AGENDA
REGULAR MEETING OF THE
PLANNING COMMISSION
December 21, 2022 at 7:30 p.m.

VIA TELECONFERENCE
https://us06web.zoom.us/j/82683455736?pwd=cjVBc3NoeTdql
IUvY3M5SWxOThZodz09
Meeting ID: 826 8345 5736
Passcode: 373472
Or Join by Phone: 408-638-0968

7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Daniel Hamilton, Vice Chair Leslie Mendez; Members Brendan Bloom, Erin Gillett, 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
Adoption of the October 19, 2022 meeting minutes.

5. ADOPTION OF MEETING SCHEDULE
Adoption of the 2023 regular meeting schedule.

6. 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

7. Conditional Use Permit Amendment– 6822 Lincoln Ave
Application: PL22-0153
Applicant: Daniele Panicacci
Location: 6822 Lincoln Ave
APN: 504-062-001
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a proposed amendment to a previously approved Conditional Use Permit for expanding a nonconforming side setback (Chapter 19.27 and 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. **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 I).

   Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection.
MINUTES
REGULAR MEETING OF THE
PLANNING COMMISSION
October 19, 2022 at 7:30 p.m.
The meeting was held via teleconference.

7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Daniel Hamilton; Members Brendan Bloom, Erin Gillett, and Joy Navarrete. Vice Chair Leslie Mendez had an excused absence.

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

3. ORAL COMMUNICATIONS FROM THE PUBLIC
   No comments were received.

4. ADOPTION OF MINUTES
   Moved/Second: Commissioners Bloom/Navarrete. Action: Passed a motion to adopt the August 17, 2022 meeting minutes.
   Ayes: Bloom, Hamilton, Gillett, Navarrete.
   Noes: None.
   Abstain: None.
   Absent: Mendez.

5. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
   No disclosures were reported.

6. Conditional Use Permit – 6822 Lincoln Ave
   Application: PL22-00104
   Applicant: Daniele Panicacci
   Location: 6822 Lincoln Ave
   APN: 504-062-001
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a Conditional Use Permit to allow an addition to a single-family house that expands an existing nonconforming side setback (Chapter 19.27 and 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.
Assistant Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

No speakers addressed the Commission.

The public hearing was closed.

**Moved/Second:** Commissioners Gillett/Bloom. **Action:** Passed a motion to adopt Conditional Use Permit to allow an addition to a single-family house that expands an existing nonconforming side setback at 6822 Lincoln Ave.

**Ayes:** Bloom, Hamilton, Gillett, Navarrete.

**Noes:** None.

**Abstain:** None.

**Absent:** Mendez.

7. **Tentative Subdivision Map – 601 Lexington Ave**
   - **Application:** PL22-0066
   - **Applicant:** Erica Meeks
   - **Location:** 601 Lexington Avenue
   - **APN:** 503-402-008
   - **Zoning:** RM (Multi-Family Residential)
   - **General Plan:** High Density Residential
   - **Request:** Planning Commission consideration of a Tentative Subdivision Map for a previously approved project containing a total of 6 residential units (Chapter 18.12, ECMC).

   **CEQA:** This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects.

Assistant Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
- Howdy Goudey, El Cerrito
- Vanessa Warheit
- Erica Meeks
- Rick Dishnica

The public hearing was closed.

**Moved/Second:** Commissioners Hamilton/Bloom. **Action:** Passed a motion to approve a Tentative Subdivision Map for a previously approved project containing a total of 6 residential units at 601 Lexington Ave.

**Ayes:** Bloom, Hamilton, Gillett, Navarrete.

**Noes:** None.

**Abstain:** None.

**Absent:** Mendez.

8. **San Pablo Avenue Specific Plan Update**
Applicant: City of El Cerrito
Location: San Pablo Avenue Specific Plan area
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU), Transit-Oriented Mid-Intensity Mixed Use (TOMIMU), Theater District (TD), and Transit Oriented Mixed Use (TOM).
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU), Transit-Oriented Mid-Intensity Mixed Use (TOMIMU), Theater District (TD), and Commercial/Mixed-Use.
CEQA: Supplemental Environmental Impact Report (SEIR)

Community Development Director Melanie Mintz, Planning Manager Sean Moss, and Chris Dugan of MIG presented the staff report.

