AGENDA

REGULAR MEETING OF THE
PLANNING COMMISSION

February 17, 2021 at 7:30 p.m.

VIA TELECONFERENCE
https://elcerrito.webex.com/elcerrito/j.php?MTID=m3689440235346
a924a852cd4bbfdee49
Event ID: 146 621 5149
Event Password: Planning

Or Join by Phone: 1-408-418-9388
Access code: 146 621 5149

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, Daniel Hamilton and Joy Navarrete

2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.

4. **ADOPTION OF MINUTES**
Approval of the December 16, 2020 meeting minutes.

5. **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

6. **PUBLIC HEARING: 7824 EUREKA AVENUE CONDITIONAL USE PERMIT**
   
   Application: PL20-0125
   Applicant: Sunny Gao
   Location: 7824 Eureka Avenue
   APN: 504-403-011
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a Conditional Use Permit for expansion of a nonconforming single-family house (Chapter 19.27 and Chapter 19.34, ECMC). The single-family house is legally nonconforming because it contains one covered parking space. The proposed project
includes a three-story addition above and to the rear of an existing two-story house, resulting in more than three bedrooms.

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

7. **PUBLIC HEARING: 832 EVERETT STREET CONDITIONAL USE PERMIT**
   
   **Application:** PL20-0138  
   **Applicant:** Mehdi Arfa  
   **Location:** 832 Everett Street  
   **APN:** 503-255-024  
   **Zoning:** RS-5 (Single Family Residential)  
   **General Plan:** Low Density Residential  
   **Request:** Planning Commission consideration of a proposed two-story addition to rear of an existing two-story single family house that requires a Conditional Use Permit for exceeding building envelope requirements (Chapter 19.34, ECMC).  
   **CEQA:** This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

8. **STAFF COMMUNICATIONS**
   
   Informational reports on matters of general interest, presented by City staff.

9. **OUTGOING COMMISSIONER RECOGNITION**
   
   Consideration of a resolution to thank Commissioner Andrea Lucas for her service to the City.

10. **ADJOURNMENT**

    In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title l).

    Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection.
7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, Daniel Hamilton, and Joy Navarrete.

2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
   Nothing was reported

3. ORAL COMMUNICATIONS FROM THE PUBLIC
   No Comments were received

4. ADOPTION OF MINUTES

5. ADOPTION OF MEETING SCHEDULE
   Moved/Second: Commissioner Crump/Gillett. Action: Passed a motion to adopt the 2021 regular meeting schedule. Ayes: Commissioners Bloom, Crump, Gillett, Hamilton, Lucas, Mendez, Navarrete

6. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
   Nothing was reported

7. PUBLIC HEARING: 329 RAMONA AVENUE CONDITIONAL USE PERMIT
   Application: PL20-0057
   Applicant: Paul Meyerhof
   Location: 329 Ramona Ave
   APN: 504-242-005
   Zoning: RS-5
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a Conditional Use Permit to allow an exception to the main building envelope (19.06.030.D.3).
   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

   Senior Planner Jeff Ballantine presented the staff report and answered questions from the Commission.
The property owner, Paul Meyerhof, and his architect, Gary Guenther, presented the project and answered questions from the commission.

The public hearing was opened.

There was not any public comment on this item.

The public hearing was closed.

**Moved/Second:** Commissioner Mendez/Crump. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow an exception to the main building envelope for a proposed two-story addition on top of the main living area of an existing split-level single family house at 329 Ramona Avenue.

**Ayes:** Commissioners Bloom, Crump, Gillett, Hamilton, Lucas, Mendez, Navarrete. **Noes:** None.

8. **STAFF COMMUNICATIONS**
Senior Planner Jeff Ballantine updated the Commission regarding the recent hiring of an Assistant Planner and the San Pablo Avenue Specific Plan update.

9. **ADJOURNMENT**
8:30 p.m.
The proposal is to enlarge an existing single-family residence with a new third-story addition that would establish a four-bedroom house with a one-car attached garage.

The existing and proposed number of off-street covered parking spaces of one does not conform to the current requirement of two covered parking spaces for single-family houses, pursuant to Section 19.24.080 of the El Cerrito Municipal Code (ECMC).

The expansion of a single-family house with one covered parking space that results in a house with more than three bedrooms requires a Conditional Use Permit, pursuant to ECMC Section 19.27.050.

The applicant has submitted a parking survey which shows that there is surplus on-street parking available on Eureka Avenue at different times throughout the day. Staff has verified the submitted information.

Based on the evidence and analysis contained in this report, staff is recommending approval of the Conditional Use Permit.
Background

Site Location and Layout

The site is located along the south side of Eureka Avenue, between Sea View Drive and El Cerrito’s eastern jurisdictional border. The lot is developed with a 1,299 square foot single-family residential building that was built in 1950. The house sits on a 5,500 square foot lot in the RS-5 (Single Family Residential) zoning district. The lot slopes moderately downwards from the northeast (side) property line to the southwest (side) property line. The existing house has a living room, a dining room, a kitchen, three bedrooms, one bathroom, and an attached single-car garage. The house is considered to have two stories since a portion of the crawl space and storage room underneath the primary living area exceeds 5 feet in height. A story is described in ECMC Section 19.47.020, underfloor space or crawl space are counted as a story where the finished floor above such space is 5 feet or more above the final grade adjacent to any exterior wall around the perimeter of the building.

