Mayor
Carolyn Wysinger
Mayor Pro Tem
Gabe Quinto

THE CITY OF EL CERRITO

AGENDA

Councilmembers
William Ktsanes
Lisa Motoyama
Rebecca Saltzman

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TUESDAY, NOVEMBER 4, 2025

REGULAR CITY COUNCIL MEETING (6:00 PM)
City Council Chambers - 10890 San Pablo Ave, El Cerrito

Closed Captions available Via Zoom:
https://us06web.zoom.us/j/82472295589?pwd=4OXrHE7WV9PhdH5z2GsjKE2Fck25Qm.1
Meeting ID: 824 7229 5589 **Passcode:** 672732 **Dial in:** 1-408-638-0968

View:
1. Cable T.V. Broadcast on KCRT Channel 28
2. Livestream Online at www.elcerrito.gov/CouncilMeetingMaterials

Accommodations: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 510-215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations. Closed Captions available via zoom.

Conduct: This meeting shall be conducted pursuant to the El Cerrito City Council Rules of Order and Procedure, including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Council.

Public Comments:
1. *In-person* by submitting a request to speak to the City Clerk.
2. *By Email* to cityclerk@elcerrito.gov identified in the subject line as **Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the City Council and posted online in advance of the meeting. Comments received after the deadline will be provided to the City Council and will be posted **after the meeting.**

Mayor
Carolyn Wysinger
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THE CITY OF EL CERRITO

AGENDA

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6:00 PM ROLL CALL – CONVENE REGULAR CITY COUNCIL MEETING

1. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449

2. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF A MOMENT OF SILENCE

3. TELECONFERENCE AND PUBLIC COMMENT INSTRUCTIONS

4. COUNCIL/STAFF COMMUNICATIONS

Reports of closed session, commission appointments and informational reports on matters of general interest which are announced by the City Council and staff.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers and may limit the total time for public comment to facilitate the completion of business on the agenda. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda will be heard prior to the City Council taking action on each item.

6. PRESENTATIONS

A. El Cerrito Climate Action and Adaption Plan Update

Action Proposed: Receive and file a presentation on the El Cerrito Climate Action and Adaption Plan update.
Contact: Amelia Timbers, Operations + Environmental Services Division Manager, Public Works Department

7. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the City Council or staff request separate consideration.

A. Approval of Minutes

Action Proposed: Approve the City Council Meeting minutes from September 16, September 23, October 7, and October 21, 2025.
Contact: Holly M. Charléty, City Clerk, City Management

B. Shelter in Place Education Day Proclamation

Action Proposed: Approve a proclamation recognizing November 5, 2025 as Shelter in Place Education Day in El Cerrito.
Contact: Holly M. Charléty, City Clerk, City Management

C. Homeless Awareness and Youth Homelessness Outreach, Prevention, and Education (HOPE) Month Proclamation

Action Proposed: Approve a proclamation declaring November as Homeless Awareness and Youth Homelessness Outreach, Prevention, and Education (HOPE) Month in El Cerrito
Contact: Aissia Ashoori, Housing-Economic Development Manager, Community Development Department

D. 85th Anniversary of El Cerrito Preschool Cooperative Proclamation

Action Proposed: Approve a proclamation in recognition of the 85th Anniversary of the El Cerrito Preschool Cooperative
Contact: Holly M. Charléty, City Clerk, City Management

E. Amendment of the Pierce Street/San Mateo Street Utility Underground District for the I-80/Central Avenue Interchange Improvements Project

Action Proposed: Adopt a resolution amending the Pierce Street/San Mateo Street Underground Utility District for the I-80/Central Avenue Interchange Improvements Project.
Contact: James Mizutani, Associate Engineer; Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department

8. PUBLIC HEARINGS

A. Appeal of Conditional Use Permit Approval for a New Day Care Center Land Use at 556 Richmond Street

Action Proposed: Conduct a public hearing, and upon conclusion adopt a resolution denying an appeal of Planning Commission approval of application PL24-0044, granting a Conditional Use Permit for a new Day Care Center at 556 Richmond Street.

Contact: Diego Romero, Associate Planner; Sean Moss, Planning Manager, Community Development Department

9. POLICY MATTERS

10. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS

Mayor and City Council communications regarding local and regional liaison assignments, committee reports, and any required reporting under AB 1234 for meetings (as defined by the Brown Act) attended at the public's expense.

11. ADJOURN REGULAR CITY COUNCIL MEETING

The next regularly scheduled City Council meeting is Tuesday, November 18, 2025 at 6:00 p.m.

The City of El Cerrito serves our diverse community by providing exceptional services that create a safe and resilient future for all.

Climate Action & Adaptation Plan Update

City Council | November 4, 2025

THE CITY OF EL CERRITO

Background

- El Cerrito has been working to address climate change for two+ decades
- Climate Action and Adaptation Plan Adopted July 2024
- Targets: carbon neutrality by 2045

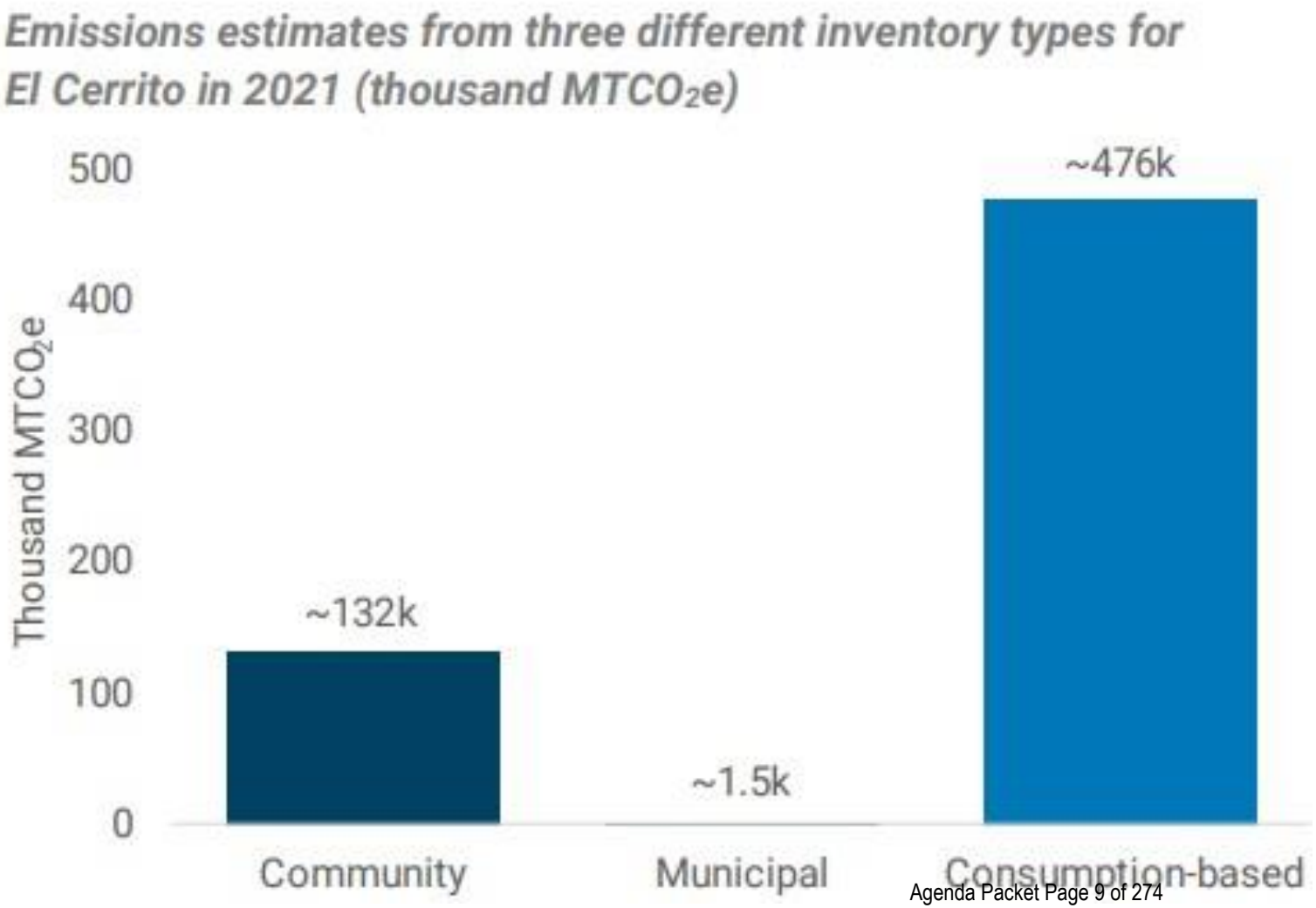
Key Accomplishments Since CAAP Adoption

- Hillside Natural Area (HNA) Fire Resilience & Forest Conservation Management Plan Adoption
- Complete Streets/Active Transportation Projects
- Metropolitan Transportation Commission (MTC) Fleet Electrification Plan/ Study
- Transit Oriented Developments
- CivicSpark Fellow
- **Interdepartmental Task Force: Climate Force**
- **Climate Dashboard**

Focus Areas

Focus Area	Vision	Strategies
Buildings & Energy	Electric. Affordable. Resilient. Comfortable	• Use less energy. • Use cleaner energy sources. • Build more sustainably.
Transportation	Safe. Walkable. Bikeable. Transit-oriented. Electric.	• Drive less. • Drive cleaner vehicles.
Consumption & Waste	Local. Resource-conscious. Educated.	• Reduce consumption and waste generation and increase waste diversion.
Water & Natural Systems	Drought-tolerant. Fire-safe. Resilient. Adaptable.	• Increase and promote healthy urban tree canopy and open spaces, local biodiversity, and carbon sequestration. • Protect water quality and supply. • Implement wildfire education, prevention, and response.
Community Resilience & Empowerment	Equitable. Safe. Healthy. Accessible. Empowered.	• Increase community resilience and capacity to respond to climate impacts. • Increase climate and environmental awareness and education.
Municipal & Policy	Ambitious. Collaborative. Resourceful.	• Implement the CAAP while prioritizing equity. • Lead by example with sustainable City operations.

CAAP Review: Scope



- Emissions Types:
  - Municipal Operations
  - Community
  - Consumption

Buildings and Energy

- 15 Tasks; 2 Underway
- Coordination with Utilities - Ongoing
- Energy Efficiency Upgrades

Transportation

- 8 Tasks; 4 Underway
- Active Transportation
- Public EV Charging
- Public Transit Improvements
- Transit Oriented Development

Consumption & Waste

- 5 Tasks; 3 Underway
- Plastics Reduction
- Recycling Center – Complete/ Ongoing
- Recycling and Composting Education and Resources

Water & Natural Systems

- 8 Tasks; 5 Underway
- Tree Maintenance
- Wildfire Prevention
- HNA Maintenance
- Stormwater infrastructure and pervious surfaces

Community Resilience & Empowerment

- 9 Tasks; 3 Underway
- Climate Dashboard – Progress Made; Ongoing
- Personal Climate Action
- Urban Greening Plan

Climate Dashboard

ACTION TRACKER

Current Phase:

1 of 3

PHASE
1: 2024-2027
2: 2028-2032
3: 2033-2045

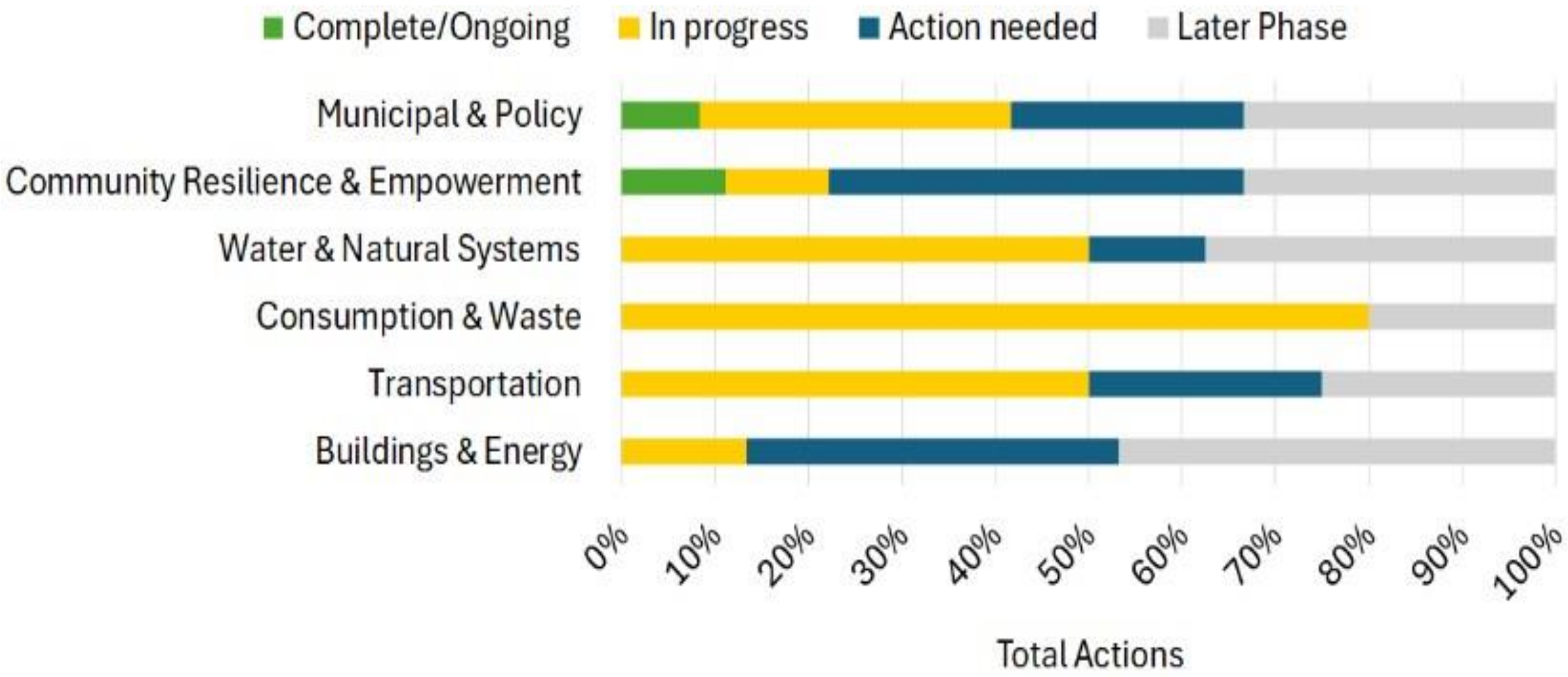
2 COMPLETE/ ONGOING

19 IN PROGRESS

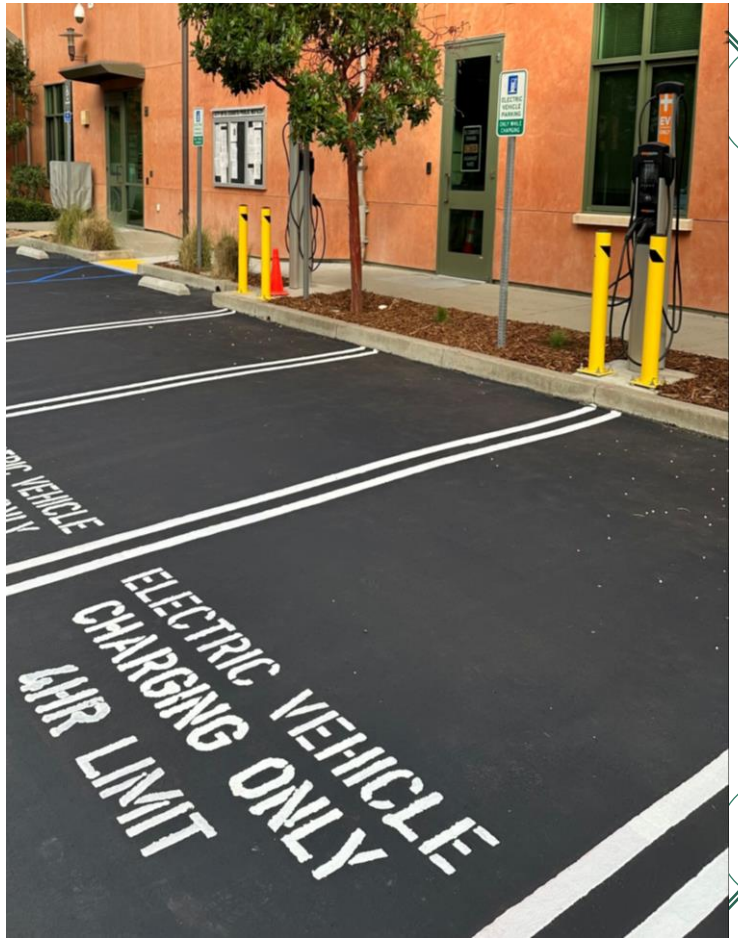
36 REMAINING

Progress	Status				
Focus Area	Complete/Ongoing	In progress	Action neede	Later Phase	Grand Total
Buildings & Energy		2	6	7	15
Transportation		4	2	2	8
Consumption & Waste		4		1	5
Water & Natural Systems		4	1	3	8
Community Resilience & Empowerment	1	1	4	3	9
Municipal & Policy	1	4	3	4	12
Grand Total	**2**	**19**	**16**	**20**	**57**

Climate Dashboard Cont'd

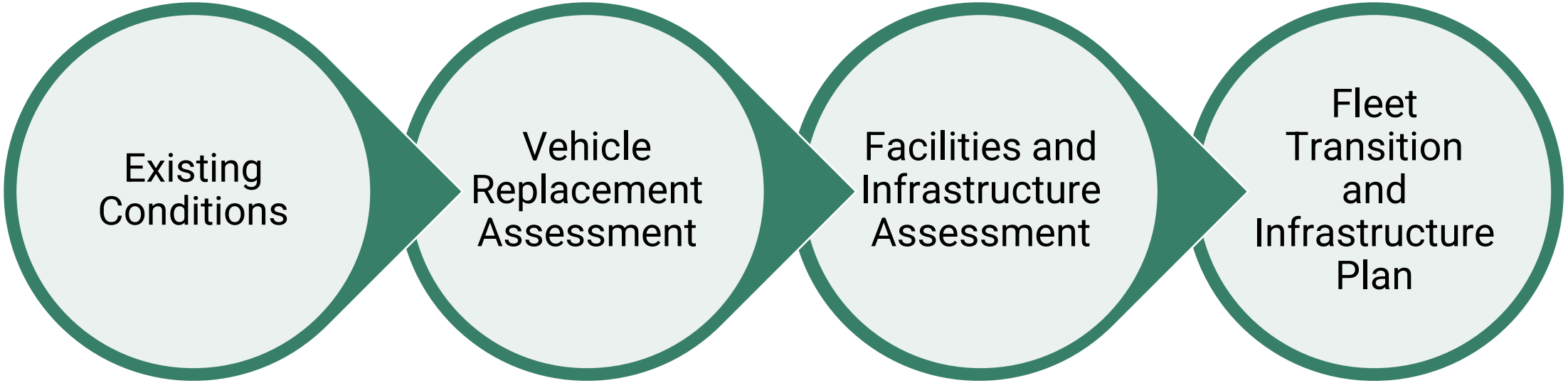


Municipal and Policy



- 12 Tasks; 5 Underway
- Interdepartmental Task Force – Ongoing
- Staff Capacity – Progress made; ongoing
- Regional Coordination
- City Fleet Electrification
- EV Charging at City Facilities

Municipal Fleet Electrification



- Kickoff July 2025
- We are here
- Estimated completion in Spring 2026

CAAP Benefits from California Policy Gains

- Advanced Clean Fleets
- Small off-road engines (SORE)
- Bans Sale of Gas-Powered Leaf Blowers
- Internal Combustion Engines Banned in 2035 (pending EPA approval)
- Zero Emission Forklifts (pending EPA approval)
- Zero Emission Space and Water Heaters (proposed)

Next Steps

- Continue Tasks/ Projects Underway
- Address Challenges
  - What is “done” or “complete”?
  - Capacity constraints
- Advance shared goals in Interdepartmental Task Force
- Seek funding via grants
- Seek additional staff support

Thank you

For additional information, please feel welcome to reach out:

Amelia Timbers
atimbers@elcerrito.gov
(510) 559-7684

Thank you!

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Carolyn Wysinger
Mayor Pro Tem
Gabe Quinto

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DRAFT MINUTES
TUESDAY, SEPTEMBER 16, 2025

CONCURRENT SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY SPECIAL MEETING AND REGULAR CITY COUNCIL MEETING (6:00 PM)
Council Chambers - 10890 San Pablo Ave, El Cerrito

Closed Captions Available Via Zoom:
https://us06web.zoom.us/j/81346427347?pwd=EgKjyHIhZrWWTbKgIVtxwa3S5Avwce.1
Meeting ID: 813 4642 7347 **Passcode:** 896159 **Dial in:** 1-408-638-0968

View:
1. Cable T.V. Broadcast on KCRT Channel 28
2. Livestream Online at www.el-cerrito.org/CouncilMeetingMaterials

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Conduct: This meeting shall be conducted pursuant to the El Cerrito City Council Rules of Order and Procedure, including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Council.

Public Comments:
1. *In-person* by submitting a request to speak to the City Clerk.
2. *By Email* to cityclerk@ci.el-cerrito.ca.us identified in the subject line as **Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the City Council and posted online in advance of the meeting. Comments received after the deadline will be provided to the City Council and will be posted **after the meeting.**

6:00 PM **ROLL CALL – CONVENE CONCURRENT SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY SPECIAL MEETING AND REGULAR CITY COUNCIL MEETING**

Mayor Wysinger called the meeting to order at 6:00 PM.
Present: Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Absent:** None

1. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449

2. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF A MOMENT OF SILENCE

3. TELECONFERENCE AND PUBLIC COMMENT INSTRUCTIONS

4. COUNCIL/STAFF COMMUNICATIONS

Reports of closed session, commission appointments and informational reports on matters of general interest which are announced by the City Council and staff.

City Manager Pinkos - shared the increase to the City's Bond rating by Standard and Poor, announced upcoming Play Like a Girl Plus event on 9/27, congratulated Assistant City Manager Alexandra Orologas on receiving the Credentialed Manager Designation from International City Managers Association.

Mayor Wysinger - reported on a letter sent to East Bay Municipal Utilities District Board of Directors expressing concern regarding unique locks placed on water hydrants and the need to improve communications between EBMUD and local fire departments, and a letter sent to the California Public Utilities Commission in support of the Neighborhood Decarbonization Program; issuance of Mayoral Proclamations for the 175th Anniversary of California's Statehood, honoring the life and legacy of Patricia Elaine Bluitt, and recognizing El Cerrito Centenarians Theodor Crum and Lucille Pedrazzi; presented a Mayoral Proclamation in recognition of the 40th anniversary of the Respite Care Program in the City of El Cerrito; and thanked staff for a successful Contra Costa Mayors Conference hosted in El Cerrito.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers and may limit the total time for public comment to facilitate the completion of business on the agenda. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda will be heard prior to the City Council taking action on each item.

Public Comments: Written comments submitted prior to and during the meeting are posted online as supplemental materials and incorporated into the official meeting record.

Charlene Scott - commented on parking issues with 10963 San Pablo Ave high-rise building.

Joanna Pace - spoke regarding participation in transit month activities, and services for the late AC Transit Director, Chris Peeples.

Brian Richmond - Co-President of the Trail Trekkers, spoke regarding collaboration with the City and desired work in the Hillside Natural Area.

Michael MCDougell - commented regarding third quarter report.

6. PRESENTATIONS

A. El Cerrito Students Training and Ready for Success (EC STARS) Program

Action Proposed: Receive and file a presentation from City and West Contra Costa County School District (WCCUSD) program representatives as well as 2025 student participants on the EC STARS Internship Program.
Contact: Shannon Bassi, Human Resources Manager, City Management
Action: Received and filed

7. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the City Council or staff request separate consideration.
Moved/Seconded: Mayor Pro Tem Quinto/Councilmember Motoyama **Action:** Approved the consent calendar as indicated below**. Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

A. Approval of Minutes

Action Proposed: Approve the City Council Meeting minutes from July 15, 31, and August 19, 2025.
Contact: Holly M. Charléty, City Clerk, City Management
Action: Approved minutes

B. Hispanic Heritage Proclamation

Action Proposed: Pass a motion to approve a proclamation declaring September 15, 2025- October 15, 2025 as Hispanic Heritage Month, by recognizing and celebrating the histories, cultures, and contributions of American citizens whose ancestors came from Spain, Mexico, the Caribbean, and Central and South America.
Contact: Shannon Bassi, Human Resources Manager, City Management
Action: Approved proclamation

C. Suicide Prevention Awareness Proclamation

Action Proposed: Pass a motion to approve a proclamation declaring September as Suicide Prevention Awareness Month in the City of El Cerrito.
Contact: Shannon Bassi, Human Resources Manager, City Management
Action: Approved proclamation

D. Childhood Cancer Awareness Month Proclamation

Action Proposed: Approve a proclamation in recognition of September as Childhood Cancer Awareness Month.
Contact: Holly M. Charléty, City Clerk, City Management
Action: Approved proclamation

E. Board, Commission, and Committee Workplan(s) and/or Accomplishments

Action Proposed: Receive and file adopted accomplishments from applicable Boards, Commissions, and Committees of the City.

- Park and Recreation Commission Accomplishments for FY 2024/2025
- Financial Advisory Board Accomplishments for FY 2024/2025

Contact: Holly M. Charléty, City Clerk, City Management
Action: Received and filed

F. Monthly Disbursement and Check Register Report for August 2025

Action Proposed: Receive and file the Monthly Disbursement and Check Register Report for the month of August 2025.
Contact: Crystal Reams, Finance Director/City Treasurer, Finance Department
Action: Received and filed

8. PUBLIC HEARINGS

Notice of Cancellation: The public hearing noticed on 9/6/2025 in the West County Times for the purpose of declaring certain properties a public nuisance and overriding objections has been canceled.

9. POLICY MATTERS

A. SUCCESSOR AGENCY ITEM Dissolution of the Successor Agency to the Redevelopment Agency of El Cerrito

Action Proposed: Adopt a Resolution to approve the Dissolution of the Successor Agency to the Redevelopment Agency of El Cerrito.
Contact: Holly M. Charléty, City Clerk, City Management; Crystal Reams, Finance Director/City Treasurer, Finance Department
Moved/Seconded: Councilmember Motoyama/Councilmember Saltzman
Action: Approved Successor Agency Resolution 2025-01**. Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

B. FY 2024-25 Fourth Quarter General Fund Budget Quarterly Update through June 30, 2025

Action Proposed: Receive and file an update on City General Fund revenues and expenses for FY 2024-25 through June 30, 2025.
Contact: Claire Coleman, Budget and Financial Services Manager; Crystal Reams, Finance Director/City Treasurer, Finance Department
Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding different types of license and permit revenues, fines and forfeitures increase, current business license revenue,

Public Comments: Written comments submitted prior to and during the meeting are posted online as supplemental materials and incorporated into the official meeting record.

Action: Received and filed

C. Roll Forward of Budget for Incomplete Purchase Orders & Projects from FY 2024-25

Action Proposed: Adopt a resolution authorizing the carry forward of $291,695 from the General Fund and $8,698,088 from special revenue and enterprise funds for purchase orders authorized during FY 2024-25 but expected to be completed in FY 2025-26 and amending the adopted Fiscal Year 2025-26 Budget to reflect changes in the total appropriations by fund for the amounts carried forward.

Contact: Crystal Reams, Finance Director/City Treasurer, Finance Department
Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding annual process.

Moved/Seconded: Councilmember Saltzman/Councilmember Motoyama
Action: Approved Resolution 2025-61**. Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

D. Budget Amendment for the Ohlone Greenway Pavement Repair Project, City Project No. C3089

Action Proposed: Adopt a resolution amending the Fiscal Year 2025-26 Adopted Budget and Capital Improvement Program to appropriate $82,365 from the Measure J Transportation Return to Source Fund Balance for the construction of the Ohlone Greenway Pavement Repair Project, City Project No. C3089.
Contact: Roland Lambert, Associate Engineer; Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department

Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding length of extension to the condition of the area repaired.

E. Modifications to the applicable Inclusionary Housing Requirements, Transportation Impact Fee and Open Space In-Lieu Fee for Housing Projects with Complete Building Permit Applications
Exempt from environmental review under CEQA. Affected projects previously reviewed under the San Pablo Avenue Specific Plan Environmental Impact Report. Changes to fees exempt pursuant to CEQA Guidelines Section 15273

Action Proposed: Adopt a resolution modifying the applicable Inclusionary Housing Requirements, Transportation Impact Fee, and Open Space In-Lieu Fee for housing projects with active building permit applications.
Contact: Melanie Mintz, Community Development Director; Aissia Ashoori, Housing-Economic Development Manager; Sean Moss, Planning Manager, Community Development Department
Public Comments:

Howdy Goudey - spoke against the recommended action.

Moved/Seconded: Councilmember Motoyama/Councilmember Saltzman
Action: Approved revised Resolution No.2025-63 **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

10. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS *Mayor and City Council communications regarding local and regional liaison assignments, committee reports, and any required reporting under AB 1234 for meetings (as defined by the Brown Act) attended at the public's expense.*
Mayor Pro Tem Quinto - reported on attendance at the Bay Area Air Board meeting.

Councilmember Saltzman - reported on attendance at the Contra Costa Mayors Conference, and the El Cerrito Creative Reuse reception.

Councilmember Motoyama - reported on attendance at the first annual Eastshore Alliance Futbol Club parade, Financial Advisory Board meeting, Association of Bay Area Governments Housing Committee meeting, and the El Cerrito Historical Society 50th anniversary party.

Councilmember Ktsanes - reported on attendance at the Urban Forest Committee meeting, Design Review Board meeting, Contra Costa Mayors Conference, and announced continuing office hours at El Cerrito Annex.

Mayor Wysinger - reported on attendance at the Contra Costa Mayors Conf, and meeting with the governor's office representatives on El Cerrito priorities.

11. ADJOURN CONCURRENT SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY SPECIAL MEETING AND REGULAR CITY COUNCIL MEETING

Next regularly scheduled City Council meeting is Tuesday, October 7, 2025 at 6 pm

The regular meeting adjourned at 8:56 PM

_____

Carolyn Wysinger, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the City Council meeting of September 16, 2025 as approved by the El Cerrito City Council.

_____

Holly M. Charléty, MMC, City Clerk

Mayor
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DRAFT MINUTES

TUESDAY, SEPTEMBER 23, 2025

SPECIAL CITY COUNCIL MEETING (4:15 PM)
Hillside Conference Room - 10890 San Pablo Ave, El Cerrito

Closed Captions Available Via Zoom:
https://us06web.zoom.us/j/87862573279?pwd=eLaymWBJNeKob8aNjOeLpAUFbajhVV.1
Meeting ID: 878 6257 3279 **Passcode:** 609300 **Dial in:** 1-408-638-0968

Accommodations: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 510-215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations.

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Public Comments:
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2. *By Email* to cityclerk@elcerrito.gov identified in the subject line as **Public** Comments – Agenda Item #.

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the City Council and posted online in advance of the meeting. Comments received after the deadline will be provided to the City Council and will be posted **after the meeting.**

4:15 PM **ROLL CALL - CONVENE SPECIAL CITY COUNCIL MEETING**

Mayor Wysinger called the meeting to order at 4:19 PM.
Present: Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Absent:** None

1. **CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449**

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**
All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and to items on the special meeting agenda only.

3. **IMPLEMENTATION REPORT FOR WORKPLAN & ACCOMPLISHMENTS FOR BOARDS, COMMISSIONS, AND COMMITTEES**

Action Proposed: Receive and file a report on the implementation status of Workplan and Accomplishments from City Board, Commission and Committees
Contact: Holly M. Charléty, City Clerk, City Management
Action: Received and filed

4. **COMMISSION INTERVIEWS, STATUS AND APPOINTMENTS**

Action Proposed: Staff requests that City Council conduct interviews and, at the conclusion of interviews, confer with staff regarding the ongoing recruitments, any remaining vacancies, and the scheduling of further special meetings to conduct interviews (if applicable). Council may decide to make appointments at the conclusion of the meeting.
Contact: Holly M. Charléty, City Clerk, City Management
The City Council conducted five interviews and made the following appointments.

Moved/Seconded: Mayor Wysinger/Councilmember Saltzman **Action:** For the Planning Commission, appointed Cara Houser to a partial term expiring on 3/1/2029**. Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

Moved/Seconded: Councilmember Motoyama/Councilmember Saltzman **Action:** For the Arts and Culture Commission, appointed Tyler Wilson to a partial term expiring on 3/1/2029 and Jenny Hammer to a partial term expiring on 3/1/2028 **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

5. **ADJOURN SPECIAL CITY COUNCIL MEETING**
The special meeting adjourned at 5:48 PM

_____
Carolyn Wysinger, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the City Council meeting of September 23, 2025 as approved by the El Cerrito City Council.

_____
Holly M. Charléty, MMC, City Clerk

Mayor
Carolyn Wysinger
Mayor Pro Tem
Gabe Quinto

Councilmembers
William Ktsanes
Lisa Motoyama
Rebecca Saltzman

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DRAFT MINUTES

TUESDAY, OCTOBER 7, 2025

REGULAR CITY COUNCIL MEETING (6:00 PM)
Council Chambers - 10890 San Pablo Ave, El Cerrito
Closed Captions Available Via Zoom:
https://us06web.zoom.us/j/87190004012?pwd=MmaHu7crvbhjK1Y8RJCHiv71YrpaFG.1
Meeting ID: 871 9000 4012 **Passcode**: 760256 **Dial in:** 1-408-638-0968

View:
1. Cable T.V. Broadcast on KCRT Channel 28
2. Livestream Online at www.elcerrito.gov/CouncilMeetingMaterials

Accommodations: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 510-215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations. Closed Captions available via zoom.

Conduct: This meeting shall be conducted pursuant to the El Cerrito City Council Rules of Order and Procedure, including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Council.

Public Comments:
1. *In-person* by submitting a request to speak to the City Clerk.
2. *By Email* to cityclerk@elcerrito.gov identified in the subject line as **Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the City Council and posted online in advance of the meeting. Comments received after the deadline will be provided to the City Council and will be posted **after the meeting.**

6:00 PM **ROLL CALL – CONVENE REGULAR CITY COUNCIL MEETING**

Mayor Wysinger called the meeting to order at 6:02 PM.
Present: Mayor Wysinger, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Absent:** Mayor Pro Tem Quinto

1. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449

2. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF A MOMENT OF SILENCE

3. TELECONFERENCE AND PUBLIC COMMENT INSTRUCTIONS

4. COUNCIL/STAFF COMMUNICATIONS

Reports of closed session, commission appointments and informational reports on matters of general interest which are announced by the City Council and staff.

Fire Chief Saylors - reported on an extraordinary save by recent Fire Department staff in response to a medical call for service.

Councilmember Motoyama - announced the upcoming Senior Resource Fair on 10/24 at the Community Center.

Councilmember Saltzman - announced the upcoming Car Free Happy Hour on 10/25 at Los Moles in El Cerrito.

Mayor Wysinger - reported on issuance of a Mayor Proclamation in recognition of the impact of Alzheimer and proclaiming 10/18 as Walk to End Alzheimer Day in El Cerrito; signing a letter of support for a grant application by worldOne to help fund enhancements to the worldOne July 4th celebration; welcomed the new Pastor at St. Peters CME Church, and shared the recent grand reopening of Pete's Coffee and celebration of their 20th year in El Cerrito; and presentation of the Mayor's Award at the El Cerrito Art Show.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers and may limit the total time for public comment to facilitate the completion of business on the agenda. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda will be heard prior to the City Council taking action on each item.

Public Comments: Written comments submitted prior to and during the meeting are posted online as supplemental materials and incorporated into the official meeting record.

Gary Prost – representing El Cerrito Fire Safe Counsel, spoke regarding receipt of a grant from the California Fire Foundation, and Measure X grant funds towards additional clearance in the Hillside Natural Area.

Michael McDougell - recommended approval of 7G, expressed concerns regarding project delays and how to improve future projects, and commented on the Service Delivery Study.

Nathan Tinclair - spoke regarding concerns about the 2025 Street Resurfacing Project on Barrett.

Sue Duncan - Thanked Board members of Make El Cerrito Fire Safe Counsel and Chief Beckman for the recent work on applications for grants.

Chris Hernandez – commented regarding concerns about the 2025 Street Resurfacing Project on Barrett.

Delfina Laidig - commented regarding the need for a Senior Center.

6. PRESENTATIONS

7. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the City Council or staff request separate consideration.

Moved/Seconded: Councilmember Saltzman/Councilmember Motoyama **Action:** Approved the consent calendar as indicated below. **Ayes:** Mayor Wysinger, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None **Absent:** Mayor Pro Tem Quinto

A. Committee on Aging Appointment

Action Proposed: Approve the Committee on Aging recommendation and appoint Elisa Montemayor to the Committee, effective October 7, 2025.
Contact: Bridget Cooney, Recreation Supervisor, Recreation Department
Action: Approved appointment

B. Economic Development Committee Appointment

Action Proposed: Approve an Economic Development Committee recommendation to appoint Han Miao, effective October 7, 2025.
Contact: Aissia Ashoori, Housing-Economic Development Manager, Community Development Department
Action: Approved appointment

C. Filipino American History Month Proclamation

Action Proposed: Approve a proclamation recognizing October 2025 as Filipino American History Month in El Cerrito.
Contact: Shannon Bassi, Human Resources Manager, City Management
Action: Approved proclamation

D. National Arts and Humanities Month Proclamation

Action Proposed: Approve a proclamation in support and recognition of October 2025 as National Arts and Humanities Month in El Cerrito.
Contact: Shannon Bassi, Human Resources Manager, City Management
Action: Approved proclamation

E. United Against Hate Week Proclamation

Action Proposed: Approve a proclamation declaring October 19-25, 2025 as United Against Hate Week in the City of El Cerrito.
Contact: Will Provost, Assistant to the City Manager, City Management
Action: Approved proclamation

F. Memorandum of Understanding with BART Police Department Outlining Policing Responsibilities for the El Cerrito Plaza BART Station TOD Project

Action Proposed: Authorize the City Manager to enter into a Memorandum of Understanding with the San Francisco Bay Area Rapid Transit District (BART) Police Department that outlines policing responsibilities for the El Cerrito Plaza BART Station TOD Project.
Contact: Sean Moss, Planning Manager; Jeff Ballantine, Senior Planner, Community Development Department; Paul Keith, Police Chief, Police Department
Action: Approved Resolution No. 2025-64

G. Amendment to the Consulting Services Agreement with Ghirardelli Associates for El Cerrito del Norte Transit-Oriented Development Complete Streets Project, City Project No. C4014, Federal Project No. CML 5239(029)

Action Proposed: Adopt a resolution authorizing the City Manager to execute an amendment to the Consulting Services Agreement with Ghirardelli Associates (Ghirardelli) to provide additional construction management services for the El Cerrito Del Norte Transit-Oriented Development (TOD) Complete Streets Improvement Project, City Project No. C4014, Federal Project No. CML 5239(029) increasing the contract authority by $391,000.
Contact: Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department
Action: Approved Resolution No. 2025-65

8. PUBLIC HEARINGS

A. Waive First Reading and Introduce an Ordinance Amending the Municipal Code to Adopt by Reference the 2025 California Building Standard Code with Local Amendments and Adoption of Resolution Making Findings In Support of Local Amendments

Exempt from CEQA review pursuant to Section 15061(b)(3); Notice published on 9/27/2025

Action Proposed: Conduct a public hearing and upon conclusion: 1) Adopt a Resolution which makes findings justifying changes to 2025 California Building Standards Code and 2) Waive first reading and introduce an Ordinance to repeal and replace Chapters 16.02-16.04, 16.06, 16.08, 16.09, 16.20. 16.24, 16.26 and 16.40. of Title 16 (Buildings and Construction) of the El Cerrito Municipal Code in their entirety to adopt by reference the 2025 California Green Code, the Administrative, Building, Fire, Plumbing, Mechanical, Electrical, Energy, Residential, Existing Building Codes, the 2024 International Property Maintenance Code, and Related Construction Codes, and to add the 2025 Wildland-Urban Interface Code as Chapter 16.27 of Title 16 as applicable to all construction within the City of El Cerrito, and with local modifications as outlined in the Ordinance.
Contact: Melanie Mintz, Community Development Director; Cindy Lucas, Interim Assistant Building Official, Community Development Department
Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding ordinance process, examples of local ordinances, and clarification on the moratorium of advancement of the building codes.

Public Hearing: Mayor Wysinger opened the public hearing.

Moved/Seconded: Councilmember Motoyama/Councilmember Ktsanes
Action: Closed the public hearing**. Ayes:** Mayor Wysinger, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None **Absent:** Mayor Pro Tem Quinto

9. POLICY MATTERS

10. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS *Mayor and City Council communications regarding local and regional liaison assignments, committee reports, and any required reporting under AB 1234 for meetings (as defined by the Brown Act) attended at the public's expense.*

Councilmember Saltzman - reported on attendance at the West Contra Costa Transportation Advisory Committee (WCCTAC) meeting, AC Transit Director Peeples memorial service, El Cerrito Art Show reception, and East Bay Division meeting for League of California Cities.

Councilmember Motoyama - reported on attendance at the Association of Bay Area Governments Executive Board and Finance Committee meeting, Citizens for East Short Parks 40th Anniversary event, East Bay Wildfire Coalition of Governments, and interviewed with the City's Service Delivery Study consultant.

Councilmember Ktsanes - reported on attendance at the El Cerrito Art Show reception, Design Review Board, St. Johns Senior Lunch program, Christ Lutheran lunch program, and RecycleMore meeting.

Mayor Wysinger - reported on attendance at the East Bay Division meeting for League of California Cities, and the Contra Costa Mayors Conference.

11. ADJOURN REGULAR CITY COUNCIL MEETING

The next regularly scheduled City Council meeting is Tuesday, October 21, 2025 at 6:00 p.m.

The regular meeting adjourned at 6:56 PM in memory of Belva Davis former El Cerrito Resident and television reporter.

_____

Carolyn Wysinger, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the City Council meeting of October 7, 2025 as approved by the El Cerrito City Council.

_____

Holly M. Charléty, MMC, City Clerk

Mayor
Carolyn Wysinger
Mayor Pro Tem
Gabe Quinto

Councilmembers
William Ktsanes
Lisa Motoyama
Rebecca Saltzman

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DRAFT MINUTES

TUESDAY, OCTOBER 21, 2025

REGULAR CITY COUNCIL MEETING (6:00 PM)
Council Chambers - 10890 San Pablo Ave, El Cerrito
Closed Captions Available Via Zoom:
https://us06web.zoom.us/j/82200295144?pwd=jwxsxnlMwCiWO0YXTFsIjP7a5TOi7O.1
Meeting ID: 822 0029 5144 **Passcode**: 466151 **Dial in:** 1-408-638-0968

View:
1. Cable T.V. Broadcast on KCRT Channel 28
2. Livestream Online at www.elcerrito.gov/CouncilMeetingMaterials

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Conduct: This meeting shall be conducted pursuant to the El Cerrito City Council Rules of Order and Procedure, including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Council.

Public Comments:
1. *In-person* by submitting a request to speak to the City Clerk.
2. *By Email* to cityclerk@elcerrito.gov identified in the subject line as **Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the City Council and posted online in advance of the meeting. Comments received after the deadline will be provided to the City Council and will be posted **after the meeting.**

6:00 PM ROLL CALL – CONVENE REGULAR CITY COUNCIL MEETING

Mayor Wysinger called the meeting to order at 6:01 PM.
Present: Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Absent:** None

1. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449

2. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF A MOMENT OF SILENCE

3. TELECONFERENCE AND PUBLIC COMMENT INSTRUCTIONS

4. COUNCIL/STAFF COMMUNICATIONS

Reports of closed session, commission appointments and informational reports on matters of general interest which are announced by the City Council and staff.

City Manager Pinkos - congratulated Mayor Pro Tem Quinto on his appointment as the President of Cal Cities; announced the City's receipt of a grant from California State Coastal Conservancy to assist with tree removal from Quarry Hill, El Cerrito Flavor Fest bingo event spotlighting local restaurants, Police Department holiday card art contest; and congratulated Alexandra Orologas, Assistant City Manager on receiving the Municipal Management Association of Northern California Wes McClure Outstanding Assistant Award.

Councilmember Motoyama - shared the induction of Jeanne Marie Acceturo, El Cerrito Resident, into the Bay Area Radio Hall of Fame, announced the upcoming Senior Resource Fair on 10/24, and Trail Trekkers Public Paths Festival on 11/1 and 11/2.

Mayor Pro Tem Quinto - congratulated Mayor Wysinger on selection as one of the 2025 Women of the Year in Congressional District 8.

Mayor Wysinger - congratulated Mayor Pro Tem Quinto on his appointment as the President of Cal Cities, commented on the El Cerrito Flavor Fest event, and upcoming anniversary celebration at Dolly's on 10/26.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers and may limit the total time for public comment to facilitate the completion of business on the agenda. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda will be heard prior to the City Council taking action on each item.

Public Comments: Written comments submitted prior to and during the meeting are posted online as supplemental materials and incorporated into the official meeting record.

Janet Byron - shared information on upcoming first annual Trail Trekkers Public Paths Festival on 11/1 -11/2.

6. PRESENTATIONS

A. 2025 Legislative Update

Action Proposed: Receive and file a presentation on the 2025 legislative session for the City's Lobbyist, California Public Policy Group. **Contact:** Dane Hutchings, CEO, California Public Policy Group
Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding state deficits in 2026, Prop 36 implications, legislation addressing keeping residents in their homes, SB 79 legal interpretations, timeline for implementation of SB707, process of CPPG representation of clients with opposing opinions on a particular piece of legislation, the way lobbying activities and grant support services interact with one another, and implications on changes to real property transfer tax collections.

Action: Received and filed

B. Presentation on Transit Oriented Communities (TOC) Policy and Housing Element Implementation

Action Proposed: Receive and file a presentation on Transit Oriented Communities (TOC) Policy and Housing Element implementation.
Contact: Sean Moss, Planning Manager, Community Development Department
Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding parking effect with new affordable housing, applicability in the case of demolition, minimum density requirements, penalty of not complying with the requirements, implementation moving forward.

Action: Received and filed

7. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the City Council or staff request separate consideration.
Moved/Seconded: Councilmember Motoyama/Councilmember Saltzman
Action: Approved the consent calendar as indicated below. **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

A. Unity Day Proclamation

Action Proposed: Approve a proclamation declaring October 22, 2025 as Unity Day in the City of El Cerrito.

Contact: Christopher Jones, Recreation Director, Recreation Department
Action: Approved proclamation

B. Monthly Disbursement and Check Register Report for September 2025

Action Proposed: Receive and file the Monthly Disbursement and Check Register Report for the month of September 2025.
Contact: Crystal Reams, Finance Director/City Treasurer, Finance Department
Action: Received and filed

C. FY 2025-26 First Quarter Cash and Investment Report

Action Proposed: Receive and file the City's Second Quarter Cash and Investment Report for the period July 1, 2025 to September 30, 2025.
Contact: Crystal Reams, Finance Director/City Treasurer, Finance Department
Action: Received and filed

D. Establish All-Way Stop at the Manila Avenue and Norvell Street Intersection

Action Proposed: Adopt a resolution establishing an all-way stop at the intersection of Manila Avenue and Norvell Street.
Contact: Eduardo Huizar, Engineering Technician; James Mizutani, Associate Engineer; Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department
Action: Approved Resolution No. 2025-67

8. PUBLIC HEARINGS

A. Revisions to the Adopted Fiscal Year 2025-26 Master Fee Schedule
Notice Published 10/11/2025 and 10/17/2025

Action Proposed: Conduct a public hearing and, upon conclusion, adopt a Resolution approving revisions to the Fiscal Year 2025-26 Master Fee Schedule.
Contact: Claire Coleman, Budget/Financial Services Manager, Finance Department
Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding applicability of the West Contra Costa Transportation Commission Subregional Transportation Mitigation Program.

Public Hearing: Mayor Wysinger opened the public hearing.

No public comments.

Moved/Seconded: Mayor Pro Tem Quinto/Councilmember Motoyama **Action:** Closed the public hearing**. Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

Moved/Seconded: Councilmember Motoyama/Councilmember Saltzman **Action:** Approved Resolution No. 2025-67 **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

B. 2nd Reading and Adoption of Building and Fire Code Ordinance
1st Reading and Introduction 10/7/2025; Notice published 10/11/2025

Action Proposed: Conduct a public hearing, and upon conclusion, waive the second reading and adopt Ordinance 2025-03 which adopts the 2025 California Green Code, Administrative, Building, Fire, Plumbing, Mechanical, Electrical, Energy, Residential, Existing Building Code, 2021 International Property Maintenance Code, and Related Construction Codes as applicable to all construction within the City of El Cerrito, with local modifications as outlined in the Ordinance.
Contact: Cindy Lucas, Interim Building Official; Melanie Mintz, Community Development Director, Community Development Department
Public Hearing: Mayor Wysinger opened the public hearing.

No public comments.

Moved/Seconded: Councilmember Motoyama/Mayor Pro Tem Quinto **Action:** Closed the public hearing**. Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

Moved/Seconded: Councilmember Saltzman/Councilmember Motoyama **Action:** Approved Ordinance No. 2025-03 **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

9. POLICY MATTERS

A. Approval of a Memorandum of Understanding between the City of El Cerrito and United Professional Firefighters Local 1230

Action Proposed: Adopt a resolution approving a new Memorandum of Understanding between the City of El Cerrito and United Professional Firefighters Local 1230 modifying language on salaries and benefits, and approving an appropriation of $120,116 from the General Fund unassigned balance.
Contact: Shannon Bassi, Human Resources Manager
City Council recessed at 8:20 PM and reconvened at 8:25 PM.

Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding deficit implications with the increased expenditures.

Public Comments:

Anthony Stephens - Vice-President of Local 1230 spoke in support of adoption of the tentative agreement.

Norman La Force - spoke in support of the Fire Department and adoption of the tentative agreement.

B. Study Session - Update on Swim Center Lap Pool Renovation Options and Discussion of Capital Expenditures

Action Proposed: Conduct a study session to receive updated report on Swim Center options and provide direction to City staff regarding use of General Fund balance for FY 2025–26.
Contact: Chris Jones, Recreation Director, Recreation Department; Crystal Reams, Finance Director/City Treasurer, Claire Coleman, Budget/Financial Services Manager, Finance Department
Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding expiration of the Fire Engine quote, timing of additional pool work if moving forward with funding scenario one, implications of deck failure before funding is allocated, percentage below minimum reserve levels if opting for funding scenario three, inflation factor with the delay of completing the deck repairs, reason for the high installation cost for the purchased replacement slide, and modeling based off of no other implications to draws on the general fund reserve.

Public Comments:
Norman La Force - spoke in support of the importance of maintaining the pool as an important community amenity.

