Date: March 1, 2016
To: El Cerrito City Council
From: Scott Hanin, City Manager
Subject: Discussion and Possible Direction on a New El Cerrito Library Location

ACTION REQUESTED

Staff requests that the Council take the following actions:

1. Receive a presentation on the status of a potential new library for the City of El Cerrito; and

2. Adopt a resolution approving staff and consultant recommendation selecting the “Lower Portola Playfield – Option 1B” as the preferred option and location for a new, modern and safe El Cerrito Library; and formally requesting that the West Contra Costa Unified School District (WCCUSD) enter into a fifty-year lease at no cost or a nominal cost to the City for the “Lower Portola Playfield”, and ensuring adequate room for a Fairmont Elementary School temporary campus until completion of a new or renovated school at the current location as soon as possible, and

3. Direct the Mayor and City Manager to work with the District to facilitate such a lease, and direct staff to work with the WCCUSD to develop a plan for the ultimate disposition of the current Senior Center and Library sites adjacent to Fairmont Elementary School upon successful passage of a ballot measure to fund the new library.

BACKGROUND

The City’s Strategic Plan identifies “Develop and Rehabilitate Public Facilities as Community Focal Points” as a primary goal. The strategies outlined for this goal include continuing to assess facilities to prioritize and strategize investment (i.e., library, public safety building, senior center, community center).

The El Cerrito Library was built in 1948 and does not currently meet earthquake safety standards of libraries built today. The Library is overcrowded and too small for the community’s public safety, educational, and informational needs. For many years the City has been considering its options for a new library. Unfortunately, with the Great Recession and the dissolution of the El Cerrito Redevelopment Agency by the State, the planning of a new library was put on hold a number of times.

In July 2013, staff received direction from the City Council to pursue planning for a new library building, including the steps necessary to consider a ballot measure to fund the facility in November 2016. In March 2014, the Council received the results from the update to the 2006
Needs Assessment for the El Cerrito Library as part of the first phase of the planning process. The City Council then authorized a survey in February 2015 that focused on the funding mechanisms and potential language for a ballot measure in 2016 that would assist the City in determining the best options for financing the facility. In general, the results of the survey demonstrated approximately 70% support for a new library in El Cerrito.

At that meeting, staff identified that the next steps in the process would include identification of funding for necessary studies and plans; engagement of an architectural firm to assist with site selection, massing studies, elevations, and ultimately design; possible site studies (e.g., seismic and hazardous materials) and environmental review; and engagement of a consultant for development of a public information strategy. Tonight, the results of the Site Feasibility and Assessment Report are presented for the City Council’s consideration. Approval of funding for additional public information and survey research is included in a separate agenda item.

**ANALYSIS**

In order to develop the Site Feasibility and Assessment Report, staff relied on two consulting firms: Swinerton Management and Consulting and Group 4 Architecture, Research + Planning, Inc. Swinerton was selected as the result of a competitive RFP process for the rebuilding of the City’s Recycling Center. Based on their exceptional performance, staff elected to use them in this role as cost estimator and construction advisor. Swinerton oversaw an informal bid process with a short list of qualified architecture firms to do this relatively small engagement to assist with site selection and massing studies. Group 4 was selected by staff based on their qualifications and recent library projects in Palo Alto and Walnut Creek. Tonight, Group 4 and Swinerton present their report which includes the following:

1. Project Description
2. Project Schedule and Work Plan
3. Library Assessments
4. Library Program Summary
5. Site Analysis
6. Site Development Strategies
7. Evaluation Criteria and Analysis of Strategies
8. Recommendations

The 2014 Space Needs Assessment Update confirmed that the recommended size for a library facility for the City of El Cerrito is about 21,000 square feet. The current building, located at 6510 Stockton Avenue, is 6,500 square feet and is adjacent to Fairmont Elementary School and the City’s Senior Center. The Senior Center building sits on land owned by WCCUSD and leased to the City. There is not enough space to accommodate a larger library facility on the current and adjacent sites on Stockton Avenue, and would potentially impact the space needs of Fairmont Elementary. Therefore, City staff has been working to determine a process for selecting a site for the new Library. Staff and the consultants developed selection criteria based on feedback collected through the Needs Assessment process and both formal and informal survey data. Based on this information, as well as the desire to optimize facility usage, only centrally-located sites were considered as possible development options. As shown in the report, three specific locations with multiple options were studied:
1. Former Portola Middle School Site: The former Portola Middle School site, owned by the WCCUSD, is divided into one lower parcel that runs horizontally across the length of the site and two upper portions that are currently vacant. The lower portion, known as the Lower Playfield, was the home of the Portola Middle School play area and is the only parcel under discussion at this time. Because of its central location, public ownership, and connectivity with the Community Center, Cerrito Vista Park and the Contra Costa Civic Theatre, it is believed to be the most optimal site for the new library.

   a. Option 1A – Library Only
   b. Option 1B – Library and additional community center space

2. Contra Costa Civic Theatre Site: The Contra Costa Civic Theatre property and building is leased from the City of El Cerrito. Because of its central location and City ownership, staff and the consultants, with the approval of the Theatre’s Board of Directors, evaluated this site for consideration as a mixed-use, City-owned project.

3. Generic San Pablo Avenue site: Another alternative could be for the City to purchase land on San Pablo Avenue as either a stand-alone library building along with retail, or as a portion of a mixed-use housing project to serve as a place-making location.

   a. Option 3 — Library + Housing + Retail
   b. Option 4 — Library + Retail

Based on the site evaluation criteria utilized in the report and the cost estimates, Option 1B – the Former Portola Middle School Lower Playfield with additional community center space, is the most desirable option. This option would work very well by creating a synergy with the current Community Center campus, and provide the opportunity to increase programming and meeting room space that could potentially accommodate the Senior Center programs, freeing up the current Library and Senior Center locations adjacent to Fairmont Elementary School. Should the City Council ultimately place a ballot measure before the voters this November and it prevails with the additional community space proposed, it is possible that all of the land currently used for the Library and Senior Center could be used as additional space for Fairmont Elementary School.