The surrounding neighborhood contains single-family houses as well as the Sunset View Cemetery, which is located immediately to the south of the project site. The surrounding houses are a mixture of one-story and two-story houses. On the block of the project site, houses range in size from 990 sq. ft. to 2,300 sq. ft., with a majority of the houses having between 1,200 sq. ft. and 1,800 sq. ft.

Vicinity Map
Adjacent Designations and Land Uses


South: Open Space Natural (OS-N) Zoning and Parks & Open Space General Plan designation. Sunset View Cemetery.


Analysis

Project Description

The project includes a new 187 sq. ft. accessory dwelling unit (ADU) at the rear of the basement level, a 101 sq. ft. addition to the rear of the existing second story, and a proposed new 433 sq. ft. third story. This would result in an 1,873 sq. ft. single family house with a 187 sq. ft. attached ADU. The propose single family house would include four bedrooms and two and a half bathrooms and the proposed ADU would be a studio.

Nonconforming Parking

The existing and proposed number of off-street covered parking spaces of one does not conform to the current requirement of two covered parking spaces for single-family houses, pursuant to Section 19.24.080 of the El Cerrito Municipal Code (ECMC). When the house was constructed in 1950, the El Cerrito Zoning Ordinance required one covered parking space for single family houses and allowed a covered parking space to be located in front of a house. Consequently, the project is subject to the provisions in ECMC Section 19.27.050 (C)(2)(a)(1):
If a single-family residential property is legally nonconforming because it contained one covered parking space prior to two covered parking spaces being required, the residence on the property may be altered or expanded without increasing the number of covered parking spaces, subject to all of the following limitations:

A. After alteration or expansion, the residence may not contain more than three bedrooms or more than 2,000 square feet of habitable floor area.

B. The alteration or expansion must comply with all other applicable requirements of this Code.

While the property does not meet the current minimum parking requirement of two covered on-site parking spaces for single family residences with the RS-5 (Single-family Residential) zoning designation, staff believes there are sufficient on-street parking spaces in the neighborhood to accommodate a second parking space. Staff asked the applicant to take pictures of the street in order to determine the availability of on-street parking spaces. Attachment 3 shows there is available on-street parking on Eureka Avenue.

Staff also notes that the garage is non-conforming in terms of the required front setback, as noted in the table, below. However, as the garage was built in conformance of the zoning regulations in effect at time of construction, it retains its legal non-conforming status as a parking space for the sake of this report.

Consistency with the Zoning District

Section 19.06.030 of the ECMC prescribes the development regulations for residential districts, including lot dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. As noted in Table 1, the proposed addition is in compliance with the development standards except for the requirement of a two covered parking spaces (either a carport or garage) and the location of the garage on the lot. As the garage is not being changed in any way as a part of this project, its location remains legally non-conforming and allowed to remain as originally built.

<table>
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<th>Zoning Ord. Requirement</th>
<th>Existing</th>
<th>Proposed</th>
<th>Complies</th>
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<tr>
<td>Height (maximum)</td>
<td>25’ maximum</td>
<td>16’ 7.5”</td>
<td>24’ 9”</td>
<td>Yes</td>
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<tr>
<td>Height (at setback lines)</td>
<td>15’ maximum</td>
<td>14’ maximum</td>
<td>15’ maximum</td>
<td>Yes</td>
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</tbody>
</table>

Setbacks

- Front (house): 10’ → 20’ (No change) Yes
- Front (covered parking): 20’ → 14’ 6” (No change) No. Existing nonconforming condition.
- Side (northeast): 5’ → 7’ 3” (No change) Yes
- Side (south): 5’ → 5’ (No change) Yes
- Rear: 15’ → 39’ 2” → 22’ 8” (No change) Yes

Parking spaces (covered)

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Complies</th>
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<tbody>
<tr>
<td>Covered parking</td>
<td>2 spaces</td>
<td>1 space</td>
<td>No change</td>
</tr>
</tbody>
</table>

Lot Coverage

|                 | 50% maximum | 34.4% | 37.8% | Yes |

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before November 27, 2021.
Public comments were received by Andreas Kathol (see Attachment 4). These comments raise concerns regarding impacts to views and concern that the proposed house addition will not be harmonious with the surrounding area because it would be the only three-story house on Eureka Avenue that is east of Sea View Drive. However, as described in detail in this staff report, the proposed house addition complies with the setback and building envelope requirements in the Zoning Ordinance. The proposed addition requires an exception to the Zoning Ordinance because of the requirement in ECMC Section 19.27.050 that limits houses with one covered parking space to no more than three bedrooms. Therefore, the focus of this requested exception pertains to potential impacts to street parking. In addition, although this proposed house addition is considered to have three stories, the proposed location of the addition and the topographical nature of the property is such that the addition will be less than 25 feet tall. This proposed height is consistent with a number of two-story houses on Eureka Avenue that are east of Sea View Drive.