Anthony Stephens - spoke in support of the procurement of a new fire engine.

Moved/Seconded: Councilmember Motoyama/Mayor Pro Tem Quinto
Action: Passed a motion to confirm staff direction to move forward with scenario one, direct staff to return with additional costs for the pool deck work and slide to be included in the Capital Improvement Plan with the next biannual budget discussion; directed staff to move forward with the AV system upgrade; and amended item 9B to add to the proposed action "…including authorizing the city manager to execute documents necessary to secure the acquisition of a new fire engine prior to the end of October 2025 and that the need to amend the item came to the attention of Council after the agenda had been posted and that there is a need for immediate action to add this to the report in order to incur the saving that are available on the fire truck prior to the end of the month." **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Motoyama, Councilmember Saltzman **Noes:** Councilmember Ktsanes

10. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS *Mayor and City Council communications regarding local and regional liaison assignments, committee reports, and any required reporting under AB 1234 for meetings (as defined by the Brown Act) attended at the public's expense.*

Councilmember Saltzman - reported on attendance at Cal Cities annual conference, Environmental Quality Committee meeting, Car Free Happy Hour event, El Cerrito Pumpkin Splash, No Kings Rally, Harding Elementary Carnival, and Free Folk Festival.

Councilmember Motoyama - reported on attendance at Cal Cities annual conference, and No Kings rally.

Councilmember Ktsanes - reported on attendance at Cal Cities annual conference, No Kings rally, Free Folk Festival; announced upcoming RecycleMore meeting, and Saturday coffee time at El Cerrito Natural Foods.

Mayor Pro Tem Quinto - reported on attendance at Cal Cities annual conference.

Mayor Wysinger - reported on attendance at Cal Cities annual conference.

11. ADJOURN REGULAR CITY COUNCIL MEETING

The next regularly scheduled City Council meeting is Tuesday, November 4, 2025 at 6:00 p.m.

The regular meeting adjourned at 9:49 PM in memory of Miss Major Griffin-Gracy.

_____

Carolyn Wysinger, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the City Council meeting of October 21, 2025 as approved by the El Cerrito City Council.

_____

Holly M. Charléty, MMC, City Clerk

EL CERRITO CITY COUNCIL PROCLAMATION

Proclaiming November 5, 2025 as Shelter-in-Place Education Day in El Cerrito

WHEREAS, public and private schools and childcare centers throughout Contra Costa County will be participating in the Shelter-in-Place Drill on November 5th; and

WHEREAS, Contra Costa Community Awareness Emergency Response Group (CAER) is sponsoring the 24th Annual Shelter-in-Place Drill and assisting schools and childcare centers with their emergency preparedness; and

WHEREAS, emergency response agencies including fire, sheriff and health officials all recommend Shelter-in-Place as the immediate action to take in case of a hazardous release; and

WHEREAS, the Shelter-in-Place Drill increases public awareness about Shelter-in-Place as a protective action and gives students and teachers practice in implementing this important procedure; and

WHEREAS, the County Office of Education has endorsed the Shelter-in-Place Drill and encouraged all sites to participate; and

WHEREAS, the City Council of the City of El Cerrito recognizes the importance of preparing for emergencies and encourages participation in the Contra Costa CAER Group's public education efforts.

NOW THEREFORE, the City Council of the City of El Cerrito, in support of the parents, teachers, students and staff that will be participating with hundreds of other schools and childcare centers in the Shelter-in-Place Drill, does hereby proclaim November 5, 2025 as "Shelter-in-Place Education Day."

Dated: November 4, 2025

_____

Carolyn Wysinger, Mayor

EL CERRITO CITY COUNCIL PROCLAMATION
Declaring November as Homeless Awareness and Youth Homelessness Outreach, Prevention, and Education (HOPE) Month in El Cerrito

WHEREAS, November is recognized nationally as Homelessness Awareness Month, and Youth Homelessness Outreach, Prevention, and Education (HOPE) Month, a time to acknowledge the challenges faced by adults, youth and young adults, and families experiencing homelessness and to mobilize community-wide efforts toward lasting solutions; and

WHEREAS, 14,245 individuals accessed homeless services in Contra Costa County in 2024—an increase of 40% from 2020, underscoring systemic housing challenges; and

WHEREAS, homelessness in Contra Costa County is driven by the lack of affordable housing, with 30,812 low-income renter households in Contra Costa County not having access to an affordable home in 2024; and

WHEREAS, renters need to earn $43.63 per hour—to afford the average monthly rent of $2,269 in Contra Costa County; and

WHEREAS, in 2025 in Contra Costa County, there were only 3,787 temporary and permanent housing beds for persons experiencing homelessness, a stark shortfall compared to the scale of need across our communities; and

WHEREAS, Contra Costa County's 34% increase in temporary and permanent housing beds over the past two years reflects a sustained commitment to expanding shelter and housing solutions; and

WHEREAS, since 2020, Contra Costa has seen a 79% increase in households with minor children, a 69% increase in seniors aged 65+, and a 53% increase in Transition Aged Youth (ages 18–24) accessing homeless services; and

WHEREAS, the Contra Costa Continuum of Care unites over 50 organizations, jurisdictions, and individuals committed to preventing and ending homelessness through coordinated housing, health, and support services; and

WHEREAS, the City Council goals, objectives, policies and action programs prioritize the City's housing needs through the *El Cerrito Housing Element 2023-2031*, *Program H-2.G Shelter and Housing Solutions for Persons Experience Homelessness*, to address the rise in housing insecurities; and

WHEREAS, the City Council through the Municipal Services Corporation (MSC) authorized a one-year pilot Coordinated Outreach Referral Engagement (C.O.R.E.) team in Fiscal Year 2024-2025 and again in Fiscal Year 2025-2026 to provide expanded and dedicated support in El Cerrito to better support our unhoused community members including dedicated Housing Security Funds; and

WHEREAS, in February 2023 the City of El Cerrito was recognized by the California Department of Housing and Community Development through the Prohousing Designation Program for advancing numerous policy actions to remove barriers for affordable housing production and promote infill development that reduces climate change impacts; and

WHEREAS, the City of El Cerrito delivered 62 new affordable units at Hana Gardens Senior Apartments along with another 69 new affordable units, Elora Family Apartments, currently under construction, both with funding support from the Contra Costa Housing Authority and Contra Costa Department of Conservation and Development; and

WHEREAS, the City Council continues to promote transit-oriented development (TOD) at the El Cerrito Plaza BART Station for all income levels, especially new affordable housing, that will deliver 743 new housing units with 47% designated as affordable once completed.

NOW, THEREFORE, the City Council of El Cerrito hereby proclaims November 2025 as Homelessness Awareness Month and Youth Homelessness Outreach, Prevention, and Education (HOPE) Month in El Cerrito, and that the City Council affirms its commitment to supporting a well-resourced, coordinated, and equity-driven continuum of care that meets the complex needs of people experiencing homelessness.

Dated: November 4, 2025

_____

Carolyn Wysinger, Mayor

EL CERRITO CITY COUNCIL PROCLAMATION

Recognizing the 85th Anniversary of the El Cerrito Preschool Cooperative

WHEREAS, in October 1940, the Harding PTA formed a Mothers Club to sponsor a nursery school, and by October 15, 1940, the El Cerrito Pre-School Cooperative (ECPC)—one of California's first—opened with 24 children; and

WHEREAS, in 1942, the school became a Certified Defense Project during WWII. By 1943, parent involvement included a required six-week training course; and

WHEREAS, a permanent home was secured in 1945 at Moeser and Ashbury, with construction beginning in 1947, funded through community efforts; and

WHEREAS, the "Blue Room" addition (now known as the Block and Loft Room) opened in 1951 and in 1978, ECPC expanded to offer full-day care; and

WHEREAS, the school was saved from demolition in 1983 by a united effort from parents and neighbors; the original site was preserved and made earthquake-safe; and

WHEREAS, during the COVID-19 crisis in 2020, alumni and members raised over $80,000, ensuring ECPC's continued legacy; and

WHEREAS, major upgrades followed, including a Wildlife Habitat Garden, living roof, and new play structure by 2007; and

WHEREAS, in 2024, with the help of parents and the community, a brand-new fence along Ashbury and a beautiful backyard gate were added; and

WHEREAS, beyond its physical space, ECPC continues to thrive as a vibrant, cooperative learning environment. The annual Messy Art Day has become a beloved pillar event—offering creative joy not only to current families, but as an event to share with and give back to the wider El Cerrito community.

NOW THEREFORE, the City Council of the City of El Cerrito, in recognition of the incredible team of dedicated staff and teachers who bring passion, experience, and warmth not only to the children but also to the parents every day, does hereby congratulate ECPC on its 85th anniversary.

Dated: November 4, 2025

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Carolyn Wysinger, Mayor

AGENDA BILL

Agenda Item No. 7.E.

Date: November 4, 2025
To: El Cerrito City Council
From: James Mizutani, Associate Engineer; Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department
Subject: Amendment of the Pierce Street/San Mateo Street Utility Underground District for the I-80/Central Avenue Interchange Improvements Project

ACTION PROPOSED

Adopt a resolution amending the Pierce Street/San Mateo Street Underground Utility District for the I-80/Central Avenue Interchange Improvements Project.

BACKGROUND

I-80/Central Avenue Interchange Improvements Project

The I-80/Central Avenue Interchange Improvements Project has been collaboratively developed by the City of El Cerrito, the City of Richmond, and the Contra Costa County Transportation Authority (CCTA) to improve traffic operations on Central Avenue, including reducing congestion and minimizing left-turn conflicts. The project has been implemented in phases. Phase 1, which included traffic signal and sign installations, was completed in 2018. Phase 2 of the project will increase the spacing between the signalized intersections east of I-80. This will be done by building a new roadway connecting Pierce Street and San Mateo Street and installing a new traffic signal and westbound left-turn lane at the Central Avenue/San Mateo Street intersection to provide full access to and from Central Avenue, while restricting access to Pierce Street from Central Avenue to “right-in, right-out” only. All other movements at this intersection would be physically prohibited with the construction of a raised partial median and removal of the traffic signal. The City of Richmond is leading implementation of Phase 2 of the project and currently working on the final design, utility, and right-of-way activities.

Utility Undergrounding

On July 5, 2022, the City of Richmond created the Pierce Street/San Mateo Street Underground Utility District (UUD) for the purpose of undergrounding electrical and telecommunications utilities as part of the I-80/Central Avenue Interchange Improvements Project. The City of Richmond subsequently requested that PG&E apply the City of Richmond’s Rule 20A Work Credits to underground the overhead utility facilities within the Pierce Street/San Mateo Street UUD in both the cities of Richmond and El Cerrito. The PG&E Rule 20A Program is separate from its other hardening and undergrounding policies and projects, such as PG&E’s undergrounding and systems upgrades to reduce wildfire risk.

Pursuant to Chapter 14.08 of the El Cerrito Municipal Code, on February 18, 2025, the City of El Cerrito City Council conducted a public hearing and established the Pierce Street/San Mateo Street UUD to complement the City of Richmond's action and allow PG&E to conduct undergrounding work in the part of the project area that falls within El Cerrito city limits (Resolution No. 2025-05). The UUD is along Central Avenue from the city limit on the west to Yolo Avenue on the east and San Mateo Street from Central Avenue on the north to the city limit on the south.

ANALYSIS

The City of El Cerrito UUD boundary line was set to match that established by the City of Richmond, which along Central Avenue was the northern public right-of-way limit. While the boundary line captured the location of the PG&E poles within the Central Avenue right-of-way, it did not encompass the adjacent parcels immediately north of Central Avenue, even though those parcels are served by the PG&E poles. As the original intent was that undergrounding work would cover the parcels that are served by the poles, PG&E requested that the affected parcels be explicitly included in the UUD.

On October 7, 2025, the City of Richmond amended their portion of the Pierce Street/San Mateo Street UUD for the purpose of clarifying undergrounding utility lines in the project area (Attachment 3). To complement this action by the City of Richmond, the City of El Cerrito must amend its own UUD to include the following eight parcels:

1. 510-044-020-4
2. 510-044-019-6
3. 510-043-009-8
4. 510-043-008-0
5. 510-043-007-2
6. 510-043-006-4
7. 510-043-005-6
8. 510-043-004-9

City staff propose that the City Council amend the boundary to incorporate these parcels as shown in the attached Resolution, Exhibit A – Boundary Map (Attachment 2). This is a minor boundary amendment rather than a substantive expansion of the district. Property owners of these parcels were previously notified in February 2025 that the undergrounding work would affect their properties and informed about their opportunity to comment at the public hearing.

The proposed amendment will place these parcels under the same district as neighboring properties, ensuring consistency in how utility services are converted. It also ensures that undergrounding work can proceed without ambiguity, avoiding any risk of delay to the I-80/Central Avenue Interchange Improvements Project or jeopardy to associated grant funding.

The cost of undergrounding the main utility lines in the street right-of-way will be funded by the City of Richmond's PG&E Rule 20A Work Credit. Associated work on private property will be similarly funded by the City of Richmond. The City of Richmond anticipates that the undergrounding work will start no later than Summer 2027 and construction of the project no later than Summer 2028. As the project moves forward, City staff will coordinate with the City of Richmond to provide property owners and the community with information on the construction timeline and other details.

STRATEGIC PLAN CONSIDERATIONS

This action supports the City's Strategic Plan Goal(s) of:

- Infrastructure and Amenities

ENVIRONMENTAL CONSIDERATIONS

The City of Richmond City Council approved the Initial Study/Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Plan (MMRP) for the I-80/Central Avenue Interchange Improvements, Phase 2, including the utility undergrounding, in January 2023 (Richmond Resolution 6-23).

FINANCIAL CONSIDERATIONS

The requested action will have no direct fiscal impact on the City of El Cerrito. The City of Richmond will apply its Rule 20A Work Credits for utility undergrounding work within El Cerrito city limits as both cities continue extensive collaboration to implement the project.

LEGAL CONSIDERATIONS

The City Attorney has reviewed the proposed action and Resolution and found that legal considerations have been addressed. The amendment of the UUD is an administrative action and does not require a public hearing. The property owners of the parcels that will be explicitly included in the UUD as a part of this action were previously notified during the establishment of the original UUD boundaries. Notification of this administrative action was mailed to all affected property owners on October 28, 2025.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. Resolution
2. Exhibit A to Resolution
3. City of Richmond Amendment

RESOLUTION 2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AMENDING THE PIERCE STREET/SAN MATEO STREET UTILITY UNDERGROUND DISTRICT FOR THE I-80/CENTRAL AVENUE INTERCHANGE IMPROVEMENTS PROJECT

WHEREAS, for over 20 years, the City of El Cerrito and City of Richmond have been collaborating with regional transportation agencies to improve the traffic operations of the I-80/Central Avenue interchange area; and

WHEREAS, on July 5, 2022, the City of Richmond created the Pierce Street/San Mateo Street Underground Utility District by Resolution No. 102-22 for the purpose of undergrounding electric and telecommunications utilities as part of Phase 2 of the I-80/Central Avenue Interchange Improvements Project; and

WHEREAS, on February 18, 2025, to complement the City of Richmond's action, the City of El Cerrito City Council conducted a public hearing to ascertain whether public necessity, health, safety, or welfare requires the removal of poles, overhead wires, and associated overhead structures and their replacement with underground facilities within the Pierce Street/San Mateo Street Underground Utility District and established its own Pierce Street/San Mateo Street Underground Utility District to allow PG&E to conduct undergrounding work in the part of the project area that falls within El Cerrito city limits (Resolution No. 2025-05) ; and

WHEREAS, on October 7, 2025, the City of Richmond amended the Pierce Street/San Mateo Street Underground Utility District by Resolution No. 144-25 to explicitly include parcels north of Central Avenue within the boundaries of the UUD; and

WHEREAS, to again complement the City of Richmond's action, the City of El Cerrito must amend its own Pierce Street/San Mateo Street Underground Utility District to ensure consistency with the original intent of the undergrounding work and explicitly include eight parcels north of Central Avenue within the boundaries of the district in the part of the project area that falls within El Cerrito city limits; and

WHEREAS, the California Public Utilities Commission (CPUC) has authorized electric and telecommunication utilities to convert overhead utility lines and facilities to underground pursuant to Electric Rule 20; and

WHEREAS, pursuant to certain criteria, CPUC rules allow participating cities and counties to establish legislation authorizing the creation of underground utility districts within which existing overhead electric distribution and telecommunication distribution and service facilities will be converted to underground; and

WHEREAS, the City of El Cerrito, has adopted El Cerrito Municipal Code Chapter 14.08 (Ordinance 94-3, Division II) authorizing the City Council to designate areas within which all existing overhead poles, overhead wires, and overhead equipment associated with the distribution of electric power, telecommunication services and cable television should be removed and replaced with underground wires and facilities; and

WHEREAS, the City of El Cerrito has consulted with the City of Richmond and Pacific Gas & Electric (PG&E), the electric utility, and PG&E has agreed that the Pierce Street/San Mateo Street Utility Underground District and more particularly described in Exhibit A attached hereto and incorporated herein by reference, including the portion of project within El Cerrito's city limits, meets the criteria established by the rules of the CPUC, to wit, and:

a. The street or road or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic; and
b. Wheelchair access is limited or impeded in a manner that is not compliant with the Americans with Disabilities Act; and
c. The street or road or right-of-way adjoins or passes through a civic area or public recreation area or an area of significant scenic, cultural, and/or historic interest to the general public; and
d. The street or road or right-of-way is considered an arterial street or major collector as defined by the California Department of Transportation's California Road System functional classification system.

WHEREAS, the City of Richmond has consulted with PG&E and determined that it has accumulated Rule 20A Work Credits to complete the proposed overhead to underground conversion within the Pierce Street/San Mateo Street Underground Utility District including the work with the City of El Cerrito city limits; and

WHEREAS, the City of Richmond has come to agreements with affected utilities on their respective responsibilities for undergrounding work within the Pierce Street/San Mateo Street Underground Utility District, including the portion in the City of El Cerrito city limits; and

WHEREAS, the City of Richmond City Council approved the Initial Study/Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Plan (MMRP) for the I-80/Central Avenue Interchange Improvements, Phase 2, including the utility undergrounding, on January 24, 2023; and

WHEREAS, El Cerrito's amendment of the Pierce Street/San Mateo Street Underground Utility District is an administrative change; and

WHEREAS, all persons owning real property within the area affected by the amendment of the district boundaries were previously notified of the creation of the district and opportunity for comment at the public hearing on February 18, 2025; and

WHEREAS, all other conditions of City Council Resolution No. 2025-05 shall remain in effect and be extended to the eight parcels in the Pierce Street/San Mateo Street Underground Utility District upon passage of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that:

Section 1: The public interest requires the removal of all existing utility poles [excepting those poles supporting streetlights, traffic signals or trolley lines], overhead wires and associated overhead structures and installation of underground wires and facilities for supplying electric power, communication, or similar associated services within

the areas within the City of El Cerrito city limits as shown in Exhibit A, attached hereto, with such area being designated as the Pierce Street/San Mateo Street Underground Utility District.

Section 2: The utility companies, cable television services and other affected services shall commence work on installation of underground facility installation in the Pierce Street/San Mateo Street Underground Utility District, including the portion of the project in the City of El Cerrito city limits, and that as each phase of the project is complete and ready for conversion from overhead to underground utility facilities, all fronting property owners shall be notified by first class letter, postage pre-paid, of the schedule for conversion of all utility service lines.

Section 3: Upon notification as specified in Section 2, all property owners in the Pierce Street/San Mateo Street Underground Utility District, including the portion within the City of El Cerrito city limits, shall have underground electrical entrance facilities installed and inspected pursuant to the California Electrical Code within sixty (60) days and that should any property owner fail to install satisfactory underground electrical entrance facilities by the date specified in the notice, the electric utility shall notify the Public Works Directors of the City or Richmond and City of El Cerrito who shall, within thirty (30) days direct the electric utility in writing to discontinue electrical service to the property, without recourse, pursuant to Rule 11 until electrical entrance facilities are ready to accept underground electrical conductors and have passed the necessary inspection requirements.

Section 4: Once all services have been converted from overhead to underground, the utility companies, cable television services and other affected services shall remove all poles (except as specified above) and associated overhead facilities in the Pierce Street/San Mateo Street Underground Utility District, including the portion within the City of El Cerrito city limits, within a reasonable period of time after completed conversion.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on November 4, 2025 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

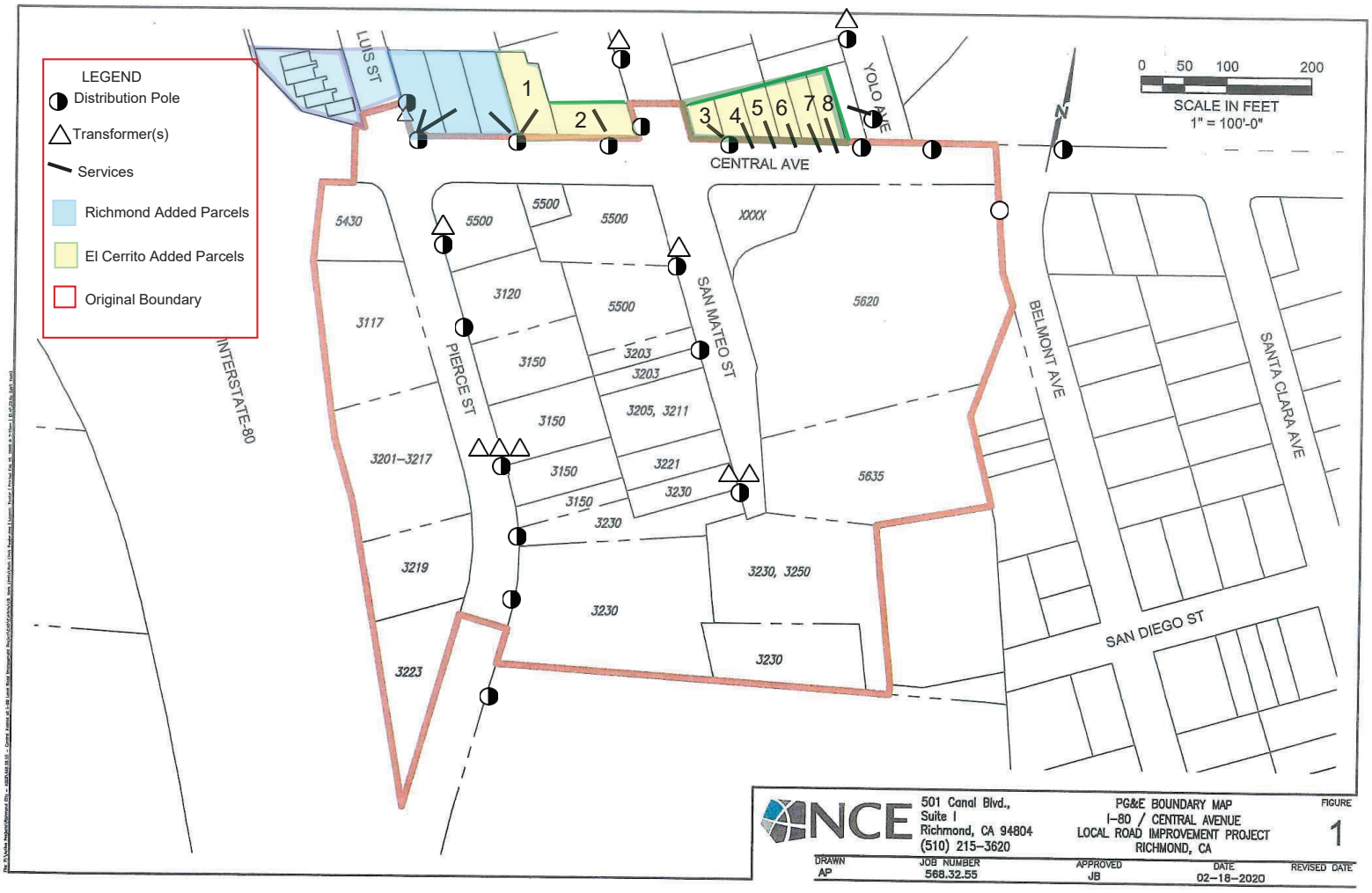
IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Carolyn Wysinger, Mayor

Exhibit A
Pierce Street/San Mateo Street Undergound Utility District
Boundary Map



Added Parcels:

1. 510-044-020-4
2. 510-044-019-6
3. 510-043-009-8
4. 510-043-008-0
5. 510-043-007-2
6. 510-043-006-4
7. 510-043-005-6
8. 510-043-004-9

RESOLUTION NO. 144-25

RESOLUTION OF THE COUNCIL OF THE CITY OF RICHMOND CLARIFYING THE BOUNDARIES OF UNDERGROUND UTILITY DISTRICT NO. 2022-1 ON PIERCE STREET AND SAN MATEO STREET PURSUANT TO CALIFORNIA PUBLIC UTILITY COMMISSION (CPUC) RULE 20

WHEREAS, on July 5, 2022, the City of Richmond (City), adopted Resolution 102-22, authorizing the City Council to designate areas within which all existing overhead poles, overhead wires and overhead equipment associated with the distribution of electric power, telecommunication services and cable television should be removed and replaced with underground wires and facilities, resulting in the creation of Underground Utility District No. 2022-1 on Pierce Street and San Mateo Street; and

WHEREAS, the original boundary line of the District was drawn at the Central Avenue right-of-way, which unintentionally excluded eight adjacent parcels north of Central Avenue that are served by PG&E poles within that right-of-way.

WHEREAS, To ensure consistency with the original intent, these parcels (shown in Exhibit 1) are now expressly included in the existing Underground Utility District in order to complete undergrounding of overhead electric utilities on Central Avenue; and

WHEREAS, the Director of Public Works for the City has determined, after consultation with PG&E and after holding public hearings on the subject, that such undergrounding is in the general public interest for one or more of the following reasons: 1) Such undergrounding will avoid or eliminate an unusually heavy concentration of overhead electric facilities; 2) The street or road or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic; 3) Wheelchair access is limited or impeded in a manner that is not compliant with the Americans with Disabilities Act; 4) The street or road or right-of-way adjoins or passes through a civic area or public recreation area or an area of significant scenic, cultural, and/or historic interest to the general public; or 5) The street or road or right-of-way is considered an arterial street or major collector as defined by the California Department of Transportation's California Road System functional classification system; and

WHEREAS, the City Council of the City of Richmond has now received the report from the Director of Public Works recommending that the area identified in Exhibit 1 should be formally recognized as part of the underground utility district within which all existing overhead poles, overhead wires and overhead equipment associated with the distribution of electric power, telecommunication services and cable television should be removed and replaced with underground wires and facilities; and

WHEREAS, the City has notified all affected property owners within the clarified area of inclusion to the Pierce Street/San Mateo Street Underground Utility District shown in Exhibit 1 and invited same to attend a public hearing to discuss amending boundaries of the district; and

WHEREAS, the City Council of the City of Richmond held a public hearing at which time the Council did receive and consider the recommendation of the Director of Public Works and did hear any and all objections or protests that were raised by the owners of property within the above-described district pertaining to designating this area an underground utility district.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richmond that:

Section 1. The foregoing recitals are true and correct and are hereby adopted as findings of the City Council.

Section 2. The public interest requires the removal of all existing utility poles, except those poles supporting streetlights, traffic signals, or trolley lines, together with all overhead wires and associated overhead structures, and the installation of underground wires and facilities for supplying electric power, communication, or similar associated services within the areas shown in Exhibit 1, attached hereto, with such parcels being formally included within the boundaries of the Pierce Street/San Mateo Street Underground Utility District.

Section 3. That the utility companies, cable television services and other affected services shall commence work on installation of underground facility installation in the Pierce Street/San Mateo Street Underground Utility District, including the eight added parcels, and that as each phase of the project is complete and ready for conversion from overhead to underground utility facilities, all fronting property owners shall be notified by first class letter, postage pre-paid, of the schedule for conversion of all utility service lines.

Section 4. That upon notification, as specified in Section 2 all property owners in the Pierce Street/San Mateo Street Underground Utility District shall have underground electrical entrance facilities installed and inspected pursuant to the City of Richmond Electrical Code within sixty (60) days and that should any property owner fail to install satisfactory underground electrical entrance facilities by the date specified in the notice, the electric utility shall notify the Director of Public Works who shall, within thirty (30) days direct the electric utility in writing to discontinue electrical service to the property, without recourse, pursuant to CPUC Rule 11 until electrical entrance facilities are ready to accept underground electrical conductors and have passed the necessary inspection requirements.

Section 5. That all other conditions of Resolution 102-22 shall remain in effect and be extended to the eight added parcels in Underground Utility District No. 2022-1 upon passage of this resolution.

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I certify that the foregoing resolution was passed and adopted by the City Council of the City of Richmond at a regular meeting thereof held on October 7, 2025, by the following vote:

AYES:	Councilmembers Bana, Brown, Jimenez, Robinson, Wilson, Vice Mayor Zepeda, and Mayor Martinez.
NOES:	None.
ABSTENTIONS:	None.
ABSENT:	None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND

Approved:

EDUARDO MARTINEZ
Mayor

Approved as to form:

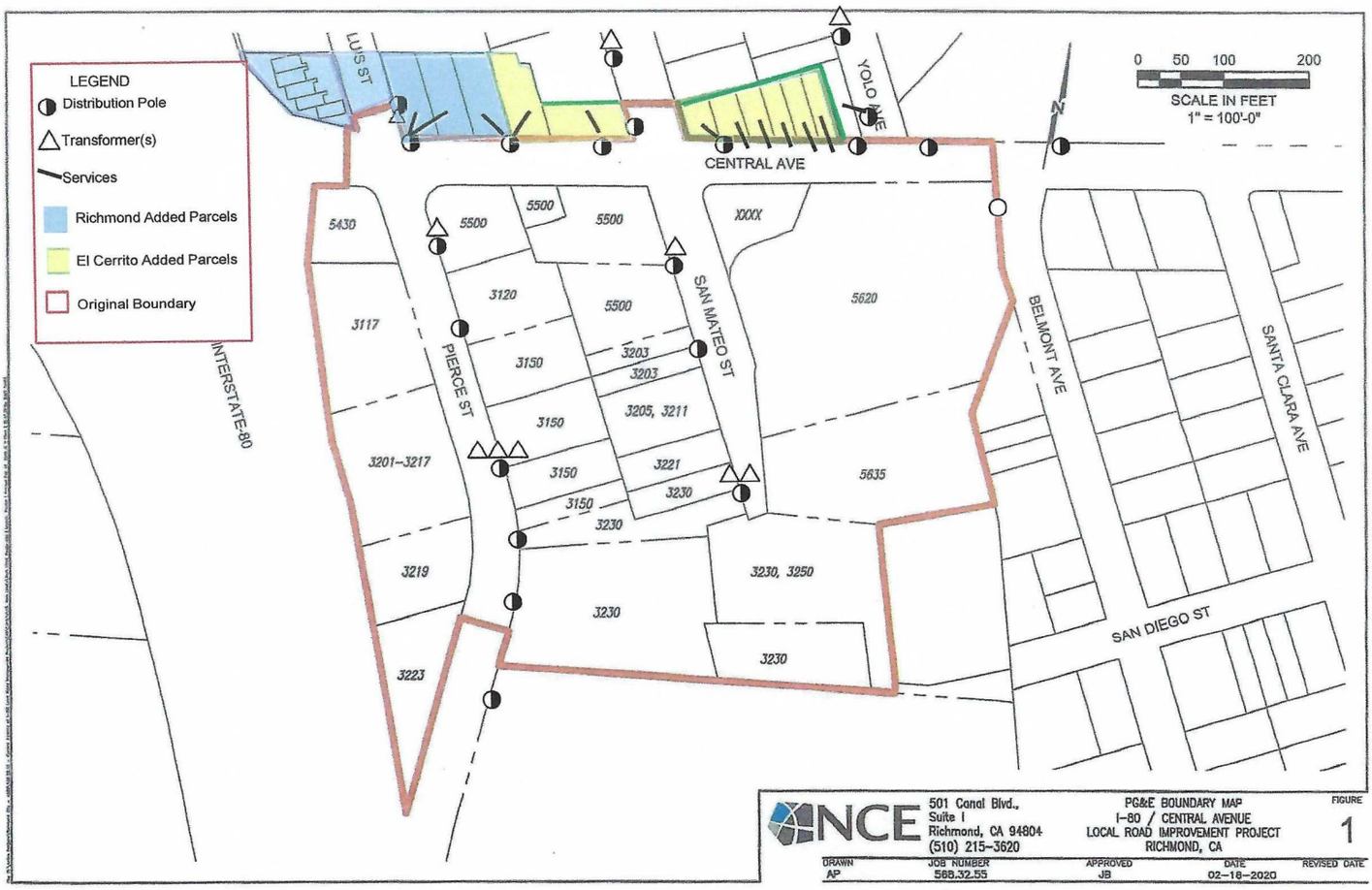
DAVE ALESHIRE
City Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 144-25**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on October 7, 2025.

Pamela Christian, Clerk of the City of Richmond

EXHIBIT 1 Pierce Street/San Mateo Street Undergound Utility District



AGENDA BILL

Agenda Item No. 8.A.

Date: November 4, 2025
To: El Cerrito City Council
From: Diego Romero, Associate Planner; Sean Moss, Planning Manager, Community Development Department
Subject: Appeal of Conditional Use Permit Approval for a New Day Care Center Land Use at 556 Richmond Street

ACTION PROPOSED

Conduct a public hearing, and upon conclusion adopt a resolution denying an appeal of Planning Commission approval of application PL24-0044, granting a Conditional Use Permit for a new Day Care Center at 556 Richmond Street.

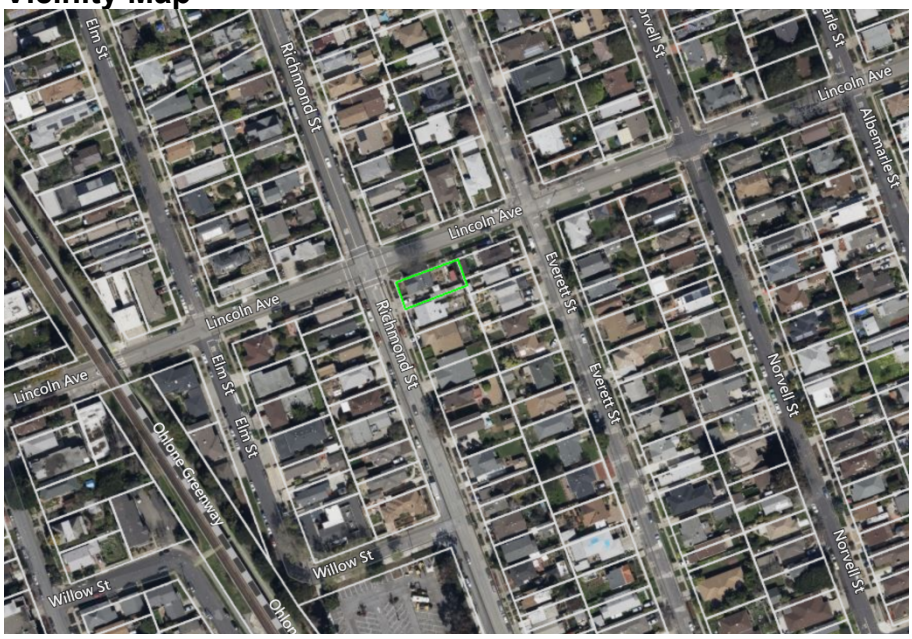
BACKGROUND

On September 17, 2025, the El Cerrito Planning Commission approved a Conditional Use Permit for a new Day Care Center at 556 Richmond Street. On September 25, 2025, an appeal of the Planning Commission's action was submitted to the City. Pursuant to El Cerrito Municipal Code Section 19.39.040(D), the City Council is the hearing body for appeals of Planning Commission decisions. More information on the Conditional Use Permit, the appeal, and the appeal process is contained in the Analysis section.

Site Location and Layout

The project site is located at 556 Richmond Street at the corner of Richmond Street and Lincoln Avenue. The site consists of one parcel (APN 504-062-037), is approximately 4,200 square feet in size, and contains an existing 1,393 square foot building, which has been previously used as a single-family home. The site is located across the street from existing single-family and duplex uses, and abutting properties include existing single-family houses and an existing Family Day Care located at 557 Everett Street. The site is located less than 1,000 feet north of the El Cerrito Plaza BART station.

Vicinity Map



Adjacent Land Uses

North: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single-family house at 602 Richmond St.
East: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single-family house with Family Day Care at 557 Everett St.
South: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single-family house at 552 Richmond St.
West: Duplex Residential (RD) Zoning and Medium Density Residential General Plan designation. Single-family house at 557 Richmond St

Existing/Previous Land Use

The site contains an existing single-family house.

Site Photo

ANALYSIS

Project Description

The proposed Day Care Center use will accommodate children who are 2 years old to 6 years old. Hours of operation will be year-round Monday through Friday between 8:00 a.m. and 5:30 p.m. Children arriving and leaving by car will be dropped off and picked up in a designated passenger loading area to be located directly adjacent to the building on Lincoln Avenue. The Day Care Center originally requested to be licensed for up to 25 children, with direct care being provided by four on-site staff. When located in the RS-5 (single-family) zoning district, the Day Care Center land use type requires a Conditional Use Permit and is subject to the specific use standards of Zoning Ordinance Section 19.20.060, as detailed below.

Land Use

Pursuant to ECMC Section 19.46.40, Day Care Centers are defined as “establishments providing non-medical care for one or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day-care centers for children or adults and any other day-care facility licensed or certified by the State of California, excluding small or large family day-care.” The proposed project falls squarely within this definition.

The Municipal Code also defines other childcare land uses, which are described here for reference and to avoid confusion. Family Day Care Homes are defined as “a day-care facility licensed by the State of California that is located in a single-family residence or other dwelling unit where an occupant of the residence provides care and supervision for children.” Pursuant to State law (i.e. Health and Safety Code section 1597.45), cities are required to treat all Family Day Care Homes as residential uses, meaning that cities are not permitted to place land use regulations on Family Day Care Homes that do not also apply to other residential uses within the same zone, or to require a business license for such facilities. Family Day Care Homes may be licensed by the State to serve up to 14 children. Day Care Centers are still permitted to be regulated by the City.

Site Plan and Floor Plan

The existing 1,393 square foot building is located in the front portion of the approximately 4,200 square foot lot. The rear portion of the lot is proposed to be the outdoor play area for the day care center, and a new proposed gate and fence would separate the play area from the street. Two classrooms are proposed in the building with two bathrooms, and a kitchen. The second floor is proposed to be used as a staff lounge area. The project plans are included as Attachment 2.

Access

Staff and students would access the building through the entrance on Richmond Street and Lincoln Avenue. The project includes a passenger loading and drop-off zone along the Lincoln Avenue frontage of the project site, which has been reviewed and deemed adequate by Public Works Department staff. A proposed condition of approval stipulates that the applicant shall submit an application to the Public Works Department to facilitate the installation of the passenger loading area.

The project is proposing to have one staff member assigned to facilitate curbside drop-off and pick-up and to instruct all parents that, if the passenger loading spaces are occupied, to continue past the school and around the block to avoid causing delays to through traffic on Kearney Street. According to the transportation analysis submitted by the applicant, prepared by Abrams Associates (Attachment 3), the project is not anticipated to cause any significant impacts to through traffic on Lincoln Avenue or at surrounding intersections, as the volume of trips generated is very low and trips would be distributed onto the various streets that provide access to the area.

Adults dropping off children via car could utilize the planned passenger loading zone. A gate and pathway would provide direct access from Lincoln Avenue to the front entrance of the building. A continuous network of sidewalks exists in the project vicinity. Area roadways (as well as the Ohlone Greenway) would provide access for bicyclists. The El Cerrito Plaza BART station is located just under 1,000 feet east of the project site. AC Transit provides bus service to the project site with the nearest bus stops at the BART station and at the intersections of San Pablo Avenue with Lincoln Avenue, each a few blocks from the project site.

Pursuant to Assembly Bill 2097 (AB 2097), a public agency generally may not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project if the project is located within one-half mile of major transit stops. The project site is within one-half mile of the El Cerrito Plaza BART station. Irrespective of AB 2097, one non-required parking space is being proposed in the existing driveway on Richmond Street, for employee use.

Compliance with the Zoning Ordinance
Section 19.20.060 of the El Cerrito Municipal Code contains required standards that are specific to Day Care Centers. The project complies with all required standards in this section as described below.

A. Landscaping and Buffer Yards. Landscaping and buffer yards adjacent to residential districts shall be provided for day care centers, pursuant to the standards prescribed by Chapter 19.25, Landscaping and Buffer Yards. In addition to the requirements of Chapter 19.25, a periphery wall, constructed of wood or masonry, shall be provided for purposes of securing outdoor play areas and screening the site and shall achieve 75 percent opacity. Chain metal fencing or barbed wire is prohibited.

   The proposed outdoor play area is located at the rear of the property. The nearest residences are located directly to the east and south of the property. Pursuant to Section 19.25.090, a 5 ft buffer is required for Public and Semi-Public Uses proposed next to existing residential uses. The project is proposing a 5-foot landscaped buffer yard along the south and east property lines. The other side of the outdoor play area (north) is adjacent to Lincoln Ave. The rear yard is secured with a six-foot wood fence.

B. Hours of Operation. 7:00 a.m. to 7:00 p.m., Monday through Friday

The proposed hours of operation are between 8:00 a.m. and 5:30 p.m. Monday through Friday, with staff arriving and departing approximately 30 minutes outside the hours of operation.

The hours will not exceed the maximum hours stipulated in Section 19.20.060.

C. Noise. Outdoor play shall not occur before 8:00 a.m. when the site is located within or adjacent to a residential district. Day care centers shall comply with the requirements of the City's noise ordinance limits.

A Condition of Approval has been included to ensure compliance with this standard. Additionally, the project applicant has stated in their project description that outdoor play will not occur before 8:00 a.m.

D. Passenger Loading and Drop-off. One curbside passenger loading zone designated by the City shall be located near the entrance of the day care center or in an off-street location acceptable to staff.

The project includes a passenger loading and drop-off zone along the Lincoln Avenue frontage of the project site which has been reviewed and deemed adequate by Public Works Department staff. The Conditions of Approval require the applicant to submit an application to facilitate the installation of this loading zone. In addition, the project is proposing to have one staff member assigned to facilitate curbside drop-off and to instruct parents not to obstruct through traffic on Lincoln Avenue. According to the transportation analysis (Attachment 3) submitted by the applicant, no impact to through traffic on Lincoln Avenue is expected to occur as a result of the project.

E. Exceptions. Exceptions to these standards shall be granted by Conditional Use Permit.

The applicant is not seeking any exceptions to these standards.

Planning Commission Approval

The project applicants, Ahamed Mansoor & Fathima Badurudeen, submitted an application for a Conditional Use Permit for a Day Care Center land use that would accommodate up to 25 students on May 9, 2024. Planning staff worked with the applicant to ensure that the application was complete and met all the requirements of the City’s Zoning Ordinance. The application was determined to be complete on August 26, 2025. On September 17, 2025, the Planning Commission considered the project at a public hearing. After receiving presentations from City staff and the applicant, the Commission opened the public hearing. Eight speakers addressed the Commission. In response to public comments, the Planning Commission required two additional Conditions of Approval. The first condition is that the front yard not be used as an outdoor play area, and the second condition is that the Day Care Center be limited to no more than 18 children.

With these modifications, the Planning Commission adopted Resolution PC2025-07 approving the Conditional Use Permit for the project.

Appeal
Pursuant to Section 19.39.040(D) of the El Cerrito Municipal Code, decisions of the Planning Commission may be appealed to the City Council within 10 calendar days of the decision. Section 19.39.050 establishes a *de novo* review process for appeals, meaning the standard of review for the appeal is the same as the standard of review for the original decision, and the hearing body for the appeal is free to make different findings and adopt different Conditions of Approval from the original decision.

On September 25, 2025, Asher and Cagla Schaffer timely submitted an appeal of the Planning Commission's approval of the Conditional Use Permit for this project (Attachment 4) pursuant to Chapter 19.39: Appeals of the El Cerrito Municipal Code. In their letter of appeal, the appellants make a series of points related to the appeal. A summary of these points and the staff response to each is contained below.

Appellant's point:
Market Impact on Existing Businesses: The appellants contend that the approval of a Day Care Center will directly harm nine existing daycare providers that are currently operating in the vicinity of the project and which have existing vacancies.

Staff Response:
In order to approve a Conditional Use Permit the decision-making body must make three specific findings outlined in ECMC Section 19.34.040. Those findings relate to the project being harmonious with the neighborhood, an attractive amenity for the City, and in compliance with the intent of the General Plan. (The full language of the required findings is contained in the Findings section below). None of these findings consider the proximity of similar existing businesses to the proposed project. Many of these existing businesses are classified as family day cares, which are regulated by the State, and which the City must treat as residential uses. Historically, the role of zoning as an exercise of the City's police power (see *Village of Euclid v. Ambler Realty Co.*) has been to address incompatibilities in land uses, public health and safety issues, and to guide the development of the built environment. The role of zoning has not traditionally been to examine the economic effects of new businesses on existing businesses or to evaluate the business model of proposed businesses.

Appellant's point:
Traffic and Safety Concerns: The property is located on two heavily-trafficked corridors and the approval of the project will create dangerous conditions due to the existing family daycare and proximity to El Cerrito High School.

Staff Response:
According to the City of El Cerrito General Plan, Richmond Street is categorized as a Minor Arterial. As is typical of other local streets in El Cerrito, Lincoln Avenue is not categorized in the General Plan's street hierarchy.

While not required by the municipal code, it is often City staff's practice to request traffic studies for certain projects, such as Day Care Centers, as a source of data and analysis that can inform the required findings. As mentioned previously in this report, the applicant prepared a traffic study which found that the project is not anticipated to cause any significant impacts on the surrounding intersections, as the volume of trips generated by the project is very low and trips would be distributed onto the various streets that provide access to the area. Proposed projects are not required to mitigate existing conditions, and can only be required to address the impact of the proposed project in a manner roughly proportional to the project's impact (see *Dolan v. City of Tigard*). As stated in the transportation analysis, the impact of the proposed project on existing traffic conditions is not significant. Additionally, as part of the City-sponsored Richmond Street Complete Streets project, safety improvements are planned at the intersection of Richmond Street and Lincoln Avenue. While the exact design for this intersection is not finalized, the project will include features such as raised intersections, speed tables, and curb extensions.

Appellant's Point:
Cumulative Noise Impacts: The project will double the existing outdoor play noise in a residential neighborhood, therefore diminishing the quality of life for the surrounding neighborhood.

Staff Response:
One of the use-specific standards that applies to Day Care Centers is related to noise. When these uses are located in or adjacent to residential districts, it is required that outdoor play not occur before 8 a.m. The intent of this standard is to help reduce the impact of noise on the surrounding neighborhood. Another use-specific standard for Day Care Centers is that they are required to provide a landscape and buffer yard when next to residential uses. The buffer yards require a certain number of shrubs and trees, which will also help with sound mitigation. In addition, the project would still be required to comply with ECMC Section 19.21.050, which sets outdoor noise levels for residential areas and applies to all uses in those zoning districts. The applicant has also indicated a willingness to stagger outdoor play so that not all children are outside at the same time.

Appellant's Point:
Property Value Concerns: The location of two daycares next to each other will create an institutional character inappropriate for a residential neighborhood and will negatively impact property values for surrounding homeowners.

Staff Response:
The Day Care Center Land Use is classified as a Public, Semipublic and Service Use Type and is not classified as a Commercial Use. There is an existing Family Day Care located at 557 Everett Street. The Family Day Care is classified as a residential use pursuant to State Law, and the City is not allowed to place any regulations on those uses. Pursuant to ECMC Table 19.06-A, Day Care Center Land Uses are permitted in the RS-5 zoning district, subject to approval of a Conditional Use Permit.

The required findings do not explicitly address property values, but rather the findings relate to the project being harmonious with the neighborhood, an attractive amenity for the City, and in compliance with the intent of the General Plan. City staff recommend making the required findings as described in the Findings section below.

Appellant's Point:
No Demonstrated Need: Nine daycare facilities are within walking distance of 556 Richmond Street and have documented vacancies. As such, there is no unmet demand for childcare in the neighborhood.

Staff Response:
As described above, in order to approve a Conditional Use Permit, the decision-making body must make three specific findings outlined in ECMC Section 19.34.040. Those findings relate to the project being harmonious with the neighborhood, an attractive amenity for the City, and in compliance with the intent of the General Plan. None of these findings relate to whether there is unmet demand or not. Ultimately, it is market conditions that determine the demand for any business, and market conditions can change at any time. The project applicant has stated that her existing daycare center in the City of Albany has a waiting list, and that that unmet demand has driven her decision to open a second facility.

Appellant's Point:
Loss of Housing: Converting a single-family home during a declared housing crisis contradicts the City's stated priorities.

Staff Response:
While the preservation of housing is indeed important, the General Plan promotes sustainable development by encouraging suitable housing and a mixture of uses that are conveniently located close to residents. The approval of this Conditional Use permit does not run counter to the City's goals. As required by State law, the City's Housing Element accommodates 1,391 new housing units as part of the City's Regional Housing Need Allocation (RHNA). In fact, 743 new units have been approved at the El Cerrito Plaza BART Station TOD project (ECP TOD), located one block from the project site. The ECP TOD will be well served by having an additional conveniently located childcare option and will far more than mitigate the loss of housing necessary to create the proposed Day Care Center.

Appellant's Point:
Economic Harm vs. Benefit: Rather than benefiting the community, this facility threatens the survival of existing small businesses offering the exact same services.

Staff Response:
None of the required findings relate to the economics of businesses offering the same service. Childcare is an essential service for any thriving and inclusive community, and by providing an additional childcare option, the project supports the required findings with regard to the project's compatibility with the neighborhood, its position as an amenity for the City, and its consistency with various General Plan policies. As stated above, it is not the traditional role of zoning and land use regulation to examine the economic effects of new businesses on existing businesses or to evaluate the business model of proposed businesses.

Appellant's Point:
Residential Character Preservation: The General Plan emphasizes preserving residential character and housing stock. Converting homes to commercial use when no demonstrated need exists violates these principles.

Staff Response:
The proposed project proposes minimal changes to the building and to the site. From the exterior, the structure will still appear as a single-family house, thus preserving the character of the neighborhood while providing additional childcare options in close proximity to residents. The General Plan promotes sustainable development by encouraging suitable housing and a mixture of uses that are conveniently located close to residents. The approval of this Conditional Use permit is consistent with the City's goals.

Appellant's Point:
*Economic Sustainability Goal*s: Approving facilities that threaten existing businesses contradicts economic development goals. The City should not oversaturate markets to the detriment of established providers.

Staff Response:
The approval of additional similar businesses should not be assumed to threaten existing businesses since each business may offer unique products and services. As mentioned previously, in order to approve a Conditional Use Permit the decision-making body must make three specific findings outlined in ECMC Section 19.34.040. Those findings relate to the project being harmonious with the neighborhood, an attractive amenity for the City, and in compliance with the intent of the General Plan. The findings do not examine the saturation of any particular type of business within a given area.

