AGENDA

SPECIAL MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Thursday, July 5, 2018
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair: Carl Groch; Board Members: Ben Chuaqui, Patrick Riley, and John Thompson.

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 June 6, 2018.

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: 802 Elm Street – Design Review of a Duplex
   Application: PL16-0084
   Applicant: Jimmy Fong
   Location: 802 Elm Street
   Zoning: RD (Duplex Residential)
   General Plan: Medium Density Residential
   APN: 503-244-014
   Request: Design review of a new duplex created by an addition to an existing structure.
   CEQA: Section 15301 – Class 1 Existing Facilities.

5. Study Session: Baxter Creek Apartments
   Application: PL17-0028
   Applicant: Charles Oewel, 11965 San Pablo LLC
   Location: 11965 San Pablo Avenue
   APN: 513-340-059

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 Margaret Kavanaugh-Lynch, 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: mkavanaugh-lynch@ci.el-cerrito.ca.us
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Design Review Board study session for a proposed 146-unit project.
CEQA: As part of the review of the project, the project will be evaluated for consistency with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.

6. Staff Communications

7. Adjournment

**Appeals:**
A decision of the Design Review Board may be appealed to the Planning Commission, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of the applicable appeal fee with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)

Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.
MINUTES

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, June 6, 2018
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair: Carl Groch; Board Members: Ben Chuaqui, Patrick Riley, and John Thompson.

1. Comments from the Public
   No comments were received

2. Approval of Minutes
   Motion to approve the minutes of the May 2, 2018 meeting: Thompson; 2nd: Riley.
   Vote:
   Ayes: Chuaqui, Groch, Riley, Thompson
   Noes: None
   Abstain: None
   Absent: None

3. Board Member Communication/Conflict of Interest Disclosure
   Nothing was reported

4. Continued Public Hearing – 10167 San Pablo Avenue
   Application: PL17-0006
   Applicant: Charles Oewel
   Location: 10167 San Pablo Avenue
   APN: 501-034-003
   Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
   General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
   Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story building containing 62 residential units.

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10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330
E-mail: mkavanaugh-lynch@ci.el-cerrito.ca.us
CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.

Senior Planner Sean Moss presented the staff report and answered questions from the Board.

The applicant, Charles Oewel, and the project architect, Joe DeCredico, presented the project and answered questions form the Board.

The public hearing was reopened.

The following speakers addressed the Board:
Howdy Goudey

The public hearing was closed.

Motion to approve the project with the additional of the following conditions of approval:

- Prior to issuance of a Building Permit, the applicant shall modify the plans to delete the roof overhang over the balconies of units 602, 607, 611 and 613, creating a roof recess in these locations.
- Prior to issuance of a Building Permit, the applicant shall revise the roof plan so that it is consistent with the floor plans.

Motion: Thompson; 2nd: Riley.

Vote:
Ayes: Chuaqui, Groch, Riley, Thompson
Noes: None
Abstain: None
Absent: None

5. Public Hearing – 10135 San Pablo Avenue

Application: PL16-0005
Applicant: Tom Zhang
Location: 10135 San Pablo Avenue
APN: 510-034-001, and 510-034-002
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story building containing 72 residential units, 4,435 square feet of ground floor commercial space, and new public open space.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.

Consulting Planner Elizabeth Dunn presented the staff report and answered questions from the Board.
The applicant, Tom Zhang, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:
Cameron Carr, 6024 Avila St
Robin Mitchell
Howdy Goudey

The public hearing was closed.

Motion to continue the project to a date uncertain: Thompson; 2nd: Riley.
Vote:
Ayes: Chuaqui, Groch, Riley, Thompson
Noes: None
Abstain: None
Absent: None

6. Staff Communications
Staff updated the Board the next meeting on July 5, 2018.

7. Adjournment
9:48 p.m.
Details

**Application Number:** PL16-0084

**Applicant:** Jimmy Fong

**Location:** 802 Elm Street

**APN:** 503-244-014

**Zoning:** RD (Duplex Residential)

**General Plan:** Medium Density Residential

**Request:** Design review of a new duplex created by an addition to an existing structure.

**CEQA:** This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Executive Summary

Design review of a new duplex created by an addition to an existing structure. Section 19.38.020.B.2.b of the El Cerrito Municipal Code requires the Design Review Board to review projects with two or more dwelling units.

Based on the information in this report, which supports the required findings, staff recommends approval of the project.
Background

Site Location and Layout

The site is located in the southern flats of El Cerrito. The lot is located at the north eastern corner of Elm Street and Stockton Avenue. A two to three feet high retaining wall lines the street edge of this corner lot; as a result, the house sits approximately four to five feet above the street elevation. The lot is 5,000 square feet in size, is flat and is developed with a single family residence and a detached garage. Records show that the residence was built in 1925.

The project was heard at the Design Review Board meeting of March 1, 2017. The Board provided a number of comments and continued the project off calendar to allow the applicant time to respond with a revised proposal. These comments included:

- Revising the bay windows
- Consider changing the roof form to lower the roof line
- Consider Arborist report to assist in the protection of neighboring mature trees
- Include Grading Plan
- Refine and simplify Front Elevation

The project was resubmitted to the City on April 16, 2018.

Vicinity Map

Existing Building

The existing residence is designed in a Spanish Eclectic architectural style with a flat parapet roof. The parapet has decorative corners that project higher than the rest of the parapet, hence, incorporating a Spanish themed element to the façade. The existing siding is stucco and is painted beige. The existing windows are modern, white trimmed, vinyl sliders. A detached two-car garage is located at the rear of
the lot and is accessed by a driveway along Stockton Street. The proposed design is consistent with the prevailing neighborhood character of Minimalist Traditional architectural style of the 1950’s.

