AGENDA

SPECIAL MEETING OF THE
DESIGN REVIEW BOARD

February 23, 2023 at 7:30 p.m.

VIA TELECONFERENCE
https://us06web.zoom.us/j/89832432301?pwd=eXgweHhFY3MxdGozUTNwQzl0ckI4Zz09
Event ID: 898 3243 2301 Passcode: 664185
Or Dial in: 408-638-0968

7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Wenlin Li; Vice-Chair Gyan Singh; Members Ben Chuaqui, and Andrea Lucas.

2. 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.

3. COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
This time on the agenda is reserved for Design Review 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. ADVISORY REVIEW – EL CERRITO PLAZA STATION TOD, PARCEL A SOUTH
Application: PL22-0150
Applicant: The Related Companies of California, LLC
Location: Property bounded by Central Avenue, Richmond Street, and Ohlone Greenway
APN: 504-050-012
Zoning: Transit Oriented Mixed Use (TOM)
General Plan: Commercial/Mixed Use
Request: Design Review Board advisory review of a new 6-story building containing 70 residential units.
CEQA: The project is ministerial and is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15268 of the CEQA Guidelines.

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

6. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, 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.
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 at City Hall during normal business hours.
Date: February 16, 2023
To: El Cerrito Design Review Board
From: Sean Moss, Planning Manager
RE: El Cerrito Plaza Station TOD, Parcel A South

The preliminary site plan for the El Cerrito Plaza Station TOD project was reviewed by a joint body of the Planning Commission and the Design Review Board on September 7, 2022. The joint body received public comments and provided feedback to the development team.

The site plan will return to the joint body for additional advisory review after a formal application for the project master plan is submitted to the City.

Due to required deadlines for an affordable housing grant application, the applicant, Related Companies of California, has submitted an application for one of the buildings in the project, Parcel A South, prior to submitting the master plan application. The application has been reviewed by City staff for compliance with applicable objective standards.

Parcel A South is bounded by Richmond Street to the east, Central Avenue to the south, and the Ohlone Greenway to the west. It occupies the southern portion of the existing BART parking lot on the north side of Central Avenue, across the street from the El Cerrito Plaza BART station.

As stipulated by the applicable State laws for the project, the approval process for this project will be ministerial, and the Design Review Board’s role is advisory.

Attachments:

1. Project Plans
SITE PHOTOGRAPHS

G0.01

1) FROM CENTRAL AVE LOOKING EAST
2) OHLONE GREENWAY FACING NORTH
3) EAST BART STATION EXIT (LOOKING NORTH)

4) VIEW FROM RICHMOND ST. (LOOKING SOUTH-WEST)
5) VIEW FROM BART STATION (LOOKING WEST)
6) VIEW FROM OHLONE WILLOW ST. (LOOKING SOUTH)

7) VIEW OF PARCEL A FROM CENTRAL AVE (LOOKING NORTH)
8) CENTRAL AVE AND RICHMOND INTERSECTION (LOOKING TOWARDS BART)
9) VIEW FROM RICHMOND ST BY PARCEL A (LOOKING WEST)
NOTE: 2.01.05 FBC SUMMARY SHADOWS
BUILDINGS SHALL NOT CAST SHADOWS BEYOND THE CURB LINE ON THE OPPOSITE SIDE OF STREET TO THE NORTH OF PARCEL AT 10:00AM OR 4:00PM; SHADOW CAST TO THE NORTH DOES NOT CROSS CURB AT WILLOW STREET, DESIGN IS COMPLIANT.