Appellant's Point:
Incomplete Environmental Review: The failure to assess cumulative impacts (traffic, noise, parking, creek running under the outdoor playground area) from two adjacent facilities operating simultaneously represents a procedural failure requiring correction. No CEQA assessment was performed.

Staff Response:
The proposed project was determined to be exempt from the provisions of CEQA pursuant to *Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities* and *Section 15303, Class 3: New Construction or Conversion of Small Structures*. Categorical exemptions are categories of projects that are typically assumed to be exempt from CEQA due to their nature as types of projects that do not typically have significant environmental impacts. At the outset, conversion of a single family home to a use that is deemed by state law to be residential would constitute a small scale construction/conversion project within the scope of the exemption. As another example, the *Class 1 categorical exemption (Section 15301)* specifically applies to "conversion of a single family residence to office use," which is a generally similarly intensive use as a Day Care Center.

The *Class 3 categorical exemption (Section 15303)* applies to "the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure."

There is an underground storm drain culvert that runs underneath the property. This culvert is not delineated as a creek on the City's creek map. Therefore, the standards of the City's Creek Protection Overlay District do not apply to the project. Pursuant to State law, traffic impacts of proposed projects are analyzed through an evaluation of additional Vehicle Miles Traveled (VMT) generated as part of the project. However, if CEQA analysis was required for this project, VMT analysis would not be required since the project is located within 0.5 miles of a major transit stop. A traffic study was prepared that found that once traffic was distributed onto the various streets that provide access to the area, the resulting increase in traffic would not be significant. The project is required to comply with ECMC Section 19.21.050, which sets outdoor noise standards for residential areas.

Appellant's Point (summarized from email to City Council dated October 23, 2025):
There is a sinkhole located in the rear yard of the property, which could cause structural issues to the building and could be dangerous to children.

Staff Response:
Staff from the City's Public Works Department have inspected the sinkhole in question. The facility is a private storm drain that traverses the project site and connects to public storm drain facilities in the public right-of-way. It was determined that the storm drain and sinkhole could be repaired and do not pose an imminent threat to the adjacent structures. City staff have notified the property owner of their responsibility for repairing the storm drain and the sinkhole. A Condition of Approval has been included to ensure that the storm drain and sinkhole are repaired to the satisfaction of the City Engineer as part of the project.

Compliance with the General Plan
The project is consistent with and will implement the following policies of the El Cerrito General Plan:

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

   The project will provide a day care service supporting families with young children. By creating an additional childcare option close to residents, the project makes nearby housing more suitable for families.

B. LU2.2: Commercial Diversification. Maintain a diversity of commercial land uses to ensure stability during economic cycles and enrich the lives of residents. The maintenance of diversity includes encouragement of small businesses, both in terms of creation of new firms and retention of existing ones.

   The approval of this Conditional Use Permit will create a new small business and creates a service that is close to residents. The project will provide an essential childcare service, enriching the lives of residents and enabling residents to participate in the economic and civic life of the El Cerrito community.

C. LU4.1: Mixture of Uses. Encourage a mix of uses that promotes such community values as convenience, economic vitality, fiscal stability, public safety, a healthy environment, and a pleasant quality of life.

   The project will provide a childcare service supporting El Cerrito residents and the broader community. The project will provide an essential childcare service, enabling residents to participate in the economic and civic life of the El Cerrito community.

D. LU4.2: Availability of Goods and Services. Provide for economic development that assures the availability and diversity of resident-serving goods and services.

   The project will provide an additional childcare option supporting El Cerrito residents.

E. LU5.1: BART Station Areas. Encourage higher densities and a mix of uses near the city's two BART stations to take advantage of the transit opportunities they provide.

   The project will provide a childcare service within a 0.5 mile of the El Cerrito Plaza BART station, diversifying the uses in proximity to the BART station.

F. LU6.2: Circulation Alternatives. To the extent possible, encourage alternatives to the use of private automobiles. Encourage a full range of transportation options – driving, transit, walking and biking – without allowing anyone to preclude the others. On San Pablo Avenue, in many constrained rights-of-way, it is not possible to provide optimum facilities for all user groups and in the event that trade-offs are necessary, transit users and pedestrians are the highest priority.

   The location of the project provides convenient access to frequent public transit along San Pablo Avenue and at the El Cerrito Plaza BART station.

G. 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 proposed project proposes minimal changes to the building and to the site. From the exterior, the structure will still appear as a single-family house, thus preserving the character of the neighborhood while providing additional childcare services.

H. CD6: Affordable Commerce. El Cerrito's urban form should allow site opportunities for commerce by local entrepreneurs – small business spaces in close proximity to other businesses with easy visibility from the street and close to abundant pedestrian traffic.

   The proposed project proposes a new childcare business close to residents, allowing easy visibility from the street and close to pedestrian traffic.

Findings

Pursuant to Section 19.34.040 of the El Cerrito Municipal Code, in acting to approve or conditionally approve a Conditional Use Permit, the City Council shall make the following findings:

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 proposed Day Care Center is situated less than 1,000 feet from the El Cerrito Plaza BART station. The 500 block of Richmond Street consists of single-family homes. Retail, restaurant, and commercial service uses are provided in the neighborhood along San Pablo Avenue, Fairmount Avenue, and in the El Cerrito Plaza shopping center located 3 blocks south of the project site. The proposed Day Care Center will operate between 8:00 a.m. and 5:30 p.m. These hours of operation are consistent with the requirements of Zoning Ordinance Section 19.20.060(B).

The 4,200-square-foot site is developed with a one-story, 1,393-square-foot building that was previously a single-family residence. On-site parking is not required pursuant to Assembly Bill 2097. However, one non-required on-site employee parking space will be provided. The project includes a passenger loading and drop-off zone along the Lincoln Avenue frontage of the project site, which has been reviewed and deemed adequate by Public Works Department staff. In addition, the project is proposing to have one staff member assigned to facilitate curbside drop-off and to instruct parents not to obstruct through traffic on Lincoln Avenue.

For all the above reasons, the project will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and 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 project will result in a new Day Care Center at a location convenient for both residents and employees within El Cerrito. This convenience is achieved by the site's accessibility by multiple transportation modes, including walking, bicycling, transit (AC Transit and BART), and automobiles. The project also contributes to a functional living, working, and civic environment by providing a service vital to a healthy economy and community. Providing this service in El Cerrito increases the ability of parents and guardians to participate in the workforce and in civic life.

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

The project is consistent with the intent of the RS-5 zoning district and complies with all requirements specific to Day Care Centers contained in Section 19.20.060. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, LU2.2: Commercial Diversification, LU4.1: Mixture of Uses, LU4.2: Availability of Goods and Services, LU5.1: BART Station Areas, LU6.2: Circulation Alternatives, CD1.1: Neighborhood Character, and CD6: Affordable Commerce.

STRATEGIC PLAN CONSIDERATIONS

This action supports the City's Strategic Plan Goal(s) of:

- *Livability and Belonging* by providing a childcare service supporting El Cerrito residents and the broader community. In this way, the project supports economic development over the short and long-terms.

ENVIRONMENTAL CONSIDERATIONS

This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities and Section 15303, Class 3: New Construction and Conversion of Small Structures.

FINANCIAL CONSIDERATIONS

The project applicant and appellant paid the fees established in the Master Fee Schedule for the Conditional Use Permit (CUP) application and appeal, respectively. The CUP fee is established at a rate that allows the City to recover its costs for processing the application. The resident appeal fee, however, is established at a rate lower than the cost recovery amount. The City Council adopted this fee, similar to other cities, in part to preserve residents' access to appeal processes. The staff time and resources dedicated to this appeal in excess of the resident appeal fee will be covered by the City's General Fund through the adopted Community Development Department operating budget.

LEGAL CONSIDERATIONS

This report and the draft resolution have been reviewed and approved by the City Attorney.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. Resolution
2. Project Plans
3. Transportation Demand Analysis
4. Appeal
5. Appellent Supporting Documents
6. Applicant Supporting Documents
7. Public Comments

RESOLUTION 2025-XX

A RESOLUTION OF THE CITY OF EL CERRITO CITY COUNCIL DENYING AN APPEAL OF PLANNING COMMISSION APPROVAL OF APPLICATION PL24-0044, GRANTING A CONDITIONAL USE PERMIT FOR A NEW DAY CARE CENTER LAND USE AT 556 RICHMOND STREET.

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 site is located at 556 Richmond Street; and

WHEREAS, the existing Assessor's Parcel Number of the site is 504-062-037; and

WHEREAS, on May 9, 2024, Ahamed Mansoor & Fathima Badurudeen ("Applicant") submitted an application for a Conditional Use Permit for a Daycare Center land use; and

WHEREAS, on September 17, 2025, the Planning Commission by Resolution No. Resolution PC2025-07 approved Planning application No. PL24-0044 granting a Conditional Use Permit for a new Day Care Center land use at 556 Richmond Street; and

WHEREAS, on September 25, 2025, Asher and Cagla Schaffer ("Appellant") timely submitted an appeal of the Planning Commission's approval of Planning application No. PL25-0044 to the City Council pursuant to Chapter 19.39 (Appeals) of the El Cerrito Municipal Code; and

WHEREAS, on November 4, 2025, the City Council held a duly noticed public hearing to consider the appeal, hear public testimony, and provide an opportunity for the appellant, applicant, and any interested party to be heard. At the November 4, 2025 public hearing, the City Council reviewed and carefully considered the appeal, project application submittals, and all other testimony and evidence presented in the record and during the hearing.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito, after due consideration of all evidence and reports offered for review, makes the following findings: does find and determine the following:

Section 1: The foregoing recitals are true and correct and made a part of this Resolution. The documents and other material constituting the record for these proceedings are located at the Planning Division for the City of El Cerrito, 10890 San Pablo Ave., El Cerrito, CA 94530, and in the custody of the Planning Manager, Sean Moss.

Section 2: The proposed Day Care Center 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 Section 15303, Class 3: New Construction and Conversion of Small Structures.

Section 3: The proposed Day Care Center is situated less than 1,000 feet from the El Cerrito Plaza BART station. The 500 block of Richmond Street consists of single-family homes. Retail, restaurant, and commercial service uses are provided in the neighborhood along San Pablo Avenue, Fairmount Avenue, and in the El Cerrito Plaza shopping center located 3 blocks south of the project site. The proposed Day Care Center will operate between 8:00 a.m. and 5:30 p.m., these hours of operation are consistent with the requirements of Zoning Ordinance Section 19.20.060(B). The 4,200-square foot site is developed with a one-story, 1,393-square foot building that was previously a single-family residence. On-site parking is not required pursuant to Assembly Bill 2097. However, one non-required on-site employee parking space will be provided. The project includes a passenger loading and drop off zone along the Lincoln Avenue frontage of the project site which has been reviewed and deemed adequate by Public Works Department staff. In addition, the project is proposing to have one staff member assigned to facilitate curbside drop-off and to instruct parents not to obstruct through traffic on Lincoln Avenue. For all the above reasons, the project will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

Section 4: The project will result in a new Day Care Center at a location convenient for both residents and employees within El Cerrito. This convenience is achieved by the site's accessibility by multiple transportation modes including walking, bicycling, transit (AC Transit and BART), and automobiles. The project also contributes to a functional living, working, and civic environment by providing a service vital to a healthy economy and community. Providing this service in El Cerrito increases the ability of parents and guardians to participate in the workforce and in civic life.

Section 5: The project is consistent with the intent of the RS-5 zoning district and complies with all requirements specific to Day Care Centers contained in Section 19.20.060. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, LU2.2: Commercial Diversification, LU4.1: Mixture of Uses, LU4.2: Availability of Goods and Services, LU5.1: BART Station Areas, LU6.2: Circulation Alternatives, CD1.1: Neighborhood Character, and CD6: Affordable Commerce.

BE IT FURTHER RESOLVED, that after careful consideration of reports, applicable maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the foregoing findings, the El Cerrito City Council hereby denies Appeal Application No. PL25-0075 and upholds the Planning Commission approval of Application No. PL24-0044, subject to the following conditions:

Planning Division:

1. The project shall be constructed substantially in conformance with the plans received by the City on August 20, 2025. 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 exercised this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.

5. The project shall be consistent with all applicable requirements of the El Cerrito Fire Department, Police Department, and Building Division, and the applicant shall secure all required permits prior to the commencement of construction.

6. Outdoor play shall not occur before 8:00 a.m.

Public Works Department:

7. The applicant shall ensure adequate sight distance for vehicles exiting the driveway and for pedestrians on the adjacent sidewalk. This includes ensuring that trees and landscaping along the street side of the project on Richmond Street would not restrict sight distance. This also means keeping groundcover no higher than two feet and tree canopies trimmed up to at least six feet from the ground.

8. The applicant shall submit an application to the Public Works Department, in compliance with El Cerrito Municipal Code section 19.20.060(D), in which the applicant shall designate the passenger loading area in the public right of way as identified in the Traffic Analysis by Abram Associates, dated December 5, 2024.

9. The applicant shall designate one staff member to facilitate curbside drop-off and pick-up and to instruct all parents that if the passenger loading spaces are occupied (and they cannot find space to pull out of the traveled way) then they must continue past the school and go around the block to avoid causing delays to through traffic on Lincoln Avenue.

10. The applicant shall repair the sink hole, storm drain culvert, and pipe that runs through the rear of the property so that it is structurally sound and can safely transport storm drain runoff to the satisfaction of the city engineer.

Planning Commission:

11. The front yard shall not be used as an outdoor play area.

12. The daycare center use shall be limited to no more than 18 children.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on November 4, 2025 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Carolyn Wysinger, Mayor

556 Richmond St, El Cerrito, CA 94530

AUG 2025

ABBREVIATIONS U.O.N.

&	And
L	Angle
@	At
CL	Centerline
∅	Diameter
#	Pound or Number
(E)	Existing
(N)	New
(RL)	Relocated Existing
A.B.	Anchor Bolt
ACOUST.	Acoustical
ADD.	Additional
ADJ.	Adjustable
A.F.F.	Above Finished Floor
A.P.	Access Panel
ARCH.	Architectural
BD.	Board
BKG.	Backing
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
CAB.	Cabinet
CEM.	Cement
CER.	Ceramic
C.G.	Corner Guard
C.J.	Construction Joint
CLG.	Ceiling
CLO.	Closet
CLR.	Clear
CNTR.	Counter
C.O.	Cased Opening
COL.	Column
CONC.	Concrete
CONSTR.	Construction
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CTR.	Center
CTSK.	Countersunk
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
DR.	Door
DVA	Department of Veterans Affairs
DWG.	Drawing
E.	East
EA.	Each
E.B.	Expansion Bolt
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
ENGR.	Engineer
E.P.B.	Electrical Panelboard
EQ.	Equal
EQPT.	Equipment
E.W.C.	Electric Water Cooler
EXP.	Expansion
EXST.	Existing
EXT.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FIXT.	Fixture
FL.	Floor
FLUOR.	Fluorescent
F.O.F.	Face of Finish
F.O.S.	Face of Studs
FPRF.	Fireproof
F.S.	Floor Sink
FT.	Foot or Feet
GA.	Gauge
GALV.	Galvanized
G.B.	Grab bar
GL.	Glass
GYP.	Gypsum
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
HGT. or H.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
I.D.	Inside Diameter
INC.	Incandescent
INFO.	Information
INSUL.	Insulation
INT.	Interior
JT.	Joint
KIT.	Kitchen
LAB.	Laboratory
LAM.	Laminate
LT.	Light
MAT.	Material
MAX.	Maximum
M.D.F.	Medium Density Fiberboard
MECH.	Mechanical
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
N.	North
N.I.C.	Not In Contract
NO. or #	Number
NOM.	Nominal
N.R.	Non Rated
N.T.S.	Not To Scale
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter
OFF.	Office
O.H.	Opposite Hand
OPNG.	Opening
OPP.	Opposite
O.F.C.I	Owner Furnished Contractor Installed
O.F.D.I	Owner Furnished Dealer Installed
O.F.I	Owner Furnished Installed
PL.	Plate
P. LAM.	Plastic Laminate
PLYWD.	Plywood
PR.	Pair
PT.	Point
P.T.D.	Paper Towel Dispenser
PTN.	Partition
QTY.	Quantity
RAD.	Radius
REF.	Reference
REFR.	Refrigerator
RGTR.	Register
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.H.	Robe Hook
R.O.	Rough Opening
S.	South
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SHR.	Shower
SHT.	Sheet
SIM.	Similar
SPEC.	Specification
SQ.	Square
S.ST.	Stainless Steel
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SUSP.	Suspended
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
THK.	Thick
THRES.	Threshold
T.P.B.	Telephone Panelboard
TYP.	Typical
U.O.N.	Unless Otherwise Noted
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
W.	West
W/	With
W.C.	Water Closet
WD.	Wood
W.O.	Where Occurs
W/O	Without
WP.	Waterproof
WT.	Weight
W.R.	Water Resistant

SCOPE OF WORK

CUP APPLICATION FOR SINGLE FAMILY RESIDENCE TTO BE CONVERTED TO BUSINESS DAY CARE CENTER.

SYMBOLS U.O.N.

A2-1 — DRAWING NUMBER; GROUP NUMBER; DISCIPLINE PREFIX

DOOR SYMBOL
1 / 2 — DOOR MARK; HARDWARE GROUP

1.1 — WINDOW TYPE

DETAIL
1 / 9-1 — DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN.

INTERIOR ELEVATION(S)__
ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE
3 / 1 / 5-1 — NO ARROWS MEANS ELEVATION NOT SHOWN.); SHEET WHERE ELEVATION IS DRAWN.

SECTION
1 / 3-1 — SECTION IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN.

REVISION
1 — CLOUD AROUND REVISION OPTIONAL

OFFICE — ROOM IDENTIFICATION, TYPE 2
B12 — ROOM NAME; ROOM NUMBER

DIMENSION LINES

(E) WALL OR PARTITION

TYPICAL PARTITION

(N) TWO-HOUR FIRE RATED RESISTING WALL OR PARTITION

SPRINKLER HEAD

EXIT SIGN

WALL CEILING

D — SMOKE DETECTOR

PENDANT LIGHTING FIXTURE

SURFACE MOUNTED LIGHTING FIXTURE

RECESSED MOUNTED LIGHTING FIXTURE

COVE LIGHTING FIXTURE

LIGHTING FIXTURE 24" X 24"

LIGHTING FIXTURE 24" X 48"

LINEAR LIGHTING FIXTURE, SEE ELECTRICAL

REGISTER, EXHAUST OR RETURN

DIFFUSERS, SUPPLY

AREA NOT IN SCOPE OF WORK

APPLICABLE BUILDING CODES

2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code
2022 California Fire Code
2022 California Green Building Standards Code (CALGreen)

GENERAL NOTES

1. LOCATIONS OF ALL UTILITY LINES (DUCTS, PIPES, CONDUITS, AND OTHER OVERHEAD OBSTRUCTIONS) SHOWN ARE APPROXIMATE. COORDINATE ALL SUPPORT SYSTEMS SO AS NOT TO INTERFERE WITH EACH OTHER. PROVIDE ADDITIONAL BRACING AS NECESSARY TO COMPLETE THE INSTALLATION AT NO INCREASE TO THE CONTRACT SUM.
2. PROVIDE SEPARATE SHOP DRAWINGS FOR FIRE ALARM SYSTEM, SUBMIT FIRE ALARM SUBMITTAL INCLUDING SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE LISTING NUMBER FOR ALL COMPONENTS IN SUBMITTAL.
3. PROVIDE SEPARATE SHOP DRAWINGS FOR FIRE SPRINKLER SYSTEM, SUBMIT SPRINKLER SYSTEM SUBMITAL INCLUDING SHOP DRAWINGS, PRODUCT DATA, HYDRAULIC CALCULATIONS, ETC. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH **TITLE 24, CCR PART 2, CHAPTER 38 AND NFPA 13, 2007 EDITION**. AT ACOUSTICAL CEILING TILE LOCATIONS, LOCATE ALL SPRINKLER HEADS AT CENTER OF CEILING TILES, UNLESS OTHERWISE NOTED.
4. IN ALL CONSTRUCTION AREAS, SEAL ALL EXISTING AND NEW PENETRATIONS SUCH AS DUCTS, CONDUITS, PIPES, ETC. AT EXISTING AND NEW FIRE RESISTIVE RATED PARTITIONS AND FLOOR/CEILING ASSEMBLIES, WHETHER SHOWN OR NOT AT NO CHANGE TO THE CONTRACT SUM. USE SEALANT TYPE TO MAINTAIN PROPER FIRE RESISTIVE RATING OF THE PENETRATED ASSEMBLIES. ALL PENETRATIONS AT FIRE RESISTIVE RATED PARTITIONS OR FLOOR/CEILING ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE U.L. LISTED APPROVED SYSTEMS.
5. IF CONTRACTOR PROPOSED ALTERNATE CONSTRUCTION DETAILS AND ARE REVIEWED BY THE CLIENT AND ARCHITECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND TIME DELAYS RESULTING FROM CONTRACTOR'S PROPOSED ALTERNATE CONSTRUCTION DETAILS WHICH AFFECT OTHER PARTS OF THE WORK OR THE WORK OF SEPARATE CONTRACTORS.
6. FIRE PROTECTION AT FIRE RESISTIVE RATED WALLS AND PARTITIONS:
   - A. NO ELECTRICAL BOXES SHALL BE LOCATED BACK TO BACK WITHIN 2'-0" MEASURED HORIZONTALLY, ON FIRE RESISTIVE RATED PARTITION. IF LOCATED WITHIN 2'-0" EACH ELECTRICAL BOX SHALL BE SEPARATED WITH FIRE RESISTIVE RATED GYPSUM BOARD AROUND FIVE SIDES RECESSED INTO PARTITION ASSEMBLY.
   - B. ANY ELECTRICAL BOX LARGER THAN 16 SQUARE INCHES SHALL BE PROTECTED WITH FIRE RESISTIVE RATED GYPSUM BOARD AROUND FIVE SIDES.
   - C. FOR ANY 100 SQUARE FEET OF FIRE RESISTIVE RATED PARTITION ARE, THE ALLOWABLE AGGREGATE AREA FOR UTILITY BOXES SHALL NOT EXCEED 100 SQUARE INCHES.

PROJECT DATA

ADDRESS: 556 Richmond St, El Cerrito, CA 94530

OWNER(S): AHMED MANSOOR & FATHIMA BADURUDEEN
CONTACT:

EMAIL:

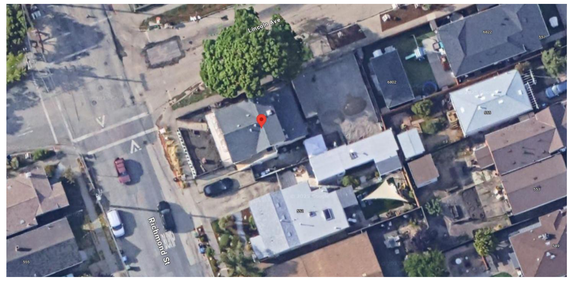
PARCEL NUMBER:	504-062-037
LOT SIZE:	4,200 sqf
USE CODE DESCRIPTION:	Single Family
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP TYPE:	RS-5
FIRESPRINKLERED:	NO
NUMBER OF UNITS	1
NUMBER OF STORIES	2
EXISTING FLOOR AREA	1,393 sqf (NO CHANGE)

NOTE:
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

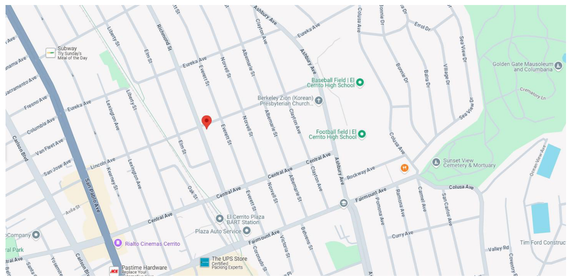
SHEET INDEX

Sheet List	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.00	EXISTING SITE PLAN
A1.01	PROPOSED SITE PLAN
A1.02	FENCE ELEVATIONS
A1.03	EXISTING FLOOR PLANS
A1.04	PROPOSED FLOOR PLANS
A1.05	ROOF PLAN
A2.01	ELEVATIONS
L-1	LANDSCAPE
L-2	IRRIGATION
L-3	DETAILS

LOCATION MAP



VICINITY MAP



PROJECT NAME

556 Richmond St, El Cerrito, CA 94530

S&P STRUCTURAL ENGINEERS
1724 Carriage Dr
Walnut Creek, CA 94598

LICENSED PROFESSIONAL ENGINEER
PEIMAN GHAFFARI
C 97150
CIVIL
STATE OF CALIFORNIA
EXP: 03/31/27

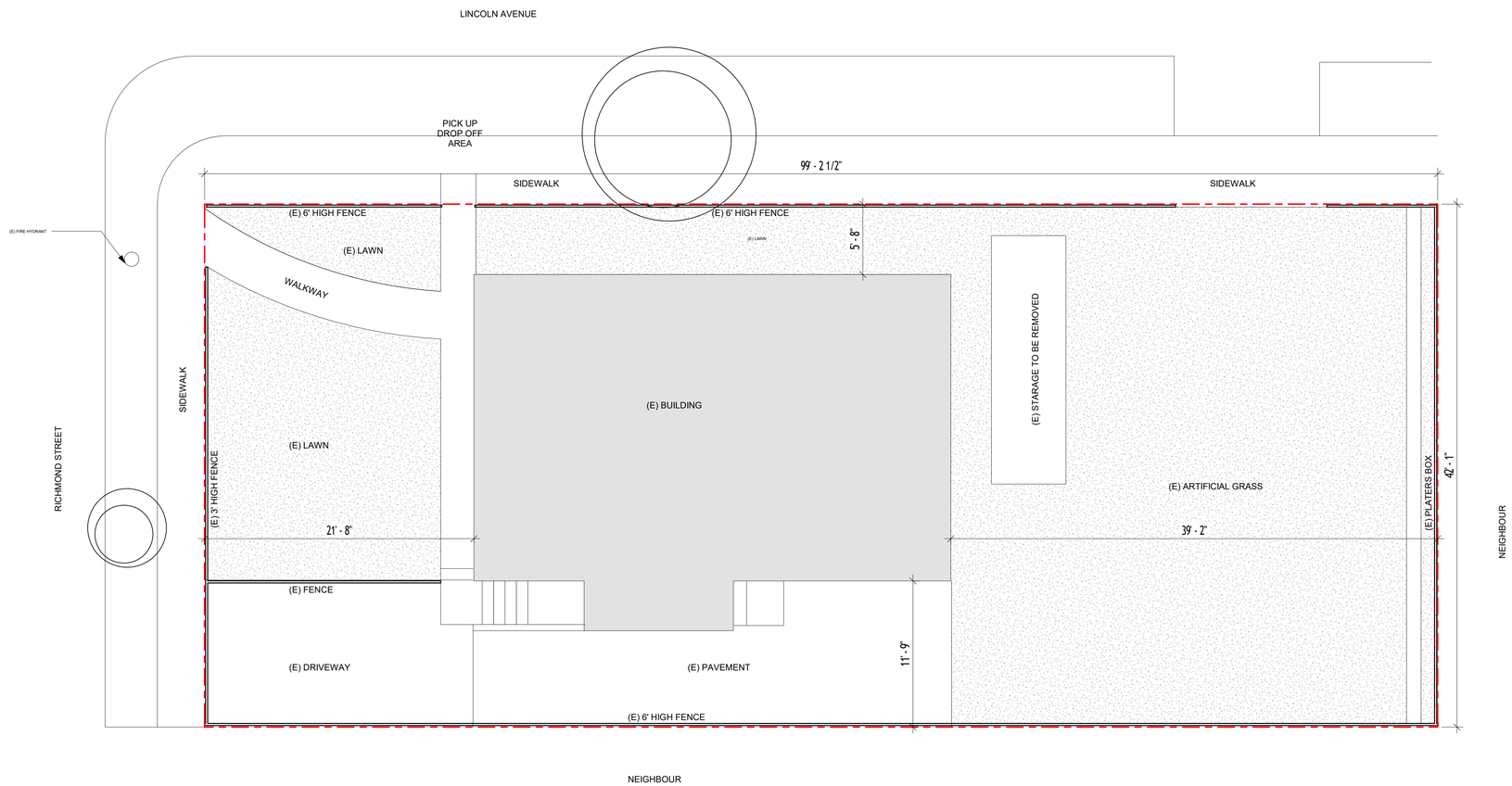
SHEET TITLE

COVER SHEET

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07-10-25	CITY COMMENTS

DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A0.00



LEGEND

- PROPERTY LINE
- SITE SETBACK LINE
- STREET LINE
- BUILDING

LOT COVERAGE SCHEDULE

LOT	4,200 SQFT	%100
EXISTING BUILDING	1,393 SQFT	%33.1
ADDITION	00 SQFT	

NOTE:
DIMENSIONS AS SHOWN ARE INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES.
FOR PRECISE FINAL FINISHED DIMENSIONS, REFER TO A VALID SURVEY.

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SHEET TITLE

EXISTING SITE PLAN

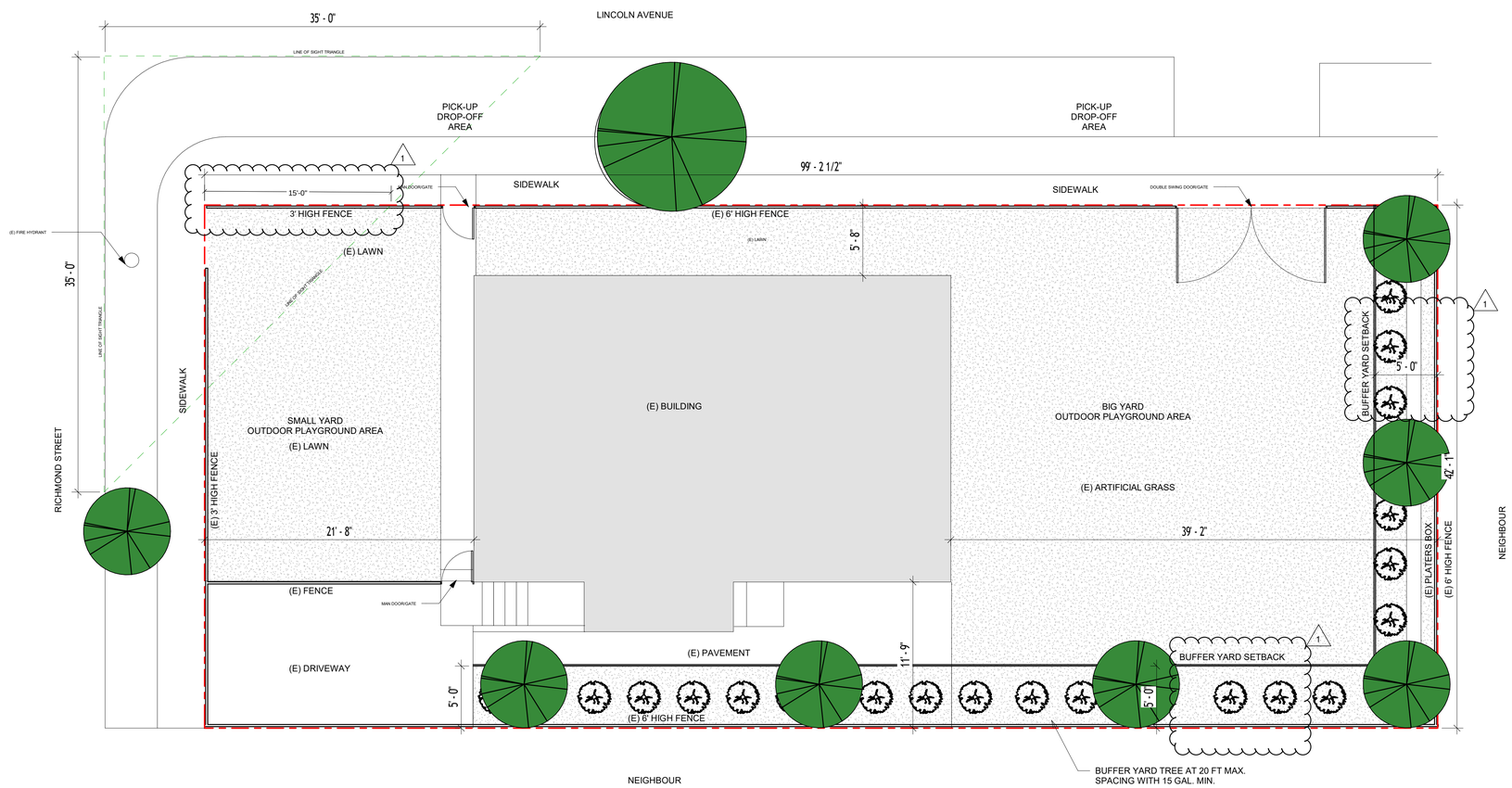
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07-10-25	CITY COMMENTS

DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A1.00

DROP–OFF & PICK–UP SCHEDULE:

DROP OFF HOURS: 8 TO 8:30 AM MONDAY TO FRIDAY
PICK–UP HOURS: 5 TO 5:30 PM MONDAY TO FRIDAY



1 PROPOSED SITE PLAN
3/16" = 1'-0"

LEGEND

- PROPERTY LINE
- SITE SETBACK LINE
- STREET LINE
- BUILDING

LOT COVERAGE SCHEDULE

LOT	4,200 SQFT	%100
EXISTING BUILDING	1,393 SQFT	%33.1
ADDITION	00 SQFT	

NOTE:

FOR THE TYPES OF TREE AND SHRUB SEE LANDSCAPE & IRRIGATION DRAWINGS ON SHEET L-1, L-2 & L-3

DIMENSIONS AS SHOWN ARE INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES.
FOR PRECISE FINAL FINISHED DIMENSIONS, REFER TO A VALID SURVEY.

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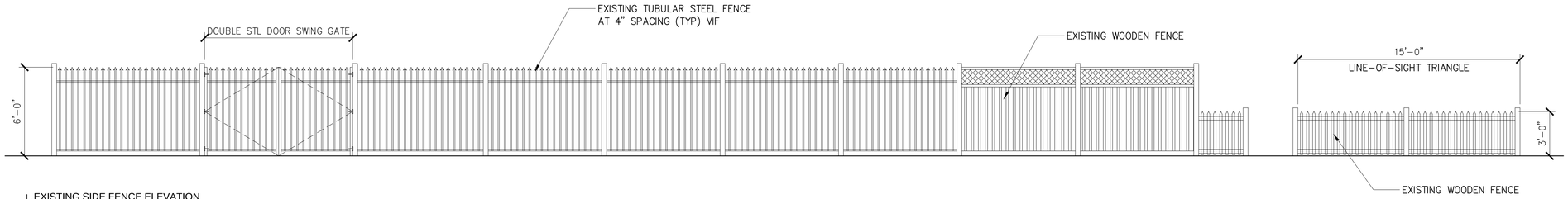
SHEET TITLE

PROPOSED SITE PLAN

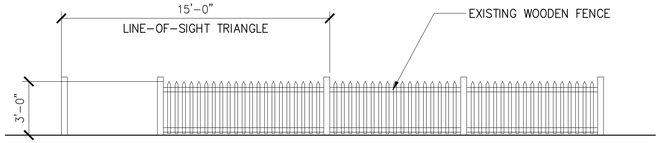
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	08-20-25	CITY COMMENTS

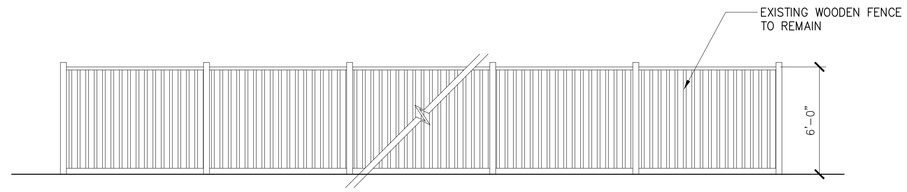
DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A1.01



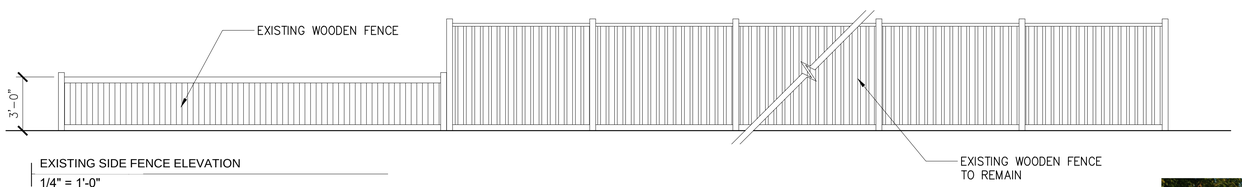
EXISTING SIDE FENCE ELEVATION
1/4" = 1'-0"



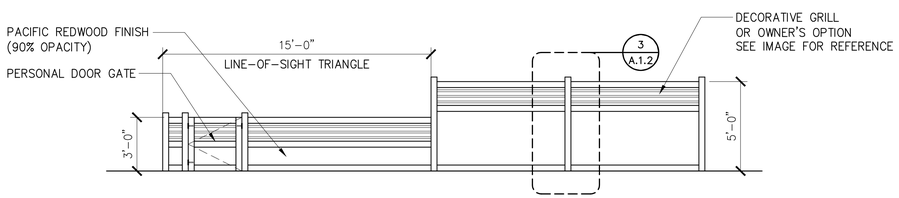
EXISTING FRONT FENCE ELEVATION
1/4" = 1'-0"



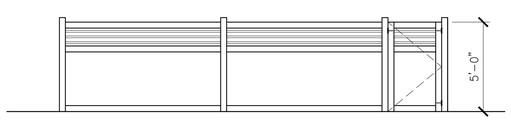
EXISTING REAR FENCE ELEVATION
1/4" = 1'-0"



EXISTING SIDE FENCE ELEVATION
1/4" = 1'-0"

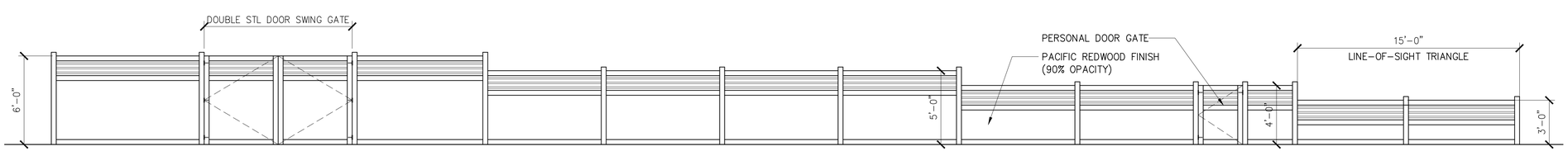


PROPOSED FRONT FENCE ELEVATION
1/4" = 1'-0"



PROPOSED SIDE FENCE ELEVATION
1/4" = 1'-0"

PROPOSED SIDE FENCE DESIGN



PROPOSED SIDE FENCE ELEVATION
1/4" = 1'-0"

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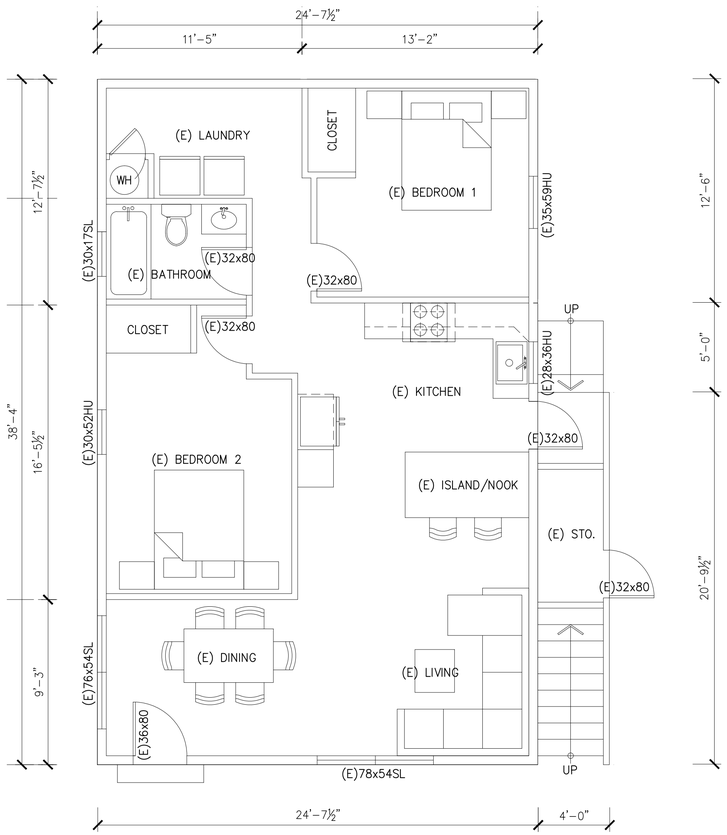
SHEET TITLE

FENCE ELEVATIONS

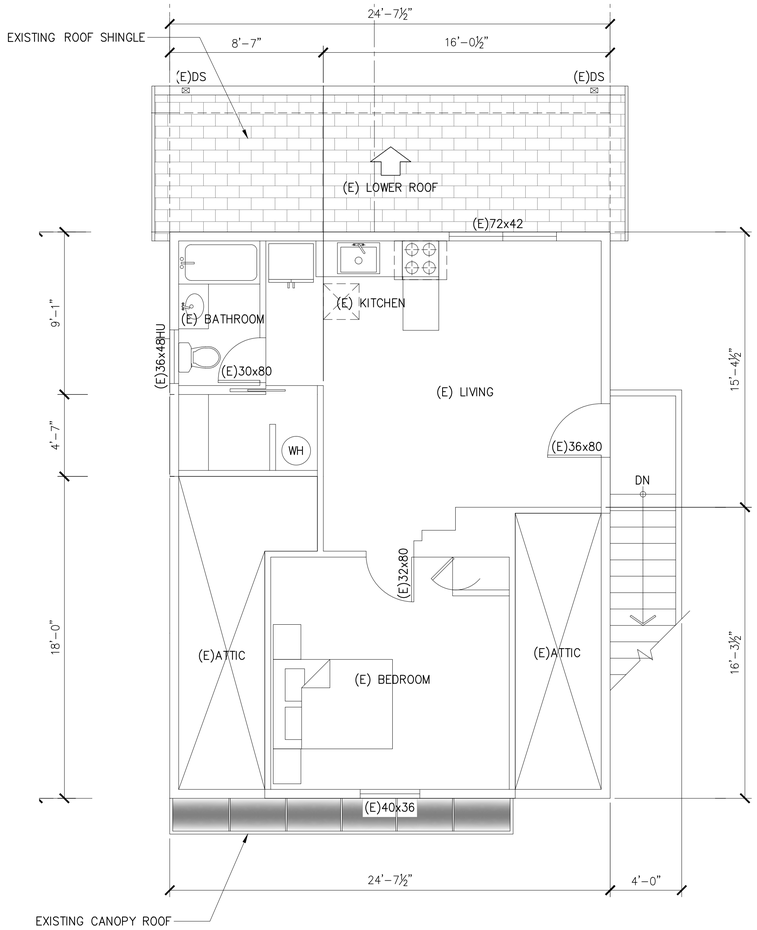
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07-10-25	CITY COMMENTS

DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A1.02



1 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN (NO CHANGE)
1/4" = 1'-0"

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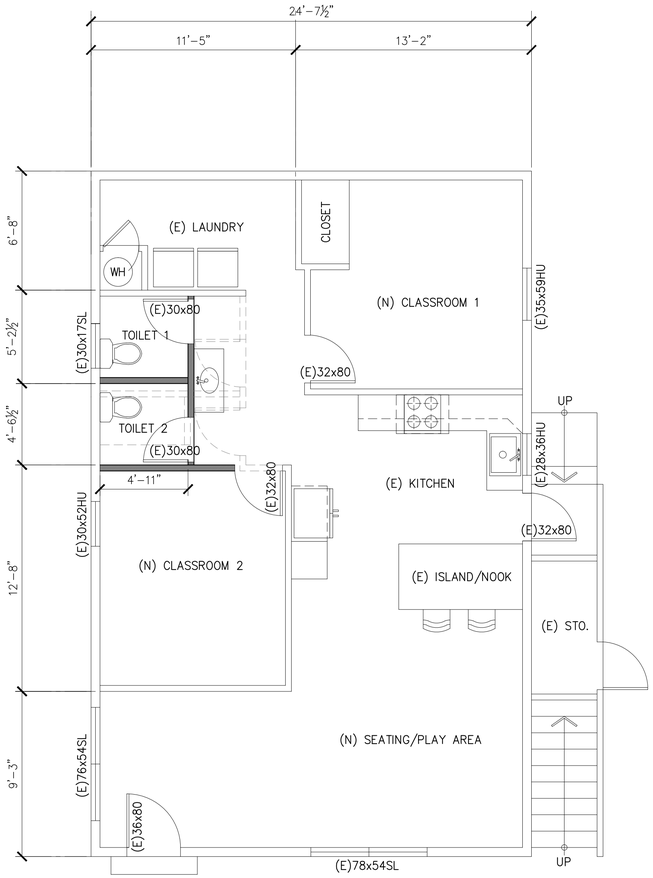
SHEET TITLE

EXISTING FLOOR PLANS

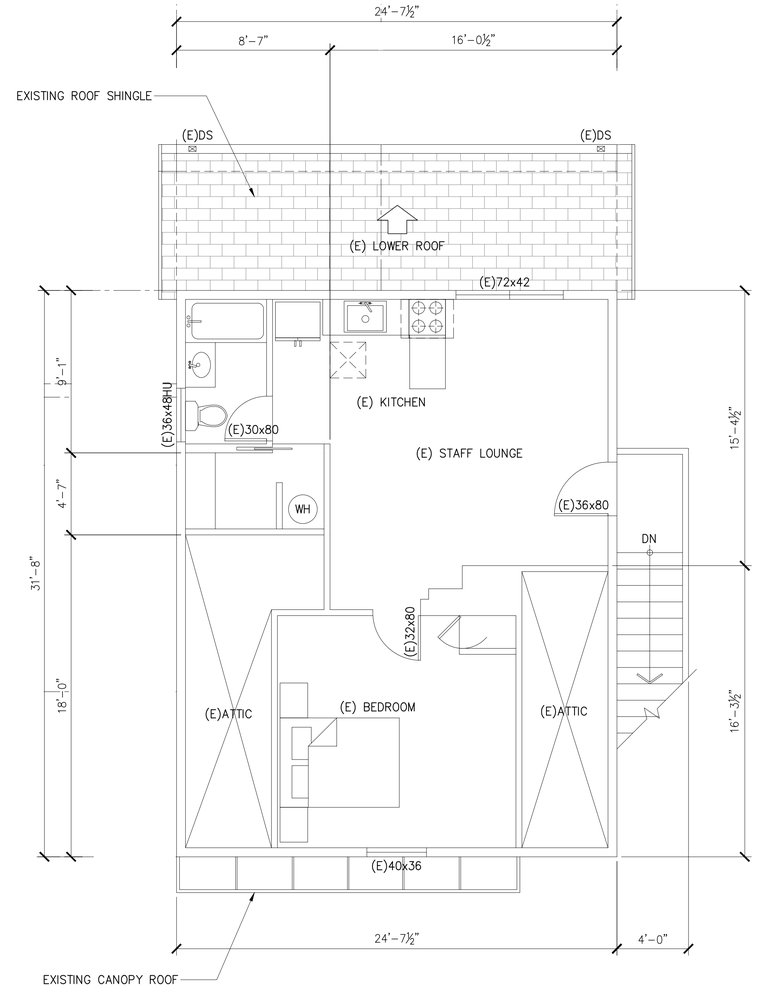
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07-10-25	CITY COMMENTS

DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A1.03



1 PROPOSED GROUND FLOOR PLAN (BUSINESS DAY CARE CENTER)
1/4" = 1'-0"
(BUSINESS DAY CARE CENTER)



2 PROPOSED SECOND FLOOR PLAN (NO CHANGE)
1/4" = 1'-0"
(BUSINESS DAY CARE CENTER)

PROJECT NAME

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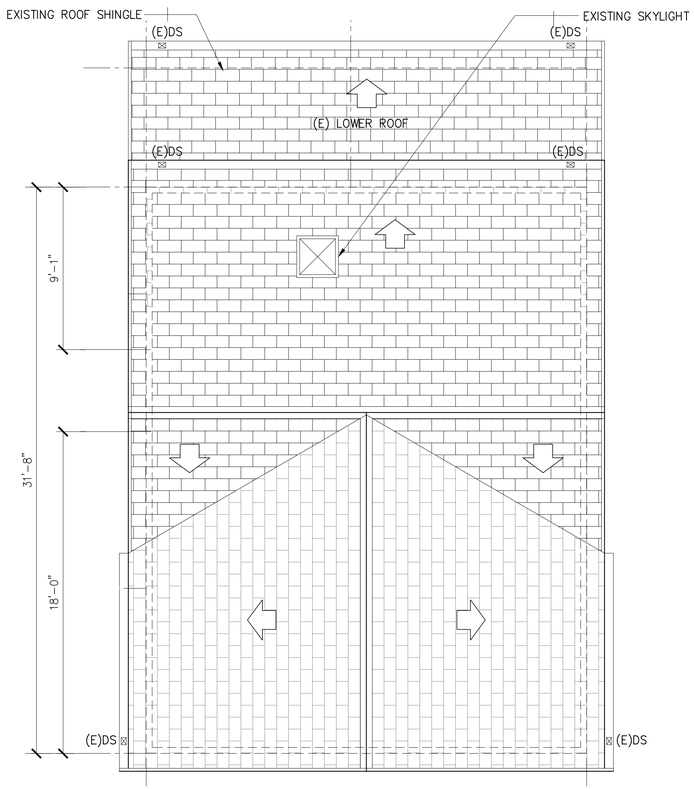
SHEET TITLE

PROPOSED FLOOR PLANS

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07-10-25	CITY COMMENTS

DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A1.04



1 EXISTING ROOF PLAN (NO CHANGE)
1/4" = 1'-0"

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SHEET TITLE

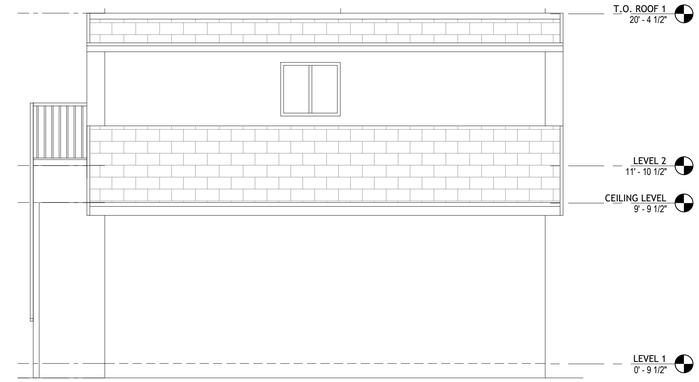
ROOF PLAN

ISSUES / REVISIONS

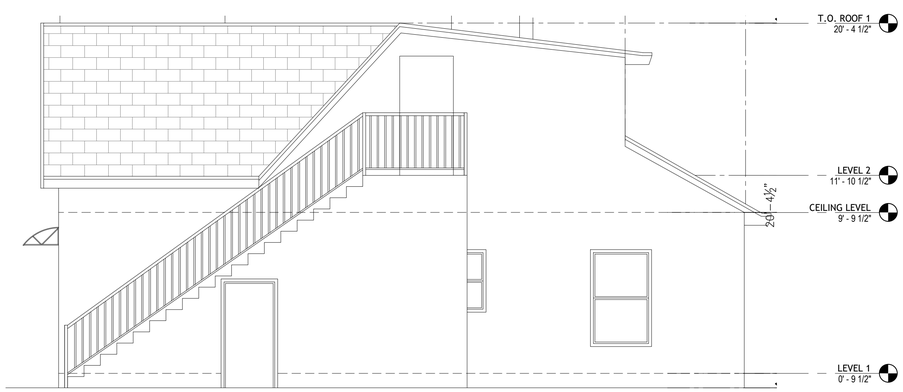
NO.	DATE	DESCRIPTION
1	07-10-25	CITY COMMENTS

DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A1.05

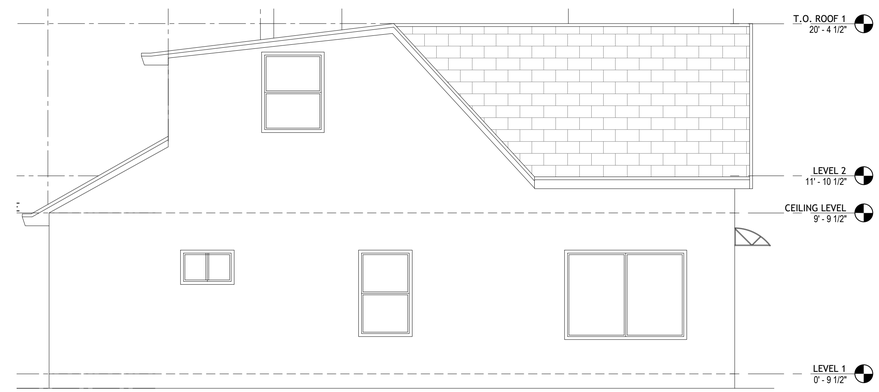
1 FRONT ELEVATION (NO CHANGE)
1/4" = 1'-0"



2 REAR ELEVATION (NO CHANGE)
1/4" = 1'-0"



3 RIGHT ELEVATION (NO CHANGE)
1/4" = 1'-0"



4 LEFT ELEVATION (NO CHANGE)
1/4" = 1'-0"

PROJECT NAME

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CIVIL
STATE OF CALIFORNIA
EXP: 03/31/27

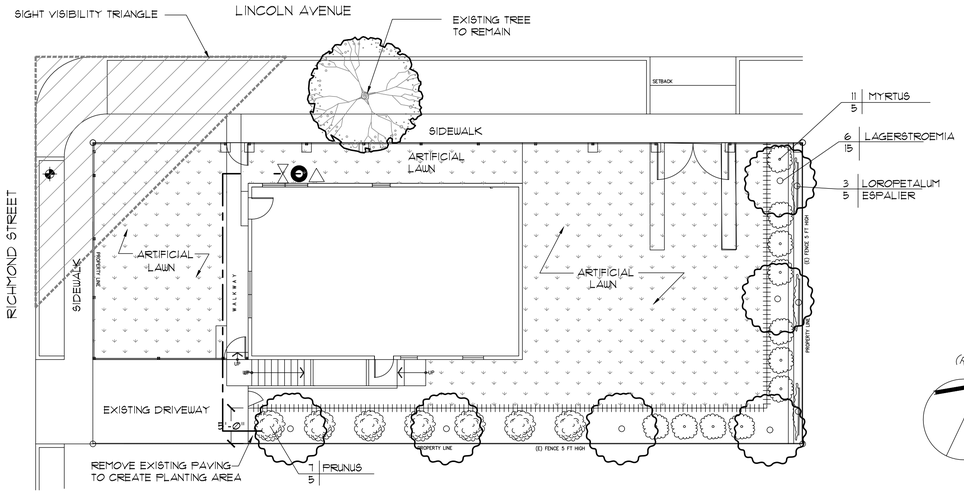
SHEET TITLE

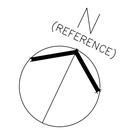
ELEVATIONS

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07-10-25	CITY COMMENTS

DRAWN	LA
CHECKED	PG
DATE	08-20-25
REVISED DATE	08-20-25
JOB NO.	XXXXXX
SHEET NO.	A2.01





GRAPHIC SCALE

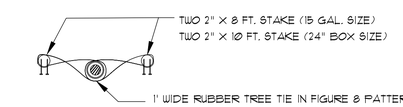
(IN FEET)
1 inch = 10 ft.