Site Photo

Adjacent Land Uses

North: Single family dwelling

East: Duplex

South: Single family dwelling

West: Single family dwelling

<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>45.8%</td>
</tr>
<tr>
<td>Setbacks: Front</td>
<td>10 ft. / 20 ft. garage setback</td>
<td>10 ft. / 20 ft.</td>
</tr>
<tr>
<td>Sides/Corner</td>
<td>5ft. / 8.5ft.</td>
<td>5ft. / 9ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>15ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Height</td>
<td>30 ft.</td>
<td>22 ft. 9 in.</td>
</tr>
<tr>
<td>Open Space: Common</td>
<td>150 / unit, 300 square feet total</td>
<td>500 square feet total</td>
</tr>
<tr>
<td>Private</td>
<td>Ground Unit-100 sq. ft. Second floor – 50 sq. ft.</td>
<td>Ground Unit-116 sq. ft. Second floor – 51 sq. ft. deck</td>
</tr>
<tr>
<td>Parking</td>
<td>4 covered spaces</td>
<td>4 covered spaces (garage)</td>
</tr>
</tbody>
</table>
Analysis

Project Description

The applicant is proposing to remodel an existing single story residence into a two story duplex. The remodeled first floor unit will consist of a living room, dining room, kitchen, one bathroom and one bedroom. A four-car garage will be added to serve both units. The second floor unit will consist of a living room, family room, dining room, kitchen, three bathrooms and four bedrooms. The total square feet of both dwelling units will approximately 3,151 square feet.

The proposed project has been revised to incorporate many of the design elements found in the existing building; closely echoing the existing Spanish Eclectic architectural style. The revised roof line is now flat with decorative articulations and approximately four feet lower than the previous proposal. The entry has also been simplified with two main pedestrian entries (upper and lower) and a single garage door serving all four parking spaces. The proposal also now carries over the existing stucco and window style of the original structure, keeping with the simple details of the original building.

The landscape plan includes retaining much of the existing landscape and adding new groundcover to the rear yard. Species include Carex SPP and Juncus SPP. The applicant is providing a new retaining wall in the place of the existing retaining wall, a new rear fence with gate and new 6 foot high trash enclosure in the rear of the lot. The project is also adding four new street trees (Western Redbud) along Stockton Avenue and retaining the existing street trees on the Elm Street side.

Public Notice and Comment

The required public notice for the project was published in the East Bay Times, mailed to owners of property within 300 feet of the project site and posted at the site on April 11, 2018.

As of the writing of this report, only one comment has been received by the City. The adjoining neighbors located at 804 Elm Street came to City Hall and reviewed the revised project with staff. They were generally appreciative of the reduced height and the removal of the bay windows. They informed staff they may not be able to attend the meeting and asked that two conditions of approval be added to the project. The first was that an arborist report be made that would help the applicant protect the existing trees on the neighboring property, as some roots may have grown over the property line. And, secondly, that the fence between the two properties be repaired or replaced if damaged. These two conditions of approvals have been added to the project.

Environmental Review

This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

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:

**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, standard for residential structures. Stucco and composition shingles will be used as siding and roofing materials. The architectural style is Spanish Eclectic, complementing the existing home on the site and includes many Spanish-themed details. The landscaping and hardscape plan is solid; adding new trees and ground cover to the existing planting palette.

**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 be compatible in design and materials as surrounding structures and uses. It is also consistent with neighborhood’s architectural characteristic. The pedestrian scale will be augmented by the thoughtful new compatible architecture, including new pedestrian entrances and street trees along Stockton Avenue.

**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.

**Required 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;

   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 design is consistent with the General Plan policies that influence design, specifically, CD.3 High-Quality Design, 1.9 Building Design, 5.1 Design Review Process.

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

   As outlined above, General Plan policies, which are adopted by the City Council help guide the design of a project.

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
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.

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 is a residential structure on a residentially zoned property. The aesthetic design is consistent with Spanish Eclectic architectural style and is compatible in material and color with the surrounding neighborhood.

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 details, color, and materials are fully integrated with one another and are visually consistent with the architectural design in that, the Spanish Eclectic architectural style, encourages basic building materials and simple building details.

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

Surrounding structures are primarily single family homes that are one and two stories in height. The project is proposed to be two stories high. It incorporates similar building materials and colors as well as architectural styles used in surrounding properties.

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 design of the project contributes to the creation of an attractive and visually interesting environment, in that, the structure is compatible in color, material and architectural style as the surrounding structures. Architectural details such as the high quality materials used, the distinct main pedestrian entrance and the architectural style, create a visually appealing environment for pedestrians and drivers. The structure meets the development standards for residential structures in the residential zoning district.
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’s street frontage is pleasing to pedestrians because of architectural elements that are incorporated into the design of the building’s main entrance, new glazing along the street elevation and interesting Spanish Eclectic architectural style.*

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 landscaping elements will improve the appearance of the project by adding trees and ground cover that is visually appealing and drought tolerant.*

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 will be built in compliance with the 2016 California Building Standards Code, which includes the California Green Code, and related Construction Codes.*

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.*

### Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL16-0084, as conditioned by the draft resolution in Attachment 1.

### Proposed Motion

Move adoption of Design Review Board Resolution DRB 18-06 approving a new duplex located at 802 Elm Street.
Appeal Period
Within ten (10) calendar days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

Attachments
1. Draft Resolution
2. Plan Set
A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL OF A NEW DUPLEX CREATED BY AN ADDITION TO AN EXISTING STRUCTURE LOCATED AT 802 ELM STREET IN THE RD (DUPLEX RESIDENTIAL) ZONING DISTRICT

WHEREAS, on June 29, 2016 the applicant, Jimmy Fong, submitted an application for Design Review to convert a single family residence into a duplex at a site located at 802 Elm Street;

WHEREAS, the project was reviewed by the Design Review Board on March 1, 2017 and the Board members offered feedback to the applicant and continued the hearing off calendar;

WHEREAS, the project was resubmitted to the City of El Cerrito Community Development Department on April 16, 2018;

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 lot is currently developed with a single family residence;

WHEREAS, the project is Categorically Exempt under the California Environmental Quality Act Section 15301: Existing Structure;

WHEREAS, on July 5, 2018 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:

Pursuant to Section 19.38.060 - Final design review findings and criteria of the Zoning Ordinance, the Design Review Board finds:

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 design is consistent with the General Plan policies that influence design, specifically, CD.3 High-Quality Design, 1.9 Building Design, 5.1 Design Review Process.
3. Any applicable design guidelines adopted by the City Council;

   As outlined in the staff report, General Plan policies adopted by the City Council help guide the design of a project.

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 ECMC).

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.

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 is a residential structure on a residentially zoned property. The aesthetic design is consistent with Spanish Eclectic architectural style and is compatible in material and color with the surrounding neighborhood.