Community Development Director Melanie Mintz, Planning Manager Sean Moss, Chris Dugan of MIG, and Operations & Environmental Services Division Manager Will Provost answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Vanessa Warheit, El Cerrito
Howdy Goudey, El Cerrito

The public hearing was closed.

Moved/Second: Commissioners Hamilton/Bloom. Action: Passed a motion to recommend that the City Council certify the Supplemental Environmental Impact Report for the San Pablo Avenue Specific Plan update, and adopt the update to the San Pablo Avenue Specific Plan with amendments to require building electrification for all new buildings subject to Tier II or Tier IV Design Review, and to increase the Electric Vehicle Supply Equipment (EVSE) requirement to 20% of parking spaces for all new buildings subject to Tier II or Tier IV Design Review, with potential appeals processes, waivers, and small projects and special cases clarifications as determined by staff.
Ayes: Bloom, Hamilton, Gillett, Navarrete.
Noes: None.
Abstain: None.
Absent: Mendez.

9. STAFF COMMUNICATIONS
Planning Manager Sean Moss updated the Commission on upcoming agenda items and the project at 7715 Ward Avenue and procedures for story poles.

10. ADJOURNMENT
10:28 p.m.

Daniel Hamilton, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the
regular Planning Commission meeting of October 19, 2022 as approved by the Planning Commission.

______________________________
Sean Moss, Staff Liaison

Planning Commission
10/19/2022 Minutes
Page 4 of 4
2023 Regular Meeting Schedule

Planning Commission

Location: Via Zoom or in-person at Council Chambers (10890 San Pablo Ave)
Meeting Time: 7:30 p.m.

Adopted by the Advisory body on MM/DD/YYYY
Planning Commission Staff Report
December 21, 2022

6822 Lincoln Ave – Conditional Use Permit Amendment

DETAILS

Application Number: PL22-0153
Applicant: Daniele Panicacci
Location: 6822 Lincoln Ave
APN: 504-062-001
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential

Request: Planning Commission consideration of a proposed amendment to a previously approved Conditional Use Permit for expanding a nonconforming side setback (Chapter 19.27 and 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.

EXECUTIVE SUMMARY

On October 19, 2022, the Planning Commission adopted Resolution PC2022-12, approving a Conditional Use Permit to allow a 240.5 sq. ft. addition to an existing single-family house with an existing non-conforming street side setback of 5.5 ft. Subsequent to the approval of the Use Permit, the applicant notified City staff of an error on the plans resulting in an inconsistency between the approved Use Permit and the building permit application. The plans originally proposed a portion of the building labeled as a pantry which complied with the 8.5-foot street side setback requirement. The intent was to submit plans which also had the pantry at 5.5 feet from the street side setback, this change requires an amendment to the original Use Permit.

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

Site Location and Layout

The house at 6822 Lincoln Ave is an approximately 948-square-foot single-story house. The house sits on a 3,400-square-foot lot in the RS-5 (Single Family Residential) zoning district. The existing lot coverage of the property is 26 percent.

The existing house has a kitchen, a living area, two bedrooms, and one bathroom. The existing house has a non-conforming street side setbacks of 5.5 feet on the northern side.

The surrounding neighborhood contains mostly single-family houses. 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 722 square feet to 1,800 square feet.

Vicinity Map
Site Photo

*View of house from corner of Lincoln Ave and Everett St*

**Adjacent Designations and Land Uses**

**North:** Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

**South:** Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

**West:** Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

**East:** Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.
Analysis

Previous Entitlement

On October 19, 2022, the Planning Commission adopted resolution PC2022-12, approving a Conditional Use Permit to allow the expansion of the house along an existing nonconforming setback. The project included an addition which would add an additional bedroom, a bathroom, and a family room to an existing building. The addition would extend the center of the north side of the building by approximately 18 feet 11 inches along the nonconforming side setback of 5.5 feet but would not encroach further into the required side setback. The resulting building would have 3 bedrooms, 2 bathrooms, a living room, and a kitchen.

