



Community Development Department

# AGENDA

## REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, March 1, 2017  
7:30 PM

El Cerrito City Hall  
Second floor conference room  
10890 San Pablo Avenue

### **This Meeting Place Is Wheelchair Accessible**

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

**1. Comments from the Public**

(Each speaker is limited to a maximum of 3 minutes)

**2. Approval of Minutes**

Approval of the minutes of the November 2, 2016 Minutes (absent: Maggie Leighly and Glenn Wood) and December 7, 2016 (absent: Christophe Laverne and Glenn Wood)

**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**

Application: 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 Board consideration of a Design Review to remodel an existing single story single family residence (1,557 square feet) into a two story duplex (3,480 square feet) (Section 19.38.020 B. 2. b. of the El Cerrito Municipal Code)

CEQA: Categorically Exempt, Section 15301 Existing Facilities

### **COMMUNICATION ACCESS INFORMATION**

*To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Noel Ibalio, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.*

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330  
E-mail: nibalio@ci.el-cerrito.ca.us

**5. Staff Communications**

**6. Adjournment**



Community Development Department

# MINUTES

## REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, November 2, 2016

7:30 PM

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue

**This Meeting Place Is Wheelchair Accessible**

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

**1. Comments from the Public**

No comments were received.

**2. Approval of Minutes**

Motion to approve the minutes of the October 5, 2016 meeting: Laverne. 2<sup>nd</sup>: Groch.

Vote:

Ayes: Groch, Laverne, Thompson

Noes: None

Abstain: None

Absent: Leighly, Wood

**3. Board Member Communication/Conflict of Interest Disclosure**

Senior Planner Sean Moss noted that Boardmember Wood was absent due to a conflict of interest regarding the El Dorado Townhomes item.

**4. Public Hearing – El Dorado Townhomes**

Application: PL14-0171

Applicant: Urban Community Partners

Location: 5802, 5808 and 5828 El Dorado Street

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Design Review Board consideration of a Design Review application for a 29-unit townhome project on a 36,590 square feet parcel in the RM zoning district (ECMC Chapter 19.38).

CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

### COMMUNICATION ACCESS INFORMATION

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E-mail: nibalio@ci.el-cerrito.ca.us

Senior Planner Sean Moss presented the staff report.

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

The public hearing was opened.

The following members of the public addressed the Board:

Howdy Goudey, 635 Elm St

Robin Mitchell, 635 Elm St

The public hearing was closed.

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

Motion to continue the item to the December 7, 2016 Design Review Board meeting: Thompson.  
2<sup>nd</sup>: Laverne.

Vote:

Ayes: Groch, Laverne, Thompson

Noes: None

Abstain: None

Absent: Leighly, Wood

**5. Staff Communications**

Nothing was reported.

**6. Adjournment**

9:00 p.m.



Community Development Department

# MINUTES

## REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, December 7, 2016

7:30 PM

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue

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

**1. Comments from the Public**

No one spoke.

**2. Approval of Minutes**

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

**3. Board Member Communication/Conflict of Interest Disclosure**

Nothing was reported.

**4. Public Hearing – El Dorado Townhomes**

Application: PL14-0171

Applicant: Urban Community Partners

Location: 5802, 5808 and 5828 El Dorado Street

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Design Review Board consideration of a Design Review application for a 29-unit townhome project on a 36,590 square feet parcel in the RM zoning district (ECMC Chapter 19.38).

CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

This item was continued from the November 2, 2016 meeting.

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

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

The public hearing was opened.

The following speakers addressed the Board:

Howdy Goudey, 635 Elm St.

The public hearing was closed.

Motion to grant design review approval to the project with the additional of the following conditions of approval:

1. Planning staff shall review and approve the final landscape plan prior to issuance of Building Permit.
2. Planning staff shall review and approve a method of screening trash bins in the front yards of units prior to issuance of a building permit.
3. The applicant shall show control joints on exterior stucco surfaces on the Building Permit submittal plans.

Motion: Thompson, 2<sup>nd</sup>: Leighly.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: None

Absent: Laverne, Wood

**5. Staff Communications**

Staff updated the Board about upcoming projects.

**6. Adjournment**

8:45 p.m.