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 details, color, and materials are fully integrated with one another and are visually consistent with the architectural design in that, the Spanish Eclectic architectural style, encourages basic building materials and simple building details.

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

   Surrounding structures are primarily single family homes that are one and two stories in height. The project is proposed to be two stories high. It incorporates similar building materials and colors as well as architectural styles used in surrounding properties.

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 design of the project contributes to the creation of an attractive and visually interesting environment, in that, the structure is compatible in color, material and architectural style as the surrounding structures. Architectural details such as the high quality materials used, the distinct main pedestrian entrance and the architectural style, create a visually appealing environment for pedestrians and drivers. The structure meets the development standards for residential structures in the residential zoning district.

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’s street frontage is pleasing to pedestrians because of architectural elements that are incorporated into the design of the building’s main entrance, new glazing along the street elevation and interesting Spanish Eclectic architectural style.

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 landscaping elements will improve the appearance of the project by adding trees and ground cover that is visually appealing and drought tolerant.

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 will be built in compliance with the 2016 California Building Standards Code, which includes the California Green Code, and related Construction Codes.

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.
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. PL16-0084, subject to the following conditions:

Planning Division:

1. The project shall be developed and maintained substantially in compliance with the plans stamped received by the City of El Cerrito on April 16, 2018.

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 non-issuance 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 used, this design review shall expire two years from the date of this action.

5. The applicant shall share the conditions of approval with their general contractor for the project. The general contractor shall sign a copy of the conditions of approval to acknowledge that he/she is aware of all these conditions of approval and will comply as directed.
   a. Prior to the issuance of a building permit, this signed copy shall be returned to the planning and building division and kept as part of the project file. The conditions of approval shall be reviewed at the mandatory pre-construction meeting held between the City and the General Contractor. A copy of the conditions of approval shall be maintained on the project site at all times during construction.

6. A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit to allow this use.

7. Prior to the issuance of a building permit, the applicant shall have an Arborist Report prepared that identifies trees immediately adjacent to project site; on all sides. For each of these trees, the Arborist will include a plan to protect the roots during the grading and construction process, to the satisfaction of the Development Services Manager. Once approved, this Plan shall be integrated into the building permit plans.

8. Any damage to common fences dividing the project site from its adjacent neighbors must be repaired before the Certificate of Occupancy for this project is issued.
9. Prior to the issuance of a building or demolition permit the Applicant/Developer shall submit a notice containing the following information to the satisfaction of the Zoning Administrator. (text shown in quotes shall be reproduced verbatim on the notice.) Once approved, the text on this notice shall be transferred onto a 6 foot by 3 foot sign on the project site’s construction fence. This temporary sign shall be made of weather resistant materials and remain in place for the duration of the construction of the project.

a. “Emergency contact number: 9-1-1”.
b. “This number should only be used in case of fire or criminal activity is observed.”
c. “Urgent contact numbers:”
d. “These numbers should be used for urgent issues such as dust and noise concerns.”
e. The telephone number and name of person to contact (construction liaison) that is authorized to address urgent concerns on the project team’s team. “This person shall respond and take corrective action within 24 hours of receipt of complaint.”
f. The Air District’s phone number: “Bay Area Air Quality Management District: 1-800-334-ODOR (6367) for any issue related to dust and/or air quality”
g. The number of the “Development Service Manager in El Cerrito (510) 215-4332 if any community member has questions or concerns regarding the project.”
h. A color rendering of the new project that has been approved for construction along with a brief, factual project description. An interested party contact is also allowed in this section of the notice.

Public Works:

10. The applicant must consult with the City Arborist before any pruning or removal of any street trees located on property frontage.

11. Prior the issuance of the building permit, the applicant must obtain a Public Works Encroachment Permit and pay all associated fees for any sidewalk and driveway work.

12. City records show that the public right-of-way extends 15 feet behind the existing face of curb. Prior to the submittal of building permit plans, the applicant must confirm and correct property lines on plans as appropriate using a survey of the front property line to verify. Fencing shall be located outside the public right-of-way.

13. Prior the issuance of the building permit, the applicant must submit a detailed grading plan, obtain a Grading & Transportation Permit and pay all associated fees for any earthwork and grading operations in excess of 50 cubic yards.

14. Prior the issuance of the building permit, the applicant must provide drainage plan for new roof and any rain leaders. All drainage is encouraged to drain on-site, draining away from the foundations, 10ft from property lines, and shall not cause a nuisance to neighboring properties.

15. Prior the issuance of the Certificate of Occupancy, the applicant must replace sidewalk flags along the property frontage to meet City and ADA standards. Sidewalk replacement locations will be per the discretion of the Public Works Engineering Manager.

16. Prior the issuance of the Certificate of Occupancy, the applicant must install new driveway approach and must include full width and length of curb & gutter and sidewalk per City Standard Details.

Building Division:
17. Prior to the submittal of building permit plans, the plans must comply with the 2016 California Residential Building Code as modified by local ordinance.

18. Due to the scope of the work proposed, this project is deemed a demolition by the Building Official. Therefore, the new duplex shall be required to include fire sprinklers and shall be required to pay permit costs associated with new construction of dwellings.

Fire Department:

19. Prior to the submittal of building permit plans, the plans must comply with the 2016 California Fire Codes as modified by local ordinance.

Environmental Services Division:

20. Prior to submittal of building permit, the plans must show an enclosure that can accommodate the following bins:
   - (1) 96 gallon recycling cart
   - (1) 64 gallon garbage cart
   - (1) 64 gallon green waste cart. (It might be appropriate for both units to share just 1 green waste bin.)

CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on July 5, 2018 upon motion of Boardmember  , second by Boardmember  .

AYES:

NOES:

ABSTAIN:

ABSENT:

_________________________
Margaret Kavanaugh-Lynch
Development Services Manager
**Design Review Board**  
**Study Session**  
**July 5, 2018**  

**BAXTER CREEK APARTMENTS**

## DETAILS

**Application Number:** PL17-0028  
**Applicant:** Charles Oewel,  
11965 San Pablo LLC  
**Location:** 11965 San Pablo Avenue  
**APN:** 513-340-059  
**Zoning:** Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
**General Plan:** Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
**Request:** Design Review Board study session for a proposed 146-unit project.