NOTE: 2.01.05 FBC SUMMARY SHADOWS
BUILDINGS SHALL NOT CAST SHADOWS BEYOND THE CURB LINE ON THE OPPOSITE SIDE OF STREET TO THE EAST OF THE PARCEL AT 1:30PM; SHADOW CAST TO THE EAST CROSSES THE CURB LINE AT RICHMOND STREET, DESIGN IS NON-COMPLIANT. THIS REQUIREMENT IS A PHYSICAL PRECLUSION - SEEKING TO APPLY FOR A DENSITY BONUS WAIVER.
PAVING LEGEND:

- New Concrete roadway and gutters for City of El Cerrito specifications
- Asphalt plain at grade gutter
- New curb with El Cerrito specifications

GRADING LEGEND:

- Direction of proposed drainage
- Unit of grading
- Grade clear
- Direction of existing drainage
- Direction of drainage
- New finish surface elevation
- Existing surface elevation (EDC)
- Terracing drain

GRADING NOTES:
1. E elevations are of Record Asbuilt Paving/finish surface elevations (FFS), unless otherwise noted on plan.
2. New curbs must be installed at 10x6-way crossing slabs to meet accessibility standards.

HORIZONTAL CONTROL NOTES:
1. All dimensions are to face of curb unless otherwise noted.
2. Contractor shall meet with the City of El Cerrito public works and traffic engineering departments to work out details prior to bid. It is the responsibility of the contractor to notify the City of any outstanding or serious issue that will affect the construction of the project. The contractor is responsible for all utility coordination and the determination of the location and size of all utilities.
3. Site is a Traffic Control Zone. Vehicular traffic is prohibited during the period of the work. Pedestrians on the roadway will be carried out by the contractor as a work of the City street.
4. Contractor to submit plans and drawings for all work performed in the public right of way.
5. All work shall be performed in accordance with City of El Cerrito Traffic Control Manual and MUTCD guidelines established in the City of El Cerrito, and NCSP. The contractor will be required to maintain all work in the public right of way to comply with the City of El Cerrito Traffic Control Manual and MUTCD guidelines established in the City of El Cerrito.
6. The contractor shall provide a signed and completed Certificate of Substantial Completion to the City of El Cerrito Traffic Control Manual and MUTCD guidelines established in the City of El Cerrito.

SUBMITTAL SCHEDULE:

<table>
<thead>
<tr>
<th>No.</th>
<th>Issue Date</th>
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<tbody>
<tr>
<td>SB330</td>
<td>09.30.22</td>
</tr>
<tr>
<td>SB330</td>
<td>09.29.22</td>
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ECP BART PARCEL A-SOUTH
CENTRAL AVENUE & RICHMOND ST, EL CERRITO, CA 94530

PRELIMINARY - Not for Construction -
### Stormwater Treatment Areas:

- **Total Site Area:** 2,047 SF
- **Proposed Vegetative Area:** 1,706 SF
- **Proposed Waterfred Area:** 314 SF
- **Proposed Treatment Area:** 123 SF (as of 12/1/2005)

### Utility Notes:

1. **Flow Through Planter Soil** has a percolation rate of 5 in/hr. Based on a soil section of 30", the drawdown time is 6 hours, which is less than the required 24-hour drawdown time.


### Construction Details:

- **30" BioRetention Soil**
- **8" SD**
- **8" SS**
- **8" SD**
- **6" Domestic**
- **2" Irrigation**

- **Connect to existing water main; all laterals and meters to be installed by EBMUD.**

- **Flow Thru Planter "A"**
  - Second Level
  - Treatment Area = 523 SF

- **Flow Thru Planter "B"**
  - Second Level
  - Treatment Area = 70 SF

- **Flow Thru Planter "C"**
  - Second Level
  - Treatment Area = 135 SF

- **Treatment Basin "A"**
  - Ground Level
  - Treatment Area = 317 SF

### Distribution Channel:

- **4" Perforated Pipe (SDR-17) Slope 1% to Drain at bottom of planter**
- **See Detail 2 - Slotted Underdrain Pipe**

- **Sandy Loam Planting Soil** with 5" per hour infiltration rate, see specs.