The Lower Playfield site is owned by the WCCUSD and has served recently as a temporary campus for Kensington Elementary School and currently the temporary Korematsu Middle School campus. The recommended Option 1B assumes that the site would have adequate room to maintain a temporary Fairmont Elementary School campus while the school is reconstructed, hopefully very soon. After the temporary Fairmont Elementary campus leaves the Lower Playfield, that portion could be developed into playfields as shown in the report.

Further, this analysis assumes that WCCUSD would enter into a long-term lease with the City for a minimum of 50 years at no cost or a very nominal cost. This assumption is based on the fact that the site has always been used for public services, that the City and the District largely have the same constituencies, and the notion that the public should not have to pay again for a site that would remain owned by a public agency. Separately, staff recommends that the City
work with the District to develop a long-term Master Plan for the upper two-thirds of the former Portola Middle School site.

**Next Steps**

Should the City Council accept the recommendation of staff and the consultants, the Mayor and City Manager would forward the report to the WCCUSD Board of Education, and address the Board at its March 16, 2016 meeting. Should the Board of Education concur and formally take action in support of the recommendation, City staff will develop a draft lease agreement for both the Council and the Board to consider in the near future.

**Strategic Plan Considerations**

This planning process is within the considerations of Goal D: Develop and Rehabilitate Public Facilities as Community Focal Points as detailed in the City of El Cerrito Strategic Plan; as well as Goal B: Achieve Long-term Financial Sustainability and Goal C: Deepen a Sense of Place and Community Identity. As envisioned, the recommended Option 1B has the ability to significantly address needs at the Library, Senior Center and Community Center. Specifically, this would contribute to achieving the following strategies:

- Continue the facilities assessment to prioritize and strategize investment (i.e., library, public safety building, senior center, community center).
- Develop a financial plan to address ongoing and deferred maintenance of facilities and infrastructure.
- Identify, promote, and/or develop entertainment, recreational, and leisure activities for people of all ages and demographics.

**Financial Considerations**

At this time, there are no additional funding requests associated with this recommendation. The Report shows that in the event the City can obtain the Lower Playfield at no cost, Option 1B is the most cost-effective option. A mixed-use project with the Contra Costa Civic Theatre would be the most expensive based on its complexity and need for decked parking. A stand-alone library located on San Pablo Avenue would also be more expensive because of the need to acquire land. Although the most complex option, a mixed-use library and housing project on San Pablo Avenue could be the most cost-effective as the City would only own the library portion of the project, however, the timeline for completion is longer and relies on an outside development team.

Should the City and WCCUSD not be able to reach an agreement as requested by the City Council, staff may return for additional direction and funding associated with the desired Option 1B or the development of another option.
Agenda Item No. 7(A)

Reviewed by:

Karen Pinkos, Assistant City Manager

Attachments:

1. Site Feasibility and Scope Development Report
2. Resolution
Site Feasibility and Scope Development Report

March 2016
AGENDA

1. Project Description
2. Project Schedule and Work Plan
3. Library Assessments
4. Library Program Summary
5. Site Analysis
6. Site Development Strategies
7. Evaluation Criteria and Analysis of Strategies
8. Recommendations
PROJECT VISION

Following a 2014 Library Needs Assessment Update completed by Kathryn Page Associates, the City of El Cerrito recruited Swinerton Management & Consulting and Group 4 Architecture, Research, + Planning to:

• Affirm recommendations for a new, expanded library

• Identify potential library program opportunities

• Identify and develop site strategies and budgets for potential alternate library sites

• Develop evaluation criteria and to analyze the potential sites in order to develop a recommendation for a preferred site
PROJECT WORK PLAN & SCHEDULE

EL CERRITO LIBRARY SCOPE DEVELOPMENT

DRAFT PROJECT TIMELINE

<table>
<thead>
<tr>
<th>NOVEMBER</th>
<th>DECEMBER</th>
<th>JANUARY</th>
<th>FEBRUARY</th>
<th>MARCH</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LIBRARY NEEDS ASSESSMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| • Project initiation
  – Establish project protocols, goals, work plan, and schedule | | | | |
| **LIBRARY PROGRAM** | | | | |
| • Develop draft program with library, adjacency, and bubble diagrams | | | | |
| • Based on input from stakeholders update building and site program | | | | |
| • Develop visually annotated building program | | | | |
| • Library Needs Assessment (LNA) evaluation
  – Identify operational and service strategies based on input
  – Refine LNA | | | | |

**SITE SCOPE DEFINITION AND ANALYSIS**

• Develop site criteria for analysis of 3 selected sites
  – Visibility, access, capacity, adjacencies, opportunities, and sustainability
  – Develop evaluation matrix and preliminary analysis
  – Review and update analysis with PMT and stakeholder input
• Assist the CM to develop project definition
  – Project cost model
  – Project schedule

**FINAL REPORT**

• Final building program
• Refine site strategy
• Final project definition, budget schedule, and implementation plan

**STAKEHOLDER & TECHNICAL MEETINGS**

Technical Meetings 12/08:
- El Cerrito Planning Department 01
- Contra Costa County Library 01

Technical Meetings 1/18:
- El Cerrito Planning Department 02
- Contra Costa County Library 02