## EXECUTIVE SUMMARY

The proposed project includes 146 residential units in an 8-story, U-shaped building with an underground parking garage. The building would face San Pablo Avenue and would feature a courtyard for residents of the building as well as three public open space areas.

This study session is an opportunity for the Design Review Board to give the applicant preliminary feedback on the project.

**CEQA:** As part of the review of the project, the project will be evaluated for consistency with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.
Background

Site Location and Layout

The project site is located on San Pablo Avenue at the northernmost portion of the City. The site is bounded by San Pablo Avenue on the west, the city limits on the north and east, and the aerial BART tracks on the south. The site has frontage on San Pablo Avenue as well as the recently completed portion of the Richmond Greenway (located under the BART tracks). To the north of the site is land owned by the City of Richmond. The recently completed Richmond Greenway extension occupies a portion of this adjacent site and the City of Richmond has plans to develop the remaining area as open space. The site is 22,951 square feet (0.53 acres) in size. The site currently houses a vacant fast food restaurant and parking lot.

Vicinity Map

Analysis

Project Description

The proposed project consists of 146 residential units contained in one 8-story, u-shaped building totaling 117,178 square feet. The project qualifies for a density bonus pursuant to the State affordable housing density bonus statute. The building would be located atop an underground parking garage containing 73 parking spaces. Street-facing uses along San Pablo Avenue include a lounge, leasing office, entrance lobby, access to the trash room and one residential unit. Behind these uses, would be located the remaining ground floor residential units, surrounding an internal common courtyard for the residents of the building. Vehicular access to the parking area would be provided from an existing driveway access from San Pablo Ave which previously served the fast food restaurant. The project would feature three public open space areas. A parcours area would be located on the south end of the site, adjacent to the Richmond Greenway. Two plazas would be located on property which the project site has easement rights.
to. One plaza would be located between the proposed building and the existing driveway and the other would be located across the driveway, adjacent to the planned open space in the City of Richmond.

Architectural Design

The project features a contemporary architectural style. The San Pablo Avenue elevation features smooth stucco as the primary façade material. The stucco surface would be painted brown. The project would also feature large projecting bays clad in corrugated metal panels. The metal panels would be painted a gray color. The elevator shaft would be a prominent feature of the front elevation, and would be clad with dark bronze aluminum storefront windows. The ground floor façade would feature a similar aluminum storefront to the left of the elevator tower and a smooth, stained concrete surface, with windows, to the right of the elevator tower. Upper floor residential units would feature dark bronze vinyl windows. The north-facing building elevation would contain smaller projecting bays, clad in the same metal panels, with the smooth stucco surface dominating more of the north elevation.

Landscape Design

As discussed above, the project contains a variety of open spaces, including a courtyard for residents of the project, two public plaza areas and an active public parcour area. The courtyard would feature common seating areas and a barbeque area, as well as a petanque court. The plazas would feature a mixture of hardscape and landscape areas, as well as amenities such as birdhouses, insect motels, and interpretive signage. The parcour area would consist entirely of a decomposed granite surface with parcour equipment.

The plant palette features a mixture of drought tolerant and native plants such as Manzanita, California Fuchsia, and California Grey Rush.

Design Review Board Study Session

The purpose of this study session is for the Board to give preliminary feedback to the applicant regarding the architecture and landscape design of the project. As part of the environmental review process for the project, the project team is currently evaluating options for achieving the required noise attenuation within the residential units. As a result, components of the project may change prior to the Board’s consideration of the project. Staff and the applicant felt that given the level of the project’s completeness at this time, that feedback from the Board regarding the architecture would help the applicant to bring forward a stronger project for consideration.

Attachments

1. Project Plans
### PERSPECTIVE VIEW

### BUILDING AREA

<table>
<thead>
<tr>
<th>Building Area</th>
<th>Gross Building</th>
<th>Floor 1</th>
<th>Floor 2</th>
<th>Floor 3</th>
<th>Floor 4</th>
<th>Floor 5</th>
<th>Floor 6</th>
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<td>14,502SF</td>
<td>14,779SF</td>
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<td>90,856SF</td>
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### VICINITY MAP

### GENERAL INFORMATION
- Project Number: G-001
- Issue Date: 02/22/17

### UNITED STATES OF AMERICA
- California
- El Cerrito, California

### PROJECT LOCATION
- 11965 San Pablo Ave

### PROJECT DIRECTORY
- Owner: Charles Kent, Landscape Architect
- Architect: Joe DeCredico, Principal Architect
- Landscape Architect: PGA Design

### SHEET INDEX

- G-001 General Information
- G-002 Zoning Information
- G-003 Context Photos
- G-004 Facade Movement / Facade Transparency Studies
- G-005 Upper Level Transparency Study
- G-006 Lower Level Transparency Study
- G-007 Lower Level Transparency Study
- C-001 Survey
- C-004 Existing Conditions
- SW1.0 Stormwater Control Plan
- SW1.1 Stormwater Control Plan
- AS-101 Site Plan
- A-101 Garage Floor Plan
- A-102 Floor Plans Levels 1 & 2
- A-103 Floor Plans Levels 3 & 4
- A-104 Floor Plans Levels 5 & 6
- E-001 Elevations
- M-001 Materials & Colors
- L-001 Landscape Ground Floor
- L-002 Landscape Interpretive Sign
- L-010 Landscape Planting Plan & Stormwater
- L-102 Landscape Planting Plans & Elevations

### BUILDING AREA

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF</th>
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<tbody>
<tr>
<td>Floor 1</td>
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### Building Area

- Ground Floor: 13,045SF
- Total Building Area: 115,179SF

### TIER 2
- Application Date: 02/22/17
- Renewal Date: 03/28/19

### BUSINESS DETAILS
- 11965 San Pablo Ave
- Suite 203
- Berkeley, CA 94710
- t: 510-755-4710
- jdecredico@gmail.com
- www.jdecredico.com

### PROJECT LOCATION
- 11965 San Pablo Ave, Suite 203
- Berkeley, CA 94710
- t: 510-755-4710
- jdecredico@gmail.com
- www.jdecredico.com

