AGENDA
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, October 21, 2015
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Kevin Colin, Michael Iswalt, Bill Kuhlman, Andrea Lucas, Lisa Motoyama and Tim Pine.

1. Council/Staff Liaison Announcements and Reports
   Staff and/or Councilmember Quinto may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.

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

3. Approval of Minutes
   Approval of the May 20, 2015, August 19, 2015 and September 16, 2015 meeting minutes.

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

5. Public Hearing - 7249 View Ave Accessory Living Unit
   Application: PL15-0091
   Applicant: Dylan Sang, Home Healing Renovations
   Location: 7249 View Avenue
   APN: 505-021-008
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a Conditional Use Permit to allow an second unit larger than 750 square feet (19.20.190.H, ECMC).

COMMUNICATION ACCESS INFORMATION
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City of El Cerrito
Planning Commission Meeting Agenda

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

6. Staff Communications

7. Adjournment

Appeals:
A decision of the Planning Commission may be appealed to the City Council, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of $339 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 Planning Commission 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
PLANNING COMMISSION
7:30 p.m.
Wednesday, May 20, 2015
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Andrea Lucas; Commissioners: Bill Kuhlman, Lisa Motoyama and Tim Pine. Commissioners Colin, Hansen and Iswalt had excused absences.

1. Election of Chair and Vice Chair
   Motion to elect Andrea Lucas as Chair: Pine, 2nd: Motoyama.
   Vote:
   Ayes: Motoyama, Pine.
   Noes: None.
   Abstain: Kuhlman, Lucas.
   Absent: Colin, Hansen, Iswalt
   Motion failed.

   Motion to elect Carla Hansen as Chair: Lucas, 2nd: Kuhlman.
   Vote:
   Ayes: Kuhlman, Lucas.
   Noes: None.
   Abstain: Motoyama, Pine.
   Absent: Colin, Hansen, Iswalt
   Motion failed.

   Motion to elect Carla Hansen as Chair and Andrea Lucas as Vice Chair: Kuhlman, 2nd: Pine.
   Vote:
   Ayes: Kuhlman, Lucas, Motoyama, Pine.
   Noes: None
   Abstain: None
   Absent: Colin, Hansen, Iswalt
   Motion passed.

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2. **Comments from the Public**
   No comments were received.

3. **Approval of Minutes**
   Consideration of the April 15, 2015 minutes was continued to the June 17 meeting for lack of a quorum.

4. **Commissioner Communication/Conflict of Interest Disclosure**
   Commissioner Kuhlman verified that his residence was more than 500’ from 2416 Edwards Ave and stated that he had met the applicant previously. Neither condition presented a conflict of interest.

5. **2416 Edwards Parking Exception**
   - **Application:** PL15-0024
   - **Applicant:** Daniel Joy
   - **Location:** 2416 Edwards Ave
   - **Zoning:** RS-5 (Single Family Residential)
   - **General Plan:** Low Density Residential
   - **APN:** 500-390-005
   - **Request:** Planning Commission consideration of a Conditional Use Permit to allow a parking exception for a second unit (accessory living unit).
   - **CEQA:** This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines (“New Construction and Conversion of Small Structures”).

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

   The applicant, Daniel Joy, addressed the Commission.

   The public hearing was opened.

   The public hearing was closed.

   Motion to approve Conditional Use Permit to allow a parking exception for a second unit (accessory living unit): Lucas, 2nd: Kuhlman.
   **Vote:**
   - **Ayes:** Kuhlman, Lucas, Motoyama, Pine.
   - **Noes:** None
   - **Abstain:** None
   - **Absent:** Colin, Hansen, Iswalt

6. **Public Hearing – Tobacco Retailer License Program**
   The Planning Commission consideration of a recommendation regarding a new ordinance amending Title 6 (Business Permits and Regulations) and Title 19 (Zoning) of the El Cerrito Municipal Code to the City Council. The purpose of the ordinance is to combat the public health problems associated with tobacco use by regulating the sale of tobacco products, including electronic smoking devices.
Community Outreach Specialist Suzanne Iarla presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
- Ms. Massari
- Davis Todd Hunter, 7400 Cutting Blvd
- Bhupinder Dhindsa
- Denice Dennis, Contra Costa Health Services
- Mary Jacobine, Contra Costa Tobacco Prevention Coalition

The public hearing was closed.