Project Amendment

Subsequent to the Planning Commission’s approval of the Use Permit, the applicant notified City staff of an error in the approved plans. The plans originally proposed a portion of the building labeled as a pantry which complied with the 8.5-foot street side setback requirement. The intent was to submit plans which also had the pantry at 5.5 feet from the street side setback. This change requires an amendment to the approved Conditional Use Permit.

Floor plan previously approved by the Planning Commission

Proposed revised floor plan
Consistency with the Zoning District

Section 19.06.030 of the El Cerrito Municipal Code prescribes the development regulations for residential districts, including lot dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. The proposed amendment does not alter the building compliance with the standards and as noted in Table 1, the proposed addition is still in compliance with the development standards except for the non-conforming side setback.

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>Height (maximum)</td>
<td>25’ maximum</td>
<td>13’-1”</td>
<td>No Change</td>
<td>Yes</td>
</tr>
<tr>
<td>Height (at setback lines)</td>
<td>15’ maximum</td>
<td>10’-11”</td>
<td>No Change</td>
<td>Yes</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10’</td>
<td>16’-11”</td>
<td>10’</td>
<td>Yes</td>
</tr>
<tr>
<td>Side (north)</td>
<td>8’-6”</td>
<td>5’-6”</td>
<td>5’-6”</td>
<td>No. Use Permit required for extending this nonconforming setback.</td>
</tr>
<tr>
<td>Side (south)</td>
<td>5’</td>
<td>5’</td>
<td>No change</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear</td>
<td>15’</td>
<td>39’</td>
<td>No change</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking spaces (covered)</td>
<td>2 spaces</td>
<td>1 space</td>
<td>No change</td>
<td>No. Existing nonconforming condition.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>50% maximum</td>
<td>26%</td>
<td>33%</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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 30, 2022. No public comments have been received to 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 side setback and covered parking requirements 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 and add an additional bedroom, providing suitable housing for a large family or multi-generational household.
**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 would extend an existing nonconforming side setback which would allow the building to remain a single-story building. The resulting building would only be 1,188.5 sq. ft which still matches the charter of the surrounding neighborhood. The project does not exceed the overall height limit for the RS-5 zoning district or the daylight plane requirements.

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

The building at 6822 Lincoln Ave would remain a one-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 other single-family buildings on the 500 block of Everett Street and 6000 block Lincoln Ave. The addition’s materials, colors, and design would match those of the existing house.

**Required Findings**

In order to approve the Conditional Use Permits to allow expanding an existing nonconforming setback, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

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. The surrounding houses are predominantly single-family houses with a mixture of two-story and one-story houses. The proposed addition would only increase the floor area of the house by 240.5 square feet and would result in a 1,188.5 square foot house on a 3,400 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.

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 add an additional bedroom to an existing single-family home and would result in three bedrooms, a kitchen, and a living room. The resulting house will 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.

**Staff Recommendation**
Based on the information contained in this report, staff recommends approval of Planning Application PL22-0153, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC2022-16 approving an amendment to a previously approved Conditional Use Permit for expanding a nonconforming side setback at 6822 Lincoln Ave.

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
Planning Commission Resolution PC 2022-16

APPLICATION NO. PL22-0153

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION AMENDING A CONDITIONAL USE PERMIT TO ALLOW AN ADDITION THAT EXTENDS A NONCONFORMING SIDE SETBACK OF AN EXISTING SINGLE-FAMILY HOUSE AT 6822 LINCOLN AVE

WHEREAS, the site is located at 6822 Lincoln Avenue; and

WHEREAS, the existing Assessor’s Parcel Number of the site is 504-062-001; 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 19, 2022, the Planning Commission adopted Resolution PC 2022-12, approving a Conditional Use Permit for an addition that extended a nonconforming side setback of an existing single-family house at 6822 Lincoln Ave.

