AGENDA
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, June 7, 2017
7:30 PM
El Cerrito City Hall
City Hall Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair John Thompson: Board Members: Carl Groch, Maggie Leighly, Glenn Wood and Patrick Riley.

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

2. City Council Liaison Report

3. Approval of Minutes
Approval of the minutes of the March 1, 2017

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

5. Public Hearing –1613 Elm Street - Design Review

- Application: PL17-0021
- Applicant: Kevin Stong
- Location: 1613 Elm Street
- APN: 502-211-012
- Zoning: RD (Duplex Residential)
- General Plan: Medium Density Residential
- Request: Design Review Board consideration of a Design Review application to add a new two story addition (1,354 square feet) to an existing single story single family residence, creating a duplex development on the lot (Section 19.38.020 B. 2. b. of the El Cerrito Municipal Code).

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.
City of El Cerrito
Design Review Board Meeting Agenda

CEQA: Categorically Exempt, Section 15301 Existing Facilities

6. Staff Communications

7. Adjournment
MINUTES

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, March 1, 2017
7:30 PM
El Cerrito City Hall
Second floor conference room
10890 San Pablo Avenue

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

1. Comments from the Public
   No one commented


3. Approval of Minutes
   Approval of the November 2, 2016 meeting minutes was continued due to a lack of a quorum.

   December 7, 2016 (absent: Christophe Laverne and Glenn Wood)
   Vote:
   Ayes: Leighly, Groch, Thompson
   Noes: None
   Abstain: Wood
   Absent: Laverne

4. Board Member Communication/Conflict of Interest Disclosure
   None reported a conflict.

5. Public Hearing – 802 Elm Street - Design Review

   Application: PL16-0084
   Applicant: Jimmy Fong
   Location: 802 Elm Street
   APN: 503-244-014
   Zoning: RD (Duplex Residential)

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10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330 E-mail: nibalio@ci.el-cerrito.ca.us
General Plan: Medium Density Residential
Request: Design Review Board consideration of a Design Review to remodel an existing single story single family residence (1,557 square feet) into a two story duplex (3,480 square feet) (Section 19.38.020 B. 2. b. of the El Cerrito Municipal Code)

CEQA: Categorically Exempt, Section 15301 Existing Facilities

Senior planner Noel Ibalio, presented the project and answered questions from the Board members

Speakers:

Carole and Patrick Toebe – 804 Elm Street – Spoke in opposition to the project citing privacy, solar access, property value concerns, health concerns and potential noise impacts.

Jackie La Point – 808 Elm Street – Spoke in opposition to the project citing property values. Also asked whether a soils report was needed.

After a robust discussion, the Board suggested extensive modifications to the project.

Motion: Continue PL16-0084 to the May 4, 2017 meeting of the Design Review Board, Thompson 2nd: Groch

Vote:
Ayes, Thompson, Groch, Leighly Wood
Noes: none
Abstain: none
Absent: Laverne

6. Staff Communications

Staff thanked the Board Members for their service to the community and highlighted some of the rules that govern boards and committees in the city. Staff noted the importance of good attendance by all Board Members to the regularly scheduled meetings.

7. Adjournment 9:36 p.m.
I. SUBJECT

Application: PL17-0021
Applicant: Kevin Stong
Location: 1613 Elm Street
APN: 502-211-012
Zoning: RD (Duplex Residential)
General Plan: Medium Density Residential
Request: Design Review Board consideration of a Design Review application to add a new two story addition (1,354 square feet) to an existing single story single family residence, creating a duplex development on the lot (Section 19.38.020 B. 2. b. of the El Cerrito Municipal Code).

CEQA: The project is not subject to the California Environmental Quality Act because a proposed denial is not a project pursuant to the California Environmental Quality Act

II. BACKGROUND

The site is located along the west side of Elm Street, between Blake Street and Potrero Avenue. The lot is developed with a single-family residential structure that was built in 1938. The subject property is relatively flat in terms of topography and is 5,000 square feet in size.

On February 21, 2017, the applicant submitted a proposal for Design Review to add a second unit to the lot and create a duplex. Section 19.38.020.B.2.b. of the El Cerrito Municipal Code requires Design Review Board (DRB) consideration for any residential project with two or more units.

III. DISCUSSION

Project Description

The applicant is proposing to add a 1,354 square foot unit next to an existing single family residence creating a duplex. The existing house is 1,022 square feet in size. The proposed unit consists of a living room, dining room, kitchen, two full baths and a half bath, three bedrooms and study/entertainment room. The total square feet of both units will be approximately 2,376 square feet. An attached four-car garage is added to serve both units.
Analysis

Table 1: Development Standards Comparison

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Zoning Ord. Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>50%</td>
<td>48%</td>
</tr>
<tr>
<td>Setbacks: Front</td>
<td>10 ft. / 20 ft. garage setback</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Sides</td>
<td>5 ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Height</td>
<td>30 ft.</td>
<td>26 ft.</td>
</tr>
<tr>
<td>Open Space: Common</td>
<td>150 / unit, 300 square feet total</td>
<td>750+ square feet total</td>
</tr>
<tr>
<td>Private</td>
<td>Ground Unit -100 sq. ft.</td>
<td>Ground Unit (x 2) 200 sq. ft.</td>
</tr>
<tr>
<td>Parking</td>
<td>4 covered spaces</td>
<td>4 covered spaces (garage)</td>
</tr>
</tbody>
</table>

As noted in Table 1; the project conforms to development standards of the Duplex Residential District.