### COPYRIGHT
- Copyright: 2016 Joe DeCredico Studio Architects & Planners
- 16019
### General Information

**Project Location:**
11965 San Pablo, Suite A
Tiburon, CA 94920

**Owner:**
Charlie Oewel, Project Manager
415.789.1269
coweel@gmail.com

**Architect:**
Joe DeCredico Studio
800 Bancroft Way, Suite 203
Berkeley, CA 94710
Joe DeCredico, Principal Architect
510.755.4710
jdecredico@gmail.com

**Landscape Architect:**
PGA Design
17th Street
Oakland, CA 94612
Chris Kent, Landscape Architect
510.465.1284
kent@pgadesign.com

---

### Sheet Index

- **G-001 General Information**
- **G-002 Zoning Information**
- **G-003 Context Photos**
- **G-004 Façade Movement / Facade Transparency Studies**
- **G-005 Upper Level Transparency Study**
- **G-006 Lower Level Transparency Study**
- **G-007 Wind Study**

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### Building Area

#### Gross Building

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**Garage:** 16,420.3525

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### Vicinity Map

**Project Location**

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CONTEXT PHOTO NORTH

CONTEXT PHOTO EAST

CONTEXT PHOTO SOUTH

CONTEXT PHOTO WEST
SAN PABLO AVENUE FACADE ARTICULATION DIAGRAM

<table>
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<tr>
<th>FACADE ARTICULATION CALCULATIONS</th>
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BAXTER CREEK
APARTMENTS @
11965 SAN PABLO

EL CERRITO, CALIFORNIA

JDeS Project Number: 16019
Issue Date: 3/28/19

UPDATED APPLICATION 05.10.2018
UPDATED APPLICATION 11.30.2017
UPDATED APPLICATION 09.05.2017
UPDATED APPLICATION 06.21.2017
UPDATED APPLICATION 02.22.17

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800 Bancroft Way, Suite 203
Berkeley, CA 94710
t: 510.755.4710
jdecredico@gmail.com
www.jdecredico.com

TIER 2
APPLICATION
02/22/17

PUSH 1
PUSH 2
PUSH 3
PUSH 4
PUSH 5
PULL 1
PULL 2
PULL 3
PULL 4
GROUND FLOOR AND UPPER FLOOR TRANSPARENCY CALCULATIONS

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TIER 2 APPLICATION
02/22/17

BAXTER CREEK APARTMENTS @ 11965 SAN PABLO
EL CERRITO, CALIFORNIA

UPDATED APPLICATION 11.30.2017
UPDATED APPLICATION 05.10.2018

VIEW FROM DEL NORTE BART PLATFORM TO PROJECT SITE BLOCKED BY EXISTING BUILDING
VIEW FROM DEL NORTE BART PLATFORM TO MOUNT TAMALPAIS AND MARIN HEADLANDS
VIEW FROM DEL NORTE BART PLATFORM TO THE BAY BRIDGE AND SAN FRANCISCO
VIEW FROM BAXTER CREEK TO WESTERN THROUGH PROJECT SITE BLOCKED BY ELEVATED BART TRACKS

G-007

JDeS Project Number:
Issue Date:

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800 Bancroft Way, Suite 203
Berkeley, CA 94710
510.755.4710
jdecredico@gmail.com
www.jdecredico.com
STORMWATER CONTROL PLAN

STORMWATER CONTROL GENERAL

This project is subject to the provisions of the Storm Water Control Ordinance of the City of El Cerrito, California, and the requirements of the Regional Water Quality Control Board and the State Water Resources Control Board. The project is designed to comply with the requirements of the above agencies. The project is designed to provide effective storm water control and to minimize the impact of storm water runoff on the receiving water bodies.

DRYWALL MANAGEMENT AND MULLION

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<th>Boundary</th>
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NOTES:
1. All dimensions are approximate and subject to change.
2. All materials are subject to change without notice.
3. All work is subject to approval by the City of El Cerrito.

STORMWATER CONTROL PLAN

SAN PABLO AVE

BAXTER CREEK APARTMENTS

11965 SAN PABLO AVE, EL CERRITO, CA

FILE NO. SHEET NO. COUNTY NO. BKF JOB NO. DATESCALE

05-03-18 As Indicated

20175235

OF 3

STORMWATER CONTROL PLAN

BAXTER CREEK APARTMENTS

11965 SAN PABLO AVE, EL CERRITO, CA

FILE NO. SHEET NO. COUNTY NO. BKF JOB NO. DATESCALE

05-03-18 As Indicated

20175235

OF 3

2 of 3

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**FLOOR PLANS**

**LEVEL 1 & 2**

**A-101**
307 1 BR/1 BA 641 SF
312 STUDIO 479 SF
308 1BR/1BA 659 SF
310 STUDIO 465 SF
314 1BR, 1BA 754 SF
316 STUDIO 458 SF
317 1BR, 1BA 651 SF
319 2 BR/2 BA 804 SF
305 2BR/2 BA 869 SF
315 2 BR/2 BA 1,002 SF

TRASH ROOM
DECK 75 SF
DECK 104 SF
DECK 79 SF
DECK 53 SF
DECK 60 SF
DECK 96 SF
DECK 96 SF
DECK 96 SF
DECK 96 SF
DECK 60 SF
PAINTED METAL GUARDRAIL TYPICAL
WOOD VENEER RESIN PANELS IN RECESSES
VINYL DOORS AND WINDOWS TYPICAL
INTEGRAL COLOR STUCCO
PAINTED METAL PANELS AT BAYS
ALUMINUM Windows TO MATCH STOREFRONT
SMOOTH STAINED CONCRETE
ALUMINUM CANOPY AND VERTICAL ELEMENT
INTEGRAL COLOR STUCCO
ALUMINUM AND GLASS STOREFRONT
INTEGRAL COLOR STUCCO
PAINTED METAL GUARDRAIL TYPICAL
VINYL DOORS AND WINDOWS TYPICAL
WOOD VENEER RESIN PANELS IN RECESSES
INTEGRAL COLOR STUCCO
PAINTED STEEL DOORS TO MATCH CONCRETE
SMOOTH STAINED CONCRETE
ALUMINUM AND GLASS STOREFRONT
INTEGRAL COLOR STUCCO
INTEGRAL COLOR STUCCO
ALUMINUM CANOPY AND VERTICAL ELEMENT
PAINTED STEEL DOORS TO MATCH CONCRETE
SMOOTH STAINED CONCRETE
ALUMINUM AND GLASS STOREFRONT
INTEGRAL COLOR STUCCO
PAINTED METAL GUARDRAIL TYPICAL
WOOD VENEER RESIN PANELS IN RECESSES
VINYL DOORS AND WINDOWS TYPICAL
INTEGRAL COLOR STUCCO
PAINTED METAL GUARDRAIL