WHEREAS, on November 8, 2022, Daniele Panicacci (the “applicant”) submitted an application to amend a Conditional Use Permit for an addition expanding a nonconforming side setback of an existing single-family house at 6822 Lincoln Ave; and

WHEREAS, on December 21, 2022, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The surrounding neighborhood predominantly contains single-family houses. The surrounding houses are predominantly single-family houses with a mixture of two-story and one-story houses. The proposed addition would only increase the floor area of the house by 240.5 square feet and would result in a 1,188.5 square foot house on a 3,400 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.

2. The proposed project would add an additional bedroom to an existing single-family home and would result in three bedrooms, a kitchen, and a living room. The resulting house will 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.

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. PL22-0153, subject to the following conditions:
Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on November 29, 2022. 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. All Conditions of Approval of Resolution PC 2022-12 remain in effect.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on December 21, 2022, upon motion of Commissioner ______, second by Commissioner ______:

AYES:
NOES:
ABSTAIN:
ABSENT:

_________________________
Sean Moss, AICP
Planning Manager
PANICACCI RESIDENCE //
BEDROOM AND BATHROOM ADDITION
6822 LINCOLN AVE,
EL CERRITO, CA 94530

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE FOLLOWING CODES:

PART 1 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 - 2019 CALIFORNIA BUILDING CODE
PART 3 - 2019 CALIFORNIA ELECTRICAL CODE
PART 4 - 2019 CALIFORNIA MECHANICAL CODE
PART 5 - 2019 CALIFORNIA PLUMBING CODE
PART 6 - 2019 CALIFORNIA ENERGY CODE
PART 7 - 2019 CALIFORNIA HISTORICAL BUILDING CODE
PART 8 - 2019 CALIFORNIA HISTORICAL CONSTRUCTION CODE
PART 9 - 2019 CALIFORNIA FIRE CODE
PART 10 - 2019 CALIFORNIA CODE FOR BUILDINGS CONSERVATION
PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12 - 2019 CALIFORNIA REFERENCE STANDARDS CODE

ALL LOCAL CODES, ORDINANCES AND AMENDMENTS INCLUDING:

OAKLAND MUNICIPAL CODE

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.
demolition notes:

1. The demolition work shown on this drawing is not the complete demolition required to accommodate the new work. It is intended to illustrate the scope of work expected of the contractor, who will be responsible for completing all work shown on this drawing in order to accommodate any new work.

2. All dimensions shown on this drawing are not intended for construction or work of any kind, but are intended to be used as a guide to the scope of work expected of the contractor. The contractor is responsible for determining the actual size and location of all work shown on this drawing.

3. Where necessary, the contractor will coordinate the patching of the mechanical systems and related devices, shown on the new work plans, into the remaining existing system. The contractor will verify the work required to install any new mechanical systems and related devices, shown on the new work plans, into the remaining existing system. All insulation shall be certified by the manufacturer in accordance with Title 24, the CEC.

4. Where necessary, the contractor will coordinate the patching of the electrical fixtures and related equipment, shown on the new work plans, into the remaining existing system. The contractor will verify the work required to install and patch the new electrical fixtures and related equipment as required by applicable local, state and federal codes and regulations pertaining to safety of persons, property and the environment. The contractor will also coordinate equipment, lighting and guards as required by applicable codes and regulations to protect occupants of building and work areas.

5. It is the responsibility of the contractor to protect existing water, gas, electrical, and waste systems. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

6. To eliminate any smoke, the local authorities must be notified of the proposed work and the necessary permits must be obtained before proceeding.

7. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

8. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

9. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

10. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

11. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

12. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

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17. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

18. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

19. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.

20. The contractor must coordinate the electrical systems, lighting, and guards as required by applicable codes and regulations to protect occupants of building and work areas. The contractor must notify the local authorities of the proposed work and obtain the necessary permits before proceeding.
KEY NOTES:

BATHRM NOTES: ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED BY OWNER WITH WATER-CONSERVING PLUMBING FIXTURES AS NOTED BELOW.