Architecture:
The proposed design is similar to the prevailing neighborhood character of Minimalist Traditional Architecture, a style of the 1930’s. The proposed unit is massed in a rectangular shape that is topped with a front facing gabled roof and is 26 feet in height. It is recessed ten feet from the front of the existing dwelling and appears compatible with the architectural style of the existing unit on the site. From an architectural design standpoint, the new structure is a large rectangular building with extensive massing and limited visually interesting features. Although bay windows are being proposed along the front of both units, they are out of context with the architectural theme of the building.

Materials:
The materials to be used for the new structure include a cement plaster siding, a brick veneer base (3 feet high), vinyl slider windows, all under a roof comprised of composition shingles. The colors chosen are primarily earth tone with light beige as the main color mass and highlighted by a lighter antique white for the wood trim. A darker olive colored belly band, separating the first floor and the second floor, will locate approximately fourteen feet from the finished grade and around the front, side and rear elevations. The main roof and roof above the bay windows will be a darker gray composition shingled roof.
Staff guided the applicant to reconsider the massing and architectural elements of the proposed building. Although some changes were made to the application, staff does not believe that revised project improved enough for them to make the required findings and recommend approval of the project at this time. These concerns are listed in the findings, below. While staff was willing to continue the dialogue; the applicant believed that the findings can be made for this project and therefore requested to come forward despite the recommendation of denial. He wanted to present the Design Review Board, directly.

Neighborhood Compatibility:
The segment of Elm Street between Blake Street and Potrero Avenue has two zoning designations. The zoning designation along the west side of the street is RD (Residential Duplex) and RS-5 (Single Family-Residential) along the east side. Single family residential structures surround the subject lot to the north, south, east, and west. Of the ten lots along the west side of Elm Street, two are 5,000 square feet in size and eight are substandard (3,500 sf. to 4,800 sf.). All are single story residential.

Consistency with the Zoning Ordinance:
Section 19.06.030 of the El Cerrito Municipal Code outlines the development standards for the Residential Duplex zoning designation. The proposed project is in compliance with Section 19.06.030 with regards to setbacks, height, open space, and parking.

Consistency with the General Plan:
The proposed project is not consistent with the vision outlined in the General Plan. The following General Plan policies are relevant to the proposed project:

**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 does not meet the standard. The building is unarticulated, designed with expansive wall areas and is visually massive. No new landscaping has been submitted to mitigate the proposed design.*

**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 does not meet the standard. The building has expansive wall surfaces and unarticulated facades.*

**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.*
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. Staff determined that at least two findings could not be made:

Findings:

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

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

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

   *The project does not meet the design policies of the General Plan adopted by City Council standard.*

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

   *Other than the General Plan, there are no design guidelines adopted for this part of the City.*

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

   *The project is not in keeping with the design review criteria as outlined below (Section 19.38.060 of the ECMC) Please see below.*

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

   *The project does not require Planning Commission or Zoning Administrator approval.*

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. In this case, the project did not meet at least four of the specified criteria:

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 does not meet the standard. The aesthetic design of the building lacks articulation, has large expansive wall surfaces and is in need a variety of surface materials. Further, no additional landscaping has been included in the application.*
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 project does not meet the standard. The bay windows are not in character with the architectural design of the Minimalist Traditional Architectural style. The architectural details are not included on the rear elevation and no landscaping has been submitted to complement the new construction._

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

_The project does not meet the standard. Surrounding structures are primarily one story single family homes. The project as proposed is two stories high encompassing the entire buildable area. It would be the only two story building on the block. There has been no attempt to mitigate the height by moving the massing to the center of the structure or to buffer neighboring dwellings with landscaping improvements._

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 project does not meet the standard. The building is designed with expansive walls, lack of architectural detailing on all sides, and lack of a variety of materials._

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 project partially meets the standard. The bay windows begin to address the street, but they are incompatible with the architectural style of the building._

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

_The project location is not in a historically or visually significant neighborhood of El Cerrito._

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.

_There are no significant views from the project site._

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.

_The project proposes no new landscaping elements._

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 is designed to be in compliance with the 2016 California Building Standards Code, which includes the California Green Code, and related Construction Codes. No landscape design changes are included in this project.

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.

There are no natural features on or adjacent to the subject lot.