**Community Development Department - Planning and Building Division**  
10890 San Pablo Avenue, El Cerrito, CA 94530  
(510) 215-4330 - FAX: (510) 233-5401  
planning@ci.el-cerrito.ca.us

***DESIGN REVIEW BOARD STAFF REPORT***  
**Meeting Date: March 1, 2017**

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**I. SUBJECT**

Application: 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 Board consideration of a Design Review to remodel an existing single story single family residence (1,557 square feet) into a two story duplex (3,480 square feet) (Section 19.38.020 B. 2. b. of the El Cerrito Municipal Code)

CEQA: Categorically Exempt, Section 15301 Existing Facilities

**II. BACKGROUND**

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 Street. 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.

On July 29, 2016, the applicant submitted an application for a remodel of an existing single family residence into a duplex. Section 19.38.020 B. 2. b. requires Design Review Board (DRB) consideration for any residential project with two or more units.

**III. DISCUSSION**

Project Description

The applicant is proposing to remodel an existing single story residence into a two story duplex. The existing house is 1,525 square feet in size and is currently a two bedroom residence. The proposal is to add a unit on the second floor. The remodeled first floor unit will consist of a living room, dining room, kitchen, two baths and two bedrooms. A four-car garage will be added to serve both units. The second floor unit will consist of a living room, dining room, kitchen, three bathrooms and four bedrooms. The total square feet of both units will approximately 3,480 square feet.

## Analysis

### Design:

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 theme 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. The new structure is rectangular in shape and is topped with a front facing gabled roof. Incorporated into the design are three architectural elements (bay windows, vertical siding, and stone veneer base) that add visual interest to an otherwise austere structure. Six bay windows adorns the top floor and are located at the west elevation (front), along the east elevation (rear), two along the north elevation and two at the south elevation. The floor plan shows that the bay windows are designed with seating platforms and do not include floor area. Vertical siding is incorporated to the front and rear elevations at the base of the gabled roof, and a stone veneer is added at the base of the structure. The units are accessed by a main entrance located along Elm Street. Eighteen inch eaves are incorporated around the edge to provide depth to the base of the roof. The entrance is highlighted by an arched doorway that is flanked by windows, symmetrical in width to the doorway, framed with the similar arch. The same architectural elements are carried out on the second story windows above the main entrance creating a distinct entrance feature.

The materials used for the new structure is stucco siding, a Lahabra stone base (4'-8" feet high), vertical wood siding, horizontal slider and double hung vinyl windows, all under a front gabled roof comprised of composition shingles. The colors chosen are primarily earth tone with light beige as the main color mass and highlighted by a darker tan base. The main roof and roofs above the bay windows is a darker gray composition shingled roof.



Neighborhood Compatibility:

The neighboring structures are primarily single and two story residences. Residential structures to the east (single family) and to the south (duplex) are two stories while structures to the north and west (single family) are split level structures. The split level homes are a result of the prevailing topography (sloping down from east to west). As are result, the split level homes are developed with the garage at a lower level and the living area above. All surrounding structures are designed in the Minimalist Traditional architectural style: rectangular or square shape mass, front facing gabled or hipped roof, double hung windows, clapboard or stucco siding with limited detailing. The project is designed with similar architectural features, therefore is compatible with the architectural vernacular of the neighborhood.

Consistency with the Zoning Ordinance:

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

Table 1: Development Standards Comparison

<b>Development Standards</b>	<b>Zoning Ord. Requirement</b>	<b>Proposed</b>
Lot Coverage	50%	47%
Setbacks: Front	10 ft. / 20 ft. garage setback	10 ft. / 20 ft.
Sides/Corner	5ft. / 8.5ft.	5ft. / 9ft.
Rear	15ft.	21ft.
Height	30 ft.	26 ft.
Open Space: Common	150 / unit, 300 square feet total	504.75 square feet total
Private	Ground Unit-100 sq. ft. Second floor – 50 sq. ft.	Ground Unit-100 sq. ft. Second floor – 50 sq. ft. deck
Parking	4 covered spaces	4 covered spaces (garage)

The lot is deemed legal nonconforming, in that, corner lots are required to be a minimum of 6,000 square feet in size. The subject lot is only 5,000 square feet in size. The Zoning Ordinance, however, allow for 5,000 square foot lots provided that it was a lot of record prior to June 16, 1977. Records show that the lot was developed in 1925.