PMT Coordination
Meeting

PMT 01 11/23

PMT 02 12/08

PMT 03 12/17

PMT 04 1/4

PMT 05 1/18

PMT 06 2/1

PMT 07 2/15
• Opened in 1948
• Expanded in 1960 to 6,500 SF
• Only minor renovations and improvements since
• An extensive needs assessment was completed in 2006
• An update to the needs assessment was completed in 2014
• A 21,000 SF library is recommended by the needs assessment to best serve the community
FACILITY ASSESSMENT – FUNCTIONALITY

- Currently has less than half of the space considered adequate for the service population size, according to standard library planning practices
- No room for special services, such as literacy tutoring or group study space
- No dedicated program space
- Friends of the Library storage is in the basement
- Lack of space erodes every aspect of library service. The library collection cannot be developed to the size needed
• The collection lacks basic materials due to lack of shelving capacity
• Not enough seating in the library
• No defined teen area
• No space for additional staff
• There is no separation between collections; adults often use the children’s area
• Inadequate storage and sorting space for staff
FACILITY ASSESSMENT – ACCESSIBILITY

• Major accessibility improvements have been made, however the building is not fully compliant with ADA
• Friends of the Library storage is inaccessible
• Several doors are too narrow
• Accessibility improvements would require site regrading
• Accessible parking does not comply with current requirements
• Path from the parking lot to the building is inadequate for seniors
• Shear walls are lacking in several locations
• Foundation is not adequately anchored
• Shelving is structurally unsound
• Existing library does not meet the current earthquake safety standards
FACILITY ASSESSMENT – SYSTEMS

• All building systems are at the end of their functional life-cycle
• The roof is not sloped adequately, causing extensive water damage
• Existing lighting fixtures were upgraded in 2002
• Building infrastructure cannot support modern technology demands
• No flexibility to modify existing infrastructure without extensive renovations; most power/data receptacles are in the children’s area
• The building does not meet the current standards for energy-efficiency
• The interior and exterior finishes are worn and outdated
• While the fixtures were recently upgraded, the light levels are poor
• The service desk is poorly located and confusing to patrons
• Acoustics are poor due to the lack of space separation between children and adult spaces
FACILITY ASSESSMENT – SUMMARY

• The library is vastly undersized for the community and lacks space to meet the current and future needs expected in a 21st century library

• The facility is at the end of its functional life barring major renovation. It suffers from major structural and building system deficiencies that impact the safety, comfort, and functionality of the building

• There are numerous elements of the building and site that are not compliant with accessibility codes
## Comparable Library Facilities

With the current 6,500 SF El Cerrito Library

<table>
<thead>
<tr>
<th>City</th>
<th>Facility Size</th>
<th>Population (2010 Census)</th>
<th>SF/Capita</th>
<th>2030 Population (Projected)</th>
<th>SF/Capita</th>
<th>Year Built</th>
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</thead>
<tbody>
<tr>
<td>Lafayette</td>
<td>30,000</td>
<td>23,900</td>
<td>1.26</td>
<td>26,400</td>
<td>1.14</td>
<td>2009</td>
</tr>
<tr>
<td>Millbrae</td>
<td>26,200</td>
<td>21,500</td>
<td>1.22</td>
<td>25,700</td>
<td>1.02</td>
<td>2004</td>
</tr>
<tr>
<td>Los Gatos</td>
<td>30,250</td>
<td>29,500</td>
<td>1.03</td>
<td>30,700</td>
<td>0.99</td>
<td>2012</td>
</tr>
<tr>
<td>Hercules</td>
<td>21,500</td>
<td>24,150</td>
<td>0.89</td>
<td>27,500</td>
<td>0.78</td>
<td>2006</td>
</tr>
<tr>
<td>Belmont</td>
<td>20,000</td>
<td>25,900</td>
<td>0.77</td>
<td>28,100</td>
<td>0.71</td>
<td>2006</td>
</tr>
<tr>
<td>San Pablo</td>
<td>20,000</td>
<td>29,100</td>
<td>0.69</td>
<td>34,950</td>
<td>0.57</td>
<td>In Progress</td>
</tr>
<tr>
<td>El Cerrito</td>
<td>6,500</td>
<td>23,650</td>
<td>0.27</td>
<td>26,100</td>
<td>0.25</td>
<td>1960</td>
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</tbody>
</table>
## COMPARABLE LIBRARY FACILITIES

**WITH THE PROPOSED 21,000 SF EL CERRITO LIBRARY**

<table>
<thead>
<tr>
<th>CITY</th>
<th>FACILITY SIZE</th>
<th>POPULATION (2010 CENSUS)</th>
<th>SF/CAPITA</th>
<th>2030 POPULATION (PROJECTED)</th>
<th>SF/CAPITA</th>
<th>YEAR BUILT</th>
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<tbody>
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<td>0.89</td>
<td>26,100</td>
<td>0.80</td>
<td>Proposed</td>
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<td>0.69</td>
<td>34,950</td>
<td>0.57</td>
<td>In Progress</td>
</tr>
</tbody>
</table>
WHY DO WE NEED A LIBRARY? – EL CERRITO

DO PEOPLE STILL USE LIBRARIES?

How the Library ranks in West County (2014/15):

<table>
<thead>
<tr>
<th>CIRCULATION</th>
<th>DOOR COUNT</th>
<th>VISITORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>166,890 Books</td>
<td>135,316 People</td>
<td>74 Visitors/Hour Open</td>
</tr>
</tbody>
</table>

Highest Circulation in West County Branches
Second Highest Door Count in West County Branches
Highest Door Count per Hour Open in West County Branches
WHY DO WE NEED A LIBRARY? – EL CERRITO

DO PEOPLE STILL USE LIBRARIES?