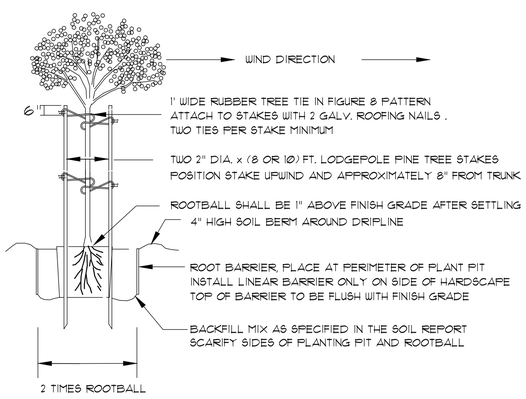
PLANT LIST

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	O.C. SPACING	QTY
	15 GAL	LAGERSTROEMIA HYB. 'MUSKOGEE'	COMPACT CRAPE MYRTLE	.3 / LOW	PER PLAN	4
	5 GAL	LOROPETALUM C. ESPALIER	ESPALIER PURPLE FRINGE FLOWER	.3 / LOW	PER PLAN	3
	5 GAL	MYRTUS C. 'COMPACTA VARIEGATA'	VARIEGATED DWARF MYRTLE	.3 / LOW	4' O.C.	11
	5 GAL	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY	.3 / LOW	7' O.C.	7

ARTIFICIAL LAWN
HEAVENLY GREENS OR EQUAL

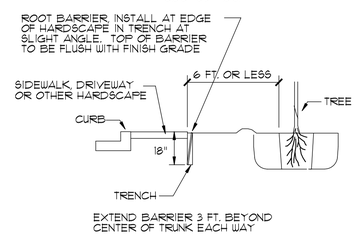
RESTRAINT EDGING AS RECOMMENDED BY MANUFACTURER OR ARTIFICIAL LAWN



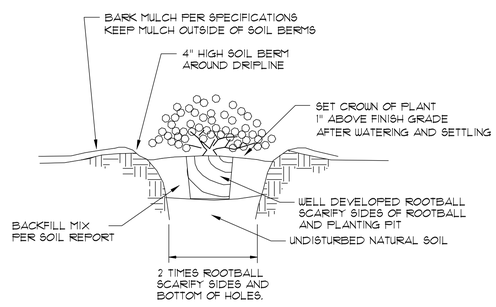


TREE PLANTING AND STAKING DETAIL

ROOT SOLUTIONS ROOT GUIDE/BARRIER PANEL
AVAILABLE FROM: VESPRO
(800) 554-0914



ROOT BARRIER DETAIL



SHRUB PLANTING DETAIL

PLANTING NOTES

- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED, AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO BK&A PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN, AND SLOPE ALL GRADES AWAY FROM BUILDINGS A MINIMUM OF 2%. FINISH GRADE SHALL BE TWO INCHES (2") BELOW ADJACENT PAVING, CURB, SIDEWALK AND HEADERBOARD, AND GENERALLY GROUNED TOWARDS THE CENTER OF THE PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.

AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND SOIL PREPARATION FOR EACH OF THE FOLLOWING LANDSCAPE AREAS:
TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
LAWN AREAS.

THE TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO BK&A AND THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL INCORPORATE ORGANIC COMPOST AT A MINIMUM RATE OF FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH 6" INTO THE LANDSCAPE AREA.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE, PLACE AND GRADE SANDY LOAM TOPSOIL FOR ALL PLANTING AREAS REQUIRING BACKFILL AND/OR MOUNDING TO MEET SPECIFIED FINISH GRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING. RIP SUBSOIL TO A DEPTH OF 6" PRIOR TO PLACING TOPSOIL.

FOR BIDDING PURPOSES ONLY, CONTRACTOR SHALL INCLUDE A UNIT PRICE PER CUBIC YARD OF TOPSOIL INSTALLED.

FOR ACTUAL CONSTRUCTION, PROVIDE TOPSOIL/SOIL AMENDMENTS PER THE SOIL REPORT, AND PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN DOCUMENTATION ON TOTAL QUANTITY OF TOPSOIL USED.

- ANY TREE PLANTED CLOSER THAN SIX FT. (6') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP, PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT SLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.
- DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.
- ORGANIC WOOD CHIP MULCH - ALL AREAS (EXCEPT LAWN) SHALL RECEIVE A THREE INCH (3") LAYER OF ORGANIC WOOD CHIP MULCH. KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO 'GORILLA HAIR' OR SHREDDED MULCH ALLOWED.

LANDSCAPE PLAN & DETAILS

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LANDSCAPE ARCHITECTS
649 Main Street #102-224
Martinez, California 94553
Phone: 925/372-5306

REGISTERED LANDSCAPE ARCHITECT
BRIAN T. KILIAN
No. 3368
Expiration 31 Mar 2025
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION

TITLE OF PROJECT
556 RICHMOND STREET
EL CERRITO, CA

DATE: 3/7/2025
DRAWN BY: KDF

THIS PLAN IS:

SHEET NUMBER
L-1

TITLE OF DRAWING:
LANDSCAPE

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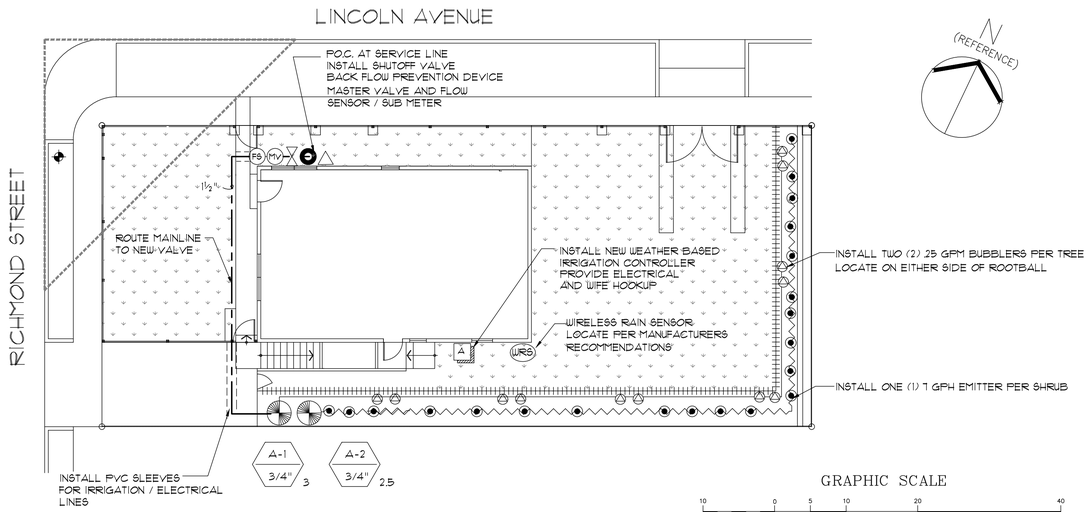
\\Landscape1\Brian's Drawings\VALC\El Cerrito\El Cerrito LP.dwg May 02, 2025 - 2:39pm Administrator



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

IRRIGATION LEGEND

- RAIN BIRD XBS-340 3/4" TUBING WITH PC-07 PRESSURE COMPENSATING EMITTER
  INSTALL ONE (1) EMITTER PER MEDIUM AND LARGE SHRUBS
  INSTALL FLUSH CAPS AT END OF 3/4" TUBING LINES
  FLOW RATE 1 GPH / OPERATING RANGE 15 -50 PSI
- RAIN BIRD 1401 PRESSURE COMPENSATING BUBBLER ON FLEXIBLE RISER
  INSTALL TWO (2) PER TREE LOCATE ON EITHER SIDE OF ROOTBALL
  FLOW RATE .25 GPM / OPERATING RANGE 20 - 30 PSI
- RAIN BIRD XCZ-075-PRF LOW FLOW CONTROL ZONE KIT WITH PR FILTER
  OPERATING RANGE .2 - 10 GPM / 20 - 150 PSI
- P.O.C. SERVICE LINE
- PVC BALL VALVE - LINE SIZE
- FEBCO 825Y LEAD FREE 3/4" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
- MV — HUNTER ICV-101G NORMALLY CLOSED MASTER VALVE
  OPERATING RANGE .1 - 40 GPM / 20 - 220 PSI
- FS — HUNTER HC-075 FLOW SENSOR (IRRIGATION SUBMETER)
  OPERATING RANGE .22 - 21
- A — HUNTER HPC-400 PROGRAMMABLE CONTROLLER
  HYDRAWISE SOFT WARE PROVIDE WIFI CONFECTION
- WRS — WR-CLIK RAIN SENSOR
- A-1 / 1" / 6 — STATION CONTROLLER NUMBER
  VALVE SIZE
  G.P.M.
- SCHEDULE 40 PVC MAIN LINE 1½"
- RAIN BIRD XBS-340 3/4" TUBING
  INSTALL MDCF CAP AT END OF TUBING RUNS
- SCHEDULE 40 PVC LATERAL LINE
  (ALL LATERAL LINES ARE 3/4" SIZE UNLESS NOTED OTHERWISE ON PLAN)
- PVC SLEEVE

WIRE - #14 DIRECT BURIAL
GLUE- WELD-ON 711, OR EQUAL
PRIMER - WELD- ON P-70, OR EQUAL
SPLICE KITS- 3M-DBY, OR EQUAL

POINT OF CONNECTION AT SERVICE LINE. THE DESIGN ASSUMES A MINIMUM PRESSURE OF 60 PSI AND A MINIMUM SAFE FLOW OF 15 GPM.

THESE DRAWINGS ARE DESIGN DRAWINGS. THE LAYOUT AND SPRINKLER/DRIP DESIGN IS BASED ON SPECIFIC DIMENSIONS AS SHOWN ON THE SITE PLAN, OR SCALED FROM THE LANDSCAPE PLAN. ACTUAL DIMENSIONS AND/OR CONSTRUCTION MAY VARY AT THE DISCRETION OF THE OWNER. IF CHANGES OCCUR, CONTRACTOR SHALL PROVIDE AN OVERLAY SHOWING DESIGN MODIFICATIONS TO VALVES AND/OR PIPE SIZES, AND ADJUST THE LAYOUT AND NUMBER OF HEADS TO ACCOMMODATE THE DIFFERENT SIZE AREA(S). THE CONTRACTOR SHALL PREPARE A DETAILED "AS-BUILT" DRAWING FOR SUBMITTAL TO THE OWNER TO BE USED AS FINAL RECORD DRAWINGS.

ALL LATERAL LINES ARE 3/4" DIAMETER UNLESS SPECIFICALLY NOTED OTHERWISE ON THE IRRIGATION PLANS.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRICAL WIRES FROM THE CONTROLLER TO EACH VALVE. WIRES SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG SIDE OF PRESSURE LINES WHEREVER POSSIBLE. COMMON WIRE SHALL BE WHITE, ALL OTHERS TO BE COLORED. TAPE AND BUNDLE WIRES TOGETHER AT 10' (TEN FOOT) INTERVALS. SPLICES SHALL BE MADE WITH SCOTCH-LOK CONNECTOR PACKS, OR EQUAL. PROVIDE FOUR (4) EXTRA WIRES TO FURTHEST VALVE AWAY FROM P.O.C. BUNDLE EXTRA WIRES IN SEPARATE VALVE BOX FOR FUTURE USE. ALL WIRES SHALL BE MIN. #14 U.F. 600 VOLT COPPER DIRECT BURIAL OR HEAVIER GAUGE AS REQUIRED BY LENGTH OF RUN.

VERIFY: SIZE, LOCATION AND AVAILABLE PRESSURE OF P.O.C. PRIOR TO INSTALLATION. IF DIFFERENT THAN WHAT IS SHOWN ON THE IRRIGATION PLAN, STOP WORK AND CONTACT BK&A IN WRITING FOR RESOLUTION. FAILURE TO DO SO WILL MEAN THE LANDSCAPE CONTRACTOR ACCEPTS ALL RESPONSIBILITY AND COSTS FOR REPAIRS, MODIFICATIONS OR OTHER WORK NECESSARY TO PROVIDE THE OWNER WITH A PROPER WORKING IRRIGATION SYSTEM(S).

EXACT LOCATION OF CONTROLLER(S). COORDINATE WITH OWNER AND ELECTRICAL CONTRACTOR FOR LOCATION OF 110 VOLT ELECTRICAL STUBOUT FOR CONTROLLER(S).

ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF A SPRINKLER, THE CONTRACTOR SHALL ADJUST HEAD LOCATIONS OR ADD SPRINKLERS A REQUIRED TO PROVIDE FULL COVERAGE. THIS MAY REQUIRE THE ADDITION OF A VARIABLE ARC PATTERN SPRINKLER(S) TO EACH SIDE OF THE OBSTRUCTION. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO COST TO THE OWNER.

IRRIGATION SCHEDULE: PLANT ESTABLISHMENT

(CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)

HYDROZONE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JLY.	AUG.	SEP.	OCT.	NOV.	DEC.
DRIP	5/2	6/2	10/2	9/3	12/3	18/3	18/3	15/3	14/3	15/2	7/2	6/2
BUBBLERS	3/1	6/2	8/2	9/2	10/2	15/2	12/3	13/3	11/3	10/2	5/2	5/2

IRRIGATION SCHEDULE: ESTABLISHED LANDSCAPE

(CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)

HYDROZONE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JLY.	AUG.	SEP.	OCT.	NOV.	DEC.
DRIP	0/0	5/2	8/2	12/2	10/3	15/3	15/3	12/3	12/3	10/3	9/1	9/1
BUBBLERS	0/0	8/1	10/1	6/2	8/2	12/2	15/2	15/2	12/2	8/2	4/2	4/2

FACTORS:

1. INDIVIDUAL CIRCUIT CYCLE START TIMES TO BE DETERMINED IN FIELD BASED UPON SOIL INFILTRATION RATES AND CLIMATIC CONDITIONS.
2. IRRIGATION SYSTEM OPERATING TIMES SHALL BE WITHIN THE TIME FRAME OF 9:00 PM TO 9:00 AM.

   A COPY OF THE IRRIGATION SCHEDULE SHALL BE KEPT WITH THE CONTROLLER SCHEDULE IRRIGATION CLOCK PER MANUFACTURERS ET SCHEDULE.

THE CONTRACTOR IS CAUTIONED TO DEFEND THE HYDRAULICS OF THIS SYSTEM BY FOLLOWING THE PLANS AND SPECIFICATIONS CAREFULLY. PARTICULAR ATTENTION SHOULD BE GIVEN TO: OPERATING CONTROLLERS PROPERLY, OPERATING THE SYSTEM AFTER FLOW CONTROLS OR SECTION VALVES HAVE BEEN ADJUSTED TO DESIGNED OPERATING PRESSURE, AND FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF ALL ITEMS. THE SIZING OF VALVES AND PIPES IS SPECIFIC TO THIS DESIGN AND LAYOUT. IF MODIFICATIONS ARE MADE IN THE FIELD, ALL VALVES AND PIPING MUST BE SIZED PROPERLY TO CONFORM WITH THE STANDARD G.P.M. AND VELOCITY REQUIREMENTS. CONTRACTOR MUST SUBMIT CALCULATIONS AND MODIFIED LAYOUT ON OVERLAY SHEET FOR WRITTEN APPROVAL PRIOR TO INSTALLING THE CHANGED ITEM(S).

IT IS INTENDED THAT THE PIPING LAYOUT IS DIAGRAMMATIC, ALTHOUGH THE SIZING IS SPECIFIC TO THE LAYOUT. PIPING SHALL BE ROUTED AROUND TREES, SHRUBS, ARCHITECTURAL FEATURES ETC. IN SUCH A MANNER AS TO AVOID DAMAGES TO PLANTINGS OR OTHER FEATURES. ANY PIPING SHOWN WITHIN PAVED AREAS OR WITHIN THE FOOTPRINT OF A HOUSE IS FOR DESIGN CLARITY ONLY, AND SHALL BE INSTALLED IN PLANTER AREAS. ALL MATERIAL IS SPECIFIC TO THIS DESIGN. THE IRRIGATION SYSTEM(S) HAVE BEEN DESIGNED ACCORDING TO THE OPERATIONAL CHARACTERISTICS OF THE SPECIFIED EQUIPMENT. IF ANY CHANGES OR SUBSTITUTIONS ARE MADE WITHOUT THE APPROVED WRITTEN CALCULATIONS, CONTRACTOR SHALL A

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	3/10/2025
Project Name:	**556 Richmond Street**
Project Contact:	Kirstin Baldwin
Project Contact Email:	Kirstin Baldwin

Maximum Applied Water Allowance (MAWA)	**Project Type**	**ETo**	**ETAF**	**Special Landscape Area (SLA)**	**Total Landscape Area including SLA**	**MAWA (gal/yr)**	
	Residential	41.6	0.55	-	780	**11,065**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	**ETo**	**(SF * PF) / IE**	**SLA**	**ETWU (gal/yr)**	
	41.6	289	-	**7,451**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU	**3,614**

Project meets water budget.

ETWU Calculation (Regular landscape areas)	**Zone #**	**Description**	**Select irrigation**	**Square Feet (SF)**	**Plant Factor (PF)**	**Irrigation Efficiency (IE)**	**(SF * PF) / IE**
	1	Shrubs	Drip	580	0.30	0.81	215
	2	Trees	Bubbler	200	0.30	0.81	74
	3						-
	4						-
	Landscape area (not including SLA)			**780**			**289**

ETWU Calculation (Special Landscape Areas (SLA))	**Description**	**Square Feet (SF)**	**Plant Factor / Irrigation Efficiency (PF/IE)**	**(SF * PF) / IE**
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**780**

IRRIGATION PLAN AND WATER CALCULATIONS

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LANDSCAPE ARCHITECTS
649 Main Street #102-224
Martinez, California 94553
Phone: 925/372-5306

REGISTERED LANDSCAPE ARCHITECT — KIRSTIN BALDWIN — 3/7/2025 — STATE OF CALIFORNIA

REV	DATE	DESCRIPTION

TITLE OF PROJECT
556 RICHMOND STREET
EL CERRITO, CA

DATE: 3/7/2025
DRAWN BY: KDF

THIS PLAN IS:

SHEET NUMBER
L-2

TITLE OF DRAWING:
IRRIGATION

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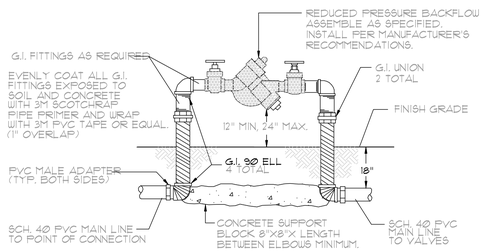
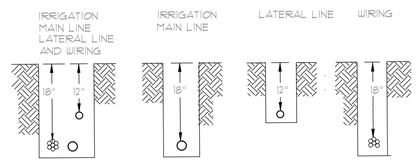
\\Landscape1\Brian's Drawings\KLCA\El Cerrito\El Cerrito LP.dwg May, 02, 2025 - 2:38pm Administrator

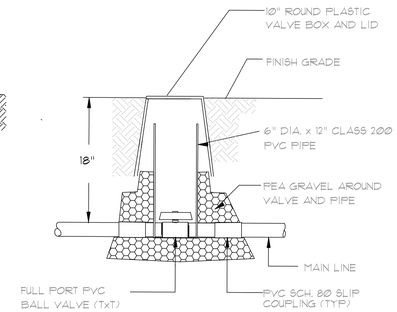


BACKFLOW DETAIL

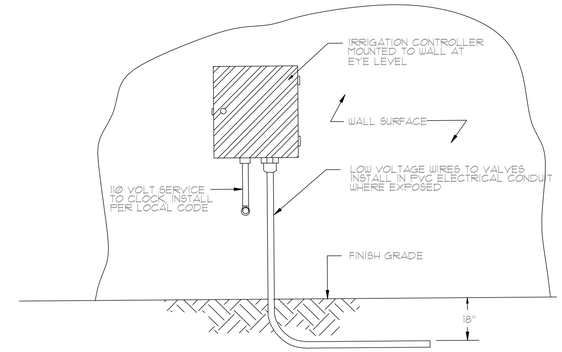


1. LAY IRRIGATION MAIN LINE ON FINE LAYER OF NATIVE SOIL. REMOVE ALL LARGE DIRT CLODS AND ROCKS AND COMPACT TRENCH TO 95 % OF ADJACENT UNDISTURBED SOIL .
2. IRRIGATION LINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER' S RECOMMENDATIONS .
3. TAPE AND BUNDLE WIRE EVERY TEN FEET (10') TO MAIN LINE.

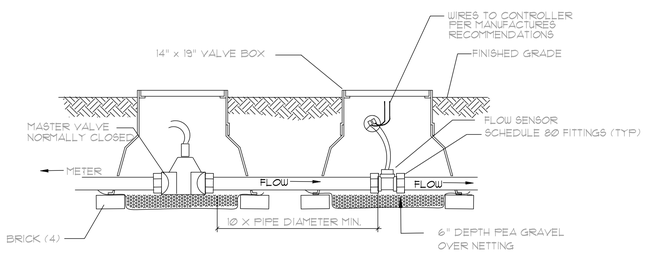
TRENCHING DETAIL



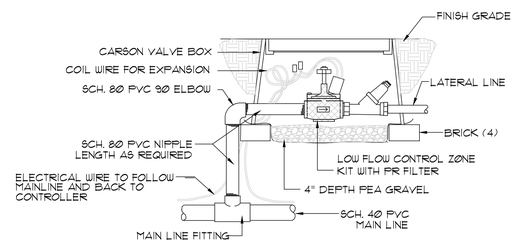
BALL VALVE DETAIL



WALL MOUNTED CONTROLLER DETAIL

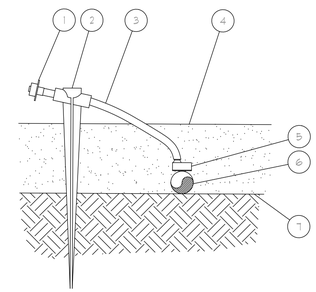


FLOW SENSOR AND MASTER VALVE



NOTES:
1. BUNDLE AND TAPE WIRE EVERY 10 FEET.
2 PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTION.
3 PROVIDE #3510 SCOTCHLOCK SEAL PACK, OR EQUAL AT ALL SPLICES.
4 PROVIDE A TOTAL OF 4 BRICKS UNDER THE VALVE BOX FOR SUPPORT.

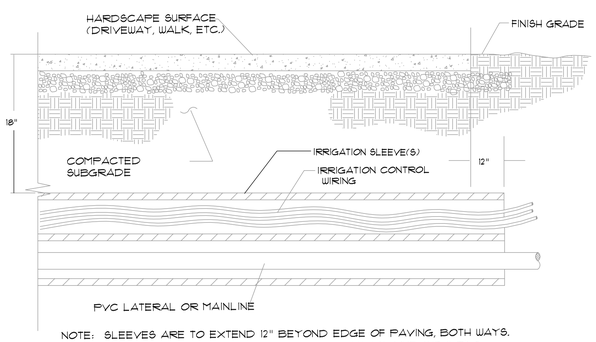
LOW FLOW VALVE WITH PR FILTER



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ¾" POLYETHYLENE TUBING: RAIN BIRD XB5-940 ¾" TUBING
7. FINISH GRADE

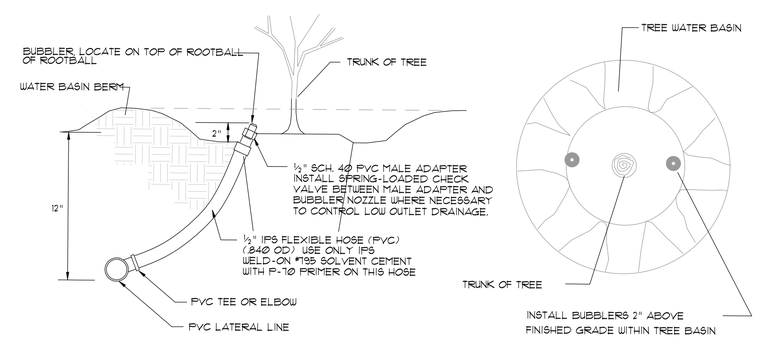
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ¾" POLYETHYLENE TUBING.
2. RAIN BIRD BARB X BARB EMITTERS:
   PC-05 / 5 GPH PC-07 / 7 GPH
3. INSTALL REMOVABLE FLUSH CAPS AT THE ENDS OF TUBING RUNS.

DRIP EMITTER WITH 3/4" TUBING



NOTE: SLEEVES ARE TO EXTEND 12" BEYOND EDGE OF PAVING, BOTH WAYS. PROVIDE SEPARATE SLEEVE FOR MAIN LINE, LATERAL LINE AND WIRING.

SLEEVING INSTALLATION



1. INSTALL TREE BUBBLER WITHIN THE TREE WATER BASIN NEXT TO ROOTBALL.

TREE BUBBLER DETAIL

IRRIGATION DETAILS

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LANDSCAPE ARCHITECTS
649 Main Street #102-224
Martinez, California 94553
Phone: 925/372-5306

LANDSCAPE ARCHITECT KURT F. BORRECCO 2369 3/7/2025 STATE OF CALIFORNIA

REV	DATE	DESCRIPTION

TITLE OF PROJECT
556 RICHMOND STREET
EL CERRITO, CA

DATE: 3/7/2025
DRAWN BY: KDF

THIS PLAN IS:

SHEET NUMBER
L-3

TITLE OF DRAWING:
DETAILS

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\\Landscape1\brian's drawings\KLCVEI Cerrito\L-3 556 Richmond D.dwg Mar. 10, 2025 - 3:38pm Administrator

MEMORANDUM

Date: December 5, 2024

To: Diego Romero
Associate Planner
City of El Cerrito

From: Steve Abrams

Subject: Transportation Analysis for the Proposed Preschool at 556 Richmond Street in the City of El Cerrito

---

1) SUMMARY

Abrams Associates has completed a transportation analysis for the proposed preschool, which is expected to include a maximum of 25 students. The site is currently occupied by a single-family home with 1,393 square feet of building space. Based on this analysis, the proposed project would be forecast to generate about 25 AM and 22 PM peak hour vehicle trips. The current total proposed, approved, and under construction developments in the SPASP area is less than the total growth assumed in the SPASP EIR. Thus, the proposed project, combined with all the planned, approved, and under construction projects in the SPASP area, would not result in significant impacts beyond the ones identified in the SPASP EIR, and therefore no additional traffic impact analysis would be required for this project (subject to final approval by the City of El Cerrito). Although not required to address CEQA impacts, the following recommendations are provided for City consideration in the context of improving access and circulation for all travel modes for the project.

1. Ensure adequate sight distance for vehicles exiting the driveway and for pedestrians on the adjacent sidewalk. This would include ensuring that trees and landscaping along the frontage of the project would not restrict sight distance. This means keeping groundcover no higher than two feet and tree canopies trimmed up to at least six feet from the ground.

2. In compliance with El Cerrito Municipal Code section 19.20.060(D) and in coordination with the City, designate a passenger loading area directly adjacent to the school to allow

for student drop off and pick up during school hours. The project's frontage on Lincoln Avenue is proposed for passenger loading area because the project frontage on Richmond Street has red curb due to its proximity to a fire hydrant. Based on the parking demand analysis it is recommended that the passenger loading area be designed to accommodate a minimum of two vehicles, and preferably with room for three vehicles.

3. The project is not anticipated to cause any significant impacts on surrounding intersections as the volume of trips generated is very low and trips would be distributed onto the various streets that provide access to the area.

4. Parking summary: Two parking spaces are required by code for the project. One on-site parking space plus bike parking is proposed to be provided. With City approval the three space parking requirement for the project can theoretically be reduced to two spaces (by 25%) due to the fact that the project is located less than ¼ mile from a BART Station, as per Section 19.24.040 of the El Cerrito Municipal Code. The project is proposing to provide two 2 long-term bicycle parking spaces on-site, meeting Code requirements.

2) PROJECT DESCRIPTION

The proposed project involves remodeling an existing single-family home to accommodate a 25-student day care center with 4 employees. The project would serve children between the ages of 2 and 6 and is proposed to operate from 8:00 AM to 5:30 PM. The project location and the surrounding roadway system are shown in **Figure 1**. One parking space would be provided on site in the existing project driveway and drop-off and pick-up is proposed to take place in a designated passenger loading area to be directly adjacent to the building on Lincoln Avenue.

3) PROJECT TRIP GENERATION

As noted above, the proposed project would have 25 students and about 1,393 square feet of building space. The trip generation rates are based on the ITE rates a day care center (Land Use Code 565) derived from fitted curve equations in the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. As shown in **Table 1**, the proposed project is forecast to generate about 136 trips per day with about 25 new trips during the AM peak hour and 22 trips during the PM peak hour. Once this traffic is distributed onto the various streets that provide access to the area, the resulting increase in traffic would not be forecast to be significant in relation to the existing traffic volumes in the area.

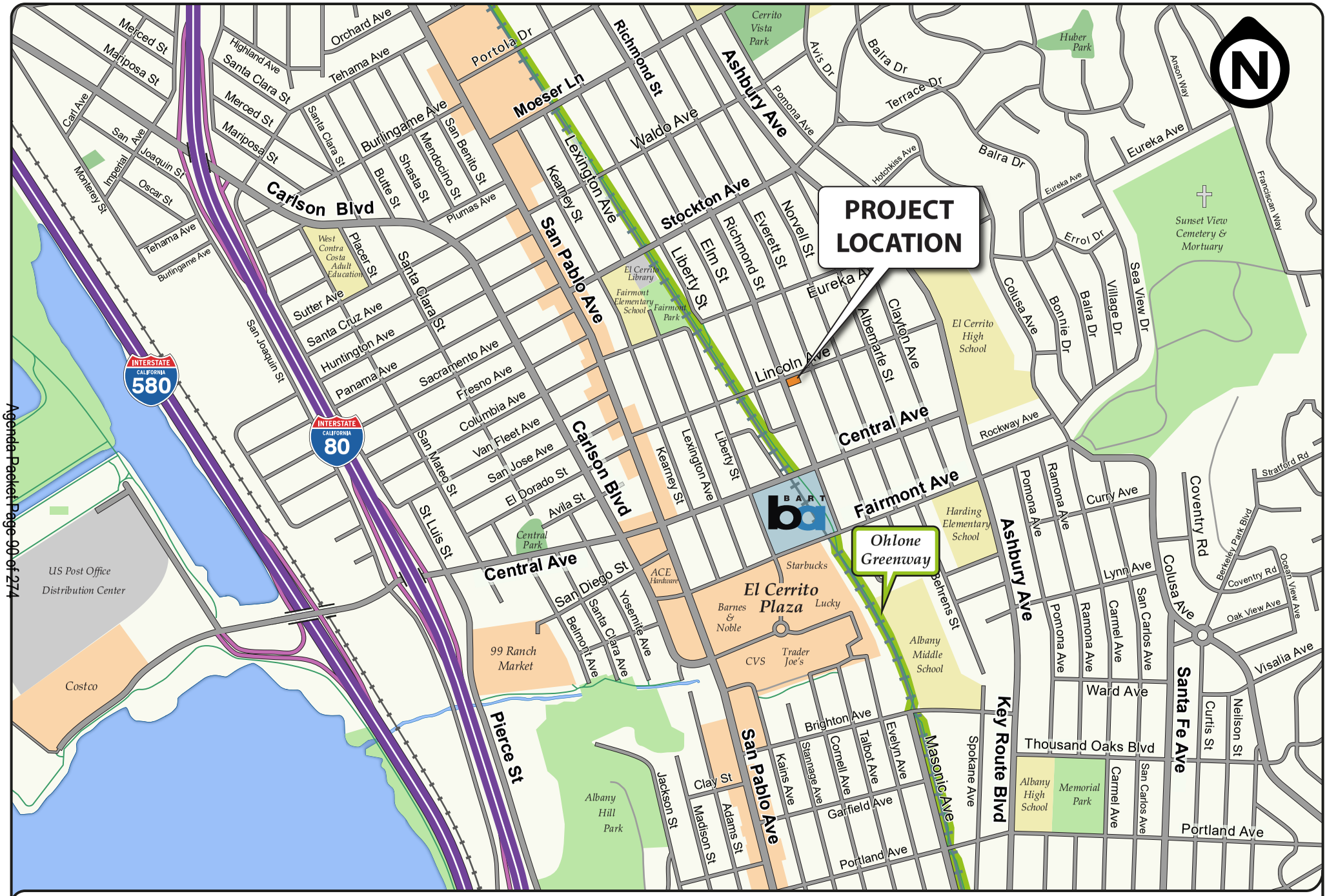


FIGURE 1 | PROJECT LOCATION
TRANSPORTATION ANALYSIS
556 Richmond Street
City of El Cerrito

Abrams Associates
TRAFFIC ENGINEERING, INC.

Table 1
Trip Generation Calculations

Land Use	ITE Code	Size	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
ITE Day Care Center Trip Rates - Trips per student	565		5.45	0.53	0.47	1.00	0.41	0.47	0.88
Net Total Project Trip Generation		**25 students**	**136**	**13**	**12**	**25**	**10**	**12**	**22**

SOURCE: Institute of Transportation Engineers Trip Generation Manual (11th Edition).

4) SITE PLAN REVIEW

This section evaluates access and circulation for all travel modes within the proposed site, based on the site plan included in the Conditional Use Permit Application, dated March 25, 2024.

Vehicle Access and Passenger Loading - Staff would access the project site parking via the driveway on Richmond Street and parents would utilize the passenger loading area expected to be designated by the City adjacent to the project site on Lincoln Avnue. The project is proposing to have one staff member assigned to facilitate curbside drop-off and pick-up and to instruct all parents that if the passenger loading spaces are occupied (and they cannot find space to pull out of the traveled way) then they must continue past the school and go around the block to avoid causing delays to through traffic on Lincoln Avenue. Based on the proposed plan there should be no impacts to through traffic on Lincoln Avenue.

Project Driveway Sight Distance - The project driveway on Richmond Street is on a straight section of roadway and will provide adequate sight distance between vehicles exiting the driveway and approaching vehicles and pedestrians on Kearney Street. However, this assumes that trees and landscaping along the Richmond Street frontage would be adequately maintained so they do not restrict sight distance. This would involve keeping groundcover no higher than two feet and having tree canopies trimmed up to at least six feet from the ground.

Recommendation: Ensure the project driveway allows for adequate sight distance by keeping groundcover no higher than two feet and having tree canopies trimmed up to at least six feet from the ground.

5) BICYCLE PARKING, PEDESTRIAN ACCESS, AND ON-SITE CIRCULATION

Staff and students would access the building through the entrance on Richmond Street. Existing and planned bicycle facilities in the vicinity of the project are shown in **Figure 2**. Section 19.24.090 of the El Cerrito Municipal Code requires bicycle parking for schools, as shown in **Table 2**. The project would consist of one classroom, requiring 2 long-term bicycle parking spaces. The project would provide two 2 long-term bicycle parking spaces on-site, meeting Code requirements.

Table 2
Bicycle Parking Requirements

Land Use	Size	Short Term Rate	Required Parking	Long Term Rate	Required Parking
School	1 classroom	n/a	0	2 per classroom	2

6) TRANSIT ACCESS

The project is located in a transit-rich area with easy access to BART and AC Transit bus lines. The El Cerrito Plaza BART station is located just under 1,000 feet from the project site. AC Transit provides bus service in the project vicnity with the nearest bus stops at the BART station and at the intersection of San Pablo Avenue with Lincoln Avenue, about five blocks west of the project site. The bus stop provides a bench but no bus shelter. **Figure 3** presents the available transit service in the vicinity of the project.

7) VEHICLE PARKING REQUIREMENTS

The proposed project would include one parking space in the existing driveway. Table 3 presents a comparison of the required and proposed parking supply. As seen in Table 3, the project would be short of its parking requirement by two spaces. However, with City approval this parking requirement can be reduced by 25% due to the fact that the project is located less than ¼ mile from a BART Station, as per Section 19.24.040 of the El Cerrito Municipal Code. With this reduction there would be two parking spaces required by code for the project.

FIGURE 2 | BICYCLE FACILITIES
TRANSPORTATION ANALYSIS
556 Richmond Street
City of El Cerrito

Abrams Associates
TRAFFIC ENGINEERING, INC.

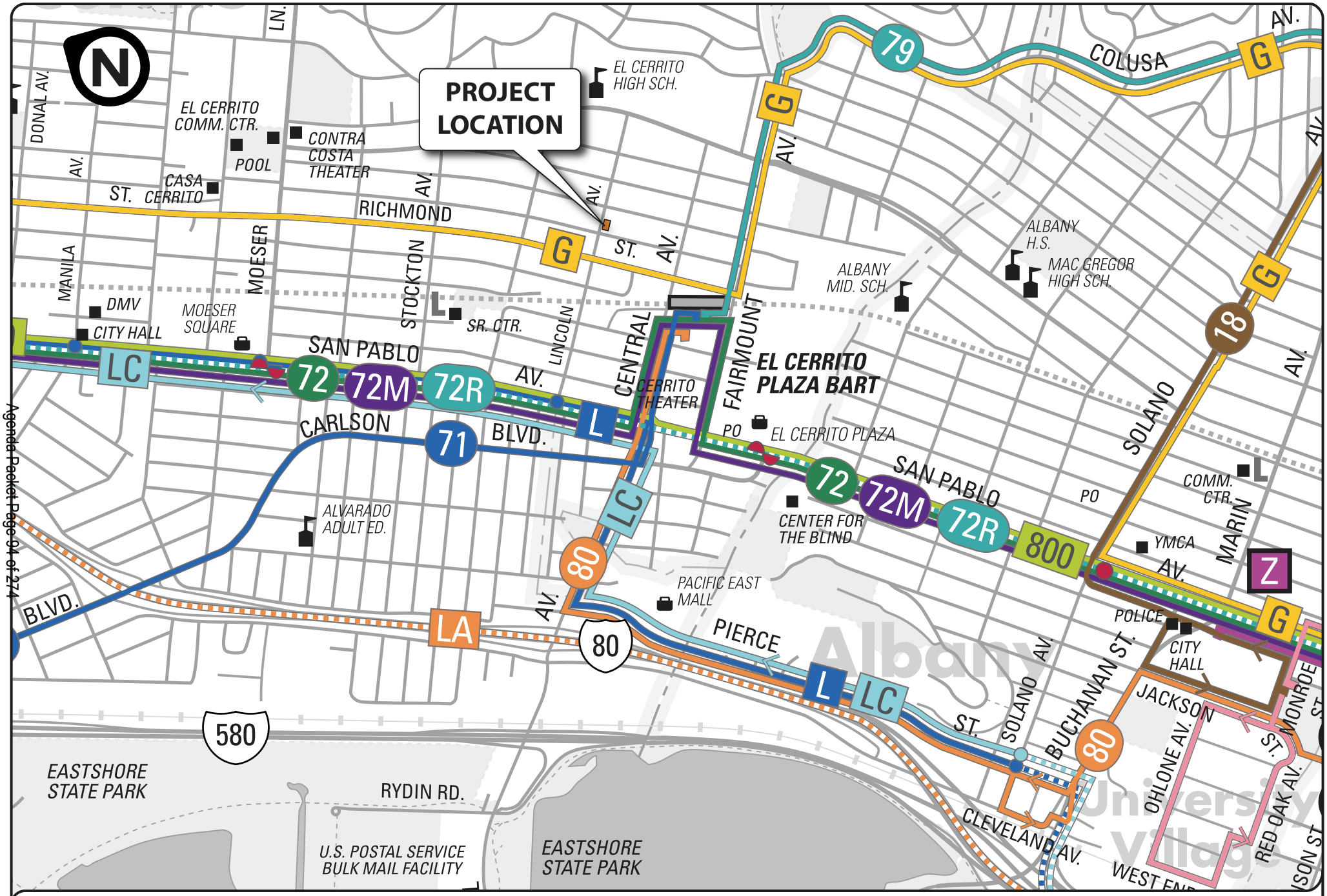


FIGURE 3 | TRANSIT SERVICE
TRANSPORTATION ANALYSIS
556 Richmond Street
City of El Cerrito

Abrams Associates
TRAFFIC ENGINEERING, INC.

Table 3
Required and Proposed Parking Supply

Land Use	Size	Minimum Requirement[1]	Maximum Permitted	Parking Supply	Within Range?
Day Care Center	4 employees	3	n/a	1	No

Note: [1] As per Sections 19.24.040 and 19.20.110 of the El Cerrito Municipal Code. With City approval, the parking requirement can be reduced by 25% due to the fact that the project is located less than ¼ mile from a BART Station. This reduction would then result in two parking spaces being required by code for the project.

7) VEHICLE PARKING DEMAND ANALYSIS

Institute of Transportation Engineers (ITE) Parking Demand Data for Day Care Centers - Based on surveys of 39 different day care centers the ITE data on day cares in a general urban/suburban environment indicates the project would generate a peak parking demand of about six vehicles. The forecasts for the proposed project are shown in **Table 4** and are based on the rates for a Day Care Center (ITE Land Use Code 565) in a general urban/suburban environment.[1] Therefore, based on surveys of similar land uses the peak parking demand is forecast to be approximately 6 spaces. This demand includes all vehicles, such as guests, staff, and deliveries. Based on this data it is recommended that a passenger loading area be provided that could accommodate a minimum of two vehicles, and preferably with room for three vehicles.

Table 4
Off-Street Parking Calculations Based on ITE Data

Data Source	Land Use	Size		Parking Ratio	Peak Demand
ITE Day Care Center Rates Per Student (General Urban/Suburban)	Day Care	25	students	0.25	6

[1] *Parking Generation Manual, 5th Edition*, Institute of Transportation Engineers, Washington D.C., 2019.

TO: El Cerrito City Council
FROM: Asher and Cagla Schaffer
DATE: 09/25/2025
RE: Appeal of Planning Commission Resolution PC2025-07 - Conditional Use Permit PL24-0044 for Proposed 18-Child Daycare Facility at 556 Richmond Street

Dear Mayor and Council Members,

We respectfully appeal the Planning Commission's September 17, 2025, approval of a Conditional Use Permit (CUP) to convert a single-family residence at 556 Richmond Street into an 18-child daycare facility. The planning commission stated that a CUP to convert a residence to a commercial school has never been approved within El Cerrito to the best of their knowledge. Based on clear evidence of market conditions and neighborhood impacts, this project fails to meet all three required findings for CUP approval under Municipal Code Section 19.34.040.

FAILURE TO MEET FINDING #1: COMPATIBILITY

The proposal will adversely affect the livability and appropriate development of abutting properties and the surrounding neighborhood.

Market Impact on Existing Businesses

The approval of an 18-child facility will directly harm the **nine existing daycare providers already struggling with vacancies**. These established businesses, some operating for decades, face potential closure if enrollment is further diluted. This is not harmonious development — it threatens the economic viability of existing neighborhood services and the residents of the area.

Traffic and Safety Concerns

The location at Richmond Street and Lincoln Ave **—two heavily-trafficked corridors—** will create dangerous conditions:

- Morning and afternoon pickup/dropoff will coincide with existing school traffic to/from El Cerrito High School.
- Data collection dates in the December 2024 traffic study were not documented. There may have been significant holiday impacts to the traffic patterns, additionally no information as to what metrics were analyzed were included in the report.
- Two adjacent daycares operating simultaneously will create unsafe pedestrian conditions as parents navigate between parked cars and facilities.

Cumulative Noise Impacts

Operating two daycare facilities side-by-side (556 Richmond and 557 Everett/Tiny Footprints) doubles outdoor play noise in a residential neighborhood. This cumulative impact was not adequately assessed and will **significantly diminish the livability and overall quality of life for residents of adjacent properties and the surrounding neighborhood** — particularly for those who work from home, as many neighbors do — by disrupting the quiet, stability, and comfort that are essential to both daily living and professional productivity. The planning commission chair's only suggestion was to close the window if it was too noisy; recommending that residents should no longer be entitled to fresh air amid heat waves is not an appropriate solution.

Property Value Concerns

The concentration of commercial daycare operations in a residential zone, particularly two facilities immediately adjacent to each other, creates **an institutional character inappropriate for a residential neighborhood and negatively impacts property values for surrounding homeowners**. Also, this would only benefit a corporation whose members will no longer occupy the property while affecting El Cerrito residents and El Cerrito Small/Family Operated businesses.

FAILURE TO MEET FINDING #2: COMMUNITY BENEFIT

The proposal does not provide a needed service or attractive amenity for the City.