INTEGRAL COLOR STUCCO

VINYL DOORS AND WINDOWS TYPICAL

SMOOTH PAINTED CONCRETE

NEW SOUND WALL WITH MURAL

SMOOTH PAINTED CONCRETE

SOUTH ELEVATION - COURTYARD
A WOOD VENEER RESIN PANELS AT RECESSES

B INTEGRAL COLOR SMOOTH STUCCO AT PRIMARY FAÇADE

C SMOOTH STAINED CONCRETE AT BUILDING BASE WALLS

D METAL PANEL SIDING AT EXTERIOR FAÇADE BAYS

E LOCATION OF PUBLIC ART AT TOWER

F HORIZONTAL POWDER COATED METAL GUARDRAILS AT BALCONIES

G DARK BRONZE ANODIZED ALUMINUM STOREFRONT AND DOORS

H DARK BRONZE VINYL WINDOWS AND DOORS, TYPICAL
Along the water, look for mallard ducks -- males with bright green heads -- as well as pure white ducks. Many small gray and brown birds like watersides. The crowned sparrow, another bird that likes watersides, is brownish with a striped cap. Small all-yellow birds are likely house finches. A black-and-white stripe at the head and chest are likely house finches. The chestnut-backed chickadee has white cheeks and a black cap and chin. A very small, plain grey bird is likely a bushtit or, if it has a slight crest, an oak titmouse. A very small, plain grey bird is likely a bushtit or, if it has a slight crest, an oak titmouse. A small all-yellow bird is likely a goldfinch, while black on wings punctuating the yellow indicates a western tanager. But an orange head means a black phoebe, while black on wings indicates an American goldfinch. Kestrels often hovers, hunting hoarse whistles. The little Red-tailed hawks soar with draw many birds to this area. Open space and varied habitats draw many birds to this area. The stubby-tailed grey bird, fond of willows and creeksides, is the black phoebe. On land, the black phoebe calls nasally is a red-breasted nuthatch. Hunting insects as it creeps and flutters along trunks and branches.

Birdhouses

11/30/2017
SAN PABLO AVENUE FACADE ARTICULATION DIAGRAM

<table>
<thead>
<tr>
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Articulation % Required: 50%
Articulation % Achieved: 52.75%
G-005

FACADE DIAGRAMS

800 Bancroft Way, Suite 203
Berkeley, CA 94710

TIER 2
APPLICATION
02/22/17

BAXTER CREEK
APARTMENTS @
11965 SAN PABLO
EL CERRITO, CALIFORNIA

GROUND FLOOR AND UPPER FLOOR TRANSPARENCY CALCULATIONS

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<thead>
<tr>
<th>WINDOW TYPE A</th>
<th>WINDOW TYPE B</th>
<th>WINDOW TYPE C</th>
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<th>WINDOW TYPE G</th>
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<th>WINDOW TYPE I</th>
<th>WINDOW TYPE J</th>
<th>WINDOW TYPE K</th>
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<table>
<thead>
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Total Transparency % Required: 40%
Total Transparency % Achieved: 52.71%
Curb across San Pablo Avenue

San Pablo Right of Way from Caltrans Drawing

Shadow Study - December 21st @ 1:30 PM.
INTERPRETIVE TRAIL MARKER

INSECT HOTEL

BIRDHOUSES

BIRDS OF

INTERPRETIVE TRAIL MARKER

INSECT HOTEL BIRDHOUSES

NATIVE PLANTING

INSECT HOTELS

TREE STUMPS

BLACK-CAPPED CHICKADEE

RED-BREASTED NUTHATCH

BLACK-CAPPED CHICKADEE

WHITE-CROWNED SPARROW

AMERICAN GOLDFINCH

BLACK PHOEBEE

egrets, and great blue herons.

snowy egrets, the larger great heads -- as well as pure white ducks -- males with bright green along the water, look for mallard insects and small animals.

kestrel often hovers, hunting hoarse whistles. The little Red-tailed hawks soar with draw many birds to this area.

Open space and varied habitats draw many birds to this area.

Many small gray and brown birds that likes watersides.

crowned sparrow, another bird finches. A black-and-white head and chest are likely house brownish birds blushing red on western tanager.

but an orange head means a goldfinch, while black on wings punctuating the yellow indicate

A very small, plain grey bird is back chickadee has white cheeks and a black cap and chin. likely a bushtit or, if it has a slight crest, an oak titmouse.

A few birds are colorful. A yellow warbler, particularly small all-yellow bird is likely a
drab orange-crowned warbler flies on the wing, while the loops from low perches to catch

On land, the black phoebe creeps and flutters along trunks nuthatch hunting insects as it calling nasally is a red-breasted
The stubby-tailed grey bird slight crest, an oak titmouse.

likely a bushtit or, if it has a
together. The chestnut-backed chickadee has white
ENTRANCE AND PERIMETER ENLARGEMENT

PARK ENLARGEMENT

STREETScape ENLARGEMENT

COURTYARD AND PAR COURSE ENLARGEMENT

LANDSCAPE PLANTING PLAN, ENLARGEMENTS

BAXTER CREEK
APARTMENTS @
11965 SAN PABLO
EL CERRITO, CALIFORNIA

LANDSCAPE ARCHITECTS
444 17th Street, Oakland, CA 94612
510 465-1284, www.PGAdesign.com

1/8" = 1' 

1/16" = 1' 

1/8" = 1' 

1/8" = 1'

11/30/2017

L-102
SAN PABLO AVENUE FACADE ARTICULATION DIAGRAM
**GROUND FLOOR AND UPPER FLOOR TRANSPARENCY CALCULATIONS**

### WINDOW TRANSPARENCY CALCULATIONS - UPPER FLOORS

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<thead>
<tr>
<th>Type</th>
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<td>Window Type C</td>
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<td>16 SF</td>
<td></td>
</tr>
<tr>
<td>Window Type D</td>
<td>2' x 4' x 8'</td>
<td>1</td>
<td>16 SF</td>
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<tr>
<td>Window Type E</td>
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Total: 1,008.5 SF