In the Past 10 Years:

Library visits have increased

Circulation has increased by

57% 50%

(500 a day in 2014)

El Cerrito’s Population Continues to Grow:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>23,000</td>
</tr>
<tr>
<td>2000</td>
<td>23,200</td>
</tr>
<tr>
<td>2005</td>
<td>22,500</td>
</tr>
<tr>
<td>2010</td>
<td>23,650</td>
</tr>
<tr>
<td>2030</td>
<td>26,100</td>
</tr>
</tbody>
</table>
# Proposed Library Program

<table>
<thead>
<tr>
<th>Marketplace</th>
<th>Public Entrance &amp; Lobby</th>
<th>New and Popular Materials</th>
<th>Digital Media</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAFE</td>
<td>Refreshments &amp; Cafe Seating</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Friends of the Library</td>
<td>Friend’s Bookstore</td>
<td>Friend’s Workroom</td>
<td></td>
</tr>
<tr>
<td>Computer Learning + Colab</td>
<td>Technology &amp; Collaborative Lab</td>
<td>Future Maker Space</td>
<td></td>
</tr>
<tr>
<td>Meeting Room</td>
<td>Multi-purpose Meeting Room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Study</td>
<td>Large Group Study Room</td>
<td>Small Group Study Rooms</td>
<td></td>
</tr>
<tr>
<td>Teens</td>
<td>Teen Area</td>
<td>Tutoring &amp; Study Space</td>
<td></td>
</tr>
<tr>
<td>Children’s Area</td>
<td>Children’s Collection</td>
<td>Children’s Story Time Area</td>
<td>Computer Center</td>
</tr>
<tr>
<td>Adult</td>
<td>Adult Collection</td>
<td>Quiet Reading</td>
<td>Local History</td>
</tr>
<tr>
<td>Literacy Center</td>
<td>Tutor Space</td>
<td>Literacy Office</td>
<td></td>
</tr>
<tr>
<td>Staff</td>
<td>Admin Offices</td>
<td>Staff Work Areas</td>
<td>Technical Processing</td>
</tr>
<tr>
<td>Other</td>
<td>Public Restrooms</td>
<td>Storage &amp; Support Spaces</td>
<td></td>
</tr>
</tbody>
</table>

## Public Library Facility Needs:

<table>
<thead>
<tr>
<th>Existing Library Facility:</th>
<th>6,500 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>~21,000 SF</td>
<td></td>
</tr>
</tbody>
</table>
CONCEPTS: COLLECTIONS & MEDIA
CONCEPTS: OUTDOOR SPACES
CONCEPTS: CHILDREN
CONCEPTS: TEENS
CONCEPTS: PEOPLE SPACES
CONCEPTS: TECHNOLOGY
CONCEPTS: QUIET READING
CONCEPTS: COOL HANGOUT
CONCEPTS: COMMUNITY MEETING
CONCEPTS: CAFÉ
CONCEPTS: FRIENDS OF THE LIBRARY
CONCEPTS: MAKER SPACE/TINKER LAB
TRANSIT OPTIONS AND ACCESS

- **EXISTING LIBRARY (CCCL, RPL)**
- **PORTOLA MIDDLE SCHOOL UPPER LEVEL**
- **PORTOLA MIDDLE SCHOOL LOWER LEVEL**
- **CONTRA COSTA CIVIC THEATRE**
- **SAN PABLO AVENUE SITE (UNDEFINED)**

Legend:
- **SCHOOLS**
- **BART STATION**
- **1/4 MILE WALKING BOUNDARY**
- **BART LINE**
- **BUS LINES**
- **EL CERRITO**
PORTOLA MIDDLE SCHOOL SITES

1. EL CERRITO COMMUNITY & SWIM CENTER
2. UPPER SITE
3. PROSPECT SIERRA MIDDLE SCHOOL
4. CERRITO VISTA PARK
5. LOWER SITE
PORTOLA MIDDLE SCHOOL SITES

- CURRENT TEMPORARY FACILITIES
- 50 FT SETBACK FROM TOE OF UPPER SITE
- LEVEL, PAVED SURFACE
- SITE AREA: 180,000 SF

- FORMER SCHOOL FACILITY
- SLOPED, UNDEVELOPED SITE
- EROSION CONTROL DRAINAGE
- SITE AREA: 263,000 SF

- HIGH LANDSLIDE HAZARD ON UPPER SITE
- SCHOOL WAS CONDEMned DUE TO LANDSLIDE RISKS
- $15M ESTIMATED UPGRADES REQUIRED TO SHORE SITE

LOWER AND UPPER SITE ZONING DATA

- ADDRESS: 1021 N AVELLIER STREET
- MAXIMUM FLOOR AREA RATIO: DETERMINED BY DESIGN REVIEW BOARD
- ZONE: PS - PUBLIC & SEMI-PUBLIC
- BUILDING SETBACK ON STREET FRONTAGES: 0-10 FT, VARIES WITH CUP
- MAXIMUM BUILDING HEIGHT: DETERMINED BY DESIGN REVIEW BOARD
- REQUIRED BUFFER YARDS: 5 FT TO RESIDENTIAL USES
- MINIMUM LOT AREA TO BE LANDSCAPED: DETERMINED BY DESIGN REVIEW BOARD
- PARKING: 1 SP/ 4 FIXED SEATS OR 1 SP PER 50 SF OF MAIN ASSEMBLY SPACE
- BIKE PARKING: 1 SP/ 40 FIXED SEATS OR 1 SP PER 500 SF OF MAIN ASSEMBLY SPACE

LOWER AND UPPER SITE LOCATION

1  2  3  4  5
CONTRA COSTA CIVIC THEATRE SITE

- 15,800 SF COMMUNITY CENTER
- 29,000 SF SWIM CENTER (TO REMAIN)
- 32,000 SF PARKING LOT (PV AREA TO REMAIN)
- 9,000 SF COMMUNITY THEATRE
- CITY OWNED BUILDING AND LAND
- 32 CAR PARKING LOT
- SITE AREA: 43,000 SF
- 2,600 SF PRE-SCHOOL
- CITY OWNED LAND