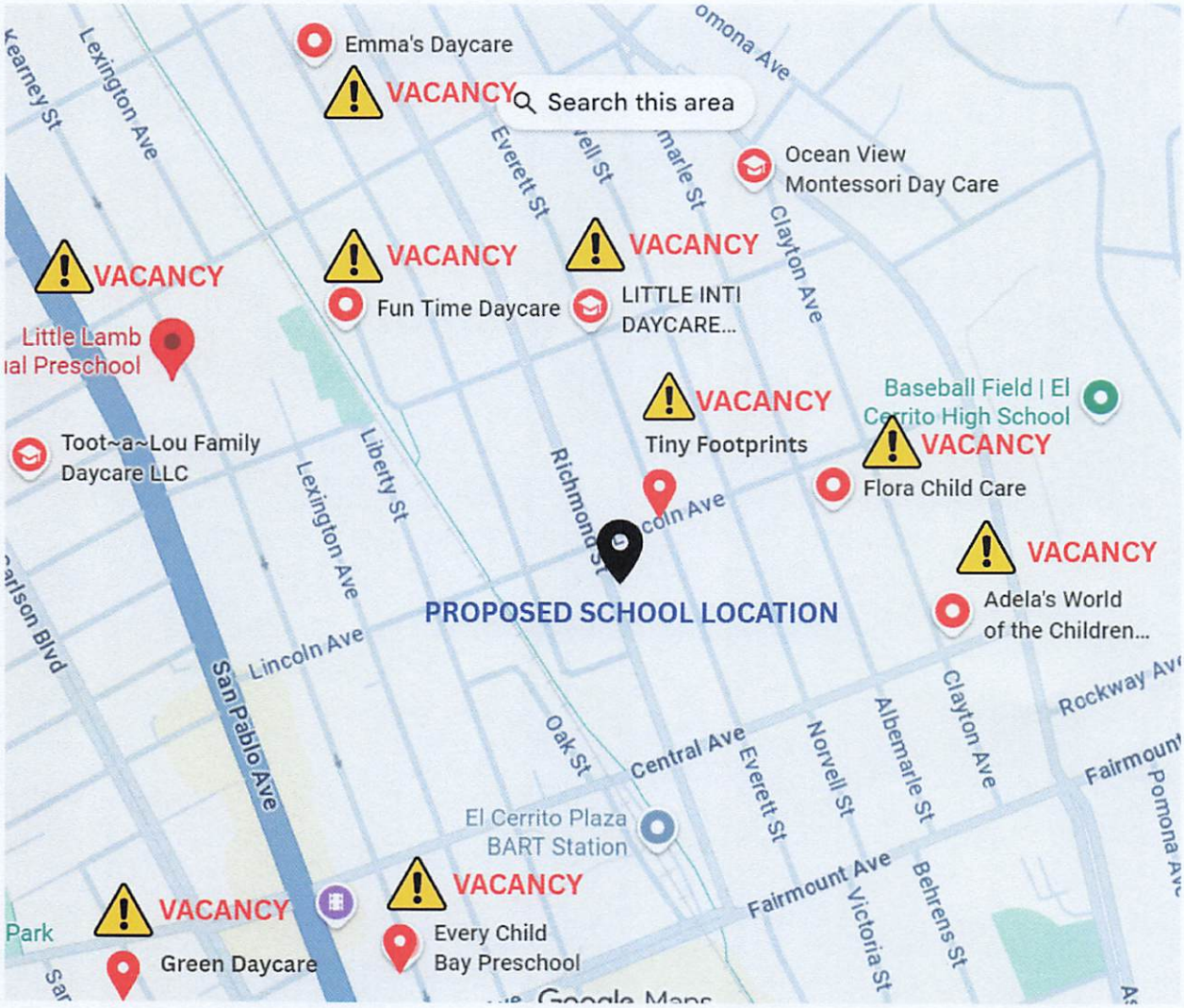
No Demonstrated Need

With nine facilities within walking distance of 556 Richmond St having documented vacancies and enrollment struggles due to the Universal Transitional Kindergarten law, **there is no unmet demand for childcare in this neighborhood**. The proposal does not provide a "convenient and functional" service when identical services exist with unused capacity within walking distance.

- **Tiny Footprints** (557 Everett St) - Reported vacancies
- **Every Child Bay Preschool** (419 Kearney St) - Reported vacancies
- **Fun Time Daycare** (723 Liberty St) - Reported vacancies
- **Flora Child Care** (544 Albemarle St) - Reported vacancies
- **Emma's Daycare** (Elm St) - Reported vacancies
- **Little Inti Daycare Preschool** (Everett/Eureka) - Reported vacancies
- **Adela's World of the Children** (502 Clayton Ave) - Reported vacancies
- **Green Daycare** (3217 Yosemite Ave) - Reported vacancies
- **Little Lamb** (729 Kearney St) - Reported vacancies

These providers have explicitly shared that they are experiencing difficulty maintaining enrollment, with most willing to sign our petition opposing this new facility that would further

dilute an already oversaturated market. Several noted that they are "struggling to fill spots after losing students to TK" and that this decline is "more than historical seasonal fluctuations." Another provider emphasized "I've never had such low enrollment in 15 years." Collectively, their feedback highlights that existing childcare businesses are already operating below capacity and facing unprecedented enrollment challenges.



Loss of Housing

Converting a single-family home (which actually consists of two different units - downstairs and upstairs) during a declared housing crisis contradicts the City's stated priorities. The residence could house two families; instead, it would become a commercial use in a neighborhood already oversupplied with daycare services.

Economic Harm vs. Benefit

Rather than benefiting the community, this facility threatens the survival of existing small businesses offering the exact same services. It's important to stress that each family daycare owner resides in the house where the facility is located (El Cerrito), while the proposed school's owners will no longer occupy the property.

FAILURE TO MEET FINDING #3: PLAN CONSISTENCY

The proposal does not conform with the El Cerrito General Plan's goals for residential neighborhoods.

Residential Character Preservation

The General Plan emphasizes preserving residential character and housing stock. Converting homes to commercial use when no demonstrated need exists violates these principles. There are many Business Corridors within the City Limit (two of those are two blocks away - Fairmont Ave and Stockton Ave) that can be used for this and other types of businesses.

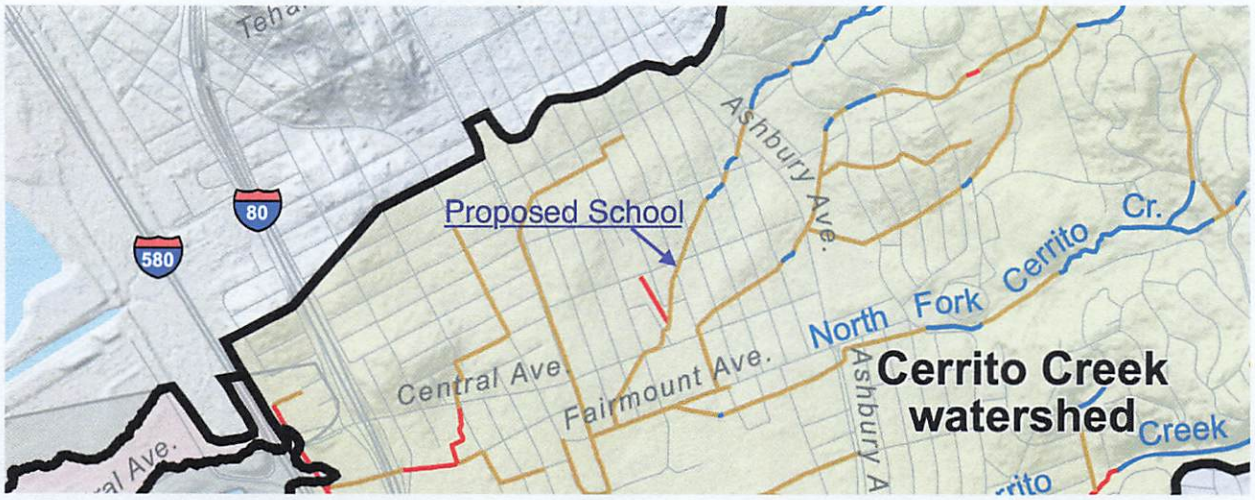
Economic Sustainability Goals

Approving facilities that threaten existing businesses contradicts economic development goals. The City should not oversaturate markets to the detriment of established providers.

Incomplete Environmental Review

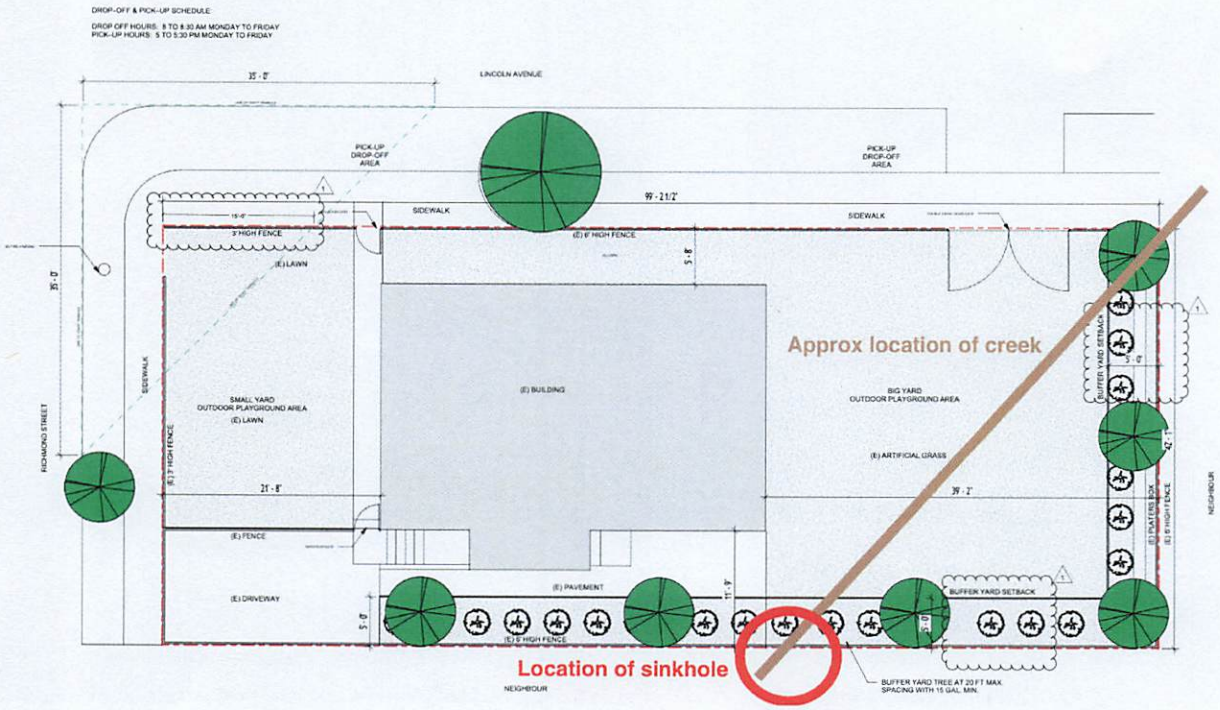
The failure to assess cumulative impacts (traffic, noise, parking, creek running under the outdoor playground area) from two adjacent facilities operating simultaneously represents a procedural failure requiring correction.

This property falls under the Creek Protection Overlay District and is part of the Cerrito Creek watershed. Furthermore, the creek that runs under the proposed school has an active sinkhole on the property that the Department of Public Works was informed of in June 2024. The plans submitted by the applicants show alterations to the landscaping, including tree planting directly above the creek/sinkhole location which will require alterations to the underground creek to complete. No CEQA assessment was performed.



Explanation

- Creek
- Underground culvert or storm drain
- Engineered channel
- Artificial body of water
- Bay fill



REQUESTED ACTION

We respectfully request the City Council:

1. **Reverse the Planning Commission's approval** based on failure to meet all three required CUP findings.
2. **Recognize the documented oversupply** of daycare services in the neighborhood.
3. **Protect existing small businesses** from unnecessary competition that threatens their survival.
4. **Preserve residential housing** during a housing crisis.

The evidence is clear: our neighborhood has sufficient daycare capacity with nine providers having confirmed current openings. Several explicitly state they are "struggling" to maintain enrollment. Approving an 18-child facility in this context fails to meet the legal requirements for a Conditional Use Permit and harms both existing businesses and residential quality of life. Converting residential properties to commercial real estate when there is ample evidence that there is no need for additional capacity creates a precedent that can be used to irreversibly alter the character of the city.

We urge you to reverse this decision based on the facts presented and the clear failure to meet the required findings for CUP approval.

Respectfully submitted,

[redacted]

Asher and Cagla Schaffer
[redacted]t, El Cerrito, CA - 94530
[redacted]

From: Asher Schaffer
To: City Clerk
Cc: Cagla Schaffer
Subject: Appeal of the Planning Commission Resolution PC 2025-07 -- Additional Materials
Date: Thursday, October 23, 2025 10:35:56 AM
Attachments: 556Richmond_Appeal_Adds.zip

Caution! This message was sent from outside your organization. Allow sender | Block sender

We would like to include the following files and statement as part of the appeal to the CUP on 556 Richmond St.

We want to bring attention to the fact that there is a 7ft sinkhole on the daycare's property. This sinkhole could cause structural issues to the school building, the yard where children will play or surrounding property. Depending on where the sinkhole is in relation to the school building's foundation, this could potentially be very impactful. Without an expert analysis it is too hard to determine the impact.

From our public records request we see that the El Cerrito City Planning Department and Public Works Department have not communicated about this sinkhole on the daycare's property. This leaves a critical unanswered question about a potentially significant safety issue. The City Council should not take an action on this application without further exploration and assessment of potential safety implications of the 7ft sinkhole on the daycare's property.

Additionally, the last quantitative traffic analysis available via public records request was done in 2012 which resulted in City Council resolution 2013-42. At that time the Richmond/Lincoln intersection averaged 2 collisions per year that were reported to the police which resulted in a collision rate of 23.42 c/mvm (collisions per million vehicle miles), this is over 8x the state average of 2.8 c/mvm for comparable streets. Since that time, the intersection has not seen a decrease in yearly reported accidents. That intersection remains extremely dangerous. Adding a daycare drop off location in close proximity to the corner will only serve to increase the risks faced by motorists, bicyclists and pedestrians.

In regards to the parking impact due to the project roughly 30 minutes into the planning commision meeting on September 17 2025, during the discussion of this CUP. a commissioner asked about the impacts to the area during the Richmond street improvement project. They were told that there was no impact to parking in the area due to the improvement project, however as noted on the improvement project plans there will be spaces removed on Richmond street immediately surrounding the Lincoln Street intersection. This information could be relevant to the decisions made by the commissioners as this project will further reduce the parking in the neighborhood.

As mentioned in the original appeal there is ongoing under enrollment of local daycares. This is due to California's expansion of Universal Transitional Kindergarten which has caused a documented crisis in the childcare sector (see attached articles) that directly contradicts the applicant's assumptions about market demand for another daycare. Given that El Cerrito's 2020-2040 General Plan projects minimal population growth in the 0-4 age cohort, and TK expansion is fundamentally restructuring the childcare market, this CUP application simply does not respond to a community need. There is no need for an additional daycare when existing ones are shuttering or under enrolled. The attached research documents explain these

market dynamics in detail. We hope that the City Council takes this into account when deciding how to proceed.

Thank you,
Asher and Cagla Schaffer

Outlook

RE: Assistance with sinkhole caused my storm drain

From Yvetteh Ortiz <YOrtiz@elcerrito.gov>
Date Thu 6/27/2024 5:28 PM
To Roland Lambert <RLambert@elcerrito.gov>

Roland, please draft an email summarizing the issue so we can forward to MPA and City Attorney. Also, reach out to BKF and CSW for a proposal to investigate a potential slip-lining, other trenchless solution, or abandoning this pipe section and rerouting pipe.

Thanks,

Yvetteh

Yvetteh Ortiz
(she/her)
Public Works Director/City Engineer
City of El Cerrito
Tel: 510.215.4382
Web: www.el-cerrito.org/publicworks

From: Roland Lambert <RLambert@ci.el-cerrito.ca.us>
Sent: Monday, June 24, 2024 3:24 PM
To: Yvetteh Ortiz <YOrtiz@ci.el-cerrito.ca.us>
Subject: FW: Assistance with sinkhole caused my storm drain

FYI here are the photos of the pipe at 556-552 Richmond

From: Fabian Herrera <FHerrera2@ci.el-cerrito.ca.us>
Sent: Monday, June 24, 2024 2:43 PM
To: Roland Lambert <RLambert@ci.el-cerrito.ca.us>
Subject: Re: Assistance with sinkhole caused my storm drain

Amigo Roland,

Here are the pictures that I took at 556 Richmond. Were the concrete pipe connecting to the corrugated pipe, all the corrugated bottom pipe is gone.
Steve camera the pipe from Lincoln to Richmond and from Richmond to Lincoln.

Give me a call so I could explain to you what's going on.

Thanks,
Fabian H.

Get Outlook for iOS

From: Roland Lambert <RLambert@ci.el-cerrito.ca.us>
Sent: Monday, June 24, 2024 12:29:03 PM
To: Fabian Herrera <FHerrera2@ci.el-cerrito.ca.us>
Subject: RE: FW: Assistance with sinkhole caused my storm drain

Sounds good, thank you.

From: Fabian Herrera <FHerrera2@ci.el-cerrito.ca.us>
Sent: Monday, June 24, 2024 11:56 AM
To: Roland Lambert <RLambert@ci.el-cerrito.ca.us>
Subject: RE: FW: Assistance with sinkhole caused my storm drain

He is going to try to go after lunch today.

Thanks,
Fabian H.

Fabian Herrera
Maintenance Operations Supervisor
Operations + Environmental Services Division
City of El Cerrito
Email: FHerrera2@ci.el-cerrito.ca.us
(510) 559-7039

THE CITY OF EL CERRITO **Mission Statement:** *The City of El Cerrito serves our diverse community by providing exceptional services that create a safe and resilient future* ***for all****.*

From: Roland Lambert <RLambert@ci.el-cerrito.ca.us>
Sent: Monday, June 24, 2024 11:29 AM
To: Fabian Herrera <FHerrera2@ci.el-cerrito.ca.us>
Subject: FW: FW: Assistance with sinkhole caused my storm drain

Hi Fabian,

Have you had a chance to talk to Stege bout videoing this storm drain at 556 Richmond?

Thanks,

Rland

From: Asher Schaffer [redacted]
Sent: Tuesday, June 18, 2024 9:36 AM
To: Roland Lambert <RLambert@ci.el-cerrito.ca.us>
Subject: Re: FW: Assistance with sinkhole caused my storm drain

> Caution! This message was sent from outside your organization.

Hi Roland,

For clarity there was no excavation performed there, the concrete patio was broken and when they looked under it that void was discovered, no dirt or any other material was removed. As far as we can tell the void was created due to the dirt in the area washing out through that pipe. The area around the pipe was wet, so I'm not clear how it could be properly repaired without the pipe itself being repaired.

-Asher

On Tue, Jun 18, 2024 at 9:25 AM Roland Lambert <RLambert@ci.el-cerrito.ca.us> wrote:

> Hi Mr. Schafer,
>
> Thank you for your email. The city will try to video tape the storm drain pipe to determine the condition of the pipe, but in the meantime, the property owner at 556 Richmond (who performed the excavation over this pipe) is responsible for repairing this, at least temporarily, until a path forward is determined.
>
> Generally, storm drain pipe located on private property are the responsibility of the property owner, unless the city has an easement agreement to maintain it (which is not the case here).
>
> Please contact me if you have any further questions.
>
> Thanks,
>
> Roland Lambert, PE
> Associate Engineer
> City of El Cerrito-Public Works Department
> 10890 San Pablo Avenue
> Phone: 510-215-4368
> Fax: 510-233-5401
> Email RLambert@ci.el-cerrito.ca.us
> **PLEASE NOTE: All Encroachment Permit and Grading Permit Applications and supporting documentation *MUST* be submitted via email to** Encroachmentpermit@ci.el-cerrito.ca.us. **Applications sent to other email addresses will NOT be accepted or processed.**
> **All Inspection Requests for Encroachment Permits and Grading Permits *MUST* be sent via email to** encroachmentpermit@ci.el-cerrito.ca.us **or call the Engineering Division at 510-215-4382 at least 72 hours before the inspection date or by Wednesday for a Monday inspection date. City Hall is closed on Fridays, so NO Inspections are performed on Fridays. Inspection Requests sent to other email addresses will NOT be accepted or processed**
>
> ---
>
> **From:** Asher Schaffer [redacted]
> **Sent:** Saturday, June 8, 2024 12:51 PM

To: Tessa Rudnick <TRudnick@ci.el-cerrito.ca.us>; Public Works <PWorks@ci.el-cerrito.ca.us>
Subject: Assistance with sinkhole caused my storm drain

Caution! This message was sent from outside your organization.

Mayor Rudnick and Dept of Public Works,

There is a sinkhole that was discovered under the concrete at 556 Richmond St and under the garage at 552 Richmond St (my property). This sinkhole is caused by a leak in the storm drain that runs under our property that we were not aware of as marked on this map here:

This sinkhole was discovered two weeks ago and appears to be due to a break in the storm drain. As it is caused by a city maintained storm drain we are not able to repair it, please provide updated information on when this issue will be resolved.

Thank you,
Asher Schaffer
[redacted]

Outlook

RE: New Voice Message from [redacted] on 06/06/2024 10:16 AM

From Roland Lambert <RLambert@elcerrito.gov>
Date Thu 6/6/2024 12:54 PM
To Fabian Herrera <FHerrera2@elcerrito.gov>
Cc Yvetteh Ortiz <YOrtiz@elcerrito.gov>

Hi Fabian,

I called him back and advised him that it is his responsibility to repair the pipe. He kept mentioning that he was going to just fill the hole with concrete or sand and not repair the pipe (which would then become clogged). I told him cannot do that and needs to repair the pipe.

This may become an issue.

Thaks,

Roland

From: Fabian Herrera <FHerrera2@ci.el-cerrito.ca.us>
Sent: Thursday, June 6, 2024 10:28 AM
To: Roland Lambert <RLambert@ci.el-cerrito.ca.us>
Subject: Fwd: New Voice Message from (510) 837-1961 on 06/06/2024 10:16 AM

Hi Roland,
You think you could give a call to this resident.

Thank you.

Get Outlook for iOS

From: RingCentral <notify@ringcentral.com>
Sent: Thursday, June 6, 2024 10:17:03 AM
To: Fabian Herrera <FHerrera2@ci.el-cerrito.ca.us>
Subject: New Voice Message from (510) 837-1961 on 06/06/2024 10:16 AM

Caution! This message was sent from outside your organization.

RingCentral

Voice Message

Dear Fabian Herrera,

You have a new voice message:

From:	[redacted]
Received:	Thursday, June 06, 2024 at 10:16 AM
Length:	00:47
To:	(510) 559-7039 Fabian Herrera

Voicemail Preview:

"Good morning, Fabian Supervisor. This is a Hummed 556 Richmond Street. We have some problem with some kind of cliff going on under the house. Could you please give me the status? I am waiting for the you know, the groundwork for our house. We cannot even started yet, so please give me a call back. My number is [redacted]. Thank you."
Listen to this message over your phone or log in to your RingCentral account with your main number, extension number, and password. You can also manage your voicemails in your RingCentral account.

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FEHR PEERS

MEMORANDUM

Date: November 16, 2012

To: Yvetteh Ortiz, City of El Cerrito

From: Lisa Langenfeld and Sam Tabibnia, Fehr & Peers

Subject: Neighborhood Traffic Management Study – Lincoln Avenue

WC12-2889

This memorandum presents the data collection, analysis, and recommendations of a traffic calming study prepared for Lincoln Avenue, in the City of El Cerrito, CA. Along Lincoln Avenue, the project study area extends from Richmond Street to Ashbury Avenue. The study area is shown on Figure 1.

The following pages present our findings for the neighborhood.

LINCOLN AVENUE

History and Background

Between Richmond Street and Ashbury Avenue, Lincoln Avenue is a 2-way local street, with a 25 mph posted speed limit. The roadway is 30 feet wide, with block lengths of roughly 250 feet. Lincoln Avenue at Richmond Street is controlled with a side-street stop on Lincoln Avenue; a raised crosswalk is provided on Richmond Street, on the south side of the intersection. The remaining intersections along Lincoln Avenue – Everett Street, Norvell Street, Albermarle Street and Clayton Avenue - are side-street stop controlled on the minor street approach. The t-intersection of Lincoln Avenue/Ashbury Avenue is controlled with a side-street stop on Lincoln Avenue. Yellow-striped crosswalks are provided on all legs of this intersection, as it provides direct pedestrian access to El Cerrito High School.

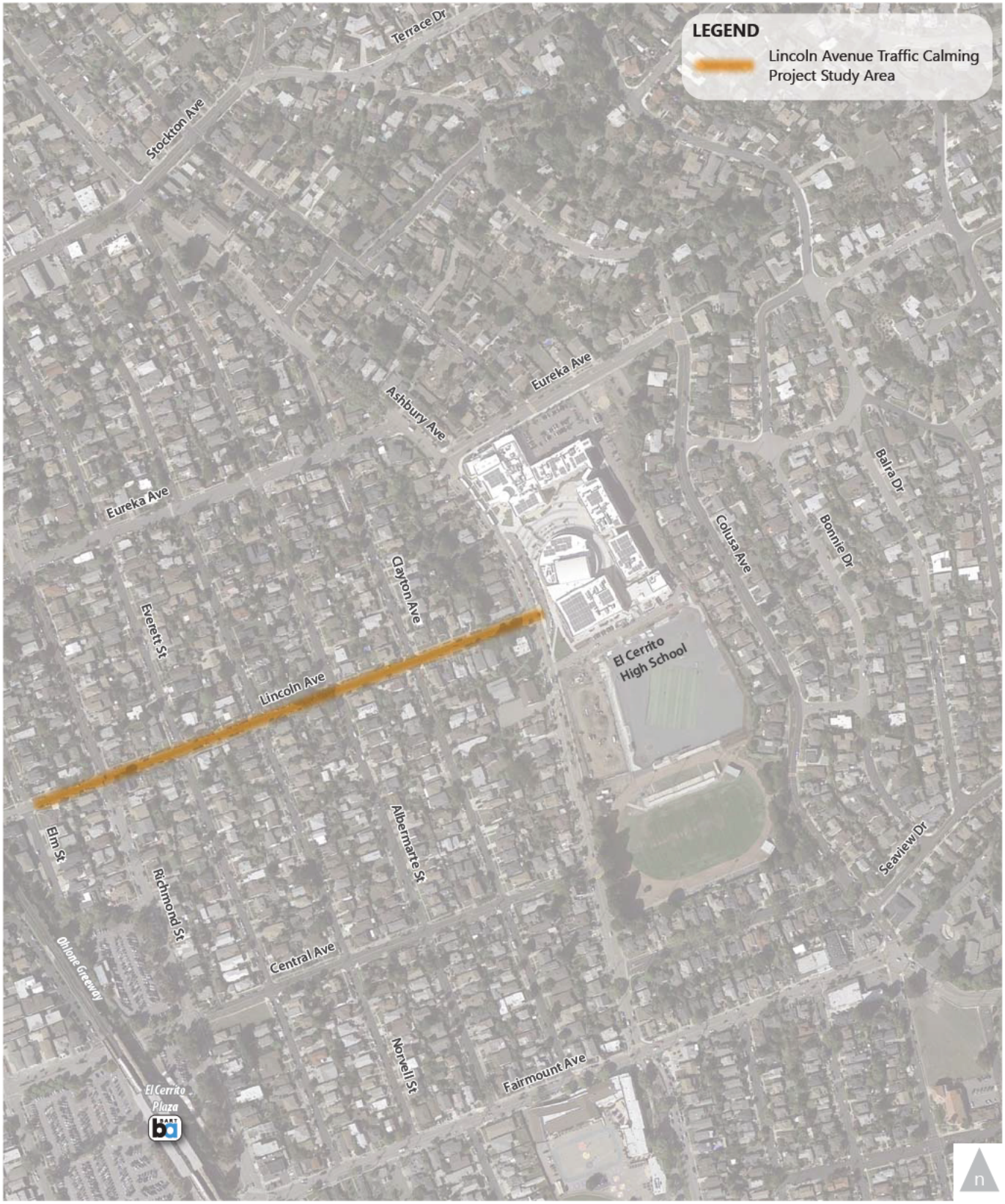

Figure 1.

El Cerrito Traffic Calming
Lincoln Avenue Project Study Area

WC12-2889_1_LincolnStudyArea

FEHR PEERS

The slope of the roadway is relatively flat as you progress west to east; near Albermarle Street the grade of the roadway increases slightly up to the intersection with Clayton Avenue. From Clayton Avenue, the roadway gently descends towards Ashbury Avenue. Sidewalks are provided on both sides of Lincoln Avenue as is on-street parking. Lincoln Avenue is not an Emergency Response Route, as identified in the City's Neighborhood Traffic Management Plan. It is a proposed Class III Bicycle Route.

In 2010, the City of El Cerrito adopted the Neighborhood Traffic Management Plan, which identifies a process through which a street may be evaluated for Traffic Control devices. If a street or segment qualifies, various measures are presented to assist with traffic control related concerns. For Lincoln Avenue, the study segment meets the NTMP criteria based on vehicle speeds exceeding the posted speed limit by 3 mph (based on 2009 data) and the daily traffic volumes exceeding 1,000 vehicles per day. The current ADT along Lincoln averages 1,500 vehicles per day.

UNDERSTANDING OF TRAFFIC CONCERNS

In response to recent concerns and a petition from the neighborhood, the City has been studying the Lincoln Avenue corridor, identifying current issues and presenting potential Tier 1 and Tier 2 measures, consistent with the Neighborhood Traffic Management Plan. Tier 1 measures include enforcement, education and outreach, as well as engineering measures limited to striping, signage, and pavement markings. Tier 2 measures are more physical elements, including speed humps, traffic circles, raised intersections, roadway closures, and enhanced crosswalk systems. Tier 1 measures are often recommended as a first step, and as more enforcement or adherence is needed, Tier 2 measures are implemented.

The following concerns were raised by neighbors in a petition filed in 2011:

- Speeding
- High traffic volumes, especially during the peak commute periods
- Limited visibility along Lincoln Avenue, mainly due to parked cars
- Lack of motorist yielding to pedestrians
- Unsafe conditions at the Lincoln Avenue/Richmond Street intersection
- Unsafe environment for multi-modal users due to the above concerns

The main focus of this traffic study is to presenting solutions that alleviate these concerns, including "calming" traffic on the Lincoln Avenue corridor, and improving the walkability of the corridor, providing a safer experience for pedestrians and residents.

Collision History

Fehr & Peers collected SWITRS (Statewide Integrated Traffic Records System) data to use in this analysis. From a review of available data between 2007 and 2011, 13 collisions were reported along this Lincoln Avenue Corridor. While there were a few reported sideswipe collisions on the eastern portion of Lincoln Avenue, the following collisions occurred within the intersections:

- 6 collisions at Lincoln Avenue/Richmond Street
    - 2 in 2007
    - 1 in 2008
    - 3 in 2009
- 1 collision at Lincoln Avenue/Albermarle Street (2007)
- 1 collision at Lincoln Avenue/Clayton Avenue (2007)
- 1 collisions at Lincoln Avenue/Ashbury Avenue (2010)

Of the 6 collisions at the Lincoln Avenue/Richmond Street intersection, 5 pertain to collisions that may be corrected with a traffic calming device (the remaining collision involved a hit-and-run with alcohol as a factor). 4 of the 5 collisions that occurred at the intersection were broadside collisions. The remaining collision was occurred at night, and involved a pedestrian in the crosswalk.

Volume Data

Fehr & Peers collected turning movement counts and 48-hour tube counts on Tuesday, April 24th, when school was in session. Turning movement counts were conducted at the Lincoln Avenue/Richmond Street intersection, between 6:00 AM and 8:00 PM, to capture hours with the highest number of vehicles, pedestrians and bicyclists. 48-hour tube counts were collected on Albermarle Street, south of Lincoln Avenue, beginning on Tuesday, April 24th.

This traffic count data aided in the analysis of certain traffic control devices, including speed humps and all-way stop signs. Per the criteria outlined in the NTMP, speed humps are not recommended on roadways with volumes greater than 4,000 average daily trips (ADT); traffic volumes on Lincoln Avenue are less than half of this criterion. Volumes collected in 2006

identified 1,560 ADT on Lincoln Avenue, just east of Richmond Street; 2009 counts on Lincoln Avenue near Norvell Street averaged 1,540 ADT.

All-Way Stop Sign Warrants

The Lincoln Avenue/Richmond Street and Lincoln Avenue/Albermarle Street intersections were analyzed for all-way stop control. The NTMP proposes criteria for assessing if all-way stop control should be installed at an intersection on a residential street, based on volumes (a combination of vehicle and pedestrian), collision history, and visibility. Exceptions are granted to these criterion based on the overall neighborhood circulation and special considerations. A street must meet either the volume, collision history or visibility criterion (with or without the exceptions) to be considered for an all-way stop control. These are briefly described below.

> **Volume**: The combined volume from all approaches must equal 300 units per hours for eight hours in one day, and that the minor street must equal one-third of the total entering volume, for the same eight hours of that day.
>
> **Collision**: The total number of reported collisions averages at least three or more per year, for at least two years. These collisions must be of the type that can be corrected by a multi-way stop sign.
>
> **Visibility**: If a significant visibility problem exists at an intersection for a travel distance of less than 150 feet, and cannot be corrected by other means (trimming vegetation).
>
>> *Neighborhood Circulation: Traffic volumes may be reduced by 60% for all the above values if the these three conditions are met: 1) neither street is an arterial street, 2) there is not a stop sign or traffic signal within 600 feet of the study intersection and 3) the stop sign installation is compatible with the overall traffic circulation within the neighborhood.*
>>
>> *Special Conditions: Traffic volumes may also be reduced to 60% of the overall values if other measures have not been effective in regulating crossing safety for pedestrians, bicyclists, or motorists within 600 feet of a school, park or playground, community facility, or on a steep grade.*

For the Lincoln Avenue segment, the traffic volumes were reduced by 60% based on the neighborhood circulation and special conditions criteria, with the street located near a school, and

the all-way stop control being consistent with the traffic flow and circulation of the neighborhood.

Lincoln Avenue/Richmond Street

The results of the volume data analysis indicate a much higher percentage of traffic on Richmond Street than on Lincoln Avenue. With the 60% reductions in traffic permitted in the City's NTMP, the intersection does not meet the criteria to install an all-way stop sign due to the large difference in traffic volumes on the two streets. The minor street volume is still below the 1/3 criterion in the NTMP. It is important to note that where unwarranted, multi-way stop signs may actually increase vehicle speeds, and may further decrease driver compliance. For these reasons, other treatments should be considered before an all-way stop sign is installed at unwarranted locations. Analysis results are presented in Appendix C.

The collision history criterion was not met at this intersection. Four accidents were reported in 2009; however only one accident was reported in 2008. For the criteria to be met, three accidents which could be corrected with a multi-way stop sign would need to occur within two consecutive years.

The last criteria, visibility, point to areas where visibility may obstruct the driver's view of oncoming traffic. This intersection presents no visibility concerns that aren't corrected by trimming trees or painting red curb to prohibit on-street parking near the intersection.

Lincoln Avenue/Albermarle Street

Albermarle Street is currently a side-street stop approach to Lincoln Avenue. This analysis looked at the feasibility of installing a multi-way stop sign at this location. ADT's were already collected along Lincoln Avenue in 2009; thus 48-hour tube counts were collected on Albermarle Street. The tube counts were conducted just south of the Lincoln Avenue intersection and were conducted to see how close the intersection may be to meeting the volume criteria. If the volume data indicated the intersection may be close to meeting the criteria, turning movement counts were to be conducted at the intersection.

The volume data collected on Albermarle Street show significantly lower volumes than on Lincoln Avenue. The ADT on Albermarle Street averaged 300 vehicles per day; on Lincoln Avenue, the ADT's are roughly 1,500 vehicles per day. Based on this, it was determined that the intersection

would not meet the reduced volume criteria, and turning movement counts were not collected at the intersection.

The Lincoln Avenue/Albermarle Avenue does not present visibility concerns that cannot be corrected by no-parking zones or vegetation trimming.

RECOMMENDATIONS

The goal of this study is to present measures that address concerns voiced along Lincoln Avenue. The City currently has approximately $25,000 for Tier 1 and Tier 2 improvements along Lincoln Avenue.

The following table presents the Tier 1 and Tier 2 measures that could be considered along this segment, along with their rough order of magnitude cost.

TABLE 1 POTENTIAL TIER 1 AND TIER 2 TRAFFIC CALMING MEASURES

Tier	Measure	Pros	Cons	Approximate Cost
Tier 1	Red Curb Painting	Improves corner visibility	On-street parking reduction	$2.50 / linear foot
	Centerline Striping	Adds roadway definition, may visually narrow the roadway	Requires maintenance; compliance is voluntary	$1.75 / linear foot
	Crosswalk Striping	Will enhance crosswalk visibility	Requires maintenance	$6.60 / linear foot
	Intersection striping, including hatching or striped bulbouts	May visually narrow intersection, will improve corner visibility	Requires maintenance	$2.00 / linear foot
Tier 2	Speed Humps	High impact on reducing vehicle speeds. May also reduce traffic volumes.	May increase noise in vicinity; may reduce emergency response times; may conflict with bicyclists	$2,000 - $3,000 each
	Speed feedback signs	May reduce vehicle speeds	Compliance is voluntary; may require enforcement	$5,000 - $10,000/ each
	Speed Tables	High impact on reducing vehicle speeds. May also reduce traffic volumes. Can include colored/ textured pavement	High cost; may reduce emergency response times	$10,000 - $15,000 each
	Mini Traffic Circles	Will add definition, may visually narrow the roadway	High cost; may reduce on-street parking	$20,000 - $30,000 each
	Enhanced Crosswalk (flashing beacons, in-roadway warning lights)	Will enhance crosswalk visibility	High cost; requires maintenance	$20,000 to $40,000 (complete system)
	Bulbouts at intersections	Will enhance crosswalk visibility	High cost; may require additional improvements (drainage)	$60,000-$100,000 (all four corners)

Source: Fehr & Peers, 2012.

Based on the City's current budget for improvements along Lincoln Avenue, and the recommended goals, the following combination of Tier 1 and Tier 2 near-term measures are suggested along Lincoln Avenue. These improvements are identified on Figure 2.

Recommended Near-Term Tier 1 Measures

- Striped bulbouts at Lincoln Avenue/Richmond Street, Lincoln Avenue/Norvell Street and Lincoln Avenue/Albermarle Street intersections
- Centerline striping at Lincoln Avenue/Richmond Street
- Red curb striping for 15 to 25 feet along Lincoln Avenue in advance of Richmond Street, Everett Street, Norvell Street, and Albermarle Street
- A 15 mph School Speed Limit Zone sign between Clayton Avenue and Ashbury Avenue,

Recommended Near-Term Tier 2 Measures

- A speed hump on Lincoln Avenue, between Everett Street and Norvell Street
- A raised crosswalk across Lincoln Avenue at Albermarle Street

The approximate cost for these improvements is detailed below in Table 2.

While the above measures are proposed to calm traffic by reducing vehicle speeds on Lincoln Avenue, they may also reduce vehicle volumes as well. Based on nationally-conducted traffic calming evaluations, speed humps are shown to reduce vehicle volumes by approximately 20%. This reduction in vehicle volumes on Lincoln Avenue may cause some vehicles to divert to other parallel streets.

Lincoln Avenue/Richmond Street:
Crosswalk striping, red curb, yellow centerline

Lincoln Avenue/Norvell Street:
Four striped bulb-outs, red curb

Lincoln Avenue/Albermarle Street:
Raised crosswalk, red curb, four striped bulb-outs

Figure 2.

El Cerrito Traffic Calming
Recommended Traffic Calming - Lincoln Avenue

WC12-2889_x_Lincoln

FEHR PEERS

TABLE 2 NEAR-TERM TRAFFIC CALMING RECOMMENDATIONS - CONSTRUCTION COSTS

Location	Item	Unit of Measure	Unit Cost	Quantity	Total
Lincoln Avenue/ Richmond Street	Crosswalk Striping	LF	$6.60	200	$1,320
	Centerline Striping	LF	$1.75	80	$140
	Red Curb	LF	$2.50	125	$313
Between Everett Street and Norvell Street	Speed Hump	EA	$3,000	1	$3,000
	Speed Hump Signage	EA	$700	2	$1,400
Lincoln Avenue/ Norvell Street	Striped Bulbouts	LF	$2.00	400	$800
	Red Curb	LF	$2.50	100	$250
Lincoln Avenue/ Albermarle Street	Raised Crosswalk	EA	$10,000	1	$10,000
	Raised Crosswalk Signage	EA	$700	2	$1,400
	Striped Bulbouts	LF	$2.00	400	$800
	Red Curb	LF	$2.50	100	$250
Between Clayton Street and Ashbury Avenue	15 mph Speed Zone Signs	EA	$500	2	$1,000
				Subtotal	$19,673
				Traffic Control, Construction Management, and Mobilization (Total of 25%)	$4,918
				Contingency (15%)	$2,951
				TOTAL	$27,542

Does not include design fee (approximately 15% of construction cost)
Source: Fehr & Peers, 2012.

Recommended Long-Term Tier 1 and Tier 2 Measures

As additional funds become available, long-term solutions could include the following:

- Physical bulbouts at all four corners of the Lincoln Avenue/Richmond Street intersection (approximate cost = $60,000 to $100,000)
- Enhanced crosswalk (rectangular rapid flashing beacon or in-pavement flashing lights) at Lincoln Avenue/Richmond Street intersection (approximate cost = $20,000 to $40,000)

- Mini traffic circles at Lincoln Avenue/Norvell Street and Lincoln Avenue/Albermarle Street ($30,000 each)

Appendices:

Appendix A: Turning Movement Counts at Lincoln Avenue/Richmond Street
Appendix B: 48-hour tube counts on Albermarle Street, south of Lincoln Avenue
Appendix C: All-way stop control analysis, Lincoln Avenue/Richmond Street

WILTEC

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INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT:		FEHR AND PEERS
PROJECT:		EL CERRITO TRAFFIC COUNTS
DATE:		TUESDAY APRIL 24, 2012
PERIOD:		6:00 A.M. TO 8:00 P.M.
INTERSECTION:	N/S	RICHMOND STREET
	E/W	LINCOLN AVENUE
CITY:		EL CERRITO

15 MIN COUNTS

PERIOD	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTAL
600-615	0	9	0	0	3	2	0	1	1	0	1	0	17
615-630	2	15	1	0	2	1	0	3	0	1	0	0	25
630-645	2	21	1	0	4	3	1	7	0	1	0	0	40
645-700	3	25	0	0	3	0	0	2	1	3	2	0	39
700-715	3	36	1	1	9	1	1	9	0	2	3	0	66
715-730	2	59	2	1	5	4	1	15	2	3	12	1	107
730-745	3	83	5	1	9	2	2	11	2	8	25	1	152
745-800	5	77	7	11	12	2	0	17	4	7	53	1	196
800-815	7	104	6	20	19	2	2	30	3	7	35	3	238
815-830	10	95	9	6	3	0	3	24	8	12	15	3	188
830-845	3	90	5	3	9	1	2	27	8	12	8	1	169
845-900	2	68	2	2	7	0	0	29	2	6	6	3	127
900-915	3	79	2	0	5	2	0	34	3	7	6	2	143
915-930	3	69	3	2	3	2	4	20	2	2	1	2	113
930-945	3	37	0	1	3	3	0	17	4	4	6	1	79
945-1000	2	71	4	1	6	4	0	21	3	3	6	3	124
1000-1015	3	42	0	2	7	1	1	8	2	4	5	1	76
1015-1030	0	52	1	0	3	0	2	31	1	4	4	0	98
1030-1045	2	47	1	4	3	2	2	33	1	4	6	1	106
1045-1100	2	53	0	2	2	0	1	37	0	0	8	0	105
1100-1115	2	42	1	1	4	1	0	21	1	1	5	1	80
1115-1130	2	50	3	2	3	1	0	36	3	3	6	1	110
1130-1145	3	30	1	2	2	2	1	38	6	0	9	2	96
1145-1200	2	40	1	0	6	1	0	30	1	2	13	1	97
1200-1215	0	32	4	3	4	1	2	37	0	3	5	1	92
1215-1230	3	43	0	0	3	0	1	32	3	5	10	2	102
1230-1245	2	46	0	1	3	2	2	37	2	1	6	2	104
1245-100	2	35	0	0	8	3	1	35	0	5	6	2	97
100-115	2	32	1	2	1	0	1	30	1	2	5	33	44
115-130	1	47	0	0	4	3	1	33	3	1	1	2	96
130-145	4	33	1	0	6	0	1	38	3	6	2	1	95
145-200	3	50	3	0	4	3	1	41	6	3	7	1	122
200-215	0	38	1	0	3	0	2	37	1	8	6	1	97
215-230	1	40	0	0	9	2	1	48	2	2	10	0	115
230-245	1	33	2	6	18	1	3	43	3	9	11	2	132
245-300	5	51	0	3	11	2	3	33	2	6	7	2	125
300-315	1	42	1	0	4	2	1	47	6	6	5	3	118
315-330	1	48	2	12	10	0	1	52	2	2	9	3	142
330-345	2	57	1	5	9	0	2	63	3	3	10	2	157
345-400	6	69	3	0	5	4	3	79	1	1	13	4	188
400-415	1	43	1	1	5	1	2	49	0	3	11	1	118
415-430	3	61	2	4	6	1	2	63	8	5	7	5	167
430-445	0	58	1	4	4	1	0	72	1	2	9	5	157
445-500	3	50	3	3	5	4	1	86	5	5	8	4	177
500-515	1	58	0	4	3	0	2	69	4	6	13	5	165
515-530	1	59	1	5	3	0	1	67	4	6	12	3	162
530-545	3	52	3	1	6	0	3	90	8	9	8	11	194
545-600	4	48	4	1	3	2	2	79	2	2	11	5	163
600-615	3	48	2	2	7	1	5	82	5	3	11	4	173
615-630	4	39	3	0	6	1	3	53	4	5	8	10	136
630-645	4	39	4	2	7	1	3	73	4	2	9	3	151

645-700	3	51	3	3	2	2	1	69	3	9	4	3	153
700-715	3	36	3	1	8	2	0	53	1	4	19	3	133
715-730	2	32	1	0	6	3	4	35	3	2	7	2	97
730-745	2	19	0	3	6	3	2	43	0	1	6	1	86
745-800	1	29	2	2	2	2	0	35	2	3	4	2	84

HOUR TOTALS													
	1	2	3	4	5	6	7	8	9	10	11	12	
PERIOD	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT	TOTAL
600-700	7	70	2	0	12	6	1	13	2	5	3	0	121
615-715	10	97	3	1	18	5	2	21	1	7	5	0	170
630-730	10	141	4	2	21	8	3	33	3	9	17	1	252
645-745	11	203	8	3	26	7	4	37	5	16	42	2	364
700-800	13	255	15	14	35	9	4	52	8	20	93	3	521
715-815	17	323	20	33	45	10	5	73	11	25	125	6	693
730-830	25	359	27	38	43	6	7	82	17	34	128	8	774
745-845	25	366	27	40	43	5	7	98	23	38	111	8	791
800-900	22	357	22	31	38	3	7	110	21	37	64	10	722
815-915	18	332	18	11	24	3	5	114	21	37	35	9	627
830-930	11	306	12	7	24	5	6	110	15	27	21	8	552
845-945	11	253	7	5	18	7	4	100	11	19	19	8	462
900-1000	11	256	9	4	17	11	4	92	12	16	19	8	459
915-1015	11	219	7	6	19	10	5	66	11	13	18	7	392
930-1030	8	202	5	4	19	8	3	77	10	15	21	5	377
945-1045	7	212	6	7	19	7	5	93	7	15	21	5	404
1000-1100	7	194	2	8	15	3	6	109	4	12	23	2	385
1015-1115	6	194	3	7	12	3	5	122	3	9	23	2	389
1030-1130	8	192	5	9	12	4	3	127	5	8	25	3	401
1045-1145	9	175	5	7	11	4	2	132	10	4	28	4	391
1100-1200	9	162	6	5	15	5	1	125	11	6	33	5	383
1115-1215	7	152	9	7	15	5	3	141	10	8	33	5	395
1130-1230	8	145	6	5	15	4	4	137	10	10	37	6	387
1145-1245	7	161	5	4	16	4	5	136	6	11	34	6	395
1200-100	7	156	4	4	18	6	6	141	5	14	27	7	395
1215-115	9	156	1	3	15	5	5	134	6	13	27	27	347
1230-130	7	160	1	3	16	8	5	135	6	9	18	27	341
1245-145	9	147	2	2	19	6	4	136	7	14	14	28	332
100-200	10	162	5	2	15	6	4	142	13	12	15	29	357
115-215	8	168	5	0	17	6	5	149	13	18	16	5	410
130-230	8	161	5	0	22	5	5	164	12	19	25	3	429
145-245	5	161	6	6	34	6	7	169	12	22	34	4	466
200-300	7	162	3	9	41	5	9	161	8	25	34	5	469
215-315	8	166	3	9	42	7	8	171	13	23	33	7	490
230-330	8	174	5	21	43	5	8	175	13	23	32	10	517
245-345	9	198	4	20	34	4	7	195	13	17	31	10	542
300-400	10	216	7	17	28	6	7	241	12	12	37	12	605
315-415	10	217	7	18	29	5	8	243	6	9	43	10	605
330-430	12	230	7	10	25	6	9	254	12	12	41	12	630
345-445	10	231	7	9	20	7	7	263	10	11	40	15	630
400-500	7	212	7	12	20	7	5	270	14	15	35	15	619
415-515	7	227	6	15	18	6	5	290	18	18	37	19	666
430-530	5	225	5	16	15	5	4	294	14	19	42	17	661
445-545	8	219	7	13	17	4	7	312	21	26	41	23	698
500-600	9	217	8	11	15	2	8	305	18	23	44	24	684
515-615	11	207	10	9	19	3	11	318	19	20	42	23	692
530-630	14	187	12	4	22	4	13	304	19	19	38	30	666
545-645	15	174	13	5	23	5	13	287	15	12	39	22	623
600-700	14	177	12	7	22	5	12	277	16	19	32	20	613
615-715	14	165	13	6	23	6	7	248	12	20	40	19	573
630-730	12	158	11	6	23	8	8	230	11	17	39	11	534
645-745	10	138	7	7	22	10	7	200	7	16	36	9	469
700-800	8	116	6	6	22	10	6	166	6	10	36	8	400

WILTEC

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24-HOUR ADT COUNT SUMMARY

CLIENT: FEHR & PEERS
PROJECT: EL CERRITO
LOCATION: ALBERMARLE STREET
BETWEEN LINCOLN AVENUE AND CENTRAL AVENUE
DATE: TUESDAY APRIL 24, 2012

DIRECTION:	NB				
TIME	00-15	15-30	30-45	45-60	HOUR TOTALS
0:00	0	0	0	0	0
1:00	0	0	0	0	0
2:00	1	0	0	0	1
3:00	0	0	0	0	0
4:00	0	0	1	0	1
5:00	0	0	0	0	0
6:00	0	0	0	1	1
7:00	2	0	4	1	7
8:00	4	1	3	2	10
9:00	2	0	2	1	5
10:00	0	1	4	1	6
11:00	1	0	0	0	1
12:00	2	1	2	7	12
13:00	1	3	2	4	10
14:00	0	1	2	2	5
15:00	2	1	0	4	7
16:00	4	8	1	4	17
17:00	4	2	4	4	14
18:00	0	1	4	2	7
19:00	2	4	1	2	9
20:00	1	2	3	3	9
21:00	1	3	2	1	7
22:00	0	1	1	0	2
23:00	0	0	0	1	1
				TOTAL	132