Environmental Review

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

Compliance with the General Plan

The Conditional Use Permit to allow an exception to the main building envelope is consistent with the following policies of the El Cerrito General Plan:

**LU1.5: Suitable Housing.** Promote suitably located housing and services for all age groups within the City.

*The project includes a new 187 sq. ft. accessory dwelling unit (ADU) at the rear of the basement level, a 101 sq. ft. addition to the rear of the existing second story, and a proposed new 433 sq. ft. third story. This would result in an 1,873 sq. ft. single family house suitable for a large family or multi-generational household, and a 187 sq. ft. attached studio ADU.*

**CD1.1: Neighborhood Character.** Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.

*The project complies with all setback and building envelope requirements, except for an existing nonconforming front setback for the garage. The project’s exceedance of the allowable number of bedrooms for single family houses with one covered parking space allows for the creation of a larger house that can accommodate a large family or multi-generational household. There is sufficient available parking on the street.*

**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.

*As designed, the addition complies with the height, setback, and building envelope requirements. The design of the addition is in keeping with the architecture and will utilize the high-quality building materials found already on the existing single-family home, including wood lap siding. The color and materials of the addition will match the color and materials of the existing single-family residence. This part of El Cerrito is comprised of single-family residences with a mix of one- and two-story homes. Therefore, the proposed residential addition supports the existing character of this neighborhood.*
Required Findings

In order to approve the Conditional Use Permit to allow an exception to the main building envelope, the Planning Commission must make the following findings, contained in 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 consists of an expansion of a single-family house and a new attached studio ADU which is consistent with the residential nature of the surrounding neighborhood. It is not expected to negatively affect the surrounding neighborhood as there is a sufficient amount of on-street parking available and the project is consistent with development standards established for the Single-Family Residential zoning district (RS-5).

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 project includes the creation of a larger house that can accommodate a large family or multi-generational household, as well as a new attached studio ADU. The proposed addition would comply with all zoning standards, with the exception of ECMC Section 19.27.050 that allows up to three bedrooms for a single-family house with one covered parking space.

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 Conditional Use Permit will allow the expansion of a single-family home and the creation of a new attached ADU, which are permitted land uses in the RS-5 district and consistent with the district’s intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD1.3: High-Quality Design.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application PL20-0125, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC 2021-01 approving a Conditional Use Permit to allow a third story addition resulting in a four-bedroom single family house with non-conforming parking of one covered parking space at 7824 Eureka Avenue.

Appeal Period

Within ten (10) calendar days after the date of the decision, the Planning Commission action may be appealed to the City Council.
Attachments

1. Draft resolution
2. Project plans
3. Street Parking Photos
4. Public Comment – Andreas Kathol
A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A THIRD STORY ADDITION RESULTING IN A FOUR-BEDROOM SINGLE FAMILY HOUSE WITH NON-CONFORMING PARKING OF ONE COVERED PARKING SPACE AT 7824 EUREKA AVENUE

WHEREAS, the site is located at 7824 Eureka Avenue; and

WHEREAS, the existing Assessor’s Parcel Number of the site is 504-403-011; and

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

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

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities; and

WHEREAS, on October 29, 2020, Sunny Gao (the “applicant”) submitted an application for a Conditional Use Permit to allow a third story addition resulting in a four-bedroom single family house with non-conforming parking of one covered parking space at 7824 Eureka Avenue (pursuant to Section 19.27.050 of the El Cerrito Municipal Code); and

WHEREAS, on February 17, 2021, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

Conditional Use Permit Findings

1. The project consists of an expansion of a single-family house and a new attached studio ADU which is consistent with the residential nature of the surrounding neighborhood. It is not expected to negatively affect the surrounding neighborhood as there is a sufficient amount of on-street parking available and the project is consistent with development standards established for the Single-Family Residential zoning district (RS-5).

2. The project includes the creation of a larger house that can accommodate a large family or multi-generational household, as well as a new attached studio ADU. The proposed addition would comply with all zoning standards, with the exception of ECMC Section 19.27.050 that allows up to three bedrooms for a single family house with one covered parking space.

3. The Conditional Use Permit will allow the expansion of a single-family home and the creation of a new attached ADU, which are permitted land uses in the RS-5 district and consistent with the district’s intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD1.3: High-Quality Design.

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. PL20-0125, subject to the following conditions:
Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on January 7, 2021. 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 the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

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

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

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

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on February 17, 2021, upon motion of Commissioner ________, second by Commissioner ________:

AYES:
NOES:
ABSTAIN:
ABSENT:

_________________________
Sean Moss, AICP
Planning Manager
1

EXISTING RIGHT SIDE (WEST) ELEVATION

SC: 1/4" = 1'

2

PROPOSED RIGHT SIDE (WEST) ELEVATION

SC: 1/4" = 1'
1. EXISTING LEFT SIDE (EAST) ELEVATION
   SC: 1/4" = 1'

2. PROPOSED LEFT SIDE (EAST) ELEVATION
   SC: 1/4" = 1'

Notes:
- 25' OFFSET LINE FROM NATURAL GRADE - BASE HEIGHT
- FRONT SETBACK: 15'
- REAR SETBACK: 15'
- SC: 1/4" = 1'

EXISTING LEFT SIDE (EAST) ELEVATION

PROPOSED LEFT SIDE (EAST) ELEVATION
1. EXISTING RIGHT SIDE VIEW
2. EXISTING RIGHT SIDE VIEW
3. EXISTING REAR VIEW
4. EXISTING REAR VIEW
5. EXISTING LEFT SIDE VIEW

MATERIAL / COLOR SCHEDULE

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</tr>
</tbody>
</table>

NOTE: PROPOSED WINDOW STYLE & TRIM SIZE OF ADDITION TO MATCH EXISTING HOUSE STYLE

EXISTING FRONT YARD
EXISTING REAR YARD
VIEW DIAGRAM
EXISTING HOUSE AREA
EXISTING FRONT YARD
Street Parking Photos

Facing East from Project Site, 10:30 am on 2/11/2021
Dear Members of the City of El Cerrito Planning Commission,

Thank you very much for the opportunity to submit comments pertaining to Application PL20-0125 (7424 Eureka Ave).