Neighborhood Concern:

On February 16, 2017, staff received a letter from the owner at 804 Elm Street (adjacent property to the north). The author of the letter is in opposition to the proposed development for many reasons listed in her letter, included as Attachment 3. The concerns related to the purview of the Design Review findings are as following:

- Blockage of solar access to property at 804 Elm Street.

Staff response:

Staff is sympathetic to the author’s concerns stated in the letter. However, as shown in the development standards table on the previous page, the project meets all development parameters. The purpose of the

(RD) Duplex Residential zoning district is to accommodate more intensive forms of residential development, including duplexes, townhouse projects, apartments, and small-lot, single family residential uses. Throughout the RD district three story apartment buildings are located next to single story and two story dwellings. That is intentional development pattern of this designation. Staff acknowledges the decrease of solar access to the property located at 804 Elm Street. However, with a minimum side yard setback of five feet, multi-story structures will always create shade on their neighbors. When a project like this is submitted, staff does attempt to minimize negative impacts on surrounding properties to the extent feasible. To that end, staff notes that proposed project is four feet less than the maximum height allowed in the RD district.

If the Boardmembers believe it would be beneficial, a condition of approval could be added that the proposed project be moved over an additional six inches on the interior side of the lot. Also, an additional condition of approval could be added to have the applicant work with staff to stagger the proposed windows of the project to offset their alignment with primary windows of the dwelling located at 804 Elm Street to the extent possible.

The applicant has worked extensively with staff to improve the architectural compatibility with the surrounding dwellings, in terms of colors, materials and basic architectural features. Finally, although not specifically related to a required finding, staff notes that if this project was proposed as a single family dwelling, it would have been permitted as proposed without a discretionary design review process.

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. Vertical siding will be used as detailing and stone veneer will be used as a base detail.*

**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 consistent with neighborhood’s architectural characteristics.*

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

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

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

Findings:

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

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

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

*The 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 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.*

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 Minimalist Traditional architecture 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 Minimalist Traditional architectural style, encourages basic building materials and simple building details. The project incorporates stucco, vinyl windows, eighteen inch eaves and a stone base veneer.*

- 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.*

- c. 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 and the varying buildings materials used.*

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

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

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

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

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

*The project proposes no new landscaping elements.*

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

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

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

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

#### **IV. RECOMMENDATION**

Staff recommends approval of Planning Application No. PL16-0084 as conditioned by the draft resolution in Attachment 1, Resolution No. 17-01 granting Design Review approval for a remodel of an existing single family residence into a duplex.

**Proposed Motion:** Move adoption of Design Review Board Resolution 17-01 granting Design Review approval for a remodel of an existing single family residence into a duplex.

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

**Attachments:**

- 1) Draft Resolution
- 2) Plans dated February 21, 2017
- 3) Letter from Carole and Patrick Toebe (dated February 17, 2017)

## Design Review Board Resolution DR17-01

### APPLICATION NO. PL16-0084

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A DUPLEX AT A SITE 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 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, the existing single family structure is 1,525 square feet and the new duplex will be approximately 3,480 square feet;

WHEREAS, on March 1, 2017, the Design Review Board of El Cerrito, after due consideration of all evidence and reports offered for review, does find and determine the following:

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

Findings:

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

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

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

*The 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 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.*

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 Minimalist Traditional architecture 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 Minimalist Traditional architectural style, encourages basic building materials and simple building details. The project incorporates stucco, vinyl windows, eighteen inch eaves and a stone base veneer.*

- 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.*

- c. 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 and the varying buildings materials used.*

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

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

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

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

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

*The project proposes no new landscaping elements.*

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

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

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

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

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 date stamped received on February 21, 2017.



2. If not used, this design review approval shall expire two years from the date of this action.

Public Works:

3. The applicant must consult with the City Arborist before any pruning or removal of any street trees located on property frontage.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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:

10. Prior to the submittal of building permit plans, the plans must comply with the 2016 California Residential Building Code as modified by local ordinance.
11. 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:

12. 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:

13. 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**

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I CERTIFY that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on March 1, 2017, upon motion of Boardmember , second by Boardmember .

AYES:

NOES:

ABSTAIN:

ABSENT:

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Noel M. Ibalio  
*Senior Planner*