- TUB/SOAK: SHOWER SURROUND SHALL HAVE A NON-ABSORBENT FINISH.
- O/C BATH: TO 72" ABOVE DRAIN.
- SHOWER HEAD SHALL BE 2.0 GPM @ 80 PSI MAX. OR BETTER & PROVIDED W/ PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.
- TEMP. GLOBE ENCLOSURE W/ SHOWER DRAIN TO OPEN A MIN. 22" FOR EGRESS.
- SIZE SHALL BE A MIN. 1024 S.F. & CAPABLE OF ENCLOSING A 30" DIA. DOORS AND ENCLOSURES FOR SHOWER SHOULD BE SAFETY GLAZING.

WATER CLOSET: TOILET SHALL BE 1.28 GPF MAX. OR BETTER, W/ MIN. 30" CLEARANCE AT REAR W/ 15" MIN. TO CENTERLINE.

- PROVIDE 24" MINIMUM CLEARANCE AT FRONT.

LAVATORY SINK: NEW FAUCETS SHALL BE 1.2 GPM @60 PSI MAX. OR BETTER

- OUTLETS: ALL OUTLETS SHALL BE GFI & TAMPER-RESISTANT.
- PROVIDE 20 AMP CIRCUIT FOR EACH BATHROOM BEING ALTERED OR ADDED.

LIGHTING: FIXTURES SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSOR SWITCH. FIXTURES ABV. SHOWERS SHALL BE CERTIFIED FOR WET LOCATIONS.

EXHAUST FAN: 50 CFM FOR INTERMITENT VENTILATION OR 20 CFM FOR CONT. VENT. FIXTURES SHALL BE GUARDED & CONTROLLED BY A VACANCY SENSOR SWITCH. FIXTURES SHALL BE INSTALLED W/ A WATERPROOF ENCLOSURE.

ALARMS: CONTR. SHALL INSTALL/VERIFY THAT SMOKE & CARBON MONOXIDE DETECTORS ARE INSTALLED & OPERATING. ALARMS IN EXISTING AREAS WHERE ACCESS ABOVE CEILING IS NOT POSSIBLE, ALARMS MAY BE PROVIDED BY A D/C BATTERY SYSTEM.

OUTLETS: OUTLETS IN O/C SHALL BE TAMPER-RESISTANT & PROTECTED BY AN ARC-FALSE CURRENT INTERRUPTER. OUTLET TO BE GFI & PROVIDED W/ A WATERPROOF ENCLOSURE. PROVIDE 20 AMP CIRCUIT FOR O/C BORDERS ALAUNTED ALARMS.

LIGHTING: SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSOR SWITCH OR DIM CONTROL. RECESSED FIXTURES SHALL BE IC-RATED & AIRTIGHT W/ NO SCREW BASED SOCKETS.

EXTERNAL LIGHTING ATTACHED TO BUILDING SHALL BE HIGH EFFICACY & INCLUDE A MANUALLY CONTROLLED DEVICE AS WELL AS A TIME-OF-DAY PHOTOCONTROL & MANUAL Override FROM THE ENTRANCE SWITCH TO THE PHOTOCONTROL OR AUTOMATIC TIME SWITCH CONTROL OR ENERGY MANAGEMT CONTROL SYSTEM.
KEY NOTES:

ELECTRICAL WORK SHALL COMPLY WITH 2019 CALIFORNIA ENERGY CODE AND CALIFORNIA ELECTRICAL CODE.

NOTES:

OUTLETS: ALL OUTLETS SHALL BE GFCI & TAMPER-RESISTANT. PROVIDE 20 AMP BRANCH CIRCUIT FOR EACH BATHROOM BEING ALTERED OR ADDED.

LIGHTING: FIXTURES SHALL BE HIGH EFFICACY & CONTROLLED BY A VACANCY SENSOR SWITCH. FIXTURES ABOVE SHOWERS SHALL BE SUITABLE FOR WET LOCATIONS.