We would like to reiterate here our objection to this application, previously submitted via email on 12/28/2020 (see attached).¹

As we have communicated to the applicants (email, 12/26/2020), we hold that the three-story vertical addition will be a detriment to our views and privacy. Additionally, we anticipate that it will negatively impact the value of our home inasmuch as the current views are an obvious selling point that would be greatly diminished by the addition.

When we chose to purchase our home at 7828 Eureka Ave almost 10 years ago, these views—especially ones of the San Francisco Bay, including the Golden Gate Bridge (see attached, Fig. 1)—were key factors in our decision. The proposed three-story addition will deprive us of those views in the majority of the rooms that currently benefit from them. Since this point has recently been contested by the applicants, we include Figs. 2–6 as evidence for this fact. From the architectural drawings it is clear that the proposed three-story addition, with its large westward facing windows and open deck, is specifically designed for the enjoyment of the very same views that we would be deprived of.

We are sympathetic to the need for space expressed to us by the applicants. However, we contend that that need should not be addressed at our expense, especially given that the proposed addition already contains a height-preserving two-story addition to the rear. This indicates to us that solutions are available that do not involve an additional third story.

Moreover, if allowed to go forward, the proposed addition would make 7874 Eureka, while being flanked by single-story houses, the only 3-story structure on all of Eureka Ave. east of Sea View Drive in both El Cerrito and Kensington. In fact, judging from appearances, 7874 would be the only building other than 7812 Eureka Ave. with a vertical addition along the southern side of Eureka Ave. 7812 Eureka Ave. now dominates its neighbors in a way that we believe should be avoided elsewhere on our street.

We strongly urge the members of the City of El Cerrito Planning Commission to reject application PL20-0125 in its current form.

Thank you very much for your kind consideration,

Andreas Kathol
Emilie Kathol-Voillequé
Lucas Kathol-Voillequé

7828 Eureka Ave.
El Cerrito, CA 94530

¹ In that email we refer to the problematic aspect of the application as the “second-story” addition, following the example of the applicants. We would like to clarify that this is in reference to the vertical addition referred to in the notice of public hearing as “three-story addition”. We regret any confusion that this lack of precision may have caused. We take no issue with the other part of the addition that does not impact our views, referred to in the notice as “to the rear”.

ATTACHMENT 4
Planned 7824 Eureka Ave. project

From: Andreas Kathol <akathol@earthlink.net>
To: building@ci.el-cerrito.ca.us
Subject: Planned 7824 Eureka Ave. project
Date: Dec 28, 2020 1:55 PM

Dear Building Division Staff,

Our neighbors at 7824 Eureka Ave. (Pirtle/Ismi) have just informed us that they plan to apply for permits for a house addition. We would like to inform you that we cannot give our consent for this project, specifically the second-story addition.

Please let us know if there is anything we can do beyond notifying you in this way.

Sincerely,

Andreas Kathol
Emilie Kathol-Voillezqué
Lucas Kathol-Voillezqué

7828 Eureka Ave.
El Cerrito, CA 94530
Fig. 1: View from west-facing window, south-west corner room, picture taken 30 Jan 2021. The proposed addition would block this view and in the one in the adjacent room.

Fig. 2: Relative position of the two houses on Eureka Ave., facing West (via GoogleEarth).
Fig 3: Approximate contour of three-story addition.

Fig 4: Relative position of west-facing windows and vertical addition.
Fig 5: Direct alignment between northern edge of north window and north end of the Golden Gate.

Fig 6: Direct alignment between southern edge of south window and south end of the Golden Gate. Figs 5 and 6 illustrate how the addition blocks the view of the entire Golden Gate for both windows.
### DETAILS

**Application Number:** PL20-0138

**Applicant:** Mehdi Arfa

**Location:** 832 Everett Street

**APN:** 503-255-024

**Zoning:** RS-5 (Single Family Residential)

**General Plan:** Low Density Residential

**Request:** Planning Commission consideration of a proposed two-story addition and basement conversion of an existing single-family house that requires a Conditional Use Permit for exceeding building envelope requirements and for expanding a nonconforming side setback (Chapter 19.34 and Chapter 19.27, ECMC).

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

### EXECUTIVE SUMMARY

The requested entitlement for consideration by the Planning Commission is a Conditional Use Permit to allow an exception to the main building envelope and for expanding a nonconforming side setback for a proposed two-story rear addition and basement conversion of an existing single-family house.