COMMUNITY THEATRE SITE ZONING DATA

- ADDRESS: 951 POMONA AVENUE
- MAXIMUM FLOOR AREA RATIO: DETERMINED BY DESIGN REVIEW BOARD
- ZONING: PS - PUBLIC & SEMI-PUBLIC
- BUILDING SETBACK ON STREET FRONTAGES: 0-10 FT, VARIES WITH CUP
- MAXIMUM BUILDING HEIGHT: DETERMINED BY DESIGN REVIEW BOARD
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COMMUNITY THEATRE SITE LOCATION

1  2  3  4  5

GROUP 4

SWINERTON BUILDERS

EL CERRITO LIBRARY 38
## SITE EVALUATION CRITERIA

### PREREQUISITES

**ALIGNMENT WITH PLANNING GOALS**
The new library will advance the vision for El Cerrito established by the City’s general plan. The facility will be an example of urban and architectural excellence that inspires future development.

**FUNCTIONALITY**
The library facility will prioritize functional design and inherent flexibility to best serve patrons, support operational efficiency, and organize materials now and well into the future.

**SUSTAINABILITY**
Sustainability, both environmental and operational, will be fundamental in the location and design of the new library. The building must function efficiently and responsibly to minimize on-going costs and environmental impact.

### EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>VISIBILITY</td>
<td>How prominent is the facility? Does it have civic presence? Is it located in a high traffic area? Does the community know where it is?</td>
</tr>
<tr>
<td>ACCESS</td>
<td>Is the new library easy to get to, not only by car but by alternative modes of transportation? Is it located near local and regional transit? Is the circulation in and out of the site efficient, disruptive, or dangerous?</td>
</tr>
<tr>
<td>ECONOMIC IMPACT</td>
<td>What potential is there for the new library to act as a catalyst, promoting new growth or invigorating the existing neighborhood? How can the library aid the economic goals of the City?</td>
</tr>
<tr>
<td>PLACEMAKING</td>
<td>Does the site invoke a sense of place and promote pedestrian activity? Is there opportunity for the library to be an asset for public gathering and leisure both inside and outside its walls?</td>
</tr>
<tr>
<td>QUALITY OF LIFE</td>
<td>How much opportunity is there for the library to enhance the community and be a dynamic amenity for residents?</td>
</tr>
<tr>
<td>PROGRAM SYNERGY</td>
<td>What opportunities exist for the new library to co-locate with other public or private programs in a joint facility? What benefits will these partnerships provide in terms of efficiency, access, parking, and quality of life?</td>
</tr>
<tr>
<td>TIMELINE</td>
<td>How long will the new library project take to complete from the beginning of conceptual design?</td>
</tr>
<tr>
<td>LAND COST</td>
<td>Is the site owned by the City or will it need to be purchased? How much will it cost?</td>
</tr>
<tr>
<td>DEVELOPMENT COST</td>
<td>How much will it cost to design, build, and furnish the new library? Escalation in construction costs is anticipated and included to the half-way point of construction.</td>
</tr>
</tbody>
</table>
## SITE EVALUATION MATRIX

<table>
<thead>
<tr>
<th>EVALUATION CRITERIA</th>
<th>OPTION 1A</th>
<th>OPTION 1B</th>
<th>OPTION 2</th>
<th>OPTION 3</th>
<th>OPTION 4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FORMER PORTOLA M.S. SITE LIBRARY</td>
<td>FORMER PORTOLA M.S. SITE LIBRARY + PARK &amp; REC</td>
<td>C.C.C. THEATRE SITE LIBRARY + COMM. THEATER</td>
<td>SAN PABLO AVE SITE LIBRARY + HOUSING + RETAIL</td>
<td>SAN PABLO AVE SITE LIBRARY + RETAIL</td>
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<td>VISIBILITY</td>
<td><img src="image1" alt="Rating" /></td>
<td><img src="image2" alt="Rating" /></td>
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<tr>
<td>ACCESS</td>
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<tr>
<td>ECONOMIC IMPACT</td>
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<td><img src="image12" alt="Rating" /></td>
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<td><img src="image14" alt="Rating" /></td>
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<tr>
<td>PLACEMAKING</td>
<td><img src="image16" alt="Rating" /></td>
<td><img src="image17" alt="Rating" /></td>
<td><img src="image18" alt="Rating" /></td>
<td><img src="image19" alt="Rating" /></td>
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</tr>
<tr>
<td>QUALITY OF LIFE</td>
<td><img src="image21" alt="Rating" /></td>
<td><img src="image22" alt="Rating" /></td>
<td><img src="image23" alt="Rating" /></td>
<td><img src="image24" alt="Rating" /></td>
<td><img src="image25" alt="Rating" /></td>
</tr>
<tr>
<td>PROGRAM SYNERGY</td>
<td><img src="image26" alt="Rating" /></td>
<td><img src="image27" alt="Rating" /></td>
<td><img src="image28" alt="Rating" /></td>
<td><img src="image29" alt="Rating" /></td>
<td><img src="image30" alt="Rating" /></td>
</tr>
<tr>
<td>TIMELINE</td>
<td>44 MONTHS</td>
<td>46 MONTHS</td>
<td>51 MONTHS</td>
<td>55 MONTHS</td>
<td>52 MONTHS</td>
</tr>
<tr>
<td>LAND COST</td>
<td>WCCUSD PARCEL</td>
<td>WCCUSD PARCEL</td>
<td>CITY OWNED</td>
<td>$3,920,000</td>
<td>$3,920,000</td>
</tr>
<tr>
<td>COST TO THE CITY</td>
<td>$25,937,000</td>
<td>$30,181,000</td>
<td>$41,513,000</td>
<td>$17,204,000</td>
<td>$36,903,000</td>
</tr>
<tr>
<td>DEVELOPMENT COST</td>
<td>$25,937,000</td>
<td>$30,181,000</td>
<td>$41,513,000</td>
<td>$79,891,000</td>
<td>$36,903,000</td>
</tr>
</tbody>
</table>
OPTION 1A
PORTOLA MIDDLE SCHOOL SITE
LIBRARY + SCHOOL PORTABLES

