consistent pedestrian-scaled streetscape.

**CD2.1 Street Frontages.** Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians. Require buildings in development centers and neighborhood commercial centers along San Pablo Avenue to be directly abutting sidewalks, with window openings and entries along the pedestrian frontage.

The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.

**CD2.7 Accessible Design.** Site and building design must meet basic accessibility needs of the community and not be exclusively oriented to those who arrive by car.

The project will feature two fully accessible units and three additional fully accessible accessory living units. In addition, all other units are designed to have stair-lifts as an optional feature available to home buyers.

The project’s location, in close proximity to public transportation, provide important transportation options for residents and visitors of the project.

**CD3.3 Site Landscaping.** Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas.

Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette has been selected appropriately for El Cerrito’s climate and the characteristics of the site. The project has
been revised to respond to the Design Review Board’s preliminary comments regarding landscape
design. In addition, the project features a landscaped common area, which also serves as a bio-
filtration area during wet periods. The plants in this area have been selected appropriately.

**CD4.2 Building Articulation.** Ensure that buildings are well articulated. Avoid large unarticulated
shapes in building design. Ensure that building designs include varied building facades, rooflines, and
building heights to create more interesting and differentiated building forms and shapes. Encourage
human scale detail in architectural design. Do not allow unarticulated blank walls or unbroken series of
garage doors on the facades of buildings facing the street or the Ohlone Greenway.

The building façade is articulated with architectural pop-outs and recesses. These features are
appropriately appointed with various exterior materials. The roofline has been revised to address the
Design Review Board’s preliminary comments. Garage doors in the project are appropriately broken
with front entry doors and material changes.

**CD5.1 Design Review Process.** Continue design review and approval process for all new development,
changes, additions, and modifications of existing buildings (except for single-family homes on existing
lots).

*The project requires approval by the Design Review Board.*

**Environmental Review**

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 Class 32 –
Infill Development Projects, the project is exempt from review under CEQA.

Section 15332 of the CEQA Guidelines establishes following conditions for in-fill projects which are
exempt from CEQA review:

(a) *The project is consistent with the applicable general plan designation and all applicable general
plan policies as well as with applicable zoning designation and regulations.*

As discussed above, the project is consistent with the General Plan and the RM zoning district.

(b) *The proposed development occurs within city limits on a project site of no more than five acres
substantially surrounded by urban uses.*

The project is within the City of El Cerrito and the site is 0.84 acres.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The San Pablo Avenue Specific Plan EIR did not identify any “candidate, sensitive, or special-status
species” with habitat in the San Pablo Avenue Specific Plan Area. While the site is not within the
San Pablo Avenue Specific Plan Area, the site sits about 150 feet from the plan area. The site has
been extensively disturbed by past development and no longer provides suitable habitat for any
special-status animal or plant species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air
quality, or water quality.*
The applicant commissioned traffic analysis, a Noise Impact Assessment, an Air Quality Impact Assessment, a Water Quality Impact Assessment, and a Stormwater Control Plan. These studies are included as Attachments 4-9 of the May 18, 2016 staff report and available for review on the city website, here: http://www.el-cerrito.org/ArchiveCenter/ViewFile/Item/2651.
The studies concluded that the project would not have any significant effects in these areas. The addition of seven new vehicles to the project provides negligible additional traffic trips to the traffic analysis (within the standard of error for the existing study) and does not change the conclusions of the original analysis.

(e) The site can be adequately served by all required utilities and public services.

The site is currently served by all utilities. Pursuant to the requirements of the Stege Sanitary District, the applicant has prepared a sewer capacity study which shows that existing sewers have capacity to serve the project.

Findings
Pursuant to Section 19.38.060 - final design review findings and criteria of the Zoning Ordinance, the Design Review Board must make the following findings in order to approve the project:

1. The applicable standards and requirements of this Zoning Ordinance;

   The project meet the requirements of the Zoning Ordinance, specifically Section 19.06.030 Development Standards. This includes the general development standards in terms of height, setbacks, parking and open space.

2. The design policies of the General Plan and specific plans adopted by City Council;

   The design is consistent with the General Plan policies that influence design, specifically, L1.1 Quality of Development, CD 1.1 Neighborhood Character, CD 1.3 High Quality Design, CD1.9 Building Design, CD 2.1 Street Frontages, CD2.7 Accessible Design, CD3.3 Site Landscaping, CD4.3 Building Articulation and CD 5.1 Design Review Process.

3. Any applicable design guidelines adopted by the City Council;

   There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

4. The design review criteria set forth in the following subsection;

   The project is in keeping with the design review criteria as outlined below (Section 19.38.060 of the El Cerrito Municipal Code).

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

   The project has received all required Planning Commission and City Council approval. No additional Zoning Administrator approval is needed.

6. Any other relevant policies or regulations of the City.
No other City policies apply to this project.

Pursuant to Section 19.038.060 B. - Design Review Criteria:

When conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval.

a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project provides an attractive and comfortable environment for all because the buildings have a clean, contemporary design. Landscaping will be a prominent design feature along the street frontage. The project design provides the tenants many amenities including; private and common open space areas; including private landscaped yards and a landscaped common area.

b. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

c. The project has been designed with consideration of neighboring development.

Surrounding structures include both single family and multi-family housing. The structures are one, two and three stories high and are typically mid-century in design. The massing of the proposed project is consistent with the prevailing three stories in the neighborhood with similar front, side and rear setbacks.

d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The proposed contemporary design aesthetic will add visual interest and architectural variety to the surrounding area. The buildings will be well-articulated. The El Cerrito Plaza Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a half of a mile away from the project, making it an ideal walking or biking distance to mass transit.

e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.
f. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

*This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.*

g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

*This finding is not applicable. The project location is not in a part of the city that has been recognized as having significant public views and vistas from public streets.*

h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

*Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette incorporates drought-tolerant plants and has been selected appropriately for El Cerrito’s climate and the characteristics of the site. The project has been revised to respond to the Design Review Board’s preliminary comments regarding landscape design. In addition, the project features a landscaped common area, which also serves as a bio-filtration area during wet periods. The plants in this area have been selected appropriately.*

i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

*The project has been designed to exceed the energy requirements of Title 24 of the 2016 CalGreen building code by 27%.*

j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

*This finding is not applicable.*

IV. RECOMMENDATION

Staff recommends approval of Planning Application No. PL14-0171 as conditioned by the draft resolution in Attachment 1, Resolution No. 16-05 granting Design Review approval for a twenty-nine unit multi-family townhome project.

**Proposed Motion:** Move adoption of Design Review Board Resolution 16-05 granting Design Review approval for a twenty-nine unit multi-family townhome project.

**Appeal Period:** Within ten (10) working days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

**Attachments:**
1) Draft Resolution
2) Plans dated October 27, 2016