AM PEAK HOUR	0730-0830
VOLUME	10
PM PEAK HOUR	1545-1645
VOLUME	17

DIRECTION:	SB				
TIME	00-15	15-30	30-45	45-60	HOUR TOTALS
0:00	0	0	0	0	0
1:00	0	0	0	0	0
2:00	0	0	0	0	0
3:00	0	0	0	0	0
4:00	0	2	0	1	3
5:00	0	1	0	2	3
6:00	2	3	2	1	8
7:00	3	4	2	3	12
8:00	8	7	8	4	27
9:00	3	3	4	3	13
10:00	1	3	9	4	17
11:00	0	2	3	5	10
12:00	6	5	1	2	14
13:00	2	2	3	0	7
14:00	3	1	1	8	13
15:00	2	8	8	3	21
16:00	3	6	4	4	17
17:00	2	3	6	0	11
18:00	3	1	0	2	6
19:00	3	2	2	2	9
20:00	1	1	0	1	3
21:00	2	0	0	0	2
22:00	1	1	1	0	3
23:00	0	0	1	0	1
				TOTAL	200

AM PEAK HOUR	0800-0900
VOLUME	27
PM PEAK HOUR	1445-1545
VOLUME	26

TOTAL BI-DIRECTIONAL VOLUME	332

Appendix C -Lincoln Avenue/Richmond Street TMC

All-way stop warrant analysis
Vehicle, Pedestrian and Bicycle Totals

HOUR TOTALS													Regular Stop Sign Warrant (No Special Conditions) *			60% Volume Reduction on both Total and Minor ***		
	Richmond Street			Lincoln Avenue			Richmond Street			Lincoln Avenue				Minor St				
PERIOD	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT	TOTAL	Lincoln E/W Total	1/3 of Total Met?	TOTAL reduced to 60%	Lincoln reduced to 60%	Met with 60%
600-700	7	78	2	0	12	6	1	13	2	5	3	0	129	26	-	77.4	15.6	-
615-715	11	105	3	1	18	5	2	21	1	7	5	0	179	36	-	107.4	21.6	-
630-730	15	150	4	2	21	8	3	33	3	9	17	1	266	58	-	159.6	34.8	-
645-745	17	211	8	3	26	7	4	37	5	16	42	2	378	96	-	226.8	57.6	-
700-800	21	263	15	14	35	9	5	52	8	20	93	3	538	174	-	322.8	104.4	-
715-815	25	333	20	33	45	10	6	73	11	25	125	6	712	244	Yes	427.2	146.4	Yes
730-830	31	373	27	38	43	6	8	82	17	34	128	8	795	257	-	477	154.2	-
745-845	31	380	27	40	43	5	8	98	23	38	111	8	812	245	-	487.2	147.0	-
800-900	26	369	22	31	38	3	7	110	21	37	64	10	738	183	-	442.8	109.8	-
815-915	22	343	18	11	24	3	5	114	21	37	35	9	642	119	-	385.2	71.4	-
830-930	13	313	12	7	24	5	6	110	15	27	21	8	561	92	-	336.6	55.2	-
845-945	14	265	7	5	18	7	4	100	11	19	19	8	477	76	-	286.2	45.6	-
900-1000	14	269	9	4	17	11	4	92	12	16	19	8	475	75	-	285	45.0	-
915-1015	13	233	7	6	19	10	5	66	11	13	18	7	408	73	-	244.8	43.8	-
930-1030	13	216	5	4	19	8	3	77	10	15	21	5	396	72	-	237.6	43.2	-
945-1045	10	217	6	7	19	7	5	93	7	15	21	5	412	74	-	247.2	44.4	-
1000-1100	10	197	2	8	15	3	6	109	4	12	23	2	391	63	-	234.6	37.8	-
1015-1115	9	199	3	7	12	3	5	122	3	9	23	2	397	56	-	238.2	33.6	-
1030-1130	8	198	5	9	12	4	3	127	5	8	25	3	407	61	-	244.2	36.6	-
1045-1145	9	183	5	7	11	4	2	132	10	4	28	4	399	58	-	239.4	34.8	-
1100-1200	12	171	6	5	15	5	1	125	11	6	33	5	395	69	-	237	41.4	-
1115-1215	11	159	9	7	15	5	3	141	10	8	33	5	406	73	-	243.6	43.8	-
1130-1230	15	150	6	5	15	4	4	137	10	10	37	6	399	77	-	239.4	46.2	-
1145-1245	15	164	5	4	16	4	5	136	6	11	34	6	406	75	-	243.6	45.0	-
1200-100	13	159	4	4	18	6	6	141	5	14	27	7	404	76	-	242.4	45.6	-
1215-115	14	157	1	3	15	5	5	134	6	13	27	27	407	90	-	244.2	54.0	-
1230-130	11	162	1	3	16	8	5	135	6	9	18	27	401	81	-	240.6	48.6	-
1245-145	12	151	2	2	19	6	5	136	7	14	14	28	396	83	-	237.6	49.8	-
100-200	12	166	5	2	15	6	5	142	13	12	15	29	422	79	-	253.2	47.4	-
115-215	10	174	5	0	17	6	6	149	13	18	16	5	419	62	-	251.4	37.2	-
130-230	8	168	5	0	22	5	6	164	12	19	25	3	437	74	-	262.2	44.4	-
145-245	8	173	6	6	34	6	7	169	12	22	34	4	481	106	-	288.6	63.6	-
200-300	13	173	3	9	41	5	9	161	8	25	34	5	486	119	-	291.6	71.4	-
215-315	16	176	3	9	42	7	8	171	13	23	33	7	508	121	-	304.8	72.6	-
230-330	17	183	5	21	43	5	8	175	13	23	32	10	535	134	-	321	80.4	-
245-345	15	202	4	20	34	4	7	195	13	17	31	10	552	116	-	331.2	69.6	-
300-400	15	221	7	17	28	6	7	241	12	12	37	12	615	112	-	369	67.2	-
315-415	13	222	7	18	29	5	8	243	6	9	43	10	613	114	-	367.8	68.4	-
330-430	14	234	7	10	25	6	9	254	12	12	41	12	636	106	-	381.6	63.6	-
345-445	12	235	7	9	20	7	7	263	10	11	40	15	636	102	-	381.6	61.2	-
400-500	7	220	7	12	20	7	5	270	14	15	35	15	627	104	-	376.2	62.4	-
415-515	8	246	6	15	18	6	5	290	18	18	37	19	686	113	-	411.6	67.8	-
430-530	7	257	5	16	15	5	4	294	14	19	42	17	695	114	-	417	68.4	-
445-545	10	255	7	13	17	4	9	312	21	26	41	23	738	124	-	442.8	74.4	-
500-600	13	254	8	11	15	2	11	305	18	23	44	24	728	119	-	436.8	71.4	-
515-615	15	233	10	9	19	4	14	318	19	20	42	23	726	117	-	435.6	70.2	-
530-630	18	202	12	4	22	5	16	304	19	19	38	30	689	118	-	413.4	70.8	-
545-645	19	188	13	5	23	6	14	287	15	12	39	22	643	107	-	385.8	64.2	-
600-700	16	185	12	7	22	6	12	277	16	19	32	20	624	106	-	374.4	63.6	-
615-715	15	175	13	6	23	6	8	248	12	20	40	19	585	114	-	351	68.4	-
630-730	13	168	11	6	23	8	9	230	11	17	39	11	546	104	-	327.6	62.4	-
645-745	13	146	7	7	22	10	8	200	7	16	36	9	481	100	-	288.6	60.0	-
700-800	13	125	6	6	22	11	7	166	6	10	36	8	416	93	-	249.6	55.8	-

*Total must be greater than or equal to 300

**Total must be greater than or equal to 180

RESOLUTION 2013–42

RESOLUTION OF THE EL CERRITO CITY COUNCIL ESTABLISHING A SCHOOL ZONE SPEED LIMIT OF 15 MILES PER HOUR (MPH) ON LINCOLN AVENUE 500 WEST OF ASHBURY AVENUE

WHEREAS, the California Vehicle Code (CVC) Section 22358.4. (b) allows local jurisdictions to establish a 15 mile per hour (mph) speed limit when children are present in zones up to 500 feet from school grounds; and

WHEREAS, the Public Works Department engaged the services of Whitlock & Weinberger Transportation, Inc. (W-Trans) to conduct and engineering and traffic survey ("speed survey") in accordance with the requirements set forth in the California Vehicle Code (CVC), California Manual on Uniform Traffic Control Devices (MUTCD) and established traffic engineering practices; and

WHEREAS, the speed survey demonstrated a high prevailing speed and collision rate on this segment of Lincoln Avenue, which is also identified as a bike route in the El Cerrito Circulation Plan for Bicyclists and Pedestrians; and

WHEREAS, the Public Works and Police Departments have reviewed the speed survey recommendations.

NOW THEREFORE, BE IT RESOLVED that the El Cerrito City Council hereby establishes a school zone speed limit of 15 mph on Lincoln Avenue 500 west of Ashbury Avenue.

BE IT FURTHER RESOLVED, that the Public Works Director / City Engineer is authorized to post the speed limits as appropriate in accordance with this resolution.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file certified copies of this resolution, including the speed survey attached as Exhibit A to this resolution, with the El Cerrito Police Department and Contra Costa Superior Court.

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its passage and adoption.

I CERTIFY that at a regular meeting on August 20, 2013 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	Councilmembers Abelson, Benassini, Friedman and Mayor Lyman
NOES:	None
ABSENT:	Councilmember Bridges
ABSTAIN:	None

* * * * *

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on August 27, 2013.

Cheryl Morse, City Clerk

APPROVED:

Gregory B. Lyman, Mayor

Attachment: Exhibit A

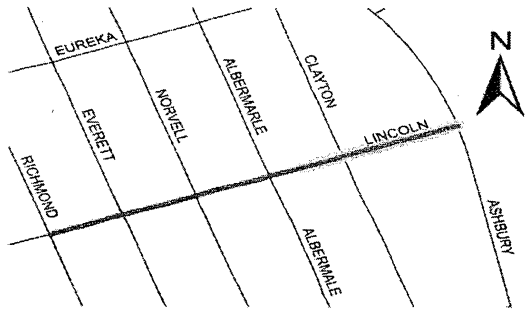
THE CITY OF EL CERRITO

City of El Cerrito
Engineering and Traffic Survey

Street: Lincoln Avenue ***From:*** Richmond Street ***To:*** Ashbury Avenue

Street Conditions

Existing Speed	25	mph
Width:	25-30	feet
Lanes:	2	
Configuration:	Undivided	
Parking:	Some restrictions	
Bike Facility:	None	
Sidewalks:	Both sides	
Land Use:	Residential	
Character:	Urban	
Terrain:	Hilly	



Observations and Evaluation

Volume (ADT):	780 vpd	*Vehicles Sampled:*	100
Segment Length:	0.27 miles	*85th Percentile Speed:*	30 mph
Collisions:	9 crashes	*Mean (50th Percentile) Speed:*	24 mph
Evaluation Period:	5 years	*Pace:*	21 to 30 mph
Collision Rate:	23.42 c/mvm (collisions per million vehicle miles)	*Percent in Pace:*	75.0%
Statewide Average Rate:	**2.80** c/mvm		

(Additional details provided on the next sheet)

Conditions Not Readily Apparent to the Driver:
The calculated collision rate of 23.4 c/mvm exceeds the statewide average of 2.80 c/mvm for comparable streets. The segment is designated as a "proposed class III shared roadway bicycle marking" in the *2007 Circulation Plan for Bicyclists and Pedestrians*.

Conclusions and Recommendations

With an 85th percentile speed of 30 mph, the nearest 5 mph increment is 30 mph. However, the collision rate of 23.4 c/mvm far exceeds the statewide average rate for similar facilities. Therefore, it is recommended that the speed limit be posted at 5 mph below the nearest 5 mph increment, or **25 mph**, between Richmond Street and 500 feet west of Ashbury Avenue. In addition, due to the extremely high collision rate, it is further recommended that the school zone, between Ashbury Avenue ad 500 feet west of Ashbury Avenue, be posted at **15 mph**, in accordance with the provisions of Section 22358.4 and Sections 627, 22357, 22358 and 40802 of the *California Vehicle Code*.

25 mph Richmond St to 500 ft west of Ashbury Ave, and 15 mph (school zone) Ashbury Ave to 500 ft west of Ashbury Ave

Recommended Speed Limit

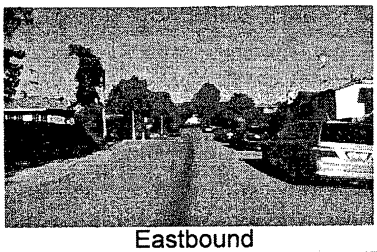
August 12, 2013
Date

REGISTERED PROFESSIONAL ENGINEER
MARY JO R. YUNG
TR002054
Exp. 06-30-15
TRAFFIC
STATE OF CALIFORNIA

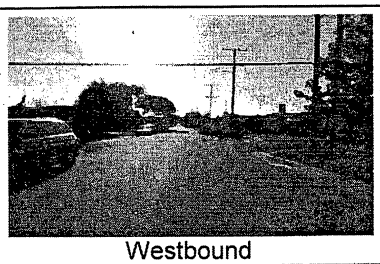
Mary Jo Yung, P.E.

w-trans

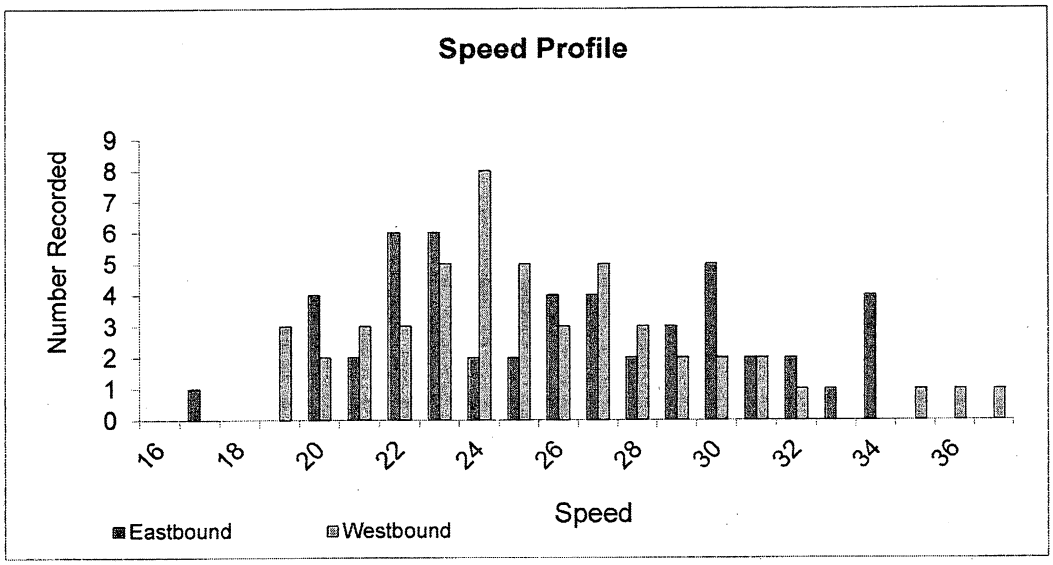
Street: Lincoln Avenue **From:** Richmond Street **To:** Ashbury Avenue

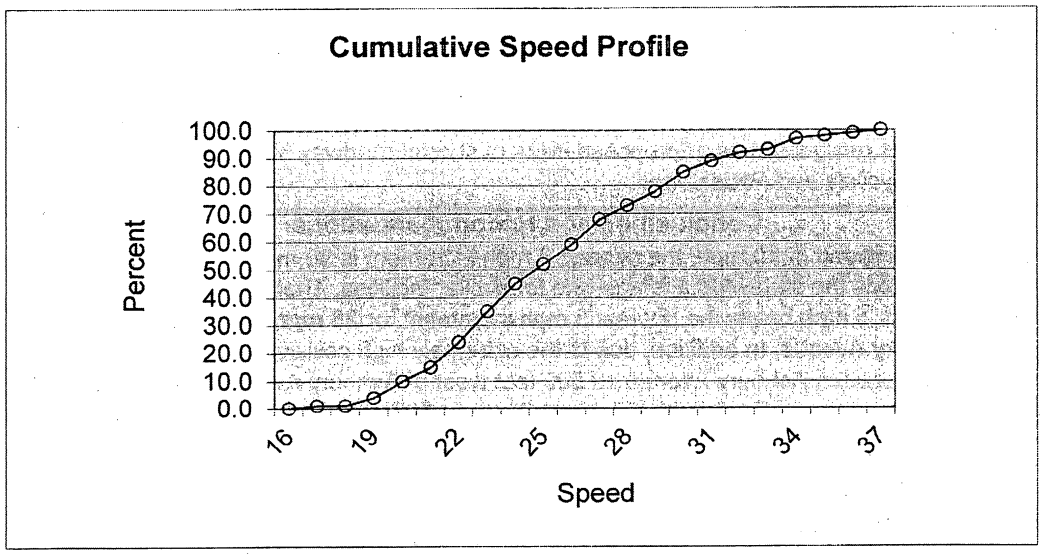


Eastbound



Westbound





Date Data Collected:	11/13/2012	*Start Time:*	12:20	*Weather:*	Clear
Day of the Week:	Tuesday	*End Time:*	14:30	*Recorder:*	Wiltec

w-trans

Case #	Call for Service	Disposition Description	Received Date	Event Location
	1182 - ACCIDENT NO INJURY	ACCIDENT NO POLICE ACTION	9/18/2019 8:27	Richmond St & Lincoln Ave
	20002 - HIT AND RUN NO INJURY	HAZARD NON TRAFFIC	3/7/2021 11:45	Richmond St & Lincoln Ave
	1182 - ACCIDENT NO INJURY	ACCIDENT NO POLICE ACTION	11/22/2021 9:47	Richmond St & Lincoln Ave
	1182 - ACCIDENT NO INJURY	ACCIDENT NO POLICE ACTION	6/23/2022 14:18	Richmond St & Lincoln Ave
2022-0002188	1183 - ACCIDENT NO DETAILS	ACCIDENT NO POLICE ACTION	11/5/2022 13:05	Richmond St & Lincoln Ave
2023-0001798	20002 - HIT AND RUN NO INJURY	REPORT TO FOLLOW	9/5/2023 8:57	Richmond St & Lincoln Ave
	1182 - ACCIDENT NO INJURY	NO POLICE ACTION	11/21/2023 15:17	Richmond St & Lincoln Ave
	1182 - ACCIDENT NO INJURY	NO POLICE ACTION	12/11/2023 12:31	Richmond St & Lincoln Ave

PUBLIC WORKS DEPARTMENT

Memorandum

To: Richmond Street Complete Streets Project File

From: Yvetteh Ortiz, Public Works Director/City Engineer

Date: August 11, 2025

Subject: Richmond Street Complete Streets Project: Parking Removal Findings and Determination

This memorandum documents the policy, technical, and community outreach findings that support the removal of approximately **177 on-street parking spaces, or 3,540 linear feet**, along portions of Richmond Street and Elm Street (hereinafter referred to as the "Parking Removal") in anticipation of future traffic safety and calming infrastructure for the purposes of the Richmond Street Complete Streets Improvement Project (the "Project"). Based on the evidence and findings presented in this memo, the City Engineer finds and determines that the Parking Removal is feasible and justified pursuant to City Council Resolution No. 2008-63.

The removal of the parking spaces will only become effective in the event the Project moves forward.

Table 1 and **Figure 1** show the estimated number of parking spaces and linear feet of parking to be removed by street. Additional details are shown in the plans dated June 2025 and revised August 2025, available online at bit.ly/RichmondStreetComplete.

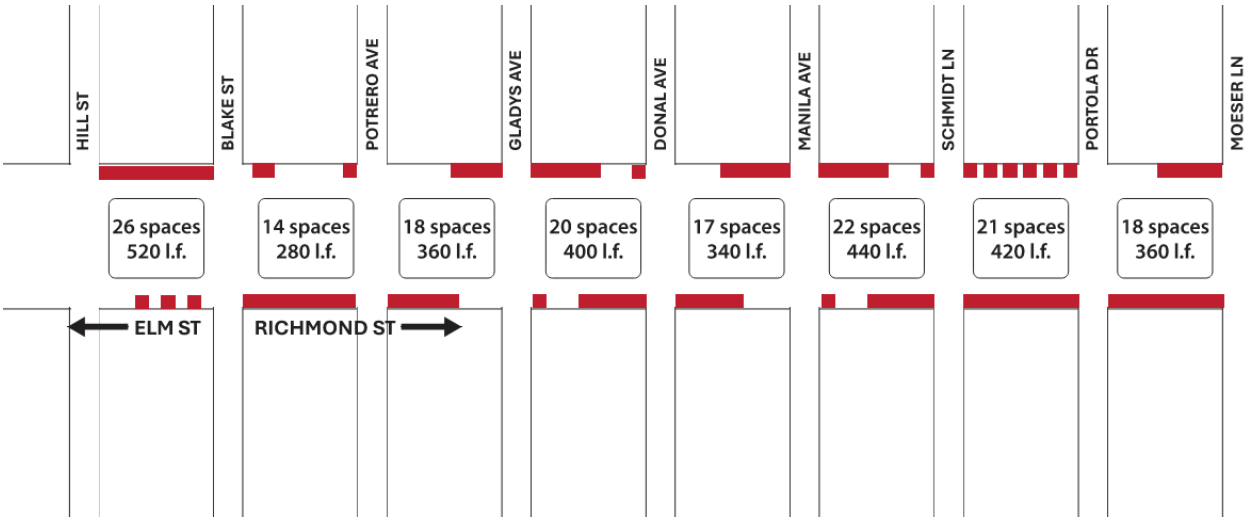
Table 1: Final On-Street Parking Removal Inventory By Street

Street	Segment	Estimated Spaces	Linear Feet (lf)
Elm St.	Hill St. to Blake St.	26	520
Richmond St.	Blake St. to Fairmount Ave.	151	3,020
	Total	**177**	**3,540**

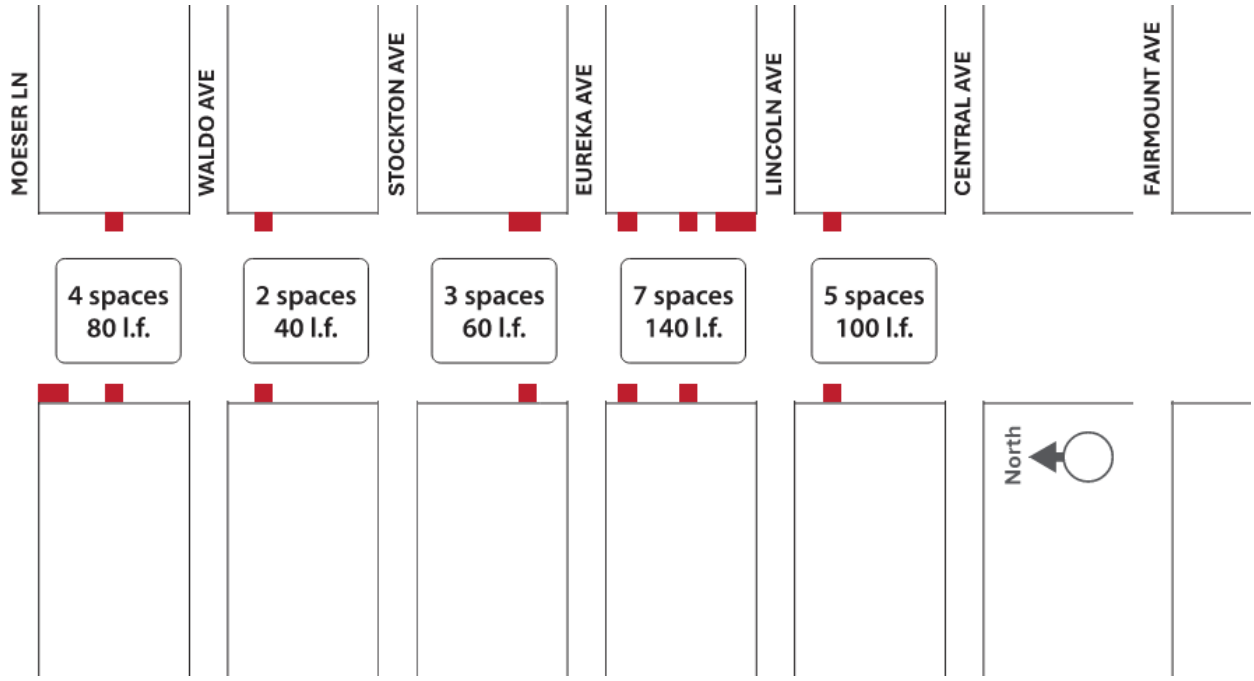
Note: All on-street parking spaces are unmarked, meaning that the number of parking spaces varies depending on how close drivers park to each other and the size of their vehicles. The estimated number of parking spaces assumes that each parking space is 20 feet long.

Figure 1: Final On-Street Parking Removal Inventory

Hill Street to Moeser Lane



Moeser Lane to Fairmount Avenue



General location (in red), number of spaces, and curb length (in linear feet) of the Parking Removal

Background

INTRODUCTION OF FUTURE PROJECT

The Richmond Street Complete Streets Improvement Project extends approximately 1.85 miles along Richmond Street and Elm Street between Fairmount Avenue and Hill Street (the "Project Corridor"). The Parking Removal covers a portion of the Project Corridor in anticipation of the Project. To provide context, key Project features include:

- **Safe Speeds**: New speed management features, including raised intersections, speed tables, chicanes, and curb extensions.
- **Safe Walking**: New corner extensions, raised intersections, rectangular rapid flashing beacons (RRFB's), safety lighting, and high-visibility crosswalk markings and signs.
- **Safe Bicycling**: Installation of Class II bicycle lanes between Moeser Lane and Hill Street, upgrading the existing Class III bikeway.
- **Green Infrastructure**: New street tree planting and installation of stormwater treatment planters.

As described above, the Parking Removal is anticipated to accommodate the Project, which is a separate and future action anticipated by the City. For the purposes of the City Engineer's determination, this memo describes the data collection and analysis performed for the Project Corridor, including the Parking Removal area, for a comprehensive understanding of relevant background and current conditions.

CITY ENGINEER AUTHORITY

El Cerrito Municipal Code Chapter 11.40 authorizes the City Engineer to add or remove "no parking" or "no stopping" red zones along public streets in accordance with City Council-adopted procedures. City Council Resolution 2008-63 establishes the procedure for the City Engineer to exercise said authority, which includes an evaluation and analysis of the proposed changes, public input and notification, and a decision-making and public appeal process. Based on said evaluation and analysis, the City Engineer will determine whether the no-parking/red zone designation is feasible and justified to approve the parking removal.

INFORMING POLICIES

The City Engineer makes parking removal determinations pursuant to Resolution No. 2008-63 based on a variety of factors and data, including but not limited to transportation goals and policies, parking survey, traffic volumes, collision history and feasible solutions, transportation network connectivity, and/or intersection geometrics. With regards to the anticipated Project transportation improvements, the City Council has adopted plans and policies that inform the Project's use of limited public right-of-way. As the Citywide land use and transportation "blueprint," the 1999 General Plan establishes the City's street hierarchy and calls for a balanced transportation network with choice of modes that provides alternatives to the single occupant-vehicle. The most recent City Council transportation-related actions include:

- **2016 Active Transportation Plan (ATP)**: Identifies goals and policies that guide the City's bicycle and pedestrian programs and infrastructure investments. Key goals include: supporting bicycling and walking as being practical, healthy, and convenient in El Cerrito; and implementing a well-connected active transportation system to attract users of all ages and abilities. The ATP also defines bicycle and pedestrian networks, including bikeway facility types and street alignments, and priority projects.
- **2016 Complete Street Policy**: States that infrastructure sufficient to enable safe, comfortable, and convenient travel for all users and modes shall be incorporated into all street projects. Also, calls for using the latest and best engineering standards and practices.
- **2024 Climate Action and Adaptation Plan** Identifies transportation as the largest source of communitywide greenhouse gas emissions. As a result, calls for building a citywide pedestrian and bikeway network that is comfortable for users of all ages and abilities by reducing the area of public right-of-way dedicated to vehicle traffic and parking and increasing the area dedicated to other modes and active uses.
- **2024-2029 El Cerrito Strategic Plan** Establishes goals of advancing climate-focused, sustainable infrastructure efforts that have community benefit and promoting environmental sustainability and stewardship by engaging in initiatives that reduce our carbon footprint, conserve natural resources, and foster a culture of environmental responsibility.

KEY ENGINEERING GUIDANCE

Current complete street engineering design guidelines, practices, and standards focus on improving road safety for all road users, particularly vulnerable road users such as bicyclists and pedestrians. The U.S. Department of Transportation's (USDOT) Safe Systems Approach is the national paradigm to address roadway safety and is structured around six principles and five objectives[1]. Three of the five objectives, Safer People, Safer Roads, and Safer Speed, underscore the direct relationship between safety outcomes and road design.

City staff follows the Safe Systems Approach by applying the latest multimodal road design guides, including the Federal Highway Administration's (FHWA) latest Proven Safety Countermeasures and 2019 Bikeway Selection Guide; and, the National Association of City Transportation Officials' (NACTO) 2013 Urban Street Design Guide and 2023 Urban Bikeway Design Guide.

These guides emphasize the relationship between design and speed, a key variable in reducing crash severity, particularly for vulnerable users such as pedestrians and bicyclists. Crash and fatality risks sharply rise for vulnerable users when vehicle speeds exceed 25 mph. To manage vehicle speeds, the NACTO Urban Street Design Guide recommends that agencies design roads for "target speeds," or the speeds that drivers are intended to travel, rather than operating speed. To achieve the intended "target speed" the Urban Street Design guide features proven speed management design elements and treatments, most of which feature "deflection," which is a change in the street's horizontal or vertical alignment, reducing speed. Speed tables and raised intersections are an example of vertical deflection.

[1] https://www.transportation.gov/safe-system-approach

Selecting the appropriate bicycle facility is another critical design decision that influences safety. The FHWA Bikeway Selection guide advises that designers should provide dedicated bicycle lanes or paths along streets with traffic volume greater than about 3,000 vehicles per day and operating speeds above 25 mph, or provide an alternative route. Bicycle lanes are also part of FHWA's Proven Safety Countermeasures, which note that striped bicycle lanes can reduce crashes for all modes by 30% along urban two-lane collector and arterial roads[2].

Many urban streets feature dedicated walkways that separate pedestrians from vehicle traffic, except at crosswalks. The FHWA's Proven Safety Countermeasures and NACTO Urban Street Design guide include crosswalk treatments that can reduce crash risk and improve pedestrian connectivity. Examples include rectangular rapid flashing beacons (RRFB), a type of pedestrian-activated warning device that can reduce pedestrian crashes up to 47% and increase motorist-pedestrian yielding rates up to 98%[3]; corner extensions, which slow turning vehicles, shorten crossing distances, and improve visibility; and safety lighting, which improves low-light visibility.

These engineering guides provide the technical framework for designers and communities to select treatments and methods that meet project goals. Input from community members, emergency services, utility companies, refuse haulers, and others are key to balancing and adapting the street design elements to a particular place and context.

Evaluation

Investigation and Data Collection

NEIGHBORHOOD CHARACTERISTCS

Nearly all properties along the Project Corridor, including the Parking Removal area, are zoned for low density residential, which also allows educational uses, childcare facilities, and places of worship. South of Willow Street, the west frontage of the Project Corridor is zoned for higher intensity mixed use development. Existing land uses generally reflect the City's zoning and most parcels are improved with single family homes, duplexes, and small multi-family housing developments. The El Cerrito Plaza Transit Oriented Development project site is situated along the south end of the Parking Removal area within the Project Corridor, which is a new multi-phase, mixed-use development built atop BART-owned land surrounding the El Cerrito Plaza BART station.

EXISTING ROADWAY CHARACTERISTICS

The Project Corridor, inclusive of the Parking Removal area, is a General Plan-designated Minor Arterial and the typical cross-section width is 60 feet and consists of two travel lanes flanked on either side by on-street parking, landscape planters, and sidewalks. The curb-to-curb width is 40 feet, except between Moeser Lane and Stockton Avenue where it is 35 feet. There are 18 intersections: four signalized, four with all-way stop control, and 10 with side-street stop control. At

[2] https://highways.dot.gov/safety/proven-safety-countermeasures/bicycle-lanes
[3] https://highways.dot.gov/safety/proven-safety-countermeasures/rectangular-rapid-flashing-beacons-rrfb

5 of the side-street stop control intersections, there are 10 marked uncontrolled crosswalks, some with high-visibility signs and markings. Additionally, there are two traffic calming features – a speed cushion south of Waldo Avenue and a raised crosswalk at Lincoln Avenue.

The Project Corridor, including the Parking Removal area, is also part of the ATP-designated Pedestrian Network and, north of Moeser Lane, the ATP-designated Bicycle Network. The existing bikeway is Class III with shared lane markings, except for a Class II bicycle lane in the northbound direction approaching the Hill Street intersection. The posted speed limit in the Project Corridor is 25 mph.

TRAFFIC CONDITIONS

In October 2024, the Project team gathered weekday 24-hour vehicle speed and volume data along the Project Corridor, including the Parking Removal area, at two locations north of Moeser Lane and at one location south of Moeser Lane. Vehicle speeds and volumes were generally higher north of Moeser lane where daily volume was approximately 6,500 vehicles and the 85th percentile speed was 30 mph. South of Moeser Lane, the daily volume was approximately 4,400 vehicles and the 85th percentile speed 26 mph. The speed and volume data are summarized in **Table 2** and sheets are included in **Appendix A.**

Table 2: October 2024 Weekday Vehicle Speed & Volume

Location	85th Percentile Speed	24-hr Volume
North of Moeser Lane	30 mph	6,512
South of Moeser Lane	26 mph	4,369
Note: Speed and volume data north of Moeser Lane is presented as an average of two locations.		

The Project Corridor, including the Parking Removal area, connects key destinations throughout the City, including transit stations, bus stops, schools, and civic areas. Portions of the Project Corridor directly serve students attending Summit K2 School and Korematsu Middle School resulting in regular pedestrian and bicycle activity.

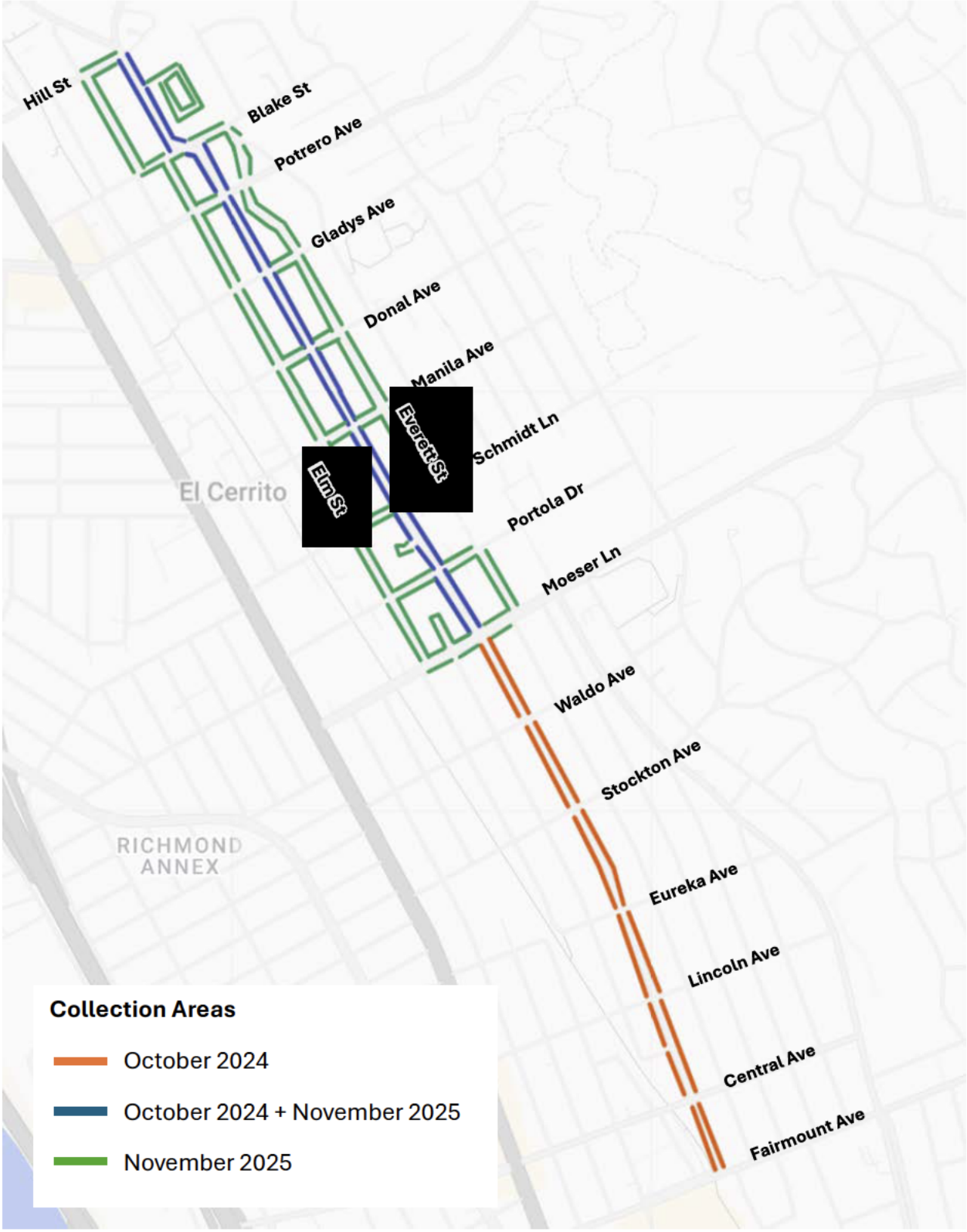
CRASH HISTORY

2015 – 2024 Transportation Injury Mapping System (TIMS) data was gathered for the Parking Removal area housing the Project Corridor. During that period, there were 13 injury crashes. Four (4) of those 13 crashes involved a pedestrian, including one severe injury crash.

ON-STREET PARKING OCCUPANCY

The Project team collected on-street parking occupancy data in October 2024 and May 2025. The October 2024 data were collected along the entire Parking Removal area, while the May 2025 data focused on the Parking Removal area north of Moeser Lane and an expanded area that included cross and parallel streets. The parking occupancy collection areas are shown in **Figure 2**.

Figure 2: On-Street Parking Occupancy Collection Areas



Like most street parking in El Cerrito, the parking spaces along the Parking Removal area are unmarked, meaning that the parking supply varies depending on how close drivers park to each other and the size of their vehicles. The October 2024 study assumed each parking spaces is 20-feet long, regardless of location, while the May 2025 study assumed 18-foot lengths for parking spaces next to driveways, intersections, and other established "no parking" zones and 20-feet elsewhere. Both methods are standard practice for estimating parking supply along blocks with unmarked parking spaces.

October 2024 data were gathered by field observation on Tuesday October 1, 2024 at 10:00 a.m. and at 8:00 p.m.; and on Saturday October 5, 2024 at 1:00 p.m. Overall occupancy never exceeded 50%, although the blocks south of Moeser Lane peaked at 55% occupancy during the weekday morning observation period. These data, broken down by north and south of Moeser Lane, are shown in **Table 3**.

Table 3: October 2024 Parking Occupancy

Time Period	Project Corridor		Overall Average
	Hill St. – Moeser Ln.	Moeser Ln – Fairmount Ave	
Tuesday October 1, 2024			
10:00 am	41%	55%	47%
8:00 pm	45%	46%	46%
Saturday October 5, 2024			
1:00 pm	36%	42%	39%

Note: All on-street parking spaces are unmarked, meaning that the number of parking spaces varies depending on how close drivers park to each other and the size of their vehicles. The estimated number of parking spaces assumes that each parking space is 20 feet long.

May 2025 data were gathered by using license plate reader (LPR) technology on Thursday May 29, 2025 at 8:00 a.m., 12:00 p.m., and 7:00 p.m. LPR technology uses vehicle-mounted cameras to detect and count the number of vehicles parked along streets in the collection area. The May 2025 collection area focused on the blocks north of Moeser Lane, where the proposed parking changes are greatest, to assess how the Parking Removal, in anticipation of the Project, could affect nearby cross and parallel streets. Overall occupancy peaked at 33% during the weekday evening period. The occupancy data, broken down by the Project Corridor north and south of Moeser Lane and the expanded area, are shown in **Table 4**.

Table 4: May 2025 Parking Occupancy

Time Period	Project Corridor		Expanded Area	Overall Average
	Hill St. – Moeser Ln.	Moeser Ln – Fairmount Ave	Cross / Parallel Streets	
Thursday May 29, 2025				
8:00 a.m.	30%	N/A	36%	34%
12:00 p.m.	26%		28%	27%
7:00 p.m.	32%		34%	33%

Notes:

1. All on-street parking spaces are unmarked, meaning that the number of parking spaces varies depending on how close drivers park to each other and the size of their vehicles. The May 2025 occupancy study assumed 18-foot lengths for parking spaces next to driveways, intersections, or other established "no parking" zones and 20-feet elsewhere.
2. Occupancy data collected using license plate reader (LPR) technology. A 6% calibration factor is added to account for missed plates due to open trunks, covered vehicles, or other anomalies.

During both October 2024 and May 2025 observations, parking occupancy along the Project Corridor was generally less than 50%, with the greatest parking use during the evening time periods. Parking occupancies below 85% indicate inefficient use of public space[4]. Block-by-block occupancy data are available in **Appendix B**.

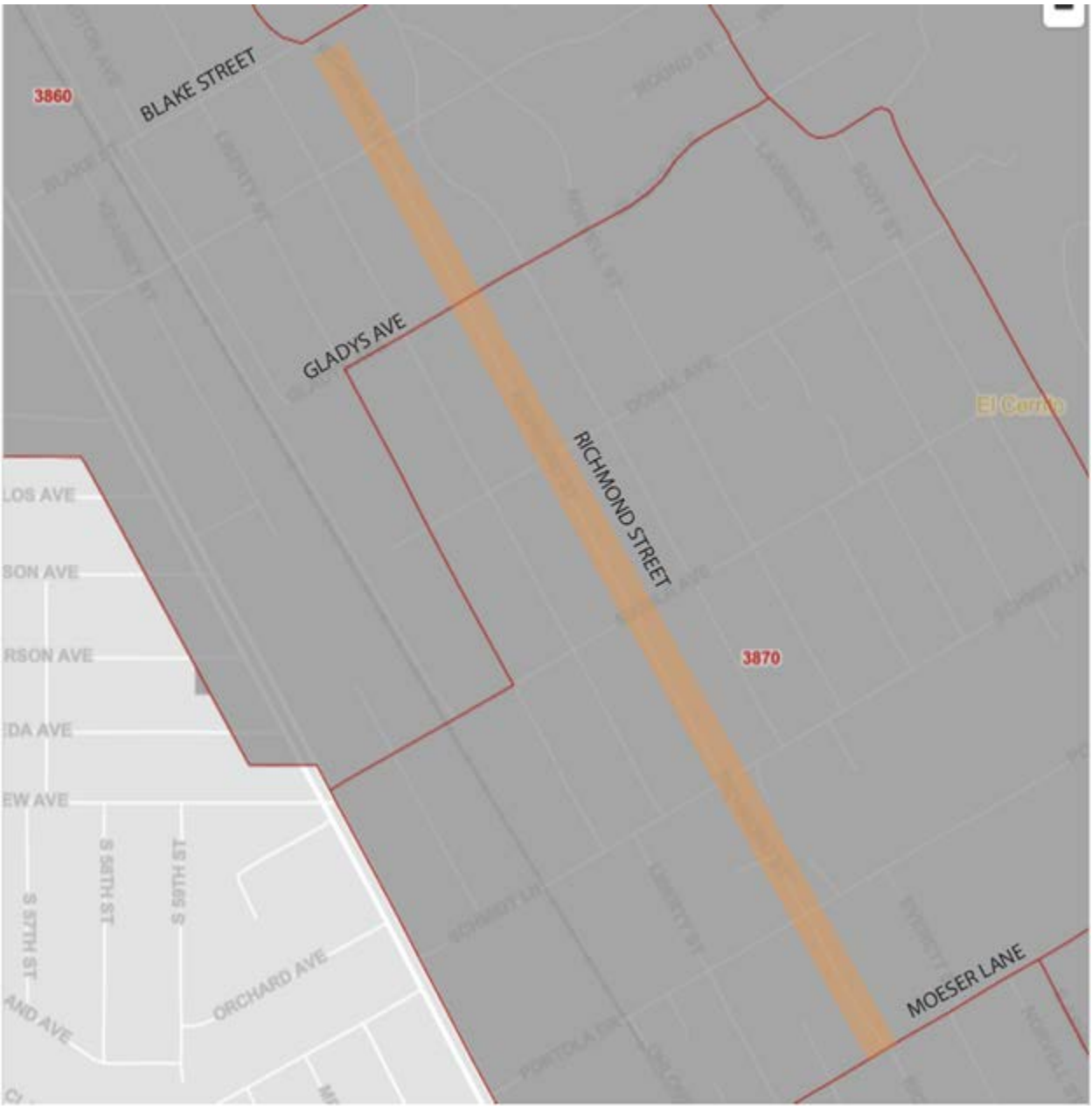
PARKING & HOUSEHOLD CHARACTERISTICS

While peak on-street parking occupancy along the blocks north of Moeser lane was less than 50%, community members expressed concern about households with multiple vehicles and general lack of off-street parking, both of which would increase dependency on street parking. To assess this concern, the Project team reviewed two data sources: First, the U.S. Census Bureau's American Community Survey (ACS) 2023 5-year data; and second, San Jose State's 2022 San Francisco Bay Area Parking Space Inventory. The ACS presents a range of demographic and housing data which are relevant to this evaluation, including household size and number of vehicles available by household. The SJSU study is a comprehensive inventory of on-and off-street parking spaces in the nine-county San Francisco Bay Area, which presents an overall estimate of available parking in cities and neighborhoods.

North of Moeser Lane, the Project Corridor falls within two census tracts: Tract 3870 and Tract 3860. The Project Team focused on Tract 3870 since it contains a larger portion of the Project Corridor and represents a land use more similar to that of Richmond Street. This census tract, shown in **Figure 3**, was used to obtain the following demographic and parking data from the ACS and SJSU Parking Inventory, respectively.

[4] Shoup, D. (2011). *The High Cost of Free Parking*. American Planning Association Planner's Press.

Figure 3 : Census Tracts 3860 & 3870



Census Tract 3870 is home to roughly 1,200 households and with an average of 2.41 people per household. The majority of households (86%) have two or fewer vehicles, with approximately 51% of households having only one vehicle available. Data comparing Census Tract 3870 and citywide household vehicle availability is presented in **Table 5**.

Table 5: Vehicles Available by Household

	Census Tract 3870	City of El Cerrito
No Vehicles Available	3.4%	7.7%
1 Vehicle Available	50.8%	38.9%
2 Vehicles Available	31.4%	39.1%
3 or more vehicles Available	14.3%	14.4%

The SJSU Bay Area parking inventory estimates on-street spaces based on usable curb length on local and collector roadways, and by removing spaces associated with bus stops, intersections, bridges, tunnels, driveways, and fire hydrants. Off-street spaces were estimated by joining a regional assessor database with municipal parking requirements. Manual counts of satellite images and supplementary data were used to supplement or validate estimates. On-street and off-street parking data for Census Tract 3870 and citywide are presented in **Table 6**.

Table 6: On-Street & Off-Street Parking Inventory

	Census Tract 3870	City of El Cerrito
On-Street	2,406	24,285
Off-Street	2,581	24,121
Total	**4,987**	**48,406**

Table 7 shows that residential parking is available at a higher rate than the average vehicle ownership per household in Census Tract 3870 and citywide. There is more than double the amount of residential parking available to each household compared to the average number of vehicles owned per household.

Table 7: On-Street and Residential Off-Street Parking Availability per Household

	Census Tract 3870	City of El Cerrito
Average Vehicle Ownership	1.64	1.67
On-Street Availability per Household	1.95	2.27
Off-Street Residential Parking Availability per Household	1.65	1.50
Total Residential Parking Availability per Household	3.60	3.77
Note: Assumes all on-street parking is available to residents.		

The majority of households in the Richmond Street neighborhood have two or fewer vehicles, a quantity that can be supported by the existing supply of off-street parking based on the SJSU study estimates, in addition to the on-street parking that will remain along the Project Corridor and nearby cross and parallel streets.

Public Outreach & Notification

GENERAL

The City has conducted extensive public outreach for the proposed Parking Removal, the anticipated future Project, and for road safety in general. In Spring 2024, the in-progress Local Road Safety Plan (LRSP) invited the public to answer a survey on road safety and transportation priorities. Nearly 1,000 responses were received. Findings include: 69% of respondents were either "very likely" or "likely" to support adding designated spaces for bicyclists even if it means removing some street parking. About 75% of respondents "agree" or "strongly agree" they would walk or bike more if it felt safer, indicating that a lack of quality infrastructure is impeding mode shift.

PROJECT-FOCUSED OUTREACH

Community engagement for the Project began in July 2024. The Project team has shared project information and gathered feedback from the El Cerrito community through tabling at the City's July 4th Festival, three workshops (September 2024, November 2024, and December 2024), two online surveys, an open house, emails, and presentations to City committees and local organizations. Outreach events have been advertised through the City Manager's newsletter, the City's social media, two direct mailings to Project Corridor residents, hand delivery of fliers to Project Corridor residents, fliers posted at Richmond Street intersections, and the project website.

The first survey in Summer 2024 was launched at the July 4th Festival. Through the online survey, 180 participants indicated the following top five priorities for improvements to Richmond Street.

- Safer crossings for people walking or rolling (83%)
- Safer crossings for people biking (56%)
- Bikeway improvements (52%)
- More street trees and plantings (48%)
- Slower traffic speeds (45%)

As part of a dot exercise at the first community workshop in September 2024 asking about support for a dedicated bicycle lane on Richmond Street north of Moeser Lane with about half of the on-street parking likely reduced, 46 participants indicated: 34% Support, 10% Unsure, and 56% Oppose. In contrast, through an online survey in Fall 2024, 162 participants indicated: 61% Support, 15% Unsure, and 24% Oppose.

The proposed Parking Removal has been a part of the Project outreach discussions in anticipation of designing and constructing the improvements. In accordance with City Council Resolution 2008-63, on June 9, 2025, the City mailed out notices of planned parking removal to all property owners, residents, and businesses within 300 feet of the Project Corridor. The City also held a month-long comment period between June 9, 2025 and July 9, 2025 to collect feedback from the community. During this time, a Project open house was held on June 25, 2025 to provide more information about the parking changes to the public and residents, who were able to speak with City staff and submit their comments. During this comment period, the City received 180 written and emailed comments. On July 15, 2025, the El Cerrito City Council conducted a study session regarding the City's Active Transportation Plan and Complete Streets policies including transportation and climate policies that

guide the City's approach to improving and expanding the City's pedestrian, bicycle, and multi-modal infrastructure. The City Council received a presentation from City staff and public comments from residents and community members. The City Council affirmed the current vision and direction provided in those plans and policies, and affirmed the direction City staff is taking to pursue projects like the Richmond Streets Complete Streets Project. The Parking Removal as proposed is consistent with this direction to accommodate the Project.