- Library: 21,000 sf
- Softscape: 16,600 sf
- Hardscape: 6,200 sf
- Parking: 30,600 sf (72 spaces)

Total: 74,400 sf (72 spaces)

Library Precedent
San Leandro Library Manor Branch
OPTION 1A
PORTOLA MIDDLE SCHOOL SITE
LIBRARY + FUTURE PLAYFIELDS

Library: 21,000 sf
Playfields: 75,600 sf
Softscape: 16,600 sf
Hardscape: 6,200 sf
Parking: 30,600 sf (72 spaces)

Total: 150,000 sf (72 spaces)

Library Precedent
San Leandro Library Manor Branch
OPTION 1A EVALUATION

VISIBILITY
ACCESS
ECONOMIC IMPACT
PLACEMAKING
QUALITY OF LIFE
PROGRAM SYNERGY

LAND COST

SCHOOL DISTRICT

COST TO THE CITY
$25,937,000

DEVELOPMENT COST
$25,937,000

SCHEDULE

BALLOT MEASURE & CEQA

LAND ACQUISITION
0 MONTHS (NONE)

DESIGN CRITERIA DOCUMENTS
11 MONTHS (Nov 2016 – Sep 2017)

DESIGN
9 MONTHS (Oct 2017 – Jun 2018)

CONSTRUCTION
16 MONTHS (Jul 2018 – Oct 2019)

TODAY 2017 2018 2019 2020

EL CERRITO LIBRARY
# Option 1A Cost Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Library</td>
<td>$13,541,000</td>
</tr>
<tr>
<td>Site Work</td>
<td>$5,111,000</td>
</tr>
<tr>
<td>Land</td>
<td>$-</td>
</tr>
<tr>
<td>FF&amp;E</td>
<td>$1,080,000</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$4,163,000</td>
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<tr>
<td>Contingency</td>
<td>$2,042,000</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$25,937,000</strong></td>
</tr>
</tbody>
</table>
OPTION 1B
PORTOLA MIDDLE SCHOOL SITE
LIBRARY+COMMUNITY CENTER

| Library:          | 21,000 sf |
|                  | Community Center: | 7,500 sf |
|                  | Softscape:        | 18,200 sf |
|                  | Hardscape:        | 6,500 sf  |
|                  | Parking:          | 33,700 sf (90 spaces) |
| **Total:**        | **86,900 sf (90 spaces)** |
|                  | **79,400 sf on grade** |

Library + C.C. Precedent
Mitchell Park Library and Community Center
OPTION 1B
PORTOLA MIDDLE SCHOOL SITE
LIBRARY + COMMUNITY CENTER

Library: 21,000 sf
Community Center: 7,500 sf
Playfields: 75,600 sf
Softscape: 18,200 sf
Hardscape: 6,500 sf
Parking: 33,700 sf (90 spaces)

Total: 162,500 sf (90 spaces)
155,000 sf on grade

Library + C.C. Precedent
Mitchell Park Library and Community Center
OPTION 1B EVALUATION

VISIBILITY

ACCESS

ECONOMIC IMPACT

PLACEMAKING

QUALITY OF LIFE

PROGRAM SYNERGY

LAND COST

SCHOOL DISTRICT

COST TO THE CITY

$30,181,000

DEVELOPMENT COST

$30,181,000

SCHEDULE

BALLOT MEASURE & CEQA
0 MONTHS (NONE)

LAND ACQUISITION

DESIGN CRITERIA DOCUMENTS
11 MONTHS (Nov 2016 – Sep 2017)

DESIGN
9 MONTHS (Oct 2017 – Jun 2018)

CONSTRUCTION
18 MONTHS (Jul 2018 – Dec 2019)

TODAY

2017

2018

2019

2020

EL CERRITO LIBRARY
# OPTION 1B COST SUMMARY

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<thead>
<tr>
<th>Component</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Library</td>
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<tr>
<td>Community Center</td>
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<tr>
<td>Site Work</td>
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<tr>
<td>Land</td>
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<tr>
<td>FF&amp;E</td>
<td>$1,357,000</td>
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<tr>
<td>Soft Costs</td>
<td>$4,596,000</td>
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<tr>
<td>Contingency</td>
<td>$2,375,000</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$30,181,000</strong></td>
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</tbody>
</table>
OPTION 2
COTRA COSTA CIVC THEATRE SITE
LIBRARY+COMMUNITY THEATRE

<table>
<thead>
<tr>
<th></th>
<th>Library: 21,900 sf (19,575 sf FP)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Theater: 12,500 sf (900 sf FP)</td>
</tr>
<tr>
<td></td>
<td>Softscape: 5,100 sf</td>
</tr>
<tr>
<td></td>
<td>Hardscape: 4,700 sf</td>
</tr>
<tr>
<td></td>
<td>Surface Parking: 28,900 sf (77 spaces)</td>
</tr>
<tr>
<td></td>
<td>Deck Parking: 22,600 sf (53 spaces)</td>
</tr>
<tr>
<td></td>
<td>Total: 95,700 sf (130 spaces)</td>
</tr>
<tr>
<td></td>
<td>20,600 sf on grade</td>
</tr>
</tbody>
</table>