The project includes a 296 square foot two-story addition to the rear of the existing 759 square foot house and the conversion of the basement into 825 square feet of habitable floor area. Within the basement conversion, the applicant proposes to construct a 499 square foot Junior Accessory Dwelling Unit (“Junior ADU”) at the front of the house. In order to convert the basement into living space, the applicant proposes to raise the existing house by approximately 2 ft. 7 in.

The existing house has a non-conforming side setback of 4 ft. 5 in. on the south side, with a portion of the second story projecting out to approximately 2 ft. 9 in. from the southern property line. The proposed height of the building at the southern side setback is 18 ft. 2 in. tall, whereas the daylight plane starts at a height of 15 feet at the side setback. The addition would not exceed the base height of 25 feet.

Based on the evidence and analysis contained in this report, staff is recommending approval of the Conditional Use Permit.
Background

Site Location and Layout

The house at 832 Everett Street is an approximately 759-square-foot two story house. The house sits on a 5,000-square-foot lot in the RS-5 (Single Family Residential) zoning district. The existing lot coverage of the property is 18.6 percent.

The lot is relatively flat, with a minor slope downwards from the rear of the lot towards Everett Street. The existing house has a detached one-car garage, a kitchen, dining room, living room, two bedrooms, a bathroom, a laundry room, and a basement level. The existing house has a non-conforming side setback of 4 ft. 5 in. on the south side, with a portion of the second story projecting out to approximately 2 ft. 9 in. from the southern property line.

The surrounding neighborhood contains single-family houses as well as the nearby neighborhood commercial area along Stockton Avenue. The surrounding houses are a mixture of one-story and two-story houses. On the block of the project site, houses range in size from 760 sq. ft. to 1,900 sq. ft.

Vicinity Map
Adjacent Designations and Land Uses


Analysis

Project Description

The applicant is proposing a 296 square foot two-story addition to the rear of the house and to convert the basement into 825 square feet of habitable floor area. Within the basement conversion, the applicant proposes to construct a 499 square foot Junior Accessory Dwelling Unit (“Junior ADU”) at the front of the house. In total, the project includes 1,121 square feet and would result in an 1,880 square foot house, including the Junior ADU. In order to convert the basement into living space, the applicant proposes to raise the existing house by approximately 2 ft. 7 in.

The proposed project also includes a new 798 square foot Accessory Dwelling Unit (ADU) in the rear of the lot as well as enlarging the existing detached garage by 83 square feet. However, both components of the project are permitted by right and are not within the purview of the Planning Commission.

The existing house has a nonconforming side setback on the south side. The addition would not comply with the required main building envelope (otherwise known as the daylight plane) and it would expand an existing nonconforming side setback by increasing the height of the entire building.
Table 1: Comparative Development Standards – RS-5 Zone and Proposed Project

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Zoning Ord. Requirement</th>
<th>Existing</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height (maximum)</strong></td>
<td>25’ maximum</td>
<td>20’ 9”</td>
<td>23’ 4”</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Height (at setback lines)</strong></td>
<td>15’ maximum</td>
<td>15’ 6” (at side setbacks)</td>
<td>18’ 2”</td>
<td>No. Use Permit required.</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10’</td>
<td>14’ 5” (building) 7’ 1” (front stairs)</td>
<td>No change</td>
<td>Yes</td>
</tr>
<tr>
<td>Side (north)</td>
<td>5’</td>
<td>23’ 6”</td>
<td>No change</td>
<td>Yes</td>
</tr>
<tr>
<td>Side (south)</td>
<td>5’</td>
<td>4’ 5”</td>
<td>No change</td>
<td>No. Use Permit required for expanding this nonconforming setback.</td>
</tr>
<tr>
<td>Rear</td>
<td>15’</td>
<td>45’ 2”</td>
<td>40’ 11”</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Parking spaces (covered)</strong></td>
<td>2 spaces</td>
<td>1 space</td>
<td>No change</td>
<td>No. Existing nonconforming condition.</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>50% maximum</td>
<td>18.6%</td>
<td>43.46%</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Main Building Envelope

Figure 19.06-B of the El Cerrito Zoning Ordinance establishes the permitted height limits and daylight planes for development in the RS zoning districts.

Maximum heights and daylight planes are dependent on the slope of the subject property. The subject property is relatively flat, with a slope of less than 10%. The permitted maximum building envelope, therefore, reaches a height of 15 feet at the required setback lines and then slopes toward the center of the property at a 45-degree angle (the required daylight plane), until it reaches a base height of 25 feet. The ‘base height’ is the maximum height permitted by-right.

The proposed addition exceeds the daylight plane along the side setback (see the Front Elevation on Sheet A2.1a of Attachment 2). The southern side of the proposed two-story addition is 4 ft. 5 in. from the side property line and starts at 18 ft. 2 in. tall, whereas the daylight plane starts at a height of 15 feet at the side setback. No portion of the existing house or of the proposed addition exceeds the base (by-right) 25-foot height limit (see images below).
The findings required for approval of the conditional use permit are discussed in detail below. In addition to the standard findings required for Conditional Use Permits, Section 19.06.030(D)(3)(a) of the El Cerrito Municipal Code (ECMC) contains an additional finding which is required for approval of Conditional Use Permits which grant exceptions to the main building envelope. This finding relates to solar access, view blockage and privacy, and these issues are discussed in greater detail below.