EXHAUST FANS: 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST FANS FOR BATHROOMS SHALL BE ON A Timer. TERMINATION SHALL BE 3' FROM WINDOW OPENING OR PROPERTY LINE. EXHAUST FAN/LIGHT COMBO SHALL BE ON TWO SWITCHES.

ALARMS: CONTR. SHALL INSTALL/VERIFY THAT SMOKE & CARBON MONOXIDE ALARMS ARE LOCATED INSIDE & OUTSIDE EACH BEDRM. AS WELL AS ONE ON EVERY LEVEL. ALARMS IN EXIST'G AREAS WHERE ACCESS ABOVE CEILING IS NOT POSSIBLE, ALARMS MAY BE POWERED BY A D/C BATTERY. OTHERWISE, DETECTORS AND/OR ALARMS SHALL BE HARD WIRED W/ 110V BATTERY BACKUP.

OUTLETS: 125-V. 15 & 20 A. OUTLETS IN ANY RM. SHALL BE TAMPER RESISTANT & PROTECTED BY A GFCI.

LIGHTING: SHALL BE HIGH EFFICACY & CONTROLLED BY A VACANCY SENSOR SWITCH OR DIM CONTROL. RECESSED FIXTURES SHALL BE IC-RATED & AIRTIGHT W/ NO SCREW BASED SOCKETS. EXTERIOR LIGHTING ATTACHED TO BUILD'G SHALL BE HIGH EFFICACY & INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL & MOTION SENSOR, PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL OR, ENERGY MANAGEMENT CONTROL SYSTEM.
**EXISTING NORTH ELEVATION**

1/4" - 1'-0"

**PROPOSED NORTH ELEVATION**

1/4" - 1'-0"

**WINDOW AND DOOR SCHEDULE:**

NEW WINDOWS SHALL BE DUAL GLAZED MILGUARD VINYL

WINDOWS, CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ORDERING WINDOWS. EGRESS WINDOWS SHALL HAVE AN OPENING HT. A MAX. OF 44" ABV.

FIN. FLR. & SHALL HAVE A MIN. NET CLEAR OPENING OF S.F. WINDOWS:

S.F. WINDOWS SHALL HAVE A MIN. NET CLEAR OPENING HT.

OF 24" AND MIN. NET CLEAR OPENING WIDTH OF 20". FLASHING: 5/6 S.G.D W/T.G.

ING OF WINDOWS SHALL COMPLY W/ ASTM E2112 OR AAMA 2) 20 x 24 SLIDER 2400 FOR NAIL ON WINDOWS. ALL WINDOWS SHALL HAVE AT LEAST ONE PANE THAT IS TEMPERED.

**DOORS:**

A) 2/6 x 6/8 solid core wood with paint finish

B) 2/0 x 2/4 SLIDER

**PROJECT:**

DANIELLE PANICACCI

6822 Lincoln Ave
El Cerrito, CA 94530

**DRAWN BY:**

ARCH. DANIELA VIDAL

MAY 10 2021

**SHEET NUMBER:**

a5.1
### Shear-Wall & Diaphragm Schedule (SWS)

#### Plywood Nailing Schedule

<table>
<thead>
<tr>
<th>Plywood Type</th>
<th>Nails</th>
<th>Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/2&quot; OSB</td>
<td>6d</td>
<td>4&quot;</td>
</tr>
<tr>
<td>3/8&quot; plywood</td>
<td>6d</td>
<td>4&quot;</td>
</tr>
</tbody>
</table>

#### Shear Transfer Information (Allowable Values)

<table>
<thead>
<tr>
<th>Plywood Type</th>
<th>Shear Transfer (lbs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/2&quot; OSB</td>
<td>3500 lbs</td>
</tr>
<tr>
<td>3/8&quot; plywood</td>
<td>3000 lbs</td>
</tr>
</tbody>
</table>

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**Notes:**
- Use common nails on joist.
- Not Used