### Additional Details:

- **59" Variable**
- **8" Min**
- **2'-0"**
- **15" Drainage Layer**
- **ASTM No. 7 Drain Rock**
- **5" Percolation Rate, See Specs.**

- **Concrete Planter Bottom**
- **18" Drainage Layer**
- **ASTM No. 9 Drain Rock**
- **Cast Iron Pipe, S.M.D. SHEET P2.08 for Size and Connections**

- **Distribution Channel**
  - **See Detail 3 - Distribution Channel**

### Architectural Details:

- **PVC Pipe Adapters** as necessary, painted black.
- **Concrete Planter Wall**
- **Bronze Downspout Nozzle** Smith Mfg Co. Model No. 1770 or approved equivalent.
- **3" Rock Mulch Layer**
- **2" Freeboard (Min.)**
- **6" Ponding Depth**
- **3" Choking Course**
- **ASTM No. 9 Drain Rock**

- **Waterproofing Membrane**, extend 2" above ponding surface, see architectural plans.

- **Concrete Planter Bottom**
- **18" Drainage Layer**
- **ASTM No. 7 Drain Rock**
- **Cast Iron Pipe, S.M.D. SHEET P2.08 for Size and Connections**

### Notations:

- **Sheet:**
- **Drawn by:**
- **Checked by:**
- **Date:**
- **Scale:**
- **Title:**
- **Job Number:**

### Submittal Schedule:

- **09.30.22**
- **09.29.22**

### Preliminary Stormwater Management Plan

- **ECP BART Parcel A-South**
  - Central Ave & Richmond St, El Cerrito, CA 94530
1. Bike Plaza with Table(s) & Seating
2. Play Turf Area with Nature Play Elements
3. Central Oak Tree with Creekside Recluse
4. Outdoors Lounge Patio
5. Pathways and Planting Areas
6. Existing Street Trees to Remain, Typ.
LEVEL 2 CONCEPTUAL LANDSCAPE PLAN

1. TERRACE WITH SEATING AND BBQ
2. TREATMENT PLANTER, TYP
3. PRE-CAST PLANTERS
1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES SHOWN TO BE PRESERVED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.

2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS. TREE PROTECTION FENCING TO BE INSTALLED PER PROJECT ARBORIST OR AT DRIPLINE. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.

3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."

4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION.

5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.

6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. CONTRACTOR TO NOTIFY AND COORDINATE WITH CERTIFIED ARBORIST AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE IN DRIPLINE. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.

7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.

8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTERS, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.

9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.

10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES, SHRUBS AND TURF TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.

11. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPEASSED VALUE OF THE TREE LOST.

13. ALL PRUNING SHALL BE APPROVED BY AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST HIRED BY THE CONTRACTOR.

TREE MITIGATION SUMMARY

TOTAL TREES REMOVED: 9
TOTAL NATIVE TREES REMOVED: 0
TOTAL NEW TREES PROPOSED: 8
TOTAL NEW NATIVE TREES: 4
EXISTING SITE PLAN
PROPOSED 6-STOREY RESIDENTIAL BUILDING

ON-GRADE COURTYARD

PODIUM COURTYARD

(E) BART PARKING LOT
PARCEL A-NORTH

EXISTING OVERHEAD BART TRACKS & PLATFORM

OHLONE GREENWAY

MAIN ENTRY

PASSAGEN LOADING GARAGE ENTRY

LOT LEASE LINE

PROPERTY LINE

DISTANCE BTWN PROPERTY LINE & PLATFORM
48' - 4".

DISTANCE BTWN PROPERTY LINE & TRACKS
49' - 3 1/2".

SUBMITTAL SCHEDULE
NO. ISSUE DATE
SB330 09.29.22

DATE:
09/21/2022

CHECKED BY:

DRAWN BY:

SCALE:
1/16" = 1'-0"

TITLE:
SITE PLAN

STAMP:

JOB NUMBER:
2211

444 MONTGOMERY STREET
#1300
SAN FRANCISCO, CA 94104

RELATED CALIFORNIA

CENTRAL AVE & RICHMOND ST, EL CERRITO, CA 94530

- PRELIMINARY - Not for Construction -