- Total Faced Area: 1,011.5 SF
- Transparency % Required: 40%
- Transparency % Achieved: 53.71%

### WINDOW TRANSPARENCY CALCULATIONS - GROUND FLOOR

<table>
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<tr>
<th>Type</th>
<th>Size</th>
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<th>Overall Area</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>Window Type A</td>
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<td>Window Type B</td>
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<td>Window Type C</td>
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<td>Window Type E</td>
<td>2' x 4' x 8'</td>
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<td>2' x 4' x 8'</td>
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<td>32 SF</td>
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Total: 1,008.5 SF

- Total Faced Area: 1,011.5 SF
- Transparency % Required: 40%
- Transparency % Achieved: 53.71%
CURB ACROSS SAN PABLO AVENUE

SAN PABLO RIGHT OF WAY FROM CALTRANS DRAWING

SHADOW STUDY - DECEMBER 21ST @ 1:30 PM.
ENTRY AND STREET PLANT PALETTE

- Carex pansa
- Chondropetalum tectorum
- Phormium cookianum
- Juncus patens
- Carex pansa
- Chondropetalum tectorum
- Phormium cookianum
- Juncus patens

COURTYARD PLANT PALETTE

- Carex pansa
- Chondropetalum tectorum
- Phormium cookianum
- Juncus patens
- Carex pansa
- Chondropetalum tectorum
- Phormium cookianum
- Juncus patens

SITE ELEMENTS

- Par course
- Raised planter
- Petanque court
- Outdoor kitchen

PERIMETER FENCE AND GUARDRAIL

- Expanded metal fence
- Expanded metal fencing with varied sized openings

ENTRY BUTTERFLY HABITAT PLANTING

ORNAMENTAL PLANTING

ARCTOSTAPHYLOS DR. HURD "MANZANITA"

CORREA 'DUSKY BELLS' "RED AUSTRALIAN FUCHSIA"

EPILOBIUM SIDEWINDER "CALIFORNIA FUCHSIA"

PLATANUS ACERIFOLIA "COLUMBIA"

LONDON PLANE TREE

BUILT IN BENCH

WITH TABLES

PETANQUE COURT

MOBILE FURNITURE

PUBLIC SEATING

SOUND WALL

STORMWATER PLANTING

PRIVATE DECK

STABILIZED DG

PETANQUE COURT

RAISED PLANTER

OUTDOOR KITCHEN

(2) BBQ AND SINK

GATE

BUILT IN BENCH WITH TABLES

SAN PABLO AVENUE

SOUND WALL

PETANQUE COURT

PRIVATE DECK

STABILIZED DG

GATE

BUILT IN BENCH WITH TABLES

SAN PABLO AVENUE

SOUND WALL

PETANQUE COURT

PRIVATE DECK

STABILIZED DG

GATE
BLACK-CAPPED CHICKADEE

BAXTER CREEK: RAIL INTERPRETIVE SIGN / GATEWAY ELEMENT

INSECT HOTEL BIRDHOUSES

BUTTERFLY AND BIRD NATIVE PLANTING

INSECT HOTELS

TREE STUMPS

BIRD HOUSES

INTERPRETIVE TRAIL MARKER

SPARROW

AMERICAN GOLDFINCH

BLACK PHOEBEE

KESTREL
derws, and great blue herons.
Along the water, look for mallard ducks -- males with bright green heads -- as well as pure white egrets, the larger great
kestrel often hovers, hunting hoarse whistles. The little Red-tailed hawks soar with
Open space and varied habitats draw many birds to this area.

Many small gray and brown birds that likes watersides.
crowned sparrow, another bird finches. A black-and-white head and chest are likely house
Brownish birds blushing red on western tanager.
but an orange head means a a goldfinch, while black on wings punctuating the yellow indicate

A very small, plain grey bird is cheeks and a black cap and chin.
backed chickadee has white travel together. The chestnut-

Black wings and cap fond of willows and creeksides.
yellow warbler, particularly a small all-yellow bird is likely a insects.
flies on the wing, while the loops from low perches to catch
On land, the black phoebe
creeps and flutters along trunks nuthatch. hunting insects as it calling nasally is a red-breasted

The stubby-tailed grey bird slight crest, an oak titmouse.
A very small, plain grey bird is
Cheeks and a black cap and chin.
backed chickadee has white travel together. The chestnut-

Birds of BAXTER CREEK

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

BIRDS OF BAXTER CREEK

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

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INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER
**PLANT LIST**