Motion to recommend adoption of an ordinance amending Title 6 (Business Permits and Regulations) and Title 19 (Zoning) of the El Cerrito Municipal Code to the City Council with the additional changes:
- Sunset the grandfather clause after 10 years, requiring all tobacco sales businesses to comply with the ordinance at that time.
- Provide technical assistance to businesses to aid with transition to
- Recommend that the City Council carefully consider the economic impacts of adopting the ordinance and take appropriate action to mitigate the impacts.

Motion: Motoyama, 2nd: Lucas.

Vote:
- Ayes: Kuhlman, Lucas, Motoyama, Pine.
- Noes: None
- Abstain: None
- Absent: Colin, Hansen, Iswalt

7. **Staff Communications**
   Staff updated the Commission on the appeal of the 1715 Elm Street project.

8. **Adjournment**
   9:34 p.m.
MINUTES

REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, August 19, 2015
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Kevin Colin, Bill Kuhlman, and Lisa Motoyama. Commissioners Tim Pine, Michael Iswalt and Andrea Lucas had excused absences.

1. Comments from the Public
Tom Panas, 7345 Fairmount Ave addressed the Planning Commission regarding the banners highlighting the de Anza National Historic Trail of the first European settlers of California.

Nicholas Arzio, 10026 San Pablo Ave addresses the Planning Commission regarding the limitation on the number of unrelated adults that can live together in a single family home.

2. Approval of Minutes
Motion to approve the July 15, 2015 meeting minutes: Kuhlman; 2nd: Colin.
Vote:
Ayes: Hansen, Colin, Kuhlman, and Motoyama
Noes: None
Abstain: None
Absent: Pine, Iswalt, Lucas

Approval of the May 20, 2015 meeting minutes was continued to the September meeting due to a lack of a quorum.

3. Commissioner Communication/Conflict of Interest Disclosure
Nothing was reported.

4. Public Hearing – Active Transportation Plan
Applicant: City of El Cerrito
Location: Citywide

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City of El Cerrito
Planning Commission Meeting Minutes

Request: Planning Commission consideration of a recommendation to the City Council regarding the Active Transportation Plan and Mitigated Negative Declaration

CEQA: Mitigated Negative declaration

Community Development Analyst Emily Alter and Public Works Director Yvetteh Ortiz presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:
Tom Panas, 7345 Fairmount Ave
Hansa Jacob-Martin, 6953 Fairview Dr, of Bike East Bay
Nicholas Arzio, 10026 San Pablo Ave

The public hearing was closed.

Motion to recommend adoption of the Active Transportation Plan to the City Council with the additional changes:
- Drop the language regarding bike parking because it is already required.
- Require development projects to build adjacent bike facilities when the nexus exists, when it is feasible from an engineering standpoint, and when it is proportional to the impact of the project.

Motion: Kuhlman, 2nd: Colin.
Vote:
Ayes: Kuhlman, Colin, Hansen, Motoyama
Noes: None
Abstain: None
Absent: Iswalt, Lucas, Pine

5. Staff Communications
Staff updated the Commission regarding the Ohlone Gardens project, upcoming projects and El Cerrito Restaurant Week.

6. Adjournment
8:38 p.m.
MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, September 16, 2015
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Kevin Colin, Andrea Lucas, Michael Iswalt, Bill Kuhlman, and Tim Pine. Commissioner Lisa Motoyama had an excused absence.

1. Comments from the Public
   No comments were received.

2. Approval of Minutes
   Approval of the May 20, 2015 and August 19, 2015 meeting minutes were continued to the October meeting due to a lack of a quorum.

3. Commissioner Communication/Conflict of Interest Disclosure
   Commissioner Kuhlman noted that he visited the site of 1621 Julian Drive.

4. Public Hearing - 1621 Julian Dr – Sunroom
   Application: PL15-0066
   Applicant: Donna Schumacher
   Location: 1621 Julian Drive
   Zoning: RS-10 (Single Family Residential)
   General Plan: Very Low Density Residential
   APN: 505-421-019
   Request: Planning Commission consideration of a Conditional Use Permit to allow an addition to a structure with a non-conforming height (19.27.050, ECMC).
   CEQA: The project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1 Existing Facilities.

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

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E-mail: smoss@ci.el-cerrito.ca.us
The property owner, Bonu Ghosh, presented the project.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an addition to a structure with a non-conforming height at 1621 Julian Drive: Lucas, 2nd: Pine.

Vote:
Ayes: Colin, Hansen, Iswalt, Kuhlman, Lucas, Pine
Noes: None
Abstain: None
Absent: Motoyama

5. **Staff Communications**
   Staff updated the Commission about upcoming agenda items and the California APA Conference.