Solar Access

The applicant prepared shadow studies showing shadow impacts of the proposed addition onto adjacent properties on the Winter Solstice (December 21) and Summer Solstice (June 21) at 10 AM, 1 PM, and 4 PM (see Sheet A-1 on Attachment 2). These times of day and year were selected by City Staff based on standards developed in the City’s San Pablo Avenue Specific Plan and are meant to provide a general idea of shadow impacts at different times of day during the Winter and Summer Solstices. The Winter Solstice...
represents the longest shadows of year while the Summer Solstice represents the shortest shadows of the year. Of these different times of day, only during 4 PM on the Summer Solstice does the addition cast a 12’ shadow on the east wall of an adjacent building, at 828 Everett Street to the South. At 10 AM and 4 PM during the Winter Solstice, the proposed addition casts a shadow onto the yards of residences to the north and the east, respectively.

Consequently, the proposed house will not cause a significant adverse impact on adjacent residences with respect to solar access.

Views

The El Cerrito General Plan acknowledges the presence of views of bridges, the San Francisco and San Pablo bays, Mt. Tamalpais and Marin County, and of the East Bay hills from uphill locations in El Cerrito. Due to the gently sloping topography, location and scale of surrounding houses, and existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited. City staff note that this is based on staff’s assessment of the best available information. City staff did not have access to adjacent properties and were not able to observe the views from inside adjacent residences.

Privacy

The existing house has a non-conforming side setback of 4 ft. 5 in. on the south side, with a portion of the second story projecting out to approximately 2 ft. 9 in. from the southern property line. The applicant proposes to raise the existing house by approximately 2 ft. 7 in., such that the building is approximately 18 ft. 2 in. tall at the side setback line. There are four windows on the second story facing south and three of them are located on the second story projection from the building. All four windows are outside of the building envelope due to the existing nonconforming side setback of the building. The three windows on the second story projection directly face and are currently slightly taller than a window on the north side of 828 Everett Street. Consequently, the proposed addition would move these windows up by approximately 2 ft. 7 in. and will potentially reduce privacy impacts such that the southern facing windows of the addition are no longer directly facing a northern facing window of 828 Everett Street. As a result, potential privacy impacts of the proposed project appear to be limited.

Nonconforming Setback

As described above, the existing house has a non-conforming side setback of 4 ft. 5 in. on the south side, with a portion of the second story projecting out to approximately 2 ft. 9 in. from the southern property line. The proposed addition would increase the height of the existing building by approximately 2 ft. 7 in., in order to convert the basement level into habitable living space. Pursuant to ECMC Section 19.27.050, a conditional use permit shall be required for additions and structural alterations that enlarge and extend a nonconforming structure when such enlargement does not comply with all applicable requirements. The proposed addition requires a conditional use permit for expanding the southern building wall that has a nonconforming side setback.

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before November 27, 2021. No public comments have been received to this date.
Environmental Review

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

Compliance with the General Plan

The Conditional Use Permit to allow an exception to the main building envelope is consistent with the following policies of the El Cerrito General Plan:

**LU1.5: Suitable Housing.** Promote suitably located housing and services for all age groups within the City.

The proposed project would enlarge the common spaces of an existing single-family home, providing suitable housing for a large family or multi-generational household. The proposed project would also add a new Accessory Dwelling Unit (ADU) and a new Junior ADU which would increase the number of units available on the property.

**CD1.1: Neighborhood Character.** Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.

The project is not expected to have substantially greater impacts to views, solar access, and privacy than it would if it were designed to comply with the by-right height limit. The project’s exceedance of the height limits at the side setback and inclined daylight planes allows the conversion of the basement level into living space for the house. The project does not exceed the overall height limit for the RS-5 zoning district.

**CD4.1: Compatibility in Building Scale.** Avoid big differences in building scale and character between developments on adjoining lots.

The building at 832 Everett Street would remain a two-story house and would comply with the height limit and lot coverage regulations of the RS-5 zone that control building scale and character. The addition’s overall height and roof line would be consistent with many of the two-story buildings on the 800 block of Everett Street. The addition’s materials, colors, and gabled-roof design would match those of the existing house.

Required Findings

In order to approve the Conditional Use Permit to allow an exception to the main building envelope, the Planning Commission must make the following findings, contained in 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 surrounding neighborhood predominantly contains single-family houses as well as businesses along nearby Stockton Avenue. The surrounding houses are predominantly single-family houses with a mixture of two story and one story houses. The proposed addition would result in an 1,880 square foot house, including a Junior ADU, on a 5,000 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood. As described in the staff report and the findings below, the proposed...*
addition has been designed to limit privacy, view, and solar access impacts to the adjacent 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 would provide a new family room, a bathroom, and a new Junior ADU for an existing single-family home, providing a total of three bedrooms and three and half bathrooms. The resulting house would be an attractive addition to the neighborhood.

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 Conditional Use Permit will allow the expansion of a single-family home, which is a permitted land use in the RS-5 district and consistent with the district’s intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD4.1: Compatibility in Building Scale.