Library + Theater Precedent
ImaginOn: The Joe and Joan Martin Center
OPTION 2 EVALUATION

VISIBILITY

ACCESS

ECONOMIC IMPACT

PLACEMAKING

QUALITY OF LIFE

PROGRAM SYNERGY

LAND COST  CITY OWNED

COST TO THE CITY  $41,513,000

DEVELOPMENT COST  $41,513,000

SCHEDULE


THEATER RELOCATION  18 MONTHS (Jan 2017 – Jun 2018)

DESIGN CRITERIA DOCUMENTS  12 MONTHS (Nov 2016 – Oct 2017)

DESIGN  10 MONTHS (Nov 2017 – Aug 2018)

CONSTRUCTION  21 MONTHS (Sep 2018 – May 2020)

TODAY  2017  2018  2019  2020
OPTION 2 COST SUMMARY

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>LIBRARY</td>
<td>$13,746,000</td>
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<tr>
<td>THEATER</td>
<td>$11,246,000</td>
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<tr>
<td>SITEWORK</td>
<td>$5,482,000</td>
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<tr>
<td>LAND</td>
<td>-</td>
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<tr>
<td>FF&amp;E</td>
<td>$2,499,000</td>
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<tr>
<td>SOFT COSTS</td>
<td>$5,320,000</td>
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<tr>
<td>CONTINGENCY</td>
<td>$3,220,000</td>
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<tr>
<td>TOTAL PROJECT COST:</td>
<td>$41,513,000</td>
</tr>
</tbody>
</table>
OPTION 3
GENERIC SAN PABLO AVE SITE
LIBRARY + HOUSING + RETAIL

- Library: 21,000 sf
- Housing: 60,900 sf
- Retail: 4,200 sf
- Softscape: 8,000 sf (4,700 roof)
- Hardscape: 800 sf
- Surface Parking: 3,600 sf (9 spaces)
- Sub. Parking: 34,000 sf (108 spaces)

Total: 132,500 sf (117 spaces)
32,900 sf on grade

Library + Housing Precedent
Multnomah County Library Hollywood Branch
OPTION 3
GENERIC SAN PABLO AVE SITE
LIBRARY + HOUSING + RETAIL

- Library: 21,000 sf
- Housing: 60,900 sf
- Retail: 4,200 sf
- Softscape: 8,000 sf (4,700 roof)
- Hardscape: 800 sf
- Surface Parking: 3,600 sf (9 spaces)
- Sub. Parking: 34,000 sf (108 spaces)

Total: 132,500 sf (117 spaces)
32,900 sf on grade
OPTION 3 EVALUATION

VISIBILITY

ACCESS

ECONOMIC IMPACT

PLACEMAKING

QUALITY OF LIFE

PROGRAM SYNERGY

LAND COST $3,920,000

COST TO THE CITY $17,204,000

DEVELOPMENT COST $79,891,000

SCHEDULE


SITE ACQUISITION 12 MONTHS (Jan 2017 – Dec 2017)

DESIGN CRITERIA DOCUMENTS 12 MONTHS (May 2017 – Mar 2018)

DESIGN 9 MONTHS (Apr 2018 – Dec 2018)

CONSTRUCTION 21 MONTHS (Jan 2019 – Sep 2020)

TODAY 2017 2018 2019 2020

EL CERRITO LIBRARY

58
### OPTION 3 COST SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>HOUSING</th>
<th>LIBRARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING</td>
<td>$46,601,000</td>
<td>$10,383,000</td>
</tr>
<tr>
<td>DEVELOPER FEE</td>
<td>-$1,018,000</td>
<td>$1,018,000</td>
</tr>
<tr>
<td>SITEWORK</td>
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<td>$1,065,000</td>
</tr>
<tr>
<td>LAND</td>
<td>$2,963,000</td>
<td>$957,000</td>
</tr>
<tr>
<td>FF&amp;E</td>
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<td>$1,080,000</td>
</tr>
<tr>
<td>SOFT COSTS</td>
<td>$4,711,000</td>
<td>$1,570,000</td>
</tr>
<tr>
<td>CONTINGENCY</td>
<td>$3,393,000</td>
<td>$1,131,000</td>
</tr>
<tr>
<td>LIBRARY COST</td>
<td></td>
<td>$17,204,000</td>
</tr>
<tr>
<td>HOUSING COST</td>
<td>$62,687,000</td>
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</tr>
<tr>
<td>TOTAL PROJECT COST:</td>
<td>$79,891,000</td>
<td></td>
</tr>
</tbody>
</table>
OPTION 4
GENERIC SAN PABLO AVE SITE
LIBRARY + RETAIL

<table>
<thead>
<tr>
<th></th>
<th>Library: 21,800 sf (1,400 sf FP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail:</td>
<td>2,400 sf</td>
</tr>
<tr>
<td>Softscape:</td>
<td>8,000 sf</td>
</tr>
<tr>
<td>Hardscape:</td>
<td>1,700 sf</td>
</tr>
<tr>
<td>Parking:</td>
<td>21,800 sf (62 spaces)</td>
</tr>
</tbody>
</table>