6. **Adjournment**
   7:51 p.m.
I. SUBJECT
Application: PL15-0091
Applicant: Dylan Sang, Home Healing Renovations
Location: 7249 View Avenue
APN: 505-021-008
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow a second unit larger than 750 square feet and larger than 40% of the square footage of the primary dwelling unit (19.20.190.H, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

II. BACKGROUND
The house at 7249 View Ave was built in 1940. The property is 10,000 square feet, and the existing house is 2,045 square feet. The house features three bedrooms, a living room, dining room and kitchen on the ground floor and a fourth bedroom and storage room on the upper floor.

III. DISCUSSION
The applicant is seeking to create an Accessory Living Unit by adding an additional 341 square feet to the rear of the house and converting an additional 499 square feet of existing space into the accessory unit. The resulting Accessory Living Unit would be a total of 840 square feet. The portion of the house that would be converted into the Accessory Living unit currently contains two bedrooms. The proposed Accessory Living Unit would also contain two bedrooms. The proposed addition will provide additional square footage that allows the reconfigured Accessory Living Unit sufficient area to also contain a great room and a kitchen. The reconfigured primary living unit would contain a living room, dining room, kitchen and one bedroom on the ground floor and an additional bedroom and storage room on the upper floor.

Section 19.20.190 of the El Cerrito Zoning Ordinance contains the standards for Second Units (Accessory Living Units). The proposed unit meets all of the requirements for Second Units except the maximum size which is allowed by right. The maximum size allowed by right is 40% of the square footage of the primary living unit with a maximum of 750 square feet. Section
19.20.190.D.1 allows the Planning Commission to approve Second Units that are up to 75% of the square footage of the primary living unit, with a maximum of 1,200 square feet.

As previously discussed, the proposed Accessory Living Unit is 840 square feet. The conversion of a portion of the existing house into the Accessory Living Unit would leave the primary unit at 1,497. The proposed Accessory Living unit would therefore be 56% of the square footage of the primary living unit.

An additional exterior entrance would be added to the front of the house to serve the Accessory Living unit as required by Section 19.20.190.E.4. In addition, both units will feature rear doors that open onto the existing rear deck. Since the applicant’s family plans on using the Accessory Living Unit, the unit is proposed to be connected to the primary unit by two interior doors. Both doors would be fire-rated, as required by the Building Code. In addition, staff has requested that the applicant install a double deadbolt on each of these doors so that the unit could function as a wholly independent living unit in the future. The deadbolts are noted on the plans and are also included as a proposed condition of approval. Staff is also proposing a condition of approval that the applicant record the required Declaration of Intent (deed restriction) for the Second Unit with the Contra Costa County Recorder prior to issuance of the building permit as required by Section 19.20.190.I.

As stated, the proposed Accessory Living Unit meets all requirements of Section 19.20.190. A Conditional Use Permit is required to increase the size of the unit above 750 square feet and above 40% of the square footage of the primary living unit. The proposed Accessory Living Unit and addition are consistent with all other standards of the RS-5 zoning district. Accessory Living Units are allowed in all residential zoning districts and the proposed unit is consistent with the single-family residential character of the existing neighborhood. City staff asserts that the findings for approval of the Conditional Use Permit can be made and proposed findings are included below.

Consistency with the General Plan
The proposed project is consistent with the El Cerrito General Plan and will implement the following General Plan Policies: LU1.1: Predominate Single - Family Use, LU1.5: Suitable Housing, LU1.6: Variety of Housing Types, CD1.1: Neighborhood Character, and Housing Element policies H1.1, H1.2, H2.1, and H2.4.

Environmental Review
The project is Categorically Exempt under the Section 15301 – Class 1, Existing Facilities, of the California Environmental Quality Act.

IV. FINDINGS
The Planning Commission must make the following findings as outlined 19.34.040 of the El Cerrito Zoning Ordinance:

1. The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

The project is located in a single-family zoning district (RS-5) which allows accessory living units. The proposed unit conforms with all requirements for accessory living units contained in the El Cerrito Zoning Ordinance. The proposed accessory living unit includes an addition to the rear of the house which meets all standards for the RS-5 zoning district. The proposed project is
consistent with the single-family residential nature of the surrounding neighborhood and is not expected to negatively affect surrounding properties.

2. The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the City.

The proposed project will create an additional living unit which compiles with all zoning standards. The additional unit will be a functional living environment which will increase the convenience of the residential property.