In addition, to approve the Conditional Use Permit to allow an exception to the main building envelope, the Planning Commission must make the following finding in Section 19.06.030.D.3.i:

4. The proposal when viewed in its entirety represents a superior design solution to that which would be possible if the project were built in full compliance with the required standards for the main building envelope, and will not cause a significant adverse impact on residences to the side, rear or directly across the street with respect to solar access, view blockage and privacy.

The proposed house addition has been designed to limit privacy, view, and solar access impacts to the adjacent properties. Shadow studies for the Winter and Summer Solstice indicate that the proposed house will not significantly impact the solar access of adjacent houses. Due to the gently sloping topography, location and scale of surrounding houses, and existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited. The proposed addition would move three existing second story windows up by approximately 2 ft. 7 in. and will potentially reduce privacy impacts such that these southern facing windows of the addition are no longer directly facing a northern facing window of 828 Everett Street.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application PL20-0138, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC 2021-02 approving a Conditional Use Permit to allow an exception to the main building envelope and for expanding a nonconforming side setback for a proposed two-story addition and basement conversion of an existing single-family house at 832 Everett Street.
Appeal Period

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

Attachments

1. Draft resolution
2. Project plans
APPLICATION NO. PL20-0138

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN EXCEPTION TO THE MAIN BUILDING ENVELOPE AND FOR EXPANDING A NONCONFORMING SIDE SETBACK FOR A PROPOSED TWO-STORY ADDITION AND BASEMENT CONVERSION OF AN EXISTING SINGLE-FAMILY HOUSE AT 832 EVERETT STREET

WHEREAS, the site is located at 832 Everett Street; and

WHEREAS, the existing Assessor’s Parcel Number of the site is 503-255-024; and

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

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

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities; and

WHEREAS, on November 25, 2020, Mehdi Arfa (the “applicant”) submitted an application for a Conditional Use Permit to allow an exception to the main building envelope and for expanding a nonconforming side setback for an addition to an existing single-family house; and

WHEREAS, on February 17, 2021, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

Conditional Use Permit Findings

1. The surrounding neighborhood predominantly contains single-family houses as well as businesses along nearby Stockton Avenue. The surrounding houses are predominantly single-family houses with a mixture of two story and one story houses. The proposed addition would result in an 1,880 square foot house, including a Junior ADU, on a 5,000 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood. As described in the staff report, the proposed addition has been designed to limit privacy, view, and solar access impacts to the adjacent properties

2. The proposed project would provide a new family room, a bathroom, and a new Junior ADU for an existing single-family home, providing a total of three bedrooms and three and half bathrooms. The resulting house would be an attractive addition to the neighborhood.

3. The Conditional Use Permit will allow the expansion of a single-family home, which is a permitted land use in the RS-5 district and consistent with the district’s intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD4.1: Compatibility in Building Scale.

4. The proposed house addition has been designed to limit privacy, view, and solar access impacts to the adjacent properties. Shadow studies for the Winter and Summer Solstice indicate that the proposed house will not significantly impact the solar access of adjacent houses. Due to the gently sloping topography, location and scale of surrounding houses, and existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear...
to be limited. The proposed addition would move three existing second story windows up by approximately 2 ft. 7 in. and will potentially reduce privacy impacts such that these southern facing windows of the addition are no longer directly facing a northern facing window of 828 Everett Street.

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. PL20-0138, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on February 10, 2021. 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 the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

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

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

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

6. Before obtaining a building permit for a Junior Accessory Dwelling Unit, the owner of the lot or parcel shall file with the County Recorder a declaration or agreement of restrictions that has been notarized and signed by the property owner(s) and City staff, to the satisfaction of the Zoning Administrator, and stating that:
   a. The Junior Accessory Dwelling Unit shall not be sold separately; and
   b. The Junior Accessory Dwelling Unit shall be considered legal only as long as either the Primary Dwelling or the Accessory Dwelling Unit is occupied by an owner of record of the property; and
   c. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance may result in legal action against any property owner.

7. The applicant shall revise the plans by removing the proposed exterior door to the proposed ground level family room, for review and approval by the Zoning Administrator, prior to issuance of a building permit. This proposed family room shall only be accessible from the primary house on the second floor.
CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on February 17, 2021, upon motion of Commissioner _________, second by Commissioner _________:

AYES:
NOES:
ABSTAIN:
ABSENT:

_________________________

Sean Moss, AICP
Planning Manager
NEW WOOD FENCE AT REAR, RIGHT AND LEFT 6'-0" HEIGHT

James Hardie (Actual: 0.312-in x 6.25-in x 144-in) Hardie Plank
Primed Harris Cream Smooth Lap Fiber Cement Siding Panel

COMPOSITION SHINGLE BROWN COLOR TO MATCH WITH EXISTING HOUSE

MILGARD WINDOWS AND DOOR TUSCANY SINGLE HUNG VINYL WINDOW - WHITE TO MATCH WITH (E) HOUSE AND MAIN HOUSE ADDITION

PROPOSED ADU.

798 S.F.

3

B

C

A

1

2

3

4

(E) RESIDENCE

ATTACHED ADDITION 622 S.F.