IV. RECOMMENDATION

Staff recommends denial of Planning Application No. PL17-0021 to add a new two story addition to an existing single story single family residence, creating a duplex development on the lot

Proposed Motion: Move denial of Design Review Application PL17-0021.

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) Plans dated May 25, 2017
2) Draft Resolution
# NEW DUPLEX UNIT

1613 & 1615 ELM STREET
EL CERRITO, CA 94530

## GENERAL NOTES

1. **Site Preparation**: Ensure all site preparation is completed according to the project specifications.
2. **Foundation**: Use high-quality concrete for the foundation to ensure durability and safety.
3. **Structural Design**: Review all structural designs to confirm they meet local building codes.
4. **Electrical System**: Install all electrical components according to the latest safety standards.
5. **Plumbing**: Ensure all plumbing fixtures are installed correctly and meet code requirements.

## PROJECT DIRECTORY

- **Architect**: Kevin E. Strong Architects, Inc.
- **Location**: 2618 8th Street, Berkeley, California 94710
- **Contact**: Tel: 510 204-9090  Fax: 510 204-9097
- **Email**: architects@stongarchitects.com
- **Website**: www.stongarchitects.com

## PROJECT DATA

- **Building Type**: Duplex Unit
- **Rooms**: 4 bedrooms, 3 bathrooms
- **Square Footage**: 2,500 square feet
- **Materials**: High-quality materials for durability and energy efficiency

## SHEET INDEX

- **Submittal**: All drawings and specifications are to be submitted by the 30th of the current month.

## PROJECT DESCRIPTION

The project involves the design and construction of a new duplex unit, including all necessary infrastructure and amenities. The project is designed to meet all local building codes and regulations.

## SYMBOLS

- [Diagram of symbols related to construction and design]

## ABBREVIATIONS

- [List of abbreviations related to construction and design]
A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD DENYING DESIGN REVIEW TO ADD A NEW TWO STORY ADDITION (1,354 SQUARE FEET) TO AN EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE, CREATING A DUPLEX DEVELOPMENT ON THE LOT (SECTION 19.38.020 B. 2. B. OF THE EL CERRITO MUNICIPAL CODE)

WHEREAS, on February 21, 2017 the applicant, Kevin Stong, submitted an application for Design Review to add a new two story addition (1,354 square feet) to an existing single story single family residence, creating a duplex development on the lot at a site located at 1613 Elm Street;

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

WHEREAS, the zoning district of the site is RD Duplex Residential;

WHEREAS, the project is not subject to the California Environmental Quality Act because a proposed denial is not deemed a project pursuant to the California Environmental Quality Act;

WHEREAS, the existing single family structure is 1,022 square feet and the new duplex will be approximately 1,354 square feet;

WHEREAS, the project is subject to the following Genera Plan policies: CD1.3 High-Quality Design and CD1.9 Building Design.

WHEREAS, the project does not meet the intent of the General Plan policies;

WHEREAS, on June 7, 2017, 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 make the following findings in order to approve the project. The Design Review Board determined that at least two findings could not be made:

Findings:

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

2. The project does not meet the design policies of the General Plan adopted by City Council standard.

3. Other than the General Plan, there are no design guidelines adopted for this part of the City

4. The project is not in keeping with the design review criteria as outlined below (Section 19.38.060 of the ECMC)

5. The project does not require Planning Commission or Zoning Administrator approval.
6. No other City policies apply.

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. In this case, the project did not meet at least four of the specified criteria:

a. The project does not meet the standard. The aesthetic design of the building lacks articulation, has large expansive wall surfaces and is in need a variety of surface materials. Further, no additional landscaping has been included in the application.

b. The project does not meet the standard. The bay windows are not in character with the architectural design of the Minimalist Traditional Architectural style. The architectural details are not included on the rear elevation and no landscaping has been submitted to complement the new construction.

c. The project does not meet the standard. Surrounding structures are primarily one story single family homes. The project as proposed is two stories high encompassing the entire buildable area. It would be the only two story building on the block. There has been no attempt to mitigate the height by moving the massing to the center of the structure or to buffer neighboring dwellings with landscaping improvements.

d. The project does not meet the standard. The building is designed with expansive walls, lack of architectural detailing on all sides, and lack of a variety of materials.

e. The project partially meets the standard. The bay windows begin to address the street, but they are incompatible with the architectural style of the building.

f. The project location is not in a historically or visually significant neighborhood of El Cerrito.

g. There are no significant views from the project site.

h. The project proposes no new landscaping elements.

i. The project is designed to be in compliance with the 2016 California Building Standards Code, which includes the California Green Code, and related Construction Codes. No landscape design changes are included in this project.

j. There are no natural features on or adjacent to the subject lot.

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 denies Application No. PL17-0021.
CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on June 7, 2017, upon motion of Boardmember , second by Boardmember .

AYES:
NOES:
ABSTAIN:
ABSENT:

_________________________
Noel M. Ibalio
Senior Planner