3. The proposal is consistent with the purpose of the district where it is located and conforms in all significant respects with the El Cerrito General Plan and with any other applicable plan adopted by the City Council.

The project complies with all requirements of the RS-5 zoning district and Section 19.20.190 regarding second units. The project is consistent with the following policies of the El Cerrito General plan: LU1.1: Predominate Single –Family Use, LU1.5: Suitable Housing, LU1.6: Variety of Housing Types, CD1.1: Neighborhood Character, and Housing Element policies H1.1, H1.2, H2.1, and H2.4.

V. RECOMMENDATION

Staff recommends approval of Planning Application No. PL15-0091 as conditioned by the draft resolution in Attachment 1 approving a Conditional Use Permit to allow a Second Unit larger than 750 square feet and larger than 40% of the square footage of the primary dwelling unit (19.20.190.D, ECMC.).

Proposed Motion: Move adoption of Planning Commission Resolution PC15-10 approving a conditional use permit to allow a Second Unit larger than 750 square feet and larger than 40% of the square footage of the primary dwelling unit (19.20.190.D, ECMC.)

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

Attachments:

1) Draft Resolution
2) Plans dated October 14, 2015
APPLICATION NO. PL15-0091

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A USE PERMIT TO ALLOW A SECOND UNIT LARGER THAN 750 SQUARE FEET AND LARGER THAN 40% OF THE SQUARE FOOTAGE OF THE PRIMARY DWELLING UNIT AT 7249 VIEW AVENUE PURSUANT TO SECTION 19.20.190.D, ECMC.

WHEREAS, on September 9, 2015 the applicant submitted an application requesting a Conditional Use Permit to allow a Second Unit larger than 750 square feet and larger than 40% of the square footage of the primary dwelling unit.

WHEREAS, the subject property is located at 7249 View Avenue;

WHEREAS, the Assessor’s Parcel Number of the subject property is 505-021-008;

WHEREAS, the proposed second unit is 840 square feet in size;

WHEREAS, the primary living unit will be 1,497 square feet in size once the project is complete;

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

WHEREAS, the zoning district of the site is RS-5 (Single Family Residential);

WHEREAS, this project is Categorically Exempt from the provisions of CEQA – Section 15301 Class 1 – Existing Facilities; and

WHEREAS, on October 21, 2015, the Planning Commission of El Cerrito, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The project is located in a single-family zoning district (RS-5) which allows accessory living units. The proposed unit conforms with all requirements for accessory living units contained in the El Cerrito Zoning Ordinance. The proposed accessory living unit includes an addition to the rear of the house which meets all standards for the RS-5 zoning district. The proposed project is consistent with the single-family residential nature of the surrounding neighborhood and is not expected to negatively affect surrounding properties.

2. The proposed project will create an additional living unit which compiles with all zoning standards. The additional unit will be a functional living environment which will increase the convenience of the residential property.

3. The project complies with all requirements of the RS-5 zoning district and Section 19.20.190 regarding second units. The project is consistent with the following policies of the El Cerrito General plan: LU1.1: Predominate Single –Family Use, LU1.5: Suitable Housing, LU1.6: Variety of Housing Types, CD1.1: Neighborhood Character, and Housing Element policies H1.1, H1.2, H2.1, and H2.4.
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 Planning Commission hereby approves Application No. PL15-0091, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans dated October 14, 2015. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

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

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

4. The Applicant shall record the City’s Declaration of Intent for Accessory Living Units prior to issuance of building permit.

5. All doors connecting the accessory living unit to the primary living unit shall be outfitted with functional double cylinder deadbolts.

CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on October 21, 2015 upon motion of Commissioner _______, second by Commissioner ________:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sean Moss, AICP
Senior Planner
## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1.0 SITE PLAN-</td>
</tr>
<tr>
<td>A2.0 FLOOR PLAN- LEVEL 1 EXISTING</td>
</tr>
<tr>
<td>A2.1 FLOOR PLAN- LEVEL 1 PROPOSED</td>
</tr>
<tr>
<td>A2.2 FLOOR PLAN- LEVEL 2 EXISTING/ WINDOW SCHEDULE</td>
</tr>
<tr>
<td>A3.0 NORTH ELEVATION EXISTING AND PROPOSED</td>
</tr>
<tr>
<td>A3.1 SOUTH ELEVATION EXISTING AND PROPOSED</td>
</tr>
<tr>
<td>A3.2 EAST/WEST ELEVATION EXISTING AND PROPOSED</td>
</tr>
<tr>
<td>A4.0 KITCHEN AND BATH DETAILS</td>
</tr>
</tbody>
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### GENERAL:

1. All features of construction not fully shown shall be of the same type and character as shown for similar conditions.
3. It shall be the responsibility of the contractor to provide adequate bracing, shoring, and support of all temporary construction, temporary excavation, and partially completed portions of the building. Such bracing, shoring, and support must insure the safety of the adjacent property and of any persons who may come in contact with the project.
4. Verify all site conditions, dimensions, elevations, etc., before starting work. Report any discrepancies to the structural engineer before proceeding.
5. In the event of any discrepancies between structural drawings and architectural, mechanical, or plumbing drawings, notify the architect before proceeding.

### OCCUPANCY:

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### CONSTRUCTION TYPE:

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<td>V-B</td>
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### All construction shall comply with 2013 California code edition: CRC, CMC, CEC, CPC, Calgreen and Energy Code

- VIF Smoke detector in each bedroom, at area leading to bedroom, and on each level.
- VIF Carbon monoxide detector at area leading to bedrooms and on each level.

### CARPENTRY

1. **"** indicates blocking; **-** indicates continuous member.
2. SHEATHING:
   - Wood sheathing panels to conform to PS 1-95 or PS 2-92, Exposure 1.
   - Roof: 1/2” or 5/8” 4020 APA rated sheathing with T&G edges (unblocked). Nail all supported edges with 10d @ 6”, all other bearings with 10d @ 12”.
   - Floors: 1/2” or 5/8” 24 O.C. APA rated Sturd-I-Floor with T&G edges (unblocked). Nail all supported edges with 10d @ 6”, all other bearings with 10d @ 10”.
   - Walls: (where shown on plans) 1/2” 32/16 APA rated sheathing, edges blocked. Panels 1/2” less in thickness than indicated are acceptable. Nail all panel edges per shear wall schedule where indicated or with 10d @ 6” U.O.N. Nail all other bearings with 10d @ 12”.
3. All wood connections shall be in accordance with Table 2304.9.1 of the California building code.
4. Fasteners for pressure-treated and fire-retardant wood shall be hot-dipped galvanized or stainless steel. Coating weights for zinc-coated fasteners shall be in accordance with ASTM B 695, CLASS 55 MIN.
5. Joist hangers and other sheet metal connectors shall be as provided by Simpson Company of San Leandro, CA, or equal.
6. Nails shall be common wire nails U.O.N. All nails for exterior construction shall be hot-dipped galvanized.
7. Provide 4x6 or 6x8 Min. headers over all door and window openings U.O.N. Provide 2x4 or 2x6 full height stud at each jamb.
8. Blocking: Provide full depth solid blocking between studs @ 10'-0” Max. and between joists @ 12'-0” Max.
Floor Plan - Level 2

Existing

UNFINISHED ATTIC

BEDROOM 4
AREA: 261 SF

BATHROOM 3

STORAGE

Area: 251 SF

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DOOR SCHEDULE

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<th>#</th>
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<th>OPENING</th>
<th>NOTES</th>
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<td>FRONT ENTRY</td>
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<tr>
<td>D2</td>
<td>INTERIOR HOLLOW CORE</td>
<td>32&quot; x 80&quot;</td>
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<tr>
<td>D3</td>
<td>INTERIOR FIRE DOOR</td>
<td>32&quot; x 80&quot;</td>
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<tr>
<td>D4</td>
<td>INTERIOR FIRE DOOR</td>
<td>32&quot; x 80&quot;</td>
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<tr>
<td>D5</td>
<td>INTERIOR HOLLOW CORE</td>
<td>32&quot; x 80&quot;</td>
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<td>D6</td>
<td>INTERIOR HOLLOW CORE</td>
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<tr>
<td>D7</td>
<td>PROPOSED ADDITION</td>
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WINDOW SCHEDULE

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<td>WOOD DOUBLE HUNG</td>
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<tr>
<td>W2</td>
<td>WOOD DOUBLE HUNG</td>
<td>36&quot; x 48&quot;</td>
<td>CONVERT TO EXTERIOR DOOR</td>
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<tr>
<td>W3</td>
<td>WOOD DOUBLE HUNG</td>
<td>30&quot; x 48&quot;</td>
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<tr>
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Behrend-Kirbus
Renovation
2015