Review and Analysis

Should the Project move forward, the Parking Removal described above would be required to implement the Project's traffic safety and calming infrastructure. The dedicated bicycle lane north of Moeser Lane requires the greatest share of parking removal and has generated significant public interest and concerns. As a result, this analysis touches briefly on parking removal south of Moeser Lane and then focuses on the parking changes necessary to implement the bicycle lane north of Moeser Lane.

At south of Moeser Lane, street tree bulb-outs are paired with raised speed tables along with other traffic safety and calming infrastructure. Should the Project move forward to construct this traffic safety and calming infrastructure, it would require removing and repurposing an estimated 21 of 214 on-street parking spaces (10%) at the locations described in this memorandum. The parking data collected indicates that with the Parking Removal to accommodate construction of the Project, there would generally be adequate neighborhood parking supply.

At north of Moeser Lane, the Project Corridor is part of the ATP-designated Bicycle Network because it avoids hilly and disconnected parallel routes to connect key destinations to the east. Notably, this section of the Project Corridor was first designated as part of the City's Bicycle Network in the City's 2007 Circulation Plan for Bicyclists & Pedestrians. The Federal Highway Administration's 2019 Bikeway Selection Guide advises that vehicles and bicycles should be separated with dedicated lanes or paths along streets with traffic volume greater than about 3,000 vehicles per day and operating speeds above 25 mph. As noted in the Data Collection section, Project Corridor traffic volume exceeds 6,000 vehicles per day, indicating that the existing Class III facility should be either upgraded to a dedicated bicycle facility or an alternative bikeway alignment provided.

The selected design for the Project Corridor north of Moeser Lane incorporates bike lanes, traffic calming features like mid-block chicanes, and other safety infrastructure. The existing Class III bikeway would be upgraded to a dedicated bicycle facility. Chicanes are a series of physical features along the street center and curbside that narrow it and create an S-shaped path, discouraging speeding. The chicane design addresses resident input by maintaining parking on both the east and west sides of the street through the use of alternating parking areas.

Should the Project move forward to change and construct the existing Class III facility to a dedicated bicycle facility along with other traffic safety and calming infrastructure, it would require removing and repurposing an estimated 156 of 248 on-street parking spaces (63%) at the locations described in this memorandum. The parking and household data collected indicate that the Parking Removal to accommodate construction of the Project, there would generally be adequate neighborhood parking supply, including private off-street and on-street spaces. However, some drivers traveling to

Project Corridor destinations north of Moeser Lane may have to park one or two blocks from their destinations on Richmond Street or nearby cross and parallel streets.

ALTERNATIVES CONSIDERED

The following describes the options that were evaluated as alternatives to the Parking Removal option described in this memorandum, and why they were not selected.

- South of Moeser Lane:
  - Alternative S1 - "Add bike lanes"
    This alternative would remove parking to accommodate an option to add bike lanes (Class II) on both sides of Richmond Street south of Moeser Lane. About half of the on-street parking spaces would be removed. This segment of Richmond Street is not on the City's ATP-designated Bicycle Network, which identifies Ashbury Avenue as the parallel bikeway alignment connecting key destinations to the east. Richmond Street also traverses a hill south of Moeser Lane, making it less appealing for bicyclists due to the steep terrain. This alternative was not selected because nearby bikeway alignments identified in the ATP-designated Bicycle Network offer more favorable terrain and connectivity.
- North of Moeser Lane:
  - Alternative N1 - "Separated bike lanes"
    This alternative would remove parking to accommodate an option to provide separated bike lanes (Class IV) on both sides of Richmond Street north of Moeser Lane. The existing shared bike route (Class III) would be upgraded to a dedicated bicycle facility. Separated bike lanes feature at least a two-foot separation from vehicle traffic and include a vertical buffer, such as soft-hit bollards. However, implementing Class IV lanes without modifying the location of curb and gutter on Richmond Street would require the removal of all on-street parking. Retaining on-street parking with separated bicycle lanes would require relocation of utilities, trees, and other existing infrastructure, which would exceed the project budget. This alternative was not selected because of the existing parking demand and aim to balance use of limited public right-of-way to meet community needs and input.
  - Alternative N2 - " Bike lanes with on-street parking on one side only"
    This alternative would remove parking to accommodate an option to provide bike lanes (Class II) on both sides on Richmond Street north of Moeser Lane. The existing shared bike route (Class III) would be upgraded to a dedicated bicycle facility and on-street parking would be removed from one side of the street consistently throughout this segment of the Project Corridor, representing a reduction of about half on the on-street parking. Resident feedback indicated a preference for maintaining some parking on each side of the street. This alternative was not selected because it did not do so.
  - Alternative N3 - "Parallel Bikeway Substitution"
    This alternative would remove parking to accommodate an option to provide an alternate bikeway alignment on adjoining and parallel streets to exclude portions of Richmond Street north of Moeser Lane. While the Ohlone Greenway is a regional

Class I bikeway, it does not connect to key eastside destinations such as Korematsu Middle School, Summit K2 School, and the El Cerrito Community and Swim Center. East of the Greenway, Richmond Street stands out as the only relatively flat and direct north-south street. In contrast, parallel streets present significant barriers to increased bicycle use due to dead-ends or steep climbs. Furthermore, City Council-adopted plans and policies and engineering guidance consistently call for upgrading and expanding the bicycle network. Both Richmond Street and the East Side Bicycle Boulevard are designated routes in ATP Bicycle Network. This alternative was not selected because of the barriers to bicycling on parallel streets and the resulting reduction in the extent of the ATP Bicycle Network.

Parking Changes Since Initial Notice

As described above, the initial notice regarding the Parking Removal was mailed in early June 2025. At that time, the City estimated removal of approximately 181 on-street parking spaces, or approximately 3,620 linear along the Project Corridor. The City now estimates approximately 177 on-street parking spaces, or 3,540 linear feet would be removed. This reduction of approximately four (4) parking spaces is due to the Project's design changes on Richmond Street between Moeser Lane and Portola Drive to maintain the parking spaces.

Response to Public Feedback on Accessibility

A main issue raised by public comments to the City relates to concerns about how proposed parking changes as a part of the Parking Removal might affect persons with mobility disabilities. In response, the Project team has included the following elements to be separately implemented with the Project:

- **Driveway Apron Reconfiguration when feasible**: Offered at no cost to residents along the Project Corridor to make it easier to use private off-street parking.
- **Eight New On-Street Accessible Parking Spaces**: Sited at cross-street intersections north of Moeser Lane.
- **Blue Curb Program**: The City continues to offer its blue curb program for residents, which allows residents to request blue curb for parking fronting their homes.

Findings and City Engineer's Determination

After considering all public comments and the information gathered for and described in this memorandum, the City Engineer makes the following findings regarding the Parking Removal:

- ***The Parking Removal is both justified and feasible because it accommodates the Project while maintaining sufficient parking supply.***
  Should the Project move forward, the Parking Removal would be feasible and justified based on City Council-adopted plans and policies, engineering guidelines and practices, and balancing community input and needs for the use of limited public right-of-way as described above. The majority (86 percent) of households along the Project Corridor, including the Parking Removal area, north of Moeser Lane have two or fewer vehicles, a quantity that can

be supported by the existing supply of off-street parking comprised of driveway and garage space, in addition to the on-street parking that will remain along the Project Corridor and nearby cross and parallel street for which the overall occupancy was observed as not exceeding 50%. To meet the needs of those with mobility disabilities, the Project team also would implement the following: offer to Project Corridor residents the opportunity to widen their driveway aprons, making it easier to use off-street parking; install eight new on-street accessible parking spaces sited at cross-street intersections north of Moeser Lane; and, continue to advertise the City's blue curb program for residents. Finally, the extent of the Parking Removal has been further reduced by approximately four (4) spaces since the City's initial notice in June 2025, less than the number of parking spaces originally anticipated to be removed. The Parking Removal would accommodate the Project, which as explained in the above analysis meets City Council-adopted plans, polices, and goals. For these reasons, therefore, removing these parking spaces is justified and feasible.

- ***The Parking Removal achieves the City Council-adopted plans and policies described above that call for balancing the use of limited public right-of-way to provide a complete transportation network with choice of modes***.

  The City Council has adopted plans and polices, starting with the 1999 General Plan and most recently, building upon it with the 2016 Active Transportation Plan, 2016 Complete Streets Policy, 2024 Climate Action and Adaptation Plan, and 2024-2029 City of El Cerrito Strategic Plan, all of which have informed the Project's use of limited public right-of-way. The City Council affirmed the vision and direction provided in these plans and policies at its meeting on July 15, 2025. The Parking Removal would accommodate the Project and facilitate space for its implementation. Therefore, the Parking Removal would be consistent with the foregoing City Council-adopted plans, policies, and goals, in anticipation of the Project.

- ***The Parking Removal is consistent with generally applicable and most current engineering guidelines and City-Council adopted plans and policies to improve transportation safety, comfort, and convenience for all road users.***

  The Parking Removal would accommodate the Project should it move forward. As set forth in the foregoing sections, the Project implements the City's 2016 Complete Street Policy, which aims to provide "infrastructure sufficient to enable safe, comfortable, and convenient travel for all users and modes shall be incorporated into all street projects" and that staff shall use the "latest and best" engineering standards and guidance. Current engineering guidelines, as described above, generally call for providing dedicated bicycle facilities along streets with higher traffic speeds and volumes, or providing an alternative bikeway alignment. North of Moeser Lane, the Project Corridor is an existing designated Class III bikeway because alternative alignments are hilly or disconnected. As such, upgrading the existing Class III bikeway to a Class II bikeway as part of the Project, follows City policy by adhering to current engineering guidance and supporting City goals to make bicycling safe, convenient, and comfortable, while balancing the needs of all modes. As such, the Parking Removal would be consistent with the foregoing transportation goals and current engineering guidance.

- ***The Parking Removal does not approve the Project and will not take effect unless the Project is separately approved by the City. As such, no separate action under CEQA is required at this time.***

  The Parking Removal consists of removal of on-street parking spaces only; it does not otherwise authorize or provide for construction or similar activities and does not constitute approval of the Project or commencement of construction. By themselves, the addition, removal, and other evaluations of adequacy pertaining to on-street and off-street parking do not present environmental issues under the California Environmental Quality Act. The Parking Removal, as explained above, only pertains to the City Engineer's determination regarding whether removal of parking along what is anticipated to be a part of the Project Corridor does not commit the City to carry out or approve the Project.

  Pursuant to Cooperative Agreement No. 665 between the Contra Costa Transportation Authority ("Authority") and the City of El Cerrito, the City and Authority will cooperate to complete environmental review; in particular, the Authority will prepare environmental analyses and coordinate with the City for its approval. Additionally, the Project final design and construction detail will be separately reviewed and subject to approval by the City Engineer in accordance with all applicable City requirements and specifications. These review and approvals are not triggered or issued by the Parking Removal. As such, no separate environmental review or analysis would be required at this time.

Based on the foregoing findings, the City Engineer determines that removal of approximately **177 on-street parking spaces, or 3,540 linear feet**, along portions of Richmond Street and Elm Street, is feasible and justified pursuant to Resolution No. 2008-63.

TRAFFIC COUNTS PLUS

mietekm@comcast.net
925.305.4358

CITY OF EL CERRITO
RICHMOND ST. btwn DONAL & MANILA AVE.

richmond 1
Site Code: 1n

NORTHBOUND

Start Time	1 4	5 6	7 8	9 10	11 12	13 14	15 16	17 18	19 20	21 22	23 24	25 26	27 28	29 30	31 32	33 34	35 36	37 38	39 40	41 9999	Hour Totals
10/01/24	0	0	0	0	0	0	0	0	0	1	2	1	0	1	1	1	0	0	0	0	7
01:00	0	0	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
04:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	1	0	1	0	0	0	0	2	2	1	0	0	0	0	0	0	7
06:00	1	0	0	0	0	0	0	0	0	2	6	2	7	3	2	0	0	0	1	0	24
07:00	4	0	0	0	0	1	0	0	3	3	12	11	10	14	6	4	5	2	0	0	75
08:00	22	0	0	0	0	0	0	2	4	5	32	39	56	45	21	8	7	1	0	1	243
09:00	4	0	0	0	1	0	0	0	2	7	11	23	19	22	10	5	2	0	0	2	108
10:00	6	0	0	0	1	0	1	1	1	4	6	16	26	25	8	4	3	1	1	0	104
11:00	5	0	0	0	0	0	0	4	1	3	11	20	18	19	16	3	1	1	0	0	102
12 PM	6	0	0	0	0	0	1	0	6	7	17	25	41	31	28	11	3	1	1	0	178
13:00	8	0	0	0	0	0	0	0	2	4	20	36	43	38	16	7	4	2	0	0	180
14:00	10	0	0	0	0	0	0	0	1	3	21	40	56	62	39	11	4	2	0	1	250
15:00	11	0	0	0	0	1	3	2	8	10	36	73	84	64	33	13	8	0	1	0	347
16:00	24	0	0	0	0	0	2	2	4	9	27	59	91	87	71	25	14	2	3	0	420
17:00	20	0	0	0	0	0	0	1	3	7	25	65	103	111	80	32	14	5	2	1	469
18:00	13	0	1	0	0	0	2	2	5	9	18	45	55	61	37	5	1	1	1	0	256
19:00	5	0	0	0	0	2	0	1	4	3	28	52	44	22	10	5	1	1	0	0	178
20:00	1	0	0	0	0	0	0	0	1	7	12	31	19	16	16	1	2	1	0	0	107
21:00	5	0	0	0	0	1	0	1	2	1	7	13	9	6	8	4	1	0	0	0	58
22:00	1	0	0	0	0	0	0	1	0	3	1	7	5	5	4	0	0	0	0	0	27
23:00	0	0	0	0	0	0	0	0	0	1	3	4	0	2	0	0	0	0	0	0	10
Total	146	0	1	0	3	6	10	18	47	89	297	564	688	635	407	139	70	20	10	5	3155
Percent	4.6%	0.0%	0 0%	0.0%	0.1%	0.2%	0.3%	0.6%	1.5%	2 8%	9.4%	17 9%	21.8%	20.1%	12.9%	4.4%	2.2%	0.6%	0.3%	0.2%	

Statistic	
15th Percen ile :	23 MPH
50th Percen ile :	27 MPH
85th Percen ile :	31 MPH
95th Percen ile :	33 MPH
Mean Speed(Average) :	27 MPH
10 MPH Pace Speed :	24-33 MPH
Number in Pace :	2496
Percent in Pace :	79.2%
Number of Vehicles > 25 MPH :	2337
Percent of Vehicles > 25 MPH :	74.2%

Grand Total	146	0	1	0	3	6	10	18	47	89	297	564	688	635	407	139	70	20	10	5	3155

TRAFFIC COUNTS PLUS
mietekm@comcast.net
925.305.4358

CITY OF EL CERRITO
RICHMOND ST. btwn DONAL & MANILA AVE.

richmond 1
Site Code: 1n

SOUTHBOUND

Start Time	1 4	5 6	7 8	9 10	11 12	13 14	15 16	17 18	19 20	21 22	23 24	25 26	27 28	29 30	31 32	33 34	35 36	37 38	39 40	41 9999	Hour Totals
10/01/24	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	1	1	0	0	0	1	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	1	0	1	1	1	0	0	0	0	0	4
04:00	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	0	3
05:00	0	0	0	0	0	0	0	0	0	0	3	2	3	2	2	4	0	1	0	0	17
06:00	1	0	0	0	0	0	0	0	0	1	5	10	7	13	6	3	0	1	1	2	50
07:00	6	0	0	0	0	0	0	0	0	7	26	49	62	64	47	17	7	1	2	0	288
08:00	18	0	0	2	2	0	4	10	20	37	43	72	74	64	28	13	5	1	1	0	394
09:00	7	0	0	0	1	0	0	0	1	5	18	46	75	41	28	10	3	0	0	0	235
10:00	6	0	0	0	1	0	0	1	3	8	10	28	33	42	19	10	1	2	0	1	165
11:00	5	0	0	0	0	0	1	2	2	10	14	37	46	32	17	10	2	2	0	0	180
12 PM	7	0	0	0	0	0	1	0	2	2	13	40	33	31	14	12	2	2	2	0	161
13:00	2	0	0	0	0	0	0	2	5	3	20	31	42	42	19	8	5	0	1	1	181
14:00	8	0	0	1	0	0	0	1	4	10	20	36	49	33	17	11	3	4	0	0	197
15:00	7	0	0	0	0	0	1	2	3	17	24	57	53	40	19	11	5	0	0	1	240
16:00	16	0	0	0	0	0	0	1	2	7	5	40	66	34	26	17	4	2	0	0	220
17:00	19	0	0	0	0	2	2	1	3	11	20	29	49	49	22	17	9	3	1	0	237
18:00	16	0	0	0	1	4	0	1	3	7	17	43	49	28	19	8	6	5	0	0	207
19:00	7	0	0	0	1	0	0	1	0	13	16	21	26	21	8	2	1	0	0	0	117
20:00	0	0	0	0	0	0	0	1	1	11	12	18	10	9	7	4	0	0	1	0	74
21:00	0	0	0	0	0	0	1	2	3	5	4	5	12	10	3	2	0	1	0	0	48
22:00	1	0	0	0	0	0	0	0	3	1	2	1	4	5	1	0	0	0	0	1	19
23:00	0	0	0	0	0	0	0	0	1	0	2	1	2	0	1	0	0	0	0	0	7
Total	126	0	0	3	6	6	10	25	56	156	276	566	698	562	305	159	54	25	9	6	3048
Percent	4.1%	0.0%	0 0%	0.1%	0.2%	0.2%	0.3%	0.8%	1.8%	5.1%	9.1%	18.6%	22.9%	18.4%	10.0%	5.2%	1.8%	0.8%	0.3%	0.2%	

Statistic	
15th Percen ile :	22 MPH
50th Percen ile :	27 MPH
85th Percen ile :	31 MPH
95th Percen ile :	33 MPH
Mean Speed(Average) :	26 MPH
10 MPH Pace Speed :	24-33 MPH
Number in Pace :	2331
Percent in Pace :	76.6%
Number of Vehicles > 25 MPH :	2191
Percent of Vehicles > 25 MPH :	72.0%

Grand Total	126	0	0	3	6	6	10	25	56	156	276	566	698	562	305	159	54	25	9	6	3048

TRAFFIC COUNTS PLUS
mietekm@comcast.net
925.305.4358

CITY OF EL CERRITO
RICHMOND ST. btwn STOCKTON & EUREKA AVE.

richmond 2
Site Code: 2s

SOUTHBOUND

Start Time	1 4	5 6	7 8	9 10	11 12	13 14	15 16	17 18	19 20	21 22	23 24	25 26	27 28	29 30	31 32	33 34	35 36	37 38	39 40	41 9999	Hour Totals
10/01/24	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
05:00	0	0	0	0	0	0	0	0	0	1	4	4	1	1	3	0	0	0	0	0	14
06:00	0	0	0	0	1	1	1	1	2	9	11	6	4	1	0	1	0	0	0	1	39
07:00	1	0	0	0	0	0	0	1	7	31	53	38	24	14	2	0	0	0	0	0	171
08:00	8	0	0	0	0	0	0	5	27	69	74	58	18	11	1	2	0	0	0	0	273
09:00	6	0	0	1	0	0	2	4	21	35	42	28	18	1	0	1	0	0	0	0	159
10:00	3	0	0	0	0	0	0	2	19	25	47	24	7	5	1	0	0	0	0	0	133
11:00	7	0	0	0	2	0	1	7	18	37	31	23	14	0	0	1	0	0	0	0	141
12 PM	4	0	0	0	0	0	1	6	16	29	32	22	18	5	2	0	0	0	0	0	135
13:00	3	0	0	0	0	0	1	5	13	31	27	25	17	4	2	0	0	0	0	0	128
14:00	8	1	0	0	1	1	2	5	16	37	40	24	9	2	0	0	0	0	0	0	146
15:00	17	1	0	0	0	0	2	10	18	44	42	22	13	4	0	1	0	1	0	0	175
16:00	8	0	1	0	0	1	2	5	25	32	44	35	13	4	1	0	1	0	0	0	172
17:00	11	0	0	1	0	0	0	4	10	29	41	27	13	7	0	0	0	0	0	0	143
18:00	6	0	0	0	0	0	4	4	18	33	38	28	10	4	1	1	0	0	0	0	147
19:00	6	0	0	0	1	1	3	20	21	22	16	4	3	0	0	0	0	0	0	0	97
20:00	1	0	0	0	0	2	1	7	17	17	9	4	0	0	0	0	0	0	0	0	58
21:00	0	0	0	0	0	0	3	3	7	6	3	0	1	0	0	0	0	0	0	0	23
22:00	0	0	0	0	0	1	0	0	0	3	2	0	3	0	0	0	0	0	0	0	9
23:00	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
Total	89	2	1	2	5	7	23	92	257	491	558	372	186	63	13	7	1	1	0	1	2171
Percent	4.1%	0.1%	0 0%	0.1%	0.2%	0.3%	1.1%	4.2%	11.8%	22.6%	25.7%	17.1%	8.6%	2.9%	0.6%	0.3%	0.0%	0.0%	0.0%	0.0%	

Statistic	
15th Percen ile :	19 MPH
50th Percen ile :	22 MPH
85th Percen ile :	26 MPH
95th Percen ile :	28 MPH
Mean Speed(Average) :	22 MPH
10 MPH Pace Speed :	19-28 MPH
Number in Pace :	1803
Percent in Pace :	83.1%
Number of Vehicles > 25 MPH :	539
Percent of Vehicles > 25 MPH :	24.8%

Grand Total	89	2	1	2	5	7	23	92	257	491	558	372	186	63	13	7	1	1	0	1	2171

TRAFFIC COUNTS PLUS
mietekm@comcast.net
925.305.4358

CITY OF EL CERRITO
RICHMOND ST. btwn STOCKTON & EUREKA AVE.

richmond 2
Site Code: 2s

NORTHBOUND

Start Time	1 4	5 6	7 8	9 10	11 12	13 14	15 16	17 18	19 20	21 22	23 24	25 26	27 28	29 30	31 32	33 34	35 36	37 38	39 40	41 9999	Hour Totals
10/01/24	0	0	0	0	0	0	0	0	1	4	2	0	0	0	0	0	0	0	0	0	7
01:00	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	3
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
06:00	1	0	0	0	0	1	0	1	3	0	2	1	0	0	1	0	0	0	0	0	10
07:00	1	0	0	0	0	0	1	3	6	8	6	5	6	2	0	0	0	0	0	0	38
08:00	8	0	0	0	0	0	2	3	13	26	31	35	21	6	2	0	0	0	0	0	147
09:00	10	0	1	0	0	0	5	2	12	13	18	16	3	0	2	0	0	0	0	0	82
10:00	6	0	0	0	1	0	1	1	3	17	23	17	7	12	3	1	0	0	0	0	92
11:00	6	0	0	0	0	0	5	9	8	15	30	19	17	3	2	0	0	1	0	0	115
12 PM	8	0	0	0	0	0	1	6	22	30	20	21	16	9	1	0	0	0	0	0	134
13:00	5	0	0	0	0	0	0	2	13	25	20	29	12	9	3	0	0	0	0	0	118
14:00	9	0	0	1	0	1	1	9	22	33	38	42	23	15	3	0	0	0	0	0	197
15:00	14	0	1	2	4	14	7	13	41	54	72	38	20	4	0	0	0	0	0	0	284
16:00	7	0	0	0	1	0	1	14	19	44	56	40	25	12	2	3	0	1	0	0	225
17:00	14	0	0	0	0	0	3	20	21	53	58	44	30	14	3	2	0	0	0	0	262
18:00	9	0	0	0	0	3	5	10	18	44	45	31	17	3	1	1	1	0	0	0	188
19:00	8	0	0	1	1	0	4	8	19	33	23	15	10	2	2	0	0	0	0	0	126
20:00	1	0	0	0	0	0	2	13	19	24	13	11	3	1	1	0	0	0	0	0	88
21:00	0	0	0	0	0	0	1	1	7	13	16	3	3	1	1	0	0	0	0	0	46
22:00	1	0	0	0	0	1	2	1	3	5	6	0	2	1	0	0	0	0	0	0	22
23:00	0	0	0	0	0	0	0	1	2	2	3	1	0	0	1	0	0	0	0	0	10
Total	108	0	2	4	7	20	41	118	252	443	484	369	217	95	28	7	1	2	0	0	2198
Percent	4 9%	0.0%	0.1%	0.2%	0.3%	0.9%	1.9%	5.4%	11.5%	20 2%	22.0%	16 8%	9.9%	4.3%	1.3%	0.3%	0.0%	0.1%	0.0%	0.0%	

Statistic

15th Percen ile :	18 MPH
50th Percen ile :	22 MPH
85th Percen ile :	26 MPH
95th Percen ile :	28 MPH
Mean Speed(Average) :	22 MPH
10 MPH Pace Speed :	19-28 MPH
Number in Pace :	1699
Percent in Pace :	77.3%
Number of Vehicles > 25 MPH :	612
Percent of Vehicles > 25 MPH :	27.8%

Grand Total	108	0	2	4	7	20	41	118	252	443	484	369	217	95	28	7	1	2	0	0	2198

TRAFFIC COUNTS PLUS
mietekm@comcast.net
925.305.4358

CITY OF EL CERRITO
RICHMOND ST. btwn MOESER LN. & PORTOLA DR.

richmond 3
Site Code: 3s

SOUTHBOUND

Start Time	1 4	5 6	7 8	9 10	11 12	13 14	15 16	17 18	19 20	21 22	23 24	25 26	27 28	29 30	31 32	33 34	35 36	37 38	39 40	41 9999	Hour Totals
10/01/24	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
05:00	0	0	0	0	0	0	0	0	0	3	3	4	3	2	5	1	0	1	0	0	22
06:00	1	0	0	0	0	0	0	1	0	6	9	12	8	10	4	3	1	2	0	0	57
07:00	7	0	1	0	1	2	3	14	10	22	32	60	62	58	27	11	2	1	1	0	314
08:00	61	16	48	21	5	5	5	5	8	22	24	49	43	38	15	2	3	1	0	0	371
09:00	13	0	0	0	0	1	0	1	7	11	22	61	52	49	20	8	2	1	0	1	249
10:00	8	0	0	0	0	0	0	2	5	11	30	44	41	33	14	7	4	0	1	1	201
11:00	8	0	0	1	0	1	1	2	3	17	38	53	47	36	17	3	2	0	1	0	230
12 PM	11	0	0	0	0	0	0	3	3	17	17	40	46	30	14	5	6	2	1	0	195
13:00	10	0	1	0	0	0	0	5	3	14	28	43	35	48	12	4	4	1	1	0	209
14:00	22	0	0	0	0	1	0	3	10	19	28	48	46	29	16	9	3	3	0	0	237
15:00	30	0	0	0	0	1	0	2	16	12	48	57	45	38	20	6	3	0	0	0	278
16:00	20	0	1	0	0	1	1	5	14	21	41	51	34	39	25	4	4	1	1	0	263
17:00	25	0	1	1	1	2	4	3	2	14	27	39	50	37	23	14	5	2	0	0	250
18:00	22	0	0	0	0	0	1	2	12	21	39	48	38	36	18	6	2	0	0	0	245
19:00	10	0	0	0	0	0	0	8	13	20	20	33	15	12	5	0	0	0	0	0	136
20:00	5	0	0	0	0	1	0	2	4	16	15	14	10	6	2	1	0	0	0	0	76
21:00	1	0	0	0	0	1	1	2	6	7	7	12	6	7	1	1	1	0	0	0	53
22:00	0	0	0	0	0	0	0	0	2	4	1	3	4	3	1	0	1	0	0	0	19
23:00	0	0	0	0	0	0	0	0	1	1	1	0	5	1	0	1	0	0	0	0	10
Total	254	16	52	23	7	16	17	60	120	259	431	671	590	513	241	86	43	15	6	2	3422
Percent	7.4%	0.5%	1 5%	0.7%	0.2%	0.5%	0.5%	1.8%	3.5%	7.6%	12.6%	19.6%	17.2%	15.0%	7.0%	2.5%	1.3%	0.4%	0.2%	0.1%	

Statistic	
15th Percen ile :	16 MPH
50th Percen ile :	25 MPH
85th Percen ile :	29 MPH
95th Percen ile :	32 MPH
Mean Speed(Average) :	24 MPH
10 MPH Pace Speed :	22-31 MPH
Number in Pace :	2367
Percent in Pace :	69.2%
Number of Vehicles > 25 MPH :	1921
Percent of Vehicles > 25 MPH :	56.2%

Grand Total	254	16	52	23	7	16	17	60	120	259	431	671	590	513	241	86	43	15	6	2	3422

TRAFFIC COUNTS PLUS
mietekm@comcast.net
925.305.4358

CITY OF EL CERRITO
RICHMOND ST. btwn MOESER LN. & PORTOLA DR.

richmond 3
Site Code: 3s

NORTHBOUND

Start Time	1 4	5 6	7 8	9 10	11 12	13 14	15 16	17 18	19 20	21 22	23 24	25 26	27 28	29 30	31 32	33 34	35 36	37 38	39 40	41 9999	Hour Totals
10/01/24	0	0	0	0	0	0	0	0	0	0	4	2	0	2	0	1	0	0	0	0	9
01:00	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	2	0	1	1	0	0	0	0	0	0	4
06:00	1	0	0	0	0	0	2	1	4	2	6	2	1	1	0	0	0	0	0	0	20
07:00	7	0	0	0	0	1	4	5	6	15	11	10	4	6	1	0	0	0	0	0	70
08:00	32	0	0	0	3	7	8	22	26	34	35	33	10	9	1	0	1	0	0	0	221
09:00	10	0	0	1	0	1	1	6	2	19	23	43	18	17	2	1	0	0	0	0	144
10:00	10	0	0	0	0	0	1	2	13	10	34	34	17	14	4	0	0	0	0	0	139
11:00	12	0	0	0	0	2	1	8	3	12	22	38	19	7	7	2	0	0	0	0	133
12 PM	13	0	0	0	0	0	0	3	11	23	34	43	31	27	9	2	2	0	0	0	198
13:00	12	0	0	0	0	0	1	5	9	17	33	57	29	28	7	3	2	0	0	0	203
14:00	23	0	0	0	0	2	2	12	21	38	55	50	48	34	7	1	1	0	1	0	295
15:00	59	0	0	1	0	0	13	23	36	61	73	62	35	20	8	3	1	0	0	0	395
16:00	29	0	0	0	0	3	9	13	33	66	84	72	49	35	6	3	0	0	0	0	402
17:00	15	0	0	1	0	3	7	13	41	105	117	88	54	22	11	4	0	0	0	0	481
18:00	12	0	0	0	3	2	11	14	33	49	65	43	28	13	2	0	1	0	0	0	276
19:00	8	0	0	0	0	2	4	17	34	40	20	23	17	6	3	0	0	0	1	0	175
20:00	3	0	0	0	0	0	4	14	21	32	18	14	14	5	2	0	2	0	0	0	129
21:00	0	0	0	0	0	1	0	2	8	5	15	14	9	4	1	0	0	0	0	0	59
22:00	0	0	0	0	0	0	1	2	3	5	8	5	4	2	0	0	0	0	0	0	30
23:00	0	0	0	0	0	0	1	1	0	1	2	1	1	1	0	0	1	0	0	0	9
Total	246	0	0	3	6	24	71	163	304	535	663	635	389	255	71	20	11	0	2	0	3398
Percent	7 2%	0.0%	0 0%	0.1%	0.2%	0.7%	2.1%	4.8%	8.9%	15.7%	19.5%	18.7%	11.4%	7.5%	2.1%	0.6%	0.3%	0.0%	0.1%	0.0%	

Statistic	
15th Percen ile :	17 MPH
50th Percen ile :	23 MPH
85th Percen ile :	27 MPH
95th Percen ile :	29 MPH
Mean Speed(Average) :	22 MPH
10 MPH Pace Speed :	20-29 MPH
Number in Pace :	2426
Percent in Pace :	71.4%
Number of Vehicles > 25 MPH :	1181
Percent of Vehicles > 25 MPH :	34.8%

Grand Total	246	0	0	3	6	24	71	163	304	535	663	635	389	255	71	20	11	0	2	0	3398

Appendix B

City of El Cerrito
Richmond St. - Hill St. to Moeser Lane.

Parking Supply	Hill to Manor		Manor to Blake		Blake to Potrero		Potrero to Gladys		Gladys to Donal		Donal to Manila		Manila to Schmidt		Schmidt to Glenwood		Glenwood to Portola		Portola to Moeser		
	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
Existing Supply	4	5	18	14	11	9	14	20	17	13	13	14	20	15	8	10	5	11	15	12	248

Parking Demand	Hill to Manor		Manor to Blake		Blake to Potrero		Potrero to Gladys		Gladys to Donal		Donal to Manila		Manila to Schmidt		Schmidt to Glenwood		Glenwood to Portola		Portola to Moeser		
Tuesday, 10-1-2024	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
10:00 am	4	0	6	13	10	6	8	4	6	9	7	7	5	9	1	0	1	0	3	2	101
8:00 pm	3	0	7	17	11	6	9	4	6	11	6	7	8	8	1	0	1	0	3	4	112

Parking Demand	Hill to Manor		Manor to Blake		Blake to Potrero		Potrero to Gladys		Gladys to Donal		Donal to Manila		Manila to Schmidt		Schmidt to Glenwood		Glenwood to Portola		Portola to Moeser		
Saturday, 10-5-2024	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
1:00 pm	1	0	6	5	6	6	7	4	8	13	8	5	6	8	0	0	1	0	3	3	90

Existing Conditions Occupancy

	Hill to Manor		Manor to Blake		Blake to Potrero		Potrero to Gladys		Gladys to Donal		Donal to Manila		Manila to Schmidt		Schmidt to Glenwood		Glenwood to Portola		Portola to Moeser		
Tuesday, 10-1-2024	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
10 00 am	100%	0%	33%	93%	91%	67%	57%	20%	35%	69%	54%	50%	25%	60%	13%	0%	20%	0%	20%	17%	41%
8 00 pm	75%	0%	39%	121%	100%	67%	64%	20%	35%	85%	46%	50%	40%	53%	13%	0%	20%	0%	20%	33%	45%
1 00 pm	25%	0%	33%	36%	55%	67%	50%	20%	47%	100%	62%	36%	30%	53%	0%	0%	20%	0%	20%	25%	36%

Richmond St. - Moeser Lane. to Fairmount Ave.

Parking Supply	Moeser to Waldo		Waldo to Stockton		Stockton to Eureka		Eureka to Lincoln		Lincoln to Willow		Willow to Central		Central to Fairmount		
	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
Existing Supply	18	19	19	18	20	22	20	14	9	7	11	8	18	11	214

Parking Demand	Moeser to Waldo		Waldo to Stockton		Stockton to Eureka		Eureka to Lincoln		Lincoln to Willow		Willow to Central		Central to Fairmount		
Tuesday, 10-1-2024	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
10:00 am	6	9	4	10	11	8	7	9	10	1	10	6	20	7	118
8:00 pm	9	9	7	9	9	11	6	10	4	1	5	9	4	6	99

Parking Demand	Moeser to Waldo		Waldo to Stockton		Stockton to Eureka		Eureka to Lincoln		Lincoln to Willow		Willow to Central		Central to Fairmount		
Saturday, 10-5-2024	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
1:00 pm	8	9	4	8	7	10	5	8	4	0	4	11	7	5	90

Existing Conditions Occupancy

	Moeser to Waldo		Waldo to Stockton		Stockton to Eureka		Eureka to Lincoln		Lincoln to Willow		Willow to Central		Central to Fairmount		
Tuesday, 10-1-2024	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	W. side	E. side	Total
10 00 am	33%	47%	21%	56%	55%	36%	35%	64%	111%	14%	91%	75%	111%	64%	55%
8 00 pm	50%	47%	37%	50%	45%	50%	30%	71%	44%	14%	45%	113%	22%	55%	46%
1 00 pm	44%	47%	21%	44%	35%	45%	25%	57%	44%	0%	36%	138%	39%	45%	42%

On-Street Parking Occupancy

Collection Date: Thursday May 29, 2025

On-Street Parking Occupancy

Collection Date: Thursday, May 29, 2025

Block Face & Parking Facility	Inventory	5/29/2025 8:00	5/29/2025 12:00	5/29/2025 19:00
BLAKE ST (ELM ST - LIBERTY ST)	6	73%	56%	23%
BLAKE ST (ELM ST - NORVELL ST)	8	19%	0%	0%
BLAKE ST (ELM ST - RICHMOND ST)	5	26%	0%	26%
BLAKE ST (LIBERTY ST - ELM ST)	7	35%	35%	0%
BLAKE ST (NORVELL ST - ELM ST)	10	16%	16%	0%
BLAKE ST (RICHMOND ST - ELM ST)	2	100%	0%	0%
DONAL AVE (ELM ST - RICHMOND ST)	6	0%	0%	39%
DONAL AVE (EVERETT ST - RICHMOND ST)	7	35%	0%	0%
DONAL AVE (RICHMOND ST - ELM ST)	7	20%	0%	0%
DONAL AVE (RICHMOND ST - EVERETT ST)	7	49%	49%	35%
ELM CT (ELM CT END - ELM ST)	8	0%	0%	44%
ELM CT (ELM ST - ELM CT END)	9	39%	28%	0%
ELM ST (BLAKE ST - MANOR CIRCLE)	18	12%	23%	34%
ELM ST (BLAKE ST - POTRERO AVE)	13	68%	60%	52%
ELM ST (DONAL AVE - GLADYS AVE)	21	44%	44%	44%
ELM ST (DONAL AVE - MANILA AVE)	18	28%	34%	34%
ELM ST (GLADYS AVE - DONAL AVE)	22	51%	33%	47%
ELM ST (GLADYS AVE - POTRERO AVE)	17	59%	35%	35%
ELM ST (HILL ST - MANOR CIRCLE)	5	86%	100%	66%
ELM ST (MANILA AVE - DONAL AVE)	16	37%	37%	37%
ELM ST (MANILA AVE - SCHMIDT LANE)	23	45%	32%	41%
ELM ST (MANOR CIRCLE - BLAKE ST)	18	50%	23%	17%
ELM ST (MANOR CIRCLE - HILL ST)	5	46%	0%	0%
ELM ST (POTRERO AVE - BLAKE ST)	11	33%	33%	42%
ELM ST (POTRERO AVE - GLADYS AVE)	19	27%	27%	43%
ELM ST (SCHMIDT LANE - MANILA AVE)	21	54%	44%	44%
EVERETT ST (DONAL AVE - GLADYS AVE)	19	48%	32%	59%
EVERETT ST (DONAL AVE - MANILA AVE)	19	53%	59%	95%
EVERETT ST (GLADYS AVE - DONAL AVE)	16	44%	50%	75%
EVERETT ST (GLADYS AVE - POTRERO AVE)	24	35%	19%	31%
EVERETT ST (MANILA AVE - DONAL AVE)	18	50%	45%	67%

Note: Occupancy data collected using license plate reader (LPR) technology. A 6% calibration factor is added to account for missed plates due to open trunks, covered vehicles, or other anomalies.

On-Street Parking Occupancy

Collection Date: Thursday, May 29, 2025

EVERETT ST (MANILA AVE - SCHMIDT LANE)	19	69%	43%	64%
EVERETT ST (MOESER LANE - PORTOLA DR)	17	47%	18%	41%
EVERETT ST (NORVELL ST - POTRERO AVE)	11	24%	0%	15%
EVERETT ST (PORTOLA DR - MOESER LANE)	15	59%	46%	39%
EVERETT ST (POTRERO AVE - GLADYS AVE)	21	58%	35%	44%
EVERETT ST (POTRERO AVE - NORVELL ST)	10	36%	16%	26%
EVERETT ST (SCHMIDT LANE - MANILA AVE)	19	53%	38%	48%
GLADYS AVE (EVERETT ST - RICHMOND ST)	8	31%	0%	0%
GLADYS AVE (RICHMOND ST - EVERETT ST)	9	28%	28%	50%
GLENWOOD WAY (GLENWOOD WAY END - RICHMOND ST)	6	23%	0%	0%
GLENWOOD WAY (RICHMOND ST - GLENWOOD WAY END)	5	0%	0%	0%
HILL ST (LIBERTY ST - ELM ST) NORTHWEST	6	100%	89%	39%
HILL ST (LIBERTY ST - ELM ST) SOUTHEAST	6	0%	0%	0%
LIBERTY ST (BLAKE ST - HILL ST) NORTHEAST	27	32%	25%	28%
LIBERTY ST (BLAKE ST - HILL ST) SOUTHWEST	8	81%	56%	31%
LIBERTY ST (MOESER LANE - PORTOLA DR)	17	35%	24%	30%
LIBERTY ST (PORTOLA DR - MOESER LANE)	15	0%	26%	0%
LIBERTY ST (PORTOLA DR - SCHMIDT LANE)	15	66%	46%	39%
LIBERTY ST (SCHMIDT LANE - PORTOLA DR)	15	53%	26%	46%
MANILA AVE (ELM ST - RICHMOND ST)	8	31%	31%	31%
MANILA AVE (EVERETT ST - RICHMOND ST)	8	19%	0%	19%
MANILA AVE (RICHMOND ST - ELM ST)	8	19%	19%	19%
MANILA AVE (RICHMOND ST - EVERETT ST)	8	19%		31%
MANOR CIRCLE (1730 MANOR CIRCLE - 1750 MANOR CIRCLE) NORTHWEST	4	0%	0%	31%
MANOR CIRCLE (1730 MANOR CIRCLE - 1750 MANOR CIRCLE) SOUTHEAST	4	0%	0%	0%
MANOR CIRCLE (1750 MANOR CIRCLE - 1780 MANOR CIRCLE) NORTHEAST	11	0%	15%	15%
MANOR CIRCLE (1750 MANOR CIRCLE - 1780 MANOR CIRCLE) SOUTHWEST	13	0%	0%	21%
MANOR CIRCLE (1780 MANOR CIRCLE - 1790 MANOR CIRCLE) NORTHWEST	5	0%	0%	0%
MANOR CIRCLE (1780 MANOR CIRCLE - 1790 MANOR CIRCLE) SOUTHEAST	3	39%		39%
MANOR CIRCLE (1790 MANOR CIRCLE - 1730 MANOR CIRCLE) NORTHEAST	13	0%	0%	14%
MANOR CIRCLE (1790 MANOR CIRCLE - 1730 MANOR CIRCLE) SOUTHWEST	9	0%	0%	0%
MANOR CIRCLE (1790 MANOR CIRCLE - ELM ST)	2	0%	0%	56%
MOESER LANE (ELM ST - LIBERTY ST)	6	23%	23%	56%

Note: Occupancy data collected using license plate reader (LPR) technology. A 6% calibration factor is added to account for missed plates due to open trunks, covered vehicles, or other anomalies.

On-Street Parking Occupancy

Collection Date: Thursday, May 29, 2025

MOESER LANE (ELM ST - RICHMOND ST)	8	0%	0%	0%
MOESER LANE (EVERETT ST - RICHMOND ST)	6	56%	56%	23%
MOESER LANE (LIBERTY ST - ELM ST)	8	0%	0%	0%
MOESER LANE (RICHMOND ST - ELM ST)	7	0%	0%	20%
MOESER LANE (RICHMOND ST - EVERETT ST)	9	0%	17%	0%
NORVELL ST (BLAKE ST - EVERETT ST)	2	56%	0%	0%
NORVELL ST (EVERETT ST - BLAKE ST)	3	39%	0%	0%
PORTOLA DR (EVERETT ST - RICHMOND ST)	12	0%	0%	0%
PORTOLA DR (LIBERTY ST - RICHMOND ST)	10	16%	26%	46%
PORTOLA DR (RICHMOND ST - EVERETT ST)	8	19%	0%	44%
PORTOLA DR (RICHMOND ST - LIBERTY ST)	12	48%	39%	39%
POTRERO AVE (ELM ST - RICHMOND ST)	8	31%	19%	0%
POTRERO AVE (RICHMOND ST - ELM ST)	9	0%	17%	17%
RICHMOND ST (BLAKE ST - POTRERO AVE)	14	49%	49%	70%
RICHMOND ST (DONAL AVE - GLADYS AVE)	14	29%	21%	44%
RICHMOND ST (DONAL AVE - MANILA AVE)	19	43%	32%	43%
RICHMOND ST (GLADYS AVE - DONAL AVE)	18	62%	34%	39%
RICHMOND ST (GLADYS AVE - POTRERO AVE)	20	0%	16%	11%
RICHMOND ST (GLENWOOD WAY - PORTOLA DR)	5	26%	26%	26%
RICHMOND ST (GLENWOOD WAY - SCHMIDT LANE)	11	0%	0%	0%
RICHMOND ST (MANILA AVE - DONAL AVE)	21	16%	20%	35%
RICHMOND ST (MANILA AVE - SCHMIDT LANE)	21	35%	16%	25%
RICHMOND ST (MOESER LANE - PORTOLA DR)	16	0%	0%	31%
RICHMOND ST (PORTOLA DR - GLENWOOD WAY)	11	0%	0%	15%
RICHMOND ST (PORTOLA DR - MOESER LANE)	15	39%	13%	26%
RICHMOND ST (POTRERO AVE - BLAKE ST)	10	16%	46%	46%
RICHMOND ST (POTRERO AVE - GLADYS AVE)	17	53%	47%	47%
RICHMOND ST (SCHMIDT LANE - GLENWOOD WAY)	8	0%	0%	0%
RICHMOND ST (SCHMIDT LANE - MANILA AVE)	15	19%	46%	46%
SCHMIDT LANE (ELM ST - RICHMOND ST)	5	46%	26%	26%
SCHMIDT LANE (EVERETT ST - RICHMOND ST)	9	0%	0%	0%
SCHMIDT LANE (RICHMOND ST - ELM ST)	7	49%	35%	20%
SCHMIDT LANE (RICHMOND ST - EVERETT ST)	7	0%	20%	0%

Note: Occupancy data collected using license plate reader (LPR) technology. A 6% calibration factor is added to account for missed plates due to open trunks, covered vehicles, or other anomalies.

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Preschools Lose Students as Transitional Kindergarten Expands in California

By **Anya Ellis**
Published 9 months ago on January 22, 2025

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California's implementation of universal transitional kindergarten has had adverse effects on preschool programs, new data shows.

HIGHLIGHTS

- New data from the Center for the Study of Child Care Employment shows that preschools are struggling.
- As transitional kindergarten expands, California preschools are forced to pivot their focus to younger children.

California's implementation of universal transitional kindergarten has adversely affected already struggling preschool programs, which are attempting to adapt to the shifting marketplace.

A recent data snapshot from the Center for the Study of Child Care Employment at UC Berkeley shows that preschool enrollment of all age groups fell during the pandemic and has only partially rebounded. Particularly, there has been a large reduction in enrolling 4-year-olds. Find the study here.

It is not certain that transitional kindergarten expansion is the leading cause of this due to its overlap with COVID-19. However, early education programs are suffering.

Universal TK in California

Gov. Gavin Newsom released California's Master Plan for Early Education and Care in 2021, and it listed specific goals. One of them was providing 3- and 4-year-olds with access to high-quality learning. The state began phasing in universal TK and income-eligible preschools across the state.

Related Story: *Universal Transitional Kindergarten Will Be a Game Changer*

In the governor's 2025-26 school year budget, $2.4 billion was provided to fully implement universal TK for all children who turn four by Sept. of the school year. This provided access to about 60,000 additional students. Also, $1.5 billion was put toward lowering the average student-to-adult ratio in TK classrooms from 12:1 to 10:1.

To compensate for the majority of 4-year-olds now enrolling in TK, preschools have shifted efforts to signing up more 3-year-olds. In Fresno, preschools, often marketed as academies, are offering programs for children as young as 6 weeks old.

"It's not just a matter of getting the right curricula, books, and furniture for the classroom—many educators who have built a career on teaching four-year-olds will have to adapt their teaching practice for a younger age group," CSCCE says.

The CSCCE conducted an early educator survey in spring 2024 to gather information on this transition. The survey drew responses from 945 educators — 508 family child care providers and 437 center teaching staff.

The findings indicated that nearly 60% of center teachers, who are more accustomed to teaching 4-year-olds, would consider switching to 3-three-year-olds, but only 20% would want to teach infants or toddlers.

Early educators typically want to remain in their current programs, especially those teaching children under the age of three with 70% wanting to stay.

However, there is more uncertainty among teaching center staff. Fewer than half of teachers, working across all age groups, indicated they want to continue with their program. And, about half of the staffers don't expect to be working in a center three years from now.

Need for Public Funding in Preschool

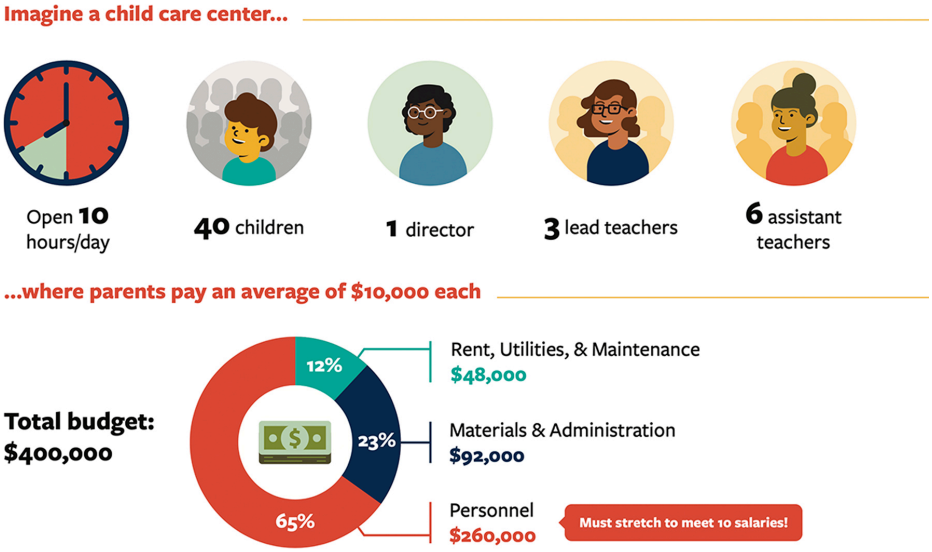
According to CSCCE, turnover is incredibly high among early educators due to low wages and lackluster benefits.

Centers lack the resources to increase teacher pay, which results in a continued struggle to staff classrooms. These programs, which serve younger children, have smaller group sizes by law and are forced to raise prices to offset reductions in enrollment.

Brighten Academy, a preschool with multiple locations in Fresno and Clovis, charges $370 for a week (five days) of full-day care from 6 a.m. to 6 p.m. That adds up to $1,480 per month. Additionally, there is a $75 initial registration fee and $48 materials fee.

Comparably, Clovis Unified charges $35 per half-day, which is three hours of preschool. This comes to $6,195 for a full school year. Additionally, the district offers a free program to those who meet financial requirements.

Preschools receive little to no state funding, relying on student tuition to cover expenses.