GARAGE

171 S.F.

PROPOSED SITE PLAN AND BUILDING INFORMATION

BY

Brenda Munoz
Designer

2619 Lowell Av. Richmond, Ca 94801
Phone & Fax: (510) 236-3696
Cell: (510) 734-2181
bmblueprints@gmail.com

REVISION

FEBRUARY-2021

OWNER:
Mehdi Arfa
ADDRESS: 832 Everett St, El Cerrito, CA 94530
PHONE: (510) 776-0932
e-mail: bmblueprints@gmail.com

APN: 503-255-024-5
PROJECT ADDRESS: 832 Everett St, El Cerrito, CA 94530
PROJECT NAME: Interior Remodel, Addition and New Detached ADU at rear

CONTENT: PROPOSED SITE PLAN AND BUILDING INFORMATION
SCALE: AS SHOWN
SHEET: A0.1

PROPOSED SITE PLAN

E VER ETT S T R E E T
### PROPOSED FLOOR PLAN

**Windows Schedule, Proposed ADU**

<table>
<thead>
<tr>
<th>#</th>
<th>LOCATION</th>
<th>Type</th>
<th>W x H</th>
<th>Tempered Glass</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-1</td>
<td>Living Room</td>
<td>Sliding</td>
<td>3' - 0&quot; x 4' - 0&quot;</td>
<td>NO</td>
</tr>
<tr>
<td>W-2</td>
<td>Bedroom 1-2</td>
<td>Sliding</td>
<td>3' - 0&quot; x 4' - 0&quot;</td>
<td>YES</td>
</tr>
<tr>
<td>W-4</td>
<td>Kitchen</td>
<td>Sliding</td>
<td>3' - 0&quot; x 3' - 0&quot;</td>
<td>YES</td>
</tr>
</tbody>
</table>

- **In Composition Single Roof, to Match with Existing House Color**
- **Horizontal Wood Siding to Match with Main House Finish**

**Project Information**

**Project Name:** Interior Remodel, Addition and New Detached ADU at rear

**APN:** 503-255-024-5

**Address:** 832 Everett St, El Cerrito, CA 94530

**Owner:** Mehdi Arfa

**Design:** Interior Remodel, Addition and New Detached ADU at rear

**Phone & Fax:** (510) 236-3696

**Cell:** (510) 734-2181

**Email:** bmblueprints@gmail.com

**Project Number:** 832 Everett St, El Cerrito, CA 9450

**APN:** 503-255-024-5

**Content:** Proposed Floor Plan and Elevations ADU

**Scale:** AS SHOWN

**Project Manager:** Brenda Muñoz

**Designer:** Brenda Muñoz

**Mehdi Arfa

**Address:** 832 Everett St, El Cerrito, CA 94530

**Phone:** (510) 734-2181

**Email:** bmblueprints@gmail.com
EXISTING AND PROPOSED ELEVATIONS

PROJECT NAME: 832 Everett St, El Cerrito, CA 94530
APN: 503-255-024-5

PROJECT ADDRESS:
832 Everett St, El Cerrito, CA 94530

OWNER:
Mehdi Arfa

ADDRESS:
832 Everett St, El Cerrito, CA 94530

PHONE:
(510) 776-0932

E-mail: bmblueprints@gmail.com

DRAWN BY:
B.M.

REVISION:
February 2021

SCALE: AS SHOWN

DRAWN BY:
B.M.

JOB #:
07152020

SHEET:
A2.1

Phone & Fax: (510) 236-3696

Cell: (510) 734-2181
ALLOWED BUILDING HEIGHTS FOR ADDITION

OWNER: Mehdi Arfa
ADDRESS: 832 Everett St, El Cerrito, CA 94530
PHONE: (510) 776-0932
FAX: (510) 776-0932
e-mail: bmblueprints@gmail.com

PROJECT NAME: 832 Everett St, El Cerrito, CA 94530
APN: 503-255-024-5

CONTENT: Interior Remodel, Addition and New Detached ADU at rear

SCALE: AS SHOWN

DRAW BY: B.M.
JOB # : 07152020
SHEET: CONTENT:

A2.1b (N) REAR ELEVATION

A2.1b (N) RIGHT ELEVATION
ALLOWED BUILDING HEIGHTS FOR ADDITION

AREA DENOTES BUILDING ENVELOPE ALLOWED AREA FOR NEW HOUSES OR ADDITIONS

(N) FRONT ELEVATION

(N) LEFT ELEVATION

GROUNDSLOPE 10% OR LESS
MAX. HEIGHT AT SETBACK LINE=25'-0"
BASE HEIGHT=25'-0"
MAX. REQUIRED HEIGHT
REQUIRED CUP.
PROPOSED GARAGE FRONT ELEVATION

PROPOSED GARAGE REAR ELEVATION

PROPOSED GARAGE LEFT SIDE ELEVATION

PROPOSED GARAGE RIGHT SIDE ELEVATION

PROJECT NAME: 832 Everett St, El Cerrito, CA 94530
APN: 503-255-024-5

OWNER: Mehdi Arfa
ADDRESS: 832 Everett St, El Cerrito, CA 94530
PHONE: (510) 776-0932
EMAIL: bmblueprints@gmail.com

Brenda Munoz
JULY 2020

BM

DRAW BY:

JOB #:

SHEET:

CONTENT:

AS SHOWN

SCALE:

07152020

07132020

A2.3
PROPOSED SECTION

PROPOSED SECTION