Floor Plan Level 2

Certified by
Behrend-Kirbus

Home Remodeling Renovations
outer Town, 7249 New Ave
El Cerrito, CA 94530

For more information call 510-549-7711

A2.2
Elevation Plan-North

Existing

Elevation Plan-North

Proposed

30'-0"
Elevation Plan-South

Existing

Elevation Plan-South

Proposed
Elevation Plan-West
Existing

Elevation Plan-West
Proposed

(E) ACCESS DOOR
(SERVICE PANEL AND GAS METER)

Elevation Plan-East
Proposed-Addition Only

(E) ACCESS DOOR
(SERVICE PANEL AND GAS METER)
Behrend-Kirbus
Renovation 2015
Addition Cross-Section

Accessory Use Dimensions

Scale: 1/16" = 1'

Area Calculations (Lot Coverage)

Property: 10,432 SF
Original Total Coverage: 2,009 SF
Proposed Total Coverage: 2,450 SF
Addition: 341 SQ. FT.

Existing Lot Coverage: 20%
Proposed Lot Coverage: 23%

Area Calculations (Interior of House, Livable Space Only)

Accessory Unit Area: 840 SF
Primary Unit: 1,497 SF
Total Area: 2,337 SQ. FT.

Accessory Unit is 56% of Primary Unit

Will maintain 1 hour separation wall between units, 1 hour fire rated doors with double deadbolts

Property: 10,432 SF
Original Total Coverage: 2,009 SF
Proposed Total Coverage: 2,450 SF
Addition: 341 SQ. FT.

Existing Lot Coverage: 20%
Proposed Lot Coverage: 23%

Accessory Unit Area: 840 SF
Primary Unit: 1,497 SF
Total Area: 2,337 SQ. FT.
**GENERAL REQUIREMENTS FOR A NEW BATHROOM**

1. **Bathrooms must have a ceiling of not less than 7 feet.**
2. **At least one 20 amp branch circuit to supply bathroom receptacle outlets.**
3. **Water closet shall be set a minimum 15” from center to any side wall.**
4. **Shower compartment shall have a minimum finish interior of 1924 square inches and encompassing a 30” diameter circle.**
5. **Safety glazing in doors and enclosures for bathtubs and showers.**
6. **Bathroom shall be mechanically ventilated by 20 CFM window continuous operating fan or 50 CFM intermittent operating fan.**
7. **Cement fiber cement, glass wool, or glass shatter backer shall be used as a base for wall in the no tub and shower areas (example: Marine Backer, Wonder Rock, Durrock).**
8. **Receptacles shall be GFI protected.**
9. **Vacancy sensor controlled lighting outlets shall be installed in bathroom.**
10. **A certified energy commission at least one high efficiency light in new bathroom per 2013 energy code.**
11. **The remaining incandescent light shall be controlled by vacancy sensor switches.**
12. **Provide smooth non-absorbent surface no less than 72” above drain inlet.**
13. **Provide pressure balance valve on shower head.**
14. **Flow rate requirements: 1.28 gpm for water closet, 1.5 gpm for lavatory faucet, 2.0 gpm for shower head.**

**GENERAL REQUIREMENTS FOR A NEW KITCHETTE**

1. **High efficiency lists and appliances must be CEC approved.**
2. **Kitchen sink faucets max flow rate 1.8 gallons per minute.**
3. **The new dishwasher shall use less than 6.5 gallons per cycle.**
4. **No kitchen dishwasher shall be connected to a drainline.**
5. **A drainline shall not be used without the use of an approved dishwasher air gap fitting on the discharge side of the dishwasher machine.**
BACK OF HOUSE: ADDITION WILL EXTEND FROM HERE INTO BACK YARD

FRONT OF HOUSE: WINDOW WILL BE CONVERTED TO DOOR

(E) FRONT ENTRY TO PRIMARY UNIT

(E) REAR DOOR WILL BE REMOVED. FRENCH DOORS WILL BE INSTALLED TO ALLOW BACKYARD ACCESS FROM ACCESSORY UNIT (RELOCATED TO DECK)

ADDITION WILL EXTEND TO BE IN LINE WITH (E) DECK

BACK OF HOUSE - ADDITION WILL EXTEND FROM HERE INTO BACK YARD

(E) REAR DOOR WILL BE REMOVED. FRENCH DOORS WILL BE INSTALLED TO ALLOW BACKYARD ACCESS FROM ACCESSORY UNIT (RELOCATED TO DECK)

ADDITION WILL EXTEND TO BE IN LINE WITH (E) DECK

(E) FRONT ENTRY TO PRIMARY UNIT