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<th>COMMON NAME</th>
<th>CONTAINER SIZE</th>
<th>SPACING</th>
<th>WATER USE</th>
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<td>P1</td>
<td>PLATANUS X ACERIFOLIA 'COLUMBIA'</td>
<td>YARWOOD SYCAMORE</td>
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<td>30'-0&quot;</td>
<td>MODERATE WUCOLS</td>
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<tr>
<td>P2</td>
<td>ARCTOSTAPHYLOS 'DR. HURD'</td>
<td>DR. HURD MANZANITA</td>
<td>5 GAL</td>
<td>12'</td>
<td>LOW WUCOLS</td>
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<td>P3</td>
<td>ARCTOSTAPHYLOS EDMUNDSII 'BIG SUR'</td>
<td>BIG SUR MANZANITA</td>
<td>15 GAL</td>
<td>5'-0&quot;</td>
<td>LOW WUCOLS</td>
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<tr>
<td>P4</td>
<td>EPILOBIUM 'SIDEWINDER'</td>
<td>CALIFORNIA FUCHSIA</td>
<td>1 GAL</td>
<td>2'-6&quot;</td>
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<tr>
<td>P5</td>
<td>GARRYA ELLIPTICA 'EVIE'</td>
<td>EVIE'S SILK TASSEL</td>
<td>15 GAL</td>
<td>10'-0&quot;</td>
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<tr>
<td>P6</td>
<td>PHORMIUM 'CREAM DELIGHT'</td>
<td>NEW ZEALAND FLAX</td>
<td>5 GAL</td>
<td>3' 6&quot;</td>
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<td>P7</td>
<td>PHORMIUM 'DARK DELIGHT'</td>
<td>NEW ZEALAND FLAX</td>
<td>5 GAL</td>
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<td>P8</td>
<td>SALVIA CLEVELANDII 'WINNIFRED GILLMAN'</td>
<td>CLEVELAND SAGE</td>
<td>5 GAL</td>
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<td>YACCHILLEA MILLEFOLIUM</td>
<td>YARROW</td>
<td>1 GAL</td>
<td>1'-6&quot;</td>
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<td>P10</td>
<td>ASPIDISTRA ELATIOR 'GINGA MINOR'</td>
<td>DWARF SPOTTED CAST IRON PLANT</td>
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<tr>
<td>P11</td>
<td>ERIOGONUM FASCICULATUM</td>
<td>CALIFORNIA BUCKWHEAT</td>
<td>1 GAL</td>
<td>4'-0&quot;</td>
<td>VERY LOW WUCOLS</td>
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<tr>
<td>P12</td>
<td>ERIOGONUM UMBELLATUM</td>
<td>CHLOROTHAMNUS BUCKWHEAT</td>
<td>1 GAL</td>
<td>2'-0&quot;</td>
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<tr>
<td>P13</td>
<td>PHORMIUM COOKIANUM</td>
<td>NEW ZEALAND FLAX</td>
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<td>P14</td>
<td>CORREA 'DUSKY BELLS'</td>
<td>RED AUSTRALIAN FUCHSIA</td>
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<td>P15</td>
<td>ERIGERON 'WAYNE RODERICK'</td>
<td>WAYNE RODERICK DAISY</td>
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<td>MODERATE WUCOLS</td>
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<td>P16</td>
<td>CAREX PANSA</td>
<td>PACIFIC DUNE SEDGE</td>
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<td>P17</td>
<td>CHONDROPETALUM TECTORUM</td>
<td>CAPE RUSH</td>
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<td>4'-0&quot;</td>
<td>LOW WUCOLS</td>
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<tr>
<td>P18</td>
<td>JUNCUS PATENS 'ELK BLUE'</td>
<td>ELK BLUE CALIFORNIA GRAY RUSH</td>
<td>1 GAL</td>
<td>2'-0&quot;</td>
<td>LOW WUCOLS</td>
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<tr>
<td>P19</td>
<td>SISYRINCHIUM BELLUM</td>
<td>BLUE-EYED GRASS</td>
<td>1 GAL</td>
<td>1'-6&quot;</td>
<td>VERY LOW WUCOLS</td>
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<tr>
<td>P20</td>
<td>DICKSONIA ANTARTICA</td>
<td>TASMANIAN TREE FERN</td>
<td>1 GAL</td>
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<td>HIGH WUCOLS</td>
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**PROPOSED IRRIGATION EQUIPMENT LIST**

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<td>PC15</td>
<td>WATERSHED COMPENSATING BLADDER</td>
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<td>WATERSHED COMPENSATING BLADDER</td>
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<td>PCL12</td>
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<td>PC15D</td>
<td>SOLAR SWING ARM CONTROLLER</td>
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<tr>
<td>EL200</td>
<td>10&quot; FACE WHEEL, KLEIN ELLIPSE</td>
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<td>EPL20</td>
<td>2&quot; FACE WHEEL, REGULATED ELLIPSE</td>
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<td>EPL40</td>
<td>4&quot; FACE WHEEL, REGULATED OCTAGONAL</td>
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<td>PVA30</td>
<td>HUNTER ROLLER ROLLER</td>
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<tr>
<td>T1000</td>
<td>HUNTER ROLLER ROLLER</td>
<td>10</td>
</tr>
</tbody>
</table>

**IRRIGATION NOTES**

1. **Irrigation System**
   - The irrigation system shall be designed to provide the desired amount of water and water flow to support the intended use of the landscape plants. The irrigation system shall be designed to minimize water waste and maximize water use efficiency.
   - The irrigation system shall be designed to be compatible with the landscape plants and the site conditions. The irrigation system shall be designed to be easy to maintain and repair.

2. **Irrigation Equipment**
   - The irrigation equipment shall be selected to meet the requirements of the irrigation system. The irrigation equipment shall be selected to be compatible with the irrigation system and the landscape plants.
   - The irrigation equipment shall be selected to be easy to maintain and repair.

3. **Irrigation System Design**
   - The irrigation system design shall be reviewed by the landscape architect and approved by the landscape contractor.
   - The irrigation system design shall be reviewed by the landscape contractor and approved by the owner.

4. **Irrigation System Installation**
   - The irrigation system shall be installed by a qualified irrigation contractor.
   - The irrigation system shall be tested and adjusted to meet the requirements of the irrigation system.

5. **Irrigation System Maintenance**
   - The irrigation system shall be maintained by a qualified irrigation contractor.
   - The irrigation system shall be maintained to meet the requirements of the irrigation system.

6. **Irrigation System Troubleshooting**
   - The irrigation system shall be designed to be easy to troubleshoot and repair.
   - The irrigation system shall be designed to be easy to maintain and repair.

7. **Irrigation System Records**
   - The irrigation system shall be designed to provide records of the irrigation system.
   - The irrigation system shall be designed to provide records of the irrigation system.
LANDSCAPE PLANTING PLAN,
ENLARGEMENTS

ENTRANCE AND PERIMETER ENLARGEMENT
1/8" = 1'

PARK ENLARGEMENT
1/8" = 1'

COURTYARD AND PAR COURSE ENLARGEMENT
1/8" = 1'

STREETSCAPE ENLARGEMENT
1/16" = 1'

L-102
BIRDS OF BAXTER CREEK

Many small gray and brown birds that likes watersides.

Crowned sparrow, another bird striped cap indicates a white-finch. A black-and-white head and chest are likely house finches. A black-and-white brownish bird blushing red on cheeks and a black cap and chin.

Western tanager.

A very small, plain grey bird is a goldfinch, while black on wings punctuating the yellow indicate a bushtit or, if it has a slight crest, an oak titmouse.

Along the water, look for mallard ducks -- males with bright green heads -- as well as pure white egrets, the larger great blue herons.

Draw many birds ti this area. Open space and varied habitats

Insects and small animals.

Hoarse whistles. The little Red-tailed hawks soar with kestrel often hovers, hunting.