Total: 55,700 sf (62 spaces)
35,300 sf on grade

Elevated Building Precedent
Facebook Headquarters
OPTION 4 EVALUATION

VISIBILITY

ACCESS

ECONOMIC IMPACT

PLACEMAKING

QUALITY OF LIFE

PROGRAM SYNERGY

LAND COST

$3,920,000

COST TO THE CITY

$36,903,000

DEVELOPMENT COST

$36,903,000

SCHEDULE

BALKET MEASURE & CEQA


SITE ACQUISITION

12 MONTHS (Jan 2017 – Dec 2017)

DESIGN CRITERIA DOCUMENTS

12 MONTHS (May 2017 – Mar 2018)

DESIGN

9 MONTHS (Apr 2018 – Dec 2018)

CONSTRUCTION

18 MONTHS (Jan 2019 – Jun 2020)

TODAY 2017 2018 2019 2020

EL CERRITO LIBRARY
OPTION 4 COST SUMMARY

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
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<td>$13,905,000</td>
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<tr>
<td>PARKING STRUCTURE</td>
<td>$4,570,000</td>
</tr>
<tr>
<td>RETAIL</td>
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</tr>
<tr>
<td>SITEWORK</td>
<td>$4,433,000</td>
</tr>
<tr>
<td>LAND</td>
<td>$3,920,000</td>
</tr>
<tr>
<td>FF&amp;E</td>
<td>$1,080,000</td>
</tr>
<tr>
<td>SOFT COSTS</td>
<td>$4,378,000</td>
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<tr>
<td>CONTINGENCY</td>
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<td><strong>TOTAL PROJECT COST:</strong></td>
<td><strong>$36,903,000</strong></td>
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</tbody>
</table>
## RECOMMENDED SITE OPTION

<table>
<thead>
<tr>
<th>EVALUATION CRITERIA</th>
<th>OPTION 1A</th>
<th>OPTION 1B</th>
<th>OPTION 2</th>
<th>OPTION 3</th>
<th>OPTION 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>VISIBILITY</td>
<td>☀️</td>
<td>☀️</td>
<td>☀️</td>
<td>☀️</td>
<td>☀️</td>
</tr>
<tr>
<td>ACCESS</td>
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<td>☀️</td>
<td>☀️</td>
<td>☀️</td>
<td>☀️</td>
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<tr>
<td>ECONOMIC IMPACT</td>
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<td>☀️</td>
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<td>☀️</td>
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<td>PLACEMAKING</td>
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<td>☀️</td>
<td>☀️</td>
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<tr>
<td>QUALITY OF LIFE</td>
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<td>☀️</td>
<td>☀️</td>
<td>☀️</td>
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<tr>
<td>PROGRAM SYNERGY</td>
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<td>☀️</td>
<td>☀️</td>
<td>☀️</td>
</tr>
<tr>
<td>TIMELINE</td>
<td>44 MONTHS</td>
<td>46 MONTHS</td>
<td>51 MONTHS</td>
<td>55 MONTHS</td>
<td>52 MONTHS</td>
</tr>
<tr>
<td>LAND COST</td>
<td>WCCUSD PARCEL</td>
<td>WCCUSD PARCEL</td>
<td>CITY OWNED</td>
<td>$3,920,000</td>
<td>$3,920,000</td>
</tr>
<tr>
<td>COST TO THE CITY</td>
<td>$25,937,000</td>
<td>$30,181,000</td>
<td>$41,513,000</td>
<td>$17,204,000</td>
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</tr>
<tr>
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<td>$30,181,000</td>
<td>$41,513,000</td>
<td>$79,891,000</td>
<td>$36,903,000</td>
</tr>
</tbody>
</table>
COUNCIL QUESTIONS
PUBLIC COMMENT
COUNCIL DISCUSSION
WHEREAS, the current El Cerrito Library was opened in 1948, does not currently meet earthquake safety standards of libraries built today, and is overcrowded and too small for the community’s public safety, educational, and informational needs; and

WHEREAS, after performing a Library Needs Assessment, it was determined that the City would be properly served with a new, modern, safe library of approximately 21,000 square feet; and

WHEREAS, through both formal and informal survey research, the public has expressed considerable support for a new library; and

WHEREAS, City Staff and consultants Group 4 Architecture, Research, + Planning, Inc. and Swinerton Management and Consulting undertook a Site Assessment and Scope Evaluation for a new Library in El Cerrito; and

WHEREAS, the Report analyzed three potential locations for a new library and recommended the Former Portola Middle School Lower Playfield as the preferred option; and

WHEREAS, the preferred option shall include square footage for additional community programming space; and

WHEREAS, as a current publicly-owned property, the City requests that the Former Portola Middle School Lower Playfield site be leased to the City by the West Contra Costa Unified School District for no cost or nominal cost to maintain it as a publicly-owned facility; and

WHEREAS, space shall be maintained for a temporary Fairmont Elementary School campus while the current location is being rebuilt in the fastest timeframe possible and, upon direction of the City Council, City staff will work with the WCCUSD on the ultimate disposition of the current Library and Senior Center sites.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that it hereby approves a recommendation made by City staff and the City’s consultants to select the “Former Portola Middle School Lower Playfield – Option 1B” as the preferred option and location for a new, modern and safe El Cerrito Library, and formally requests that the West Contra Costa Unified School District enter into a fifty year lease at no cost or a nominal cost to the City for the Former Portola Middle School Lower Playfield site.
BE IT FURTHER RESOLVED that the City will ensure adequate room for a temporary Fairmont Elementary School campus on the “Former Portola Middle School Lower Playfield site until completion of a new or renovated Fairmont Elementary School at its current location and that it is the City Council’s desire that construction be completed as soon as possible.

BE IT FURTHER RESOLVED that the Mayor and City Manager are directed to work with the West Contra Costa Unified School District to facilitate such a lease, and directs staff to work with the WCCUSD to develop a plan for the ultimate disposition of the current Senior Center and Library sites adjacent to Fairmont Elementary School upon successful passage of a ballot measure to fund the new library.

I CERTIFY that at the regular meeting on March 1, 2016 the El Cerrito City Council passed this resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on March ___, 2016.

__________________________
Cheryl Morse, City Clerk

APPROVED:

__________________________
Gregory B. Lyman, Mayor