(Center for the Study of Child Care Employment – 2018)

"Family child care is not recognized as essential and is not treated with respect. It also barely pays the bills I have now, let alone when my child is going to high school or college. I need more stability and — heaven forbid — some benefits like health care and unemployment," a family childcare provider from Contra Costa County told the CSCCE.

Educators are hoping California aligns opportunities with teacher aspirations, so there is a pathway for teaching infants to three and teaching TK. Preschool teachers can only be aides in TK classrooms if they enroll in a credential program. These experienced teachers are worried about losing their students and continuing to struggle financially.

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NEWS

Why California's Universal Transitional Kindergarten Plan Poses a Threat to Some Early Childhood Ed Providers

By Deepa Fernandes Oct 26, 2021

Updated Sep 17, 2024

Save Article

Bri Davis leads a game for a classroom of preschool children at Kids Konnect Infant Care and Preschool in San Leandro on Oct. 22, 2021. *(Beth LaBerge/KQED)*

Universal preschool is coming to California in 2025, a major victory, years in the making for early childhood education advocates.

“It’s the biggest thing we’ve ever done in California for our youngest learners,” said Assemblymember Kevin McCarty, a Sacramento Democrat who led the push for universal preschool in California during the last decade.

McCarty is the architect of the $2.7 billion initiative, which was authorized as part of an education funding bill signed into law in July. The program, called universal transitional kindergarten, will be gradually phased in over the next five years on public school campuses, expanding existing TK classrooms until it covers all 4-year-olds in the state. By the 2025-26 school year, at full implementation, the program is expected to benefit 300,000 children, according to McCarty’s office.

“This is a game changer,” McCarty said.

But Makinya Ward is not celebrating.

As a new mother, the San Leandro resident struggled to find quality preschool for her children. She wanted them to grow and develop through play, and also be nurtured by caring teachers. When she couldn’t find a suitable child care center, Ward started her own in 2009.

Bri Davis helps a student with a science experiment at Kids Konnect Infant Care and Preschool in San Leandro on Oct. 22, 2021. *(Beth LaBerge/KQED)*

Twelve years later, Ward runs five centers, serving 165 children from infants to 5-year-olds in Alameda and San Mateo counties. But the state's newly minted plan could undo all that.

While advocates celebrate the addition of this new grade level to the public school system, many of those who currently provide much of California's early childhood education options, often women of color like Ward, are worried they will be nudged out of the equation.

Fear of losing students

Early childhood education in California has long been a hard-to-navigate patchwork of government-run preschools, private and nonprofit centers, and family child care sites that are run out of providers' homes. The state pays for the children from the lowest-income homes, and quality varies widely. The state's new universal TK program is designed to streamline options, improve quality and reach more children.

Yet, in an ironic twist, Ward and other preschool directors fear the universal program could result in less care for infants and toddlers, as private centers might not be able to survive financially if they lose their 4-year-olds to the free school-based program.

Ward worries she will lose up to a third of her little students — many if not all of her 4-year-olds — causing a significant loss of income that could leave her unable to continue paying the rest of her teachers.

The business model for preschools is unique, affected by laws that mandate a higher ratio of teachers needed for the youngest children.

In California, child care centers are required by law to have one adult present for every four kids under age 2, while the ratio for 4-year-olds is one adult for every 12 kids.

"You take a loss on infants and toddlers and you make a marginal gain on 4- and 5-year-olds," said Dave Esbin, executive director of California Quality Early Learning, or CQEL, a nonprofit that supports community-based child care providers.

Losing tuition from older children will cut into the small padding preschools have to help cover the more expensive care of children under 2.

A teacher takes care of an infant at Kids Konnect Infant Care and Preschool in San Leandro on Oct. 22, 2021. *(Beth LaBerge/KQED)*

"It will be difficult for us if we are no longer able to serve 4-year-olds, because we depend on those tuitions in order to pay for the expense of the younger children," Ward said.

In 2019, there were about 290,000 4-year-olds in early childhood education programs, according to American Community Survey data analyzed by the Population Reference Bureau for this story. As many as 200,000 of those 4-year-olds could potentially leave private day care centers for free public school TK come 2025.

“TK extracts the one age group that [private] providers depend upon for stability, so many providers will close forever in the coming years,” Esbin said. “Those that don’t close will need to raise infant and toddler tuition to survive, which will be completely unaffordable for even more families.”

In other words, parents might win by having free preschool for their 4-year-olds, but that could potentially come at the cost of losing care for their younger children.

Seeking a middle ground

It didn’t have to be this way, Ward said.

“I feel like those of us who provide the care were not invited to the table to talk about some ways that we could work collaboratively so that we would minimize the impact and effects on families,” she said.

The civil rights group Advancement Project California was at the table during negotiations with lawmakers, pushing for an equitable universal TK plan that would prioritize the state’s many children of color who typically have not had equal access to early childhood education. Khydeeja Alam, the group’s senior policy and advocacy director, acknowledges that many preschools and family child care centers run by women of color will suffer if they are not meaningfully included in the state’s plan.

“Those were some of the toughest conversations we had with the Legislature,” Alam said.

As it stands, the state’s new transitional kindergarten offerings will be available at existing public schools. Ward supports a model where centers like hers could also provide the preschool programming that the state pays for, similar to what exists in New York City, in what’s known as a “mixed delivery system.”

A teacher works with students on a coloring project at Kids Konnect Infant Care and Preschool in San Leandro on Oct. 22, 2021. *(Beth LaBerge/KQED)*

But there are challenges with this model, too. When universal preschool was opened to both public and private providers in New York City in 2014, many private providers shifted to serving more 4-year-olds to benefit from the stable income it provided, while cutting back on more costly infant and toddler care. The result was a deficit in child care available for children under 2.

There has to be a middle ground, Alam said.

"I just don't see school districts taking on the whole responsibility of UTK on their own," she said. "We don't have enough facilities. We don't have enough teachers. So this is really an opportunity for private providers and school districts to work together."

Esbin, of CQEL, suggests that private providers be allowed to continue serving 4-year-olds, possibly as contractors hired by the local school districts receiving the new state funds. "Other states have implemented mixed-delivery systems and included the entire child care community to take part, and that's what you have to do to create a healthy child care system to serve all communities," Esbin said, pointing to Maryland as one example

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But Assemblymember McCarty is opposed to the idea. "We don't contract out eighth grade and fifth grade and third grade, so I don't know how we're going to contract out a grade," McCarty said.

McCarty also doesn't believe family child care centers and other private facilities will be forced to close when universal TK is fully implemented in 2025. "There are plenty of 3-year-olds that are going to need service," he said. "So we're telling these programs, 'Hey, you can serve 3-year-olds.'"

Importance of play

Ward also worries that public schools can't fully meet the developmental needs of 4-year-olds, something her programs do through experiential learning and play-based curriculum. Her teachers use cooking activities, water play and tricycles to foster early literacy and numerical concepts. For instance, when making pancakes, preschoolers measure ingredients and learn about simple fractions, and with water play, they use different size containers to begin to understand volume.

In contrast, she says, TK looks a lot more like school where "play" is highly structured: For example, using play dough to form numbers or letters, versus free play, which many experts say helps foster learning.

Some parents like more structure and academics for their preschooler, and some might want a truly play-based model, says Los Angeles preschool director Jennifer Carter. And it's this ability to choose that parents will lose if free preschool is only available in a TK classroom on an elementary school campus.

Teacher Roz Tavares helps students paint a pumpkin at Kids Konnect Infant Care and Preschool in San Leandro on Oct. 22, 2021. *(Beth LaBerge/KQED)*

“Four-year-olds should not be sitting at a desk doing worksheets,” she said.

There are also concerns about the well-being of Black children who will be attending preschool as part of the public school system, said Keisha Nzewi, director of public policy at the California Child Care Resource and Referral Network.

"My concern is starting the school-to-prison pipeline even earlier because behaviors that are age-appropriate are not going to be tolerated," she said. Black preschoolers are already disciplined and expelled at far higher rates than their white peers, yet if that now happens earlier, it will follow them for longer throughout their educational careers, Nzewi said.

'I just don't see school districts taking on the whole responsibility of UTK on their own. We don't have enough facilities. We don't have enough teachers.'

—Khydeeja Alam, senior policy and advocacy director of Advancement Project California

There are also logistical challenges. The transition to universal TK, which will be a much shorter day than what is now provided by most private programs, could create challenges for working parents, many of whom will be left scrambling to find new before- and after-care options for their children. Practitioners like Carter doubt they'll be able to hire and pay enough teachers to work only in the early mornings and late afternoons, and argue that transporting kids back and forth will be a mess.

"There is an expectation that private centers will transport kids to and from school. The logistics alone are ridiculous," she said.

Oversight concerns

Michael Olenick, president and CEO of the Child Care Resource Center in Los Angeles, worries that elementary school campuses do not have the infrastructure to cater to the specific needs of preschool-age children, citing bathrooms as an example. Preschools often have very specific toilets, with half doors and special seats, and they are usually inside the preschool classroom, instead of down the hall or elsewhere.

"Four-year-olds, when they need to go, they need to go," Olenick said. "Does that mean that you're going to walk 10 or 20 kids all together to the bathroom?"

A teacher works with students on an art project at Kids Konnect Infant Care and Preschool in San Leandro on Oct. 22, 2021. *(Beth LaBerge/KQED)*

Olenick said he's encouraged that the state's new program will mandate a 10:1 student-to-teacher ratio in all public TK classes by 2025. The program will also require the curriculum to be developmentally appropriate and require TK teachers to have at

least 24 units of child development study, all of which he says are important “guard rails” for quality.
But Olenick worries about school districts complying with these mandates. “Whether anybody will check on that, I don’t know,” he said.

And in rural areas, focusing just on 4-year-olds will be hard, Olenick adds. Many school districts are so small they already combine TK students with kindergarteners.

McCarty is well aware of these concerns. After years of fighting for universal preschool for California, he wants it to work, he said.

“Some classrooms may not have a bathroom, they may not have little sinks for little kids, so we put several hundred million dollars in this year’s budget [and] we’ll probably do that again next year and the following year to help districts build more [TK] classrooms,” he said.

But pouring more money into public schools won’t solve all those problems, argues Jennifer Carter, the LA preschool director. She worries that as private centers downsize because of the new state program, the early childhood education workforce will be decimated.

Bri Davis leads a classroom of children to the gym at Kids Konnect Infant Care and Preschool in San Leandro on Oct. 22, 2021. *(Beth LaBerge/KQED)*

"A lot of Black and Brown women are going to be out of work," Carter said. "I am really worried that the state of early childhood education is going to be catastrophically miserable in about five years."

Khydeeja Alam of Advancement Project California hears the frustrations of providers like Carter and Ward, both Black women who have overcome many obstacles to keep their preschool doors open. She believes there is still time to include the private sector in more meaningful ways.

“I think it’s an opportunity for growth, it’s an opportunity for creativity, and it’s an opportunity for partnerships,” she said.

Deepa Fernandes is an early childhood reporting fellow at Pacific Oaks College, which is funded in part by First 5 LA.

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Fathima Badurudeen
[redacted]
El Cerrito, CA 94530

October 20 th 2025

The Mayor and The Members Of El Cerrito City Council
10890 San Pablo Avenue
El Cerrito, CA 94530

Re: Uphold The Planning Commission's Approval Of The CUP Permit For A Montessori Preschool At 556 Richmond Street - (Application PL24-0044)

Dear Mayor And Members Of The El Cerrito City Council,

I am writing to introduce myself as the owner and director of Happy Day Montessori Preschool in Albany,California. I was born and raised in Sri Lanka. As a child I also went to a Montessori preschool. My inspiration to open a Montessori Preschool came from my own experience growing up as a montessorian.

With many years of experience in teaching and as a mother of two girls, I decided to open my first Montessori Preschool in 2020 during COVID-19 crisis to offer my service to the essential workers in the community. I have been a qualified and experienced Montessori/ Kindergarten Teacher for the past 15 years.I am committed to providing a safe, warm, peaceful and developmentally appropriate environment for all children to grow and learn. I considered continuing to offer my services to the local community as I am dedicated to preparing each child emotionally, physically, and mentally for a successful future and making their childhood experience memorable.

Building on the success of my current Montessori Preschool, which has gained positive reviews from parents , I am excited to share my plans to expand and open a new branch in the beautiful city of El Cerrito. Our Montessori preschool will be a valuable addition to the community, offering a much-needed service to families in the area. I wanted to let you know that I am not going to open a home based Daycare. I am going to open a second branch of my already-established, wonderful Montessori Preschool Happy Day, which has been operating in Albany for the past five years. The Montessori Preschool will operate from 8 AM - 5:30 PM, Monday-Friday,serving children from 2- 6 years old. We originally proposed the city grant the cup permit for 25 children in total, but per regulation of the Department of Social Services in California under Title 22 we are qualified to have 20 children on site as specified in Section 101238.3.

There are many types of curriculum programs in Early Childhood Education such as Montessori Philosophy, Reggio Emilia, Waldorf, and innovative play- based approaches. Parents will choose what is best for their children and family needs.

There is a real need for more high-quality Montessori options in El Cerrito. Many local families currently have to enroll their children in Montessori preschools outside the city due to limited availability here. I have researched and understand all city regulations, including zoning requirements. I believe having another Happy Day Montessori Preschool in El Cerrito would be a great addition to families and to our wonderful community in El Cerrito.

I would highly appreciate your consideration to uphold the planning commission's approval of the CUP permit to initiate this venture and prepare the environment and arrange the basic child safety requirements, required by the department of social services.

Thank you for your time and consideration and for supporting our teachers and educators who serve our wonderful community.

"Free the child's potential, and you will transform him into the world." — Dr. Maria Montessori

Best Regards,

Sincerely,

Fathima Badurudeen

[redacted]

What is Montessori Philosophy?

Montessori education is more than an academic program — it is a community investment that shapes independent thinkers, responsible citizens, and compassionate human beings. Dr. Maria Montessori believed that "Education is the best weapon for peace." Her philosophy focuses on helping each child reach their fullest potential — intellectually, socially, and emotionally — through a carefully prepared environment that encourages independence, respect, and self-motivation. Montessori education is a philosophy that nurtures children and prepares them for the future. Montessori curriculum prepares children to be independent and be critical thinkers that they will use in their future careers.

Montessori classrooms are designed to foster curiosity, responsibility, and collaboration, skills that prepare children not only for school, but for life. Children learn to care for their environment, work peacefully with others, and contribute positively to their community. A Montessori education builds the foundation for lifelong learning, civic responsibility, and respect for diversity — qualities that strengthen our city and its future. As a community, when we support Montessori education, we invest in a generation of children who grow into creative, capable, and compassionate citizens — the kind of individuals every city hopes to nurture.

The Montessori method of education is based on Dr. Maria Montessori's scientific observations about how children learn as they progress from birth to adulthood. The Montessori curriculum covers five areas, practical life, sensorial, language, math, culture, and geography. Our teachers are dedicated to creating an optimal AMS style traditional Montessori environment where children have the opportunity to learn how to live. As educators, we accept a professional commitment to serving the needs of the whole child, mentally, physically, and emotionally.

Response to the appeal

I wanted to let you know that recently, the owner of a nearby home daycare texted me, expressing that " it was totally wrong for me to open another school close to their facility and that is not a very neighborly way to behave". I have attached the series of texts below for your reference.

While I understand their concerns, I would like to clarify that our Montessori program is different in nature and purpose from a daycare. A Montessori school offers an educational environment guided by trained teachers, focusing on individualized, hands-on learning and early academic development. I kindly ask the City Council to recognize these distinctions and to consider our application fairly, as our intention is to contribute positively to the community and to provide more quality educational options for local families.

The appeal states that the city of El Cerrito has not had a residence converted into a preschool. I would like to clarify that there is a play based preschool located at 1226, Liberty Street, El Cerrito 94530 which was converted to a preschool in 2008 with 45 children in total.

I wanted to clarify that our preschool is not a home based Daycare. It is a Montessori affiliated Preschool. going to open a second branch of my already-established, wonderful Montessori Preschool Happy Day. Please find attached below the difference between Montessori Preschool and Home Based Daycare.

Differences between Montessori Preschool and Home Based Daycare

1. Purpose and Philosophy

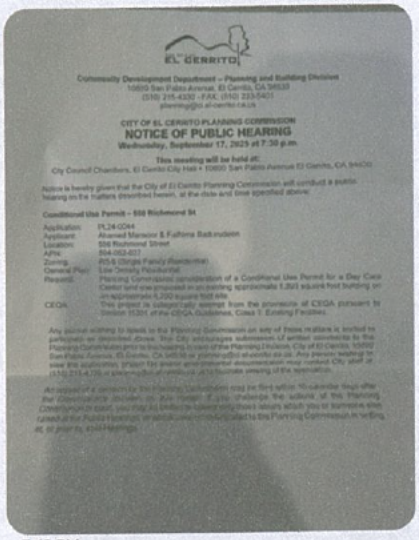
6:24

Cecy Neighbor
[redacted]

Monday, August 25, 2025

C Hey I just received this... Are you trying to open a daycare? 7:42 PM

C



EL CERRITO

Community Development Department – Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 - FAX: (510) 223-5401
planning@ci.el-cerrito.ca.us

CITY OF EL CERRITO PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
Wednesday, September 17, 2025 at 7:30 p.m.

This meeting will be held at:
City Council Chambers, El Cerrito City Hall • 10890 San Pablo Avenue El Cerrito, CA 94530

Notice is hereby given that the City of El Cerrito Planning Commission will conduct a public hearing on the matters described herein, at the date and time specified above:

Conditional Use Permit – 500 Richmond St

Application:	PL24-0044
Applicant:	Ahamed Mansoor & Fathima Badrudeen
Location:	500 Richmond Street
APN:	504-062-007
Zoning:	R5-S (Single Family Residential)
General Plan:	Low Density Residential
Request:	Planning Commission consideration of a Conditional Use Permit for a Day Care Center and one proposed in an existing approximate 1,801 square foot building on an approximate 6,200 square foot site.
CEQA:	This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1, Existing Facilities.

Any person wishing to speak to the Planning Commission on any of these matters is invited to participate as described above. The City encourages submission of written comments to the Planning Commission prior to the hearing in care of the Planning Division, City of El Cerrito, 10890 San Pablo Avenue, El Cerrito, CA 94530 or planning@ci.el-cerrito.ca.us. Any person wishing to view the application, project file and/or pertinent documentation may contact City staff at (510) 215-4330 or planning@ci.el-cerrito.ca.us to schedule viewing of the application.

An appeal of a decision by the Planning Commission may be filed within 10 calendar days after the Commission's decision, or, [illegible] if you challenge the actions of the Planning Commission in court, you may be limited to raising only those issues which you or someone else raised at the Public Hearings, or which were [illegible] to the Planning Commission in writing at, or prior to, such hearings.

7:43 PM

Hi,
Not a daycare

Montessori School 7:44 PM

C Oh because it says a day care center.... 7:44 PM

Second branch of my school 7:45 PM

Cecy Neighbor
[redacted]

Hi,
Not a daycare

7:44 PM Montessori School

C Oh because it says a day care center.... 7:44 PM

7:45 PM Second branch of my school

C In my back yard?

You realize I have a school there right, 7:45 PM

I know

7:46 PM It's not a daycare

C I'm a school too.... 7:46 PM

7:46 PM Even though they mentioned it's a daycare

7:47 PM I have a waitlist

C That's not a very neighborly way to behave

That's totally wrong 7:47 PM

7:47 PM So I'm going to have those children come over here

C And you asked for my help? 7:47 PM

Cecy Neighbor
[redacted]

7:47 PM I have a waitlist

C That's not a very neighborly way to behave

That's totally wrong 7:47 PM

7:47 PM So I'm going to have those children come over here

C And you asked for my help? 7:47 PM

7:48 PM I'm not doing a daycare

C For a music teacher to then put a school? 7:48 PM

7:48 PM I haven't done anything wrong

C Ok.

Wow

I'm sorry you don't understand 7:49 PM

What do you mean by in my backyard?

8:09 PM I didn't get it

C Again I'm sorry you don't understand 8:13 PM

C You don't open a school (any school) next to another school.... It's not right 8:17 PM

Montessori Preschool: Focuses on education and child development. Follows the Montessori philosophy created by Dr. Maria Montessori, which emphasizes independence, hands-on learning, and respect for each child's natural growth. Montessori preschool provides a structured, child-centered learning environment.

Home Based Daycare: Primarily provides care and supervision for children while parents are at work. Activities are usually focused on play and socialization, not structured learning.

2. Learning Environment

Montessori Preschool: Classrooms are carefully prepared with Montessori materials that encourage exploration and self-directed learning. Children choose their activities and work at their own pace.

Home Based Daycare: Typically includes free play, circle time, and teacher-directed activities, with toys and games for entertainment and basic development. Often a more flexible, homely, and sometimes less structured environment. A carefully prepared environment with specialized, hands-on materials designed for specific learning outcomes.

3. Teachers and Training

Montessori Preschool: Teachers are certified Montessori guides who observe and support learning rather than direct it.

Home Based Daycare: Staff members may have general childcare training, focusing on safety and basic early childhood care.

4. Age Group and Grouping

Montessori Preschool: Classes are multi-age (e.g., 2–6 years old) to promote peer learning and leadership. Usually includes a narrower age range, such as 2 to 3 years old, with mixed ages within the classroom.

Home Based Daycare: Can include children from infancy through age 12 in the same setting. Children are usually grouped by age for convenience and safety.

5. Daily Routine

Montessori Preschool: Offers uninterrupted work periods, allowing deep focus and concentration.

Home Based Daycare: Follows a fixed schedule of playtime, snacks, naps, and group activities.

In Summary:

A Montessori preschool focuses on education, independence, and holistic development and will promote the school readiness for children and prepares them for school. The curriculum in Montessori Preschool always aligns with higher education standards and staff are highly qualified to meet accreditations from higher quality education organizations and in a well structured learning the kids will understand the difference between home and school. A home based daycare focuses on childcare, safety, and play while parents are away.

Fathima Badurudeen

[redacted]
El Cerrito, CA 94530

October 20 th 2025

The City Of El Cerrito Building Inspection
10890 San Pablo Avenue
El Cerrito, CA 94530

Subject: Complaint Regarding Illegal Structure at 552, Richmond Street, El Cerrito, 94530- Attached to Boundary Fence of 556, Richmond Street, El Cerrito, 94530

Dear Building Department Of El Cerrito,

This letter is a formal complaint regarding an illegal structure that has been built on the property located at 552, Richmond Street, El Cerrito, 94530. This structure is directly attached to the boundary fence that separates my property, 556, Richmond Street, El Cerrito, 94530,from the neighbor's property.

The details of the violation are as follows:

The structure is situated on the side of my property, adjacent to the property at 552, Richmond Street, El Cerrito, 94530. The structure is a shed-like building, approximately 37 feet long and 8 feet wide, constructed of wood. It is built directly against the fence boundary line and uses our shared boundary fence as one of its walls. There are no setback distances from the property line.

I believe this structure was built without the necessary permits and violates local zoning and building codes per city code meeting requirements, specifically regarding setback requirements and construction near or on property lines. The structure's attachment to my fence has potentially compromised its integrity and is a nuisance even causing a sinkhole under the structure.

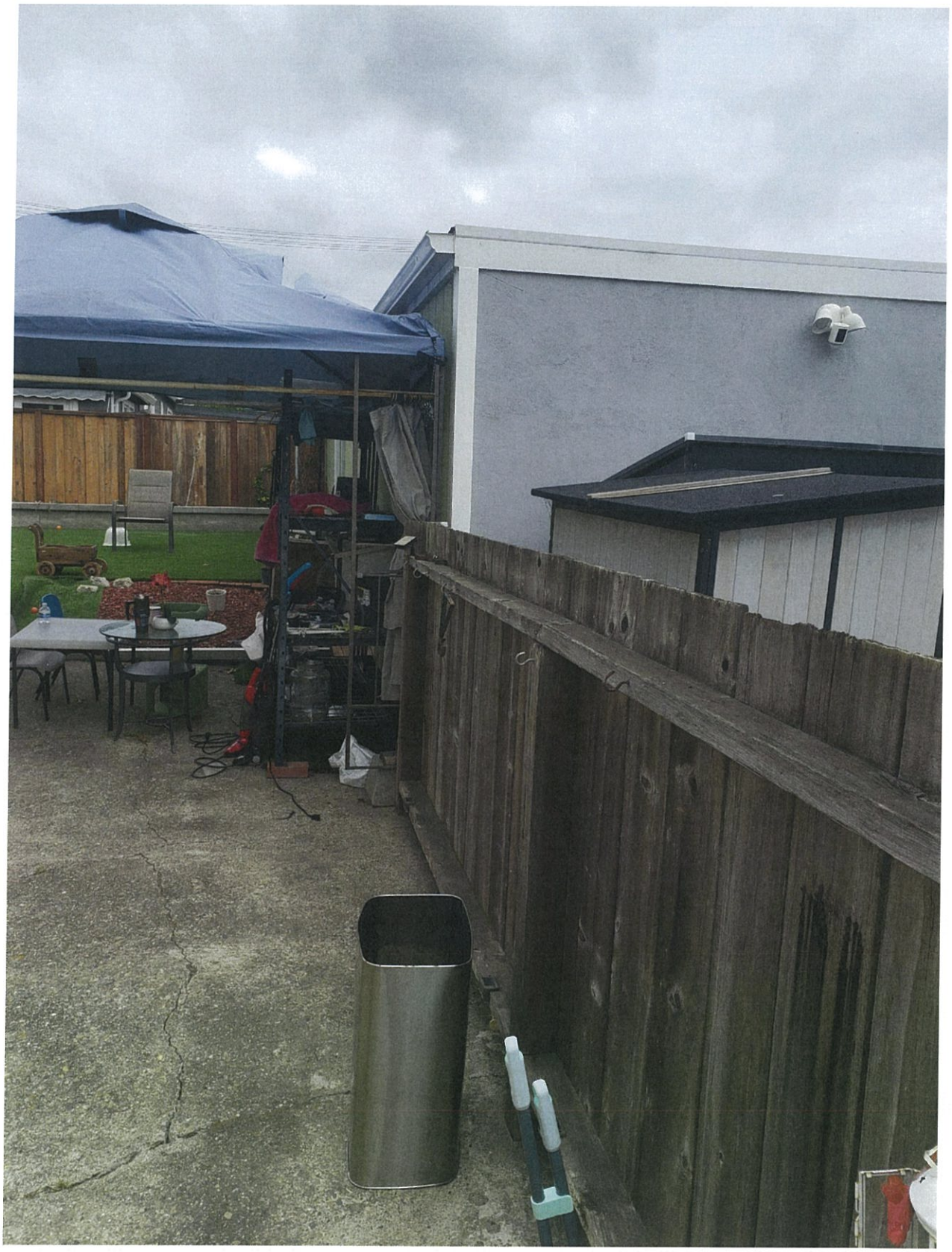
I have attached photographs as evidence, clearly showing the structure and its location relative to our shared fence and the property line. I request that your office investigate this matter promptly and ensure that the structure is compliant with all city ordinances and regulations.

I would appreciate it if you would investigate this matter.

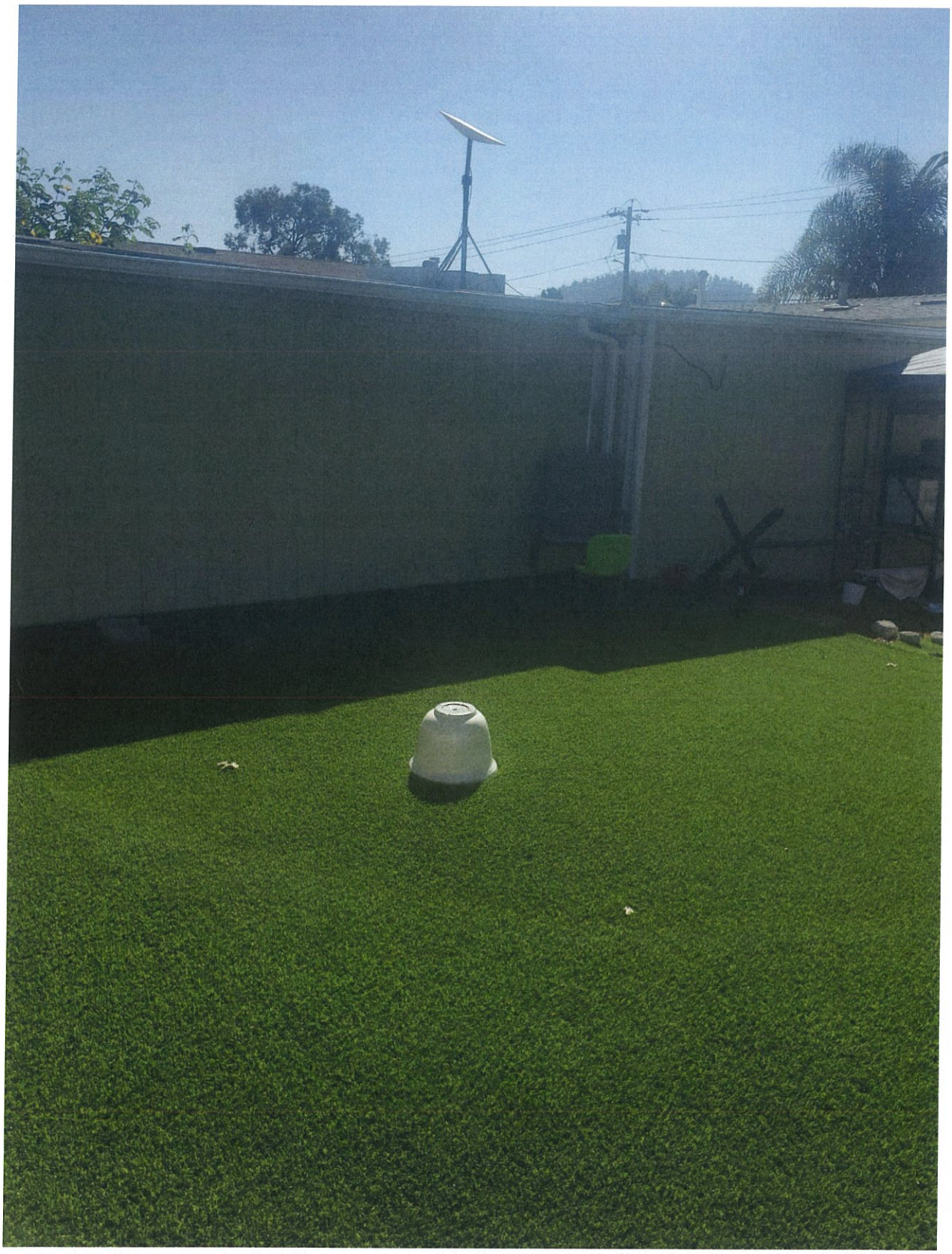
Sincerely,

Fathima Badurudeen

[redacted]



Panasonic



Panasonic

Happy Day Montessori School's Daily Schedule

8:00 am- School Opens

8:00-9:00am – Morning Outdoor Play Time

9:00-9:15 am- Bathroom and Hand Washing

9:15-9:30 am- Snack Served

9:30-10:00 am- Circle Time (Discussing the calendar, daily events, and cultural lessons. We also include music, movement, and stories).

10:00-11:30 am- Montessori work period, The teacher provides individual and group lessons/does gardening or other special projects.

11:30-11:45 am- Clean up/ Bathroom and Handwashing

11:45-12:15 pm- Lunch Time (The children bring lunches from home and eat together).

12:15-12:45 pm- Outdoor Play Time- The children play freely with their friends.

12:45-1:00 pm- Bathroom and Hand Washing.

1:00-2:30 pm- Rest- Quiet Time (children rest/read aloud by teacher/calm music/nap).

2:30-2:45 pm- Bathroom and Hand Washing.

2:45-3:00 pm- Afternoon Snack Time.

3:15-3:30 pm- Afternoon Circle Time- Stories, songs, and movement.

3:30-4:30 pm- Afternoon Activities-Children work independently or in groups on art, science projects, cultural, and other special projects. Children have daily chess lessons.

4:30-4:45 pm- Clean up Bathroom and Hand Washing.

4:45-5:30 pm- Afternoon Outdoor Time- Dismissal for the children

Weekly activities include Gardening, Spanish, Yoga, Art, Music, and Chess classe, and a field trip to Library and Park.

A Public Comment on the CUP for the preschool at 556 Richmond Street (PC2025-07)

1 message

Yuki Akira TSUJI [redacted] Tue, Oct 21, 2025 at 1:57 PM
To: cityclerk@elcerrito.gov
Bcc: [redacted]

Dear El Cerrito City Council Members,

As parents, we are writing to express our strong support for the establishment of the Happyday Montessori School in El Cerrito.

Several years ago, we sent our son to the school as residents and parents. The teachers were enthusiastic about providing children with various experiences, including educational activities, exercise, and building relationships with each other. The school had a diverse student body that fostered respect and an understanding of different cultures. Our son developed excellent communication skills at Happyday Montessori School, and he can now communicate with anyone without hesitation. We are thankful to the teachers there.

If Happyday Montessori School opens in El Cerrito, more children in your area will gain the knowledge, passion, and mindset necessary to understand diversity.

I strongly urge the City Council to uphold the Planning Commission's approval of the Conditional Use Permit for the school at 556 Richmond Street. We believe that this school would be a valuable addition to the El Cerrito community.

Thank you for your consideration and for taking the time to read this email.

Yuki & Akira Tsuji

Fwd: Support for Happy Day Montessori Preschool – 556 Richmond St.

1 message

Mollie Breger <[redacted]> Mon, Oct 13, 2025 at 7:13 PM
To: Happy Day Montessori School <[redacted]>

Here you go!

-------- Forwarded message --------
From: **Mollie Breger** <[redacted]>
Date: Mon, Oct 13, 2025 at 7:12 PM
Subject: Support for Happy Day Montessori Preschool – 556 Richmond St.
To: <cityclerk@elcerrito.gov>
Cc: Gil Breger [redacted]

Dear City Clerk and Members of the El Cerrito City Council,

We are writing as parents and community members in strong support of Happy Day Montessori School's proposed preschool at 556 Richmond Street in El Cerrito.

Our family has had a wonderful experience with Happy Day Montessori. Our daughter was part of the very first cohort in 2021, and our son, who is now in kindergarten, just recently completed the program. We have seen firsthand how this school provides a nurturing, structured, and high-quality educational environment for young children.

Happy Day Montessori is an American Montessori Society (AMS)–affiliated preschool, not a home daycare. Its approach is thoughtful, well-organized, and deeply rooted in Montessori philosophy. The program fosters independence, curiosity, and respect — qualities we have seen blossom in our children thanks to their time there.

There is a real need for more high-quality Montessori options in El Cerrito. Many local families currently have to enroll their children in preschools outside the city due to limited availability here. Having another Happy Day Montessori campus in El Cerrito would be a tremendous benefit to families and to our community as a whole.

We strongly urge the City Council to uphold the Planning Commission's approval of the Conditional Use Permit for Happy Day Montessori at 556 Richmond Street. We believe this school will be an asset to El Cerrito and will continue to serve local families with care and excellence.

Thank you very much for your time and consideration. Please feel free to contact us if you'd like to hear more about our family's experience at Happy Day Montessori.

Warm regards,

Mollie and Gil Breger
El Cerrito, CA

--
Mollie Spevack Breger
[redacted]

--
Mollie Spevack Breger
[redacted]

Gmail

Fwd: supporting a new Montessori school in El Cerrito

1 message

Jon Sung [redacted]
To: [redacted]

Mon, Oct 13, 2025 at 7:04 PM

Earth's Last, Best Hope™
http://flavor.country

--------- Forwarded message ---------
From: **Jon Sung** <[redacted]
Date: Wed, Oct 8, 2025, 8:56 AM
Subject: supporting a new Montessori school in El Cerrito
To: <cityclerk@elcerrito.gov>

Good morning!

I'm writing to you in full support of a planned Montessori school at 556 Richmond St, which seems to have been characterized in some places as a potential daycare. It's not; Fahi is simply opening a second branch of her already-established, wonderful Montessori school Happy Day, which has been operating in Albany for the past five years.

I cannot overstate

- The importance of having a good Montessori school in the area for parents of tiny children
- What a great experience Fahi's school in particular has been for all the kids who've attended (I have two who've been lucky enough to go)

If you believe in an El Cerrito where families come to put down roots and thrive, approving this new branch of Happy Day should be a no-brainer.

Thank you for taking the time to read this message,
Jon

--

Earth's Last, Best Hope™
http://flavor.country

From: Lillia Refes [redacted]
Sent: Tuesday, October 14, 2025 4:18 AM
To: [illegible] <[illegible]>
Subject: Supporting the creation of a Montessori preschool in [illegible].

Dear El Cerrito City Council Members,

I hope that this email finds you well. My name is Lillia Refes, and I am a resident of El Cerrito city. I am writing this letter to express my strong support for establishing a new Montessori Preschool in our neighborhood by Fahi. I am a parent of three children including a toddler who is ready to be enrolled in a preschool. My toddler has been in a home day care for her first two years, but I believe that it is time for her to be exposed to a structured curriculum that will foster her cognitive learning and promote her socio-emotional skills. I am a professional of the child development and believe that the quality early learning experiences are really important for young children, and the Montessori education is a philosophy that nurtures children and prepares them for the future. Montessori curriculum prepares children to be independent and be critical thinker that they will use in their future careers. The city of El Cerrito counts 25,962 of its population according to the 2020 census with only 4 Montessori preschools in the city. While these numbers seem to incoherent and negatively correlate, I really advocate for the creation of more Montessori preschools that will benefit a wider amount of the population and will help parents to have access to such curriculum.

I kindly ask your consideration and approval for Fahi to create her Montessori preschool that will benefit the young children in our community with a quality education but also ease the stress of many busy parents like me to stay reassured and have access to the care needed. Thank you very much.

with all my respects,

Lillia Refes
[redacted]

Sent from [illegible]

Support New Montessori Preschool in El Cerrito

1 message

Anish Batajoo [redacted] Wed, Oct 8, 2025 at 10:07 PM
To: cityclerk@elcerrito.gov
Cc: Happy Day Montessori School [redacted]

Dear El Cerrito City Council Members,

I am writing to express my strong support for the establishment of a new Montessori preschool in El Cerrito.

As a local resident and parent, I've observed that while our city has several home-based daycares, it lacks high-quality Montessori preschool options that provide a structured, child-centered learning environment. Because of this gap, many families—including ours—must look outside the city for early education. For example, our son currently attends a Montessori preschool in Albany, which has been a wonderful experience, but commuting outside El Cerrito adds unnecessary challenges for working parents and limits our ability to engage more fully in our own community.

A dedicated Montessori preschool in El Cerrito would not only meet the growing demand for early childhood education but also strengthen the community by giving local families access to a trusted, developmentally focused program close to home. Montessori education encourages independence, curiosity, and respect for others—values that align beautifully with El Cerrito's spirit of inclusivity and lifelong learning.

I respectfully urge the City Council to support efforts that bring a Montessori preschool to our city. This investment in our children's foundation will benefit El Cerrito families for years to come.

Thank you for your consideration and for your continued commitment to supporting families and education in our community.

Best,

Anish Batajoo

[redacted]

From: Mollie Breger
To: City Clerk
Cc: Gil Breger
Subject: Public Comments - Re: Support for Happy Day Montessori Preschool – 556 Richmond St.
Date: Monday, October 13, 2025 7:15:50 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

Want to make sure this is counted as a Public Comment.

Thank you!

Mollie

On Mon, Oct 13, 2025 at 7:12 PM Mollie Breger <[redacted]> wrote:

> Dear City Clerk and Members of the El Cerrito City Council,
>
> We are writing as parents and community members in strong support of Happy Day Montessori School's proposed preschool at 556 Richmond Street in El Cerrito.
>
> Our family has had a wonderful experience with Happy Day Montessori. Our daughter was part of the very first cohort in 2021, and our son, who is now in kindergarten, just recently completed the program. We have seen firsthand how this school provides a nurturing, structured, and high-quality educational environment for young children.
>
> Happy Day Montessori is an American Montessori Society (AMS)–affiliated preschool, not a home daycare. Its approach is thoughtful, well-organized, and deeply rooted in Montessori philosophy. The program fosters independence, curiosity, and respect — qualities we have seen blossom in our children thanks to their time there.
>
> There is a real need for more high-quality Montessori options in El Cerrito. Many local families currently have to enroll their children in preschools outside the city due to limited availability here. Having another Happy Day Montessori campus in El Cerrito would be a tremendous benefit to families and to our community as a whole.
>
> We strongly urge the City Council to uphold the Planning Commission's approval of the Conditional Use Permit for Happy Day Montessori at 556 Richmond Street. We believe this school will be an asset to El Cerrito and will continue to serve local families with care and excellence.
>
> Thank you very much for your time and consideration. Please feel free to contact us if you'd like to hear more about our family's experience at Happy Day Montessori.
>
> Warm regards,
>
> Mollie and Gil Breger
> El Cerrito, CA
>
> --
> Mollie Spevack Breger

[redacted]

--
Mollie Spevack Breger
[redacted]

From:	Cecilia Plaza
To:	City Clerk
Cc:	Daniele Panicacci
Subject:	PUBLIC COMMENT - NOT ON THE AGENDA - Opposition to Conditional Use Permit Application PL24-0044
Date:	Thursday, October 23, 2025 12:00:45 PM
Attachments:	Daycare Provider petition.pdf

Caution! This message was sent from outside your organization. Allow sender | Block sender

Dear City Clerk and Council Members,

I am writing to formally request that the attached petition—signed by local daycare providers who would be directly impacted by the proposed school opening—be included in the official record for consideration.

These providers have expressed serious concerns about the potential effects on their operations and the broader childcare ecosystem in our community. Their voices are essential to a balanced and informed review of this proposal.

Thank you for ensuring that all relevant stakeholder input is acknowledged and considered.

Sincerely,

Cecilia Plaza

Dear Members of the El Cerrito City Council,

I write on behalf of more than 20 local in-home daycare providers to express our urgent concern about the impact of Transitional Kindergarten (TK) programs on our ability to continue serving families in El Cerrito. For the first time in over 15 years, many of us are facing serious enrollment challenges—and the proposed opening of another school nearby would further threaten our viability.

In-home daycares have long been a cornerstone of early childhood care in our city, offering flexible, nurturing environments that support working families and foster healthy development. We've weathered many challenges—from the pandemic to the expansion of TK—and have done so with resilience and dedication. Yet the strain is growing. Beloved providers like Little Luna and Hug a Bug have already closed, and many others are struggling to stay open.

We respectfully ask the Council to consider the essential role we play in the community. Opening another school in close proximity to existing daycare providers would compound the pressures we face and risk further closures. We urge you to support the sustainability of in-home childcare by reconsidering any new school development that could undermine our ability to serve El Cerrito families.

Thank you for your time and thoughtful consideration.

Sincerely,

[redacted]

Cecilia Plaza

On behalf of El Cerrito's In-Home Daycare Community

Local Daycare Provider Petition to Appeal CUP Application PL24-044
for a School to be Located at 556 Richmond Street, El Cerrito

NAME	ADDRESS	EMAIL	SIGNATURE
Tiny Footprints	[redacted]		
Xing Huan Liu			
IRENE ROSSO			
EVERY CHILD (~~GREEN~~ CHILD)			
Tsering Yangchen			
Gisell Justo			
(Fun Time)			
ROXANA			
Flora child care			
Ingridy Beltrao			

From:	Daniele Panicacci
To:	City Clerk
Cc:	Mimma
Subject:	PUBLIC COMMENT - NOT ON THE AGENDA - Opposition to Conditional Use Permit Application PL24-0044
Date:	Thursday, October 23, 2025 11:53:04 AM
Attachments:	Neighborhood Petition.pdf

Caution! This message was sent from outside your organization. Allow sender | Block sender

Dear El Cerrito City Clerk and Council,

I am writing to formally express my objection to the Conditional Use Permit (CUP) Application PL24-0044 concerning the proposed conversion of 556 Richmond Street into a commercial childcare facility.

This objection is submitted on behalf of myself and other concerned residents, pursuant to applicable municipal code provisions and public comment procedures. Our concerns are grounded in the following material considerations:

- **Zoning Compatibility**: The proposed use is inconsistent with the established residential character of the neighborhood and may contravene local zoning ordinances governing land use intensity and permitted activities.
- **Proximity to Existing Facilities**: The subject property is located adjacent to an existing licensed family daycare, raising potential conflicts with municipal code requirements regarding minimum separation distances between childcare operations.
- **Traffic and Safety Impacts**: The anticipated increase in vehicular traffic, including drop-off and pick-up activity, poses a demonstrable risk to pedestrian safety and may exacerbate existing congestion on Richmond Street and surrounding corridors.
- **Noise and Environmental Concerns**: The proposed facility is likely to generate elevated noise levels and other environmental disturbances incompatible with the quiet enjoyment of neighboring residences.

Furthermore, we are aware that an appeal is currently in progress. We respectfully request that this objection be considered in conjunction with the appeal and that all relevant materials—including community petitions, traffic analyses, and neighborhood impact assessments—be reviewed in full prior to any final determination.

We respectfully request that the Planning Commission and City Council give full and impartial consideration to these concerns, and that the application be denied or substantially modified to mitigate adverse impacts.

We remain committed to engaging constructively with city staff and elected officials to ensure that land use decisions reflect both statutory obligations and community welfare.

Sincerely,

Daniele Panicacci

Dear Members of the El Cerrito City Council,

We write on behalf of more than 50 households within a two-block radius of the proposed school site, as well as approximately 25 additional homes we were unable to reach directly. The prevailing sentiment among residents is a strong preference to maintain the residential integrity of our neighborhood and to avoid the introduction of commercial or institutional uses within this area.

Many neighbors have expressed concern about the potential increase in traffic congestion during peak hours, and the associated risks to pedestrian and cyclist safety—particularly for children, seniors, and others who rely on quiet, walkable streets. The proposed development would fundamentally alter the character of our neighborhood, which is currently defined by its peaceful, residential nature.

We respectfully urge the Council to preserve the zoning and land use patterns that protect our community from commercial encroachment. We believe that alternative locations—such as existing commercial corridors or underutilized non-residential properties—would be more appropriate for a new school and would better serve both educational needs and neighborhood stability.

Thank you for your thoughtful consideration and continued commitment to balanced community planning.

Sincerely,

[redacted]

Daniele Panicacci

On behalf of concerned residents near the proposed school site

Neighborhood Petition to Appeal CUP Application PL24-044
for a School to be Located at 556 Richmond Street, El Cerrito

NAME	ADDRESS	EMAIL	SIGNATURE
Sunila Mutialu	[redacted]		
Paula Burch			
DeCarol Davis			
Josephine Candipic			
Ed Griffin			
Molly Benson			
Anna Langer			
Bridget Galvin			
Charlene Kessler			
Sima Bousard			
Eva Zimmerman			
Noah Schreck			
Kiyoko Takayama			
Seemani Vulai			
Rebecca Sutta			
Sian Benedict			
Elizabeth Thorsnes			

Neighborhood Petition to Appeal CUP Application PL24-044
for a School to be Located at 556 Richmond Street, El Cerrito

NAME	ADDRESS	EMAIL	SIGNATURE
Patrick Swan	[redacted]	bonnardpatrick@gmail	[redacted]
Katherine Morris	[redacted]	[redacted]	[redacted]
Maxine Gomez Arndt	[redacted]	[redacted]	[redacted]
John Mulcahy	[redacted]	[redacted]	[redacted]
Drew Hansen	[redacted]	[redacted]	[redacted]
Alia Poppe	[redacted]	[redacted]	[redacted]
Veronica Simms	[redacted]	[redacted]	[redacted]
Steven Williams	[redacted]	[redacted]	[redacted]
Kristen Lalikhot	[redacted]	[redacted]	[redacted]
Matica Burkin	[redacted]	[redacted]	[redacted]
Tiffany Lin	[redacted]	[redacted]	[redacted]
[illegible]	[redacted]	[redacted]	[redacted]
Council 7 Hanner	[redacted]	[redacted]	[redacted]
Eileen M. Fonseca	[redacted]	[redacted]	[redacted]
Margaret Wu	[redacted]	[redacted]	[redacted]
Scot Gelinas	[redacted]	[redacted]	[redacted]
Ulysses Cotroneo	[redacted]	[redacted]	[redacted]

Neighborhood Petition to Appeal CUP Application PL24-044
for a School to be Located at 556 Richmond Street, El Cerrito

NAME	ADDRESS	EMAIL	SIGNATURE
Cecilia Engelhart	[redacted]		
Joan Hadeisi			
Marian Glenn-Ellis			
Cheuk Wong			
Anthony Agirlio			
Shu Fang Chang			
[illegible]			
[illegible]			
Marisa Singer			
Reed O'Brien			

Neighborhood Petition to Appeal CUP Application PL24-044
for a School to be Located at 556 Richmond Street, El Cerrito

NAME	ADDRESS	EMAIL	SIGNATURE
Lou Hamou-Lhadj	[redacted]		
Sofia Jimenez			

Neighborhood Petition to Appeal CUP Application PL24-044
for a School to be Located at 556 Richmond Street, El Cerrito

DUPLICATE

NAME	ADDRESS	EMAIL	SIGNATURE
Patrick Swan	[redacted]		
Katherine Morris			
Maxine Gomez Audt			
John Mulcahy			
Drew Hansen			
Alia Poppe			
Veronica Simms			
Steven Williams			
Kristin Lalibert			
Matica Burkin			
Tiffany Lin			
John [illegible]			
Carrie J Hamm			
Ellen M. Forney			
MEGAN LYNCH			
Ellenyn			
Sam Elder			

DUPLICATE

Petition continued

Name:	Jeremy Sullivan
Address:	[redacted]
Email:	
Signature:	
Date:	9/23/25
Name:	DREW ENDR
Address:	[redacted]
Email:	
Signature:	
Date:	9/23/25
Name:	JENNY DIAZ
Address:	[redacted]
Email:	
Signature:	
Date:	
Name:	Jen Diamant
Address:	[redacted]
Email:	
Signature:	
Date:	9-23-25
Name:	Raian Mutalu
Address:	[redacted]
Email:	
Signature:	
Date:	9-24-25
Name:	AMY WILSON
Address:	[redacted]
Email:	
Signature:	
Date:	9-23-25
Name:	CHARLES WILSON
Address:	[redacted]
Email:	
Signature:	
Date:	09/23/25

SIGN BELOW TO SUPPORT THIS APPEAL:

Name (Print)Address	Signature	Date
Kurt Ludwig [redacted]	[redacted]	9.21.25
Kelly McGuinness [redacted]	[redacted]	9/21/25
Lobsang Tamang [redacted]	[redacted]	9/21/25
Catherine De Y[redacted]	[redacted]	9/23
Ann Cheung [redacted]	[redacted]	9/23
Britt Birkham [redacted]	[redacted]	9/23

For more information or to submit additional comments:
Contact: [Your Name] at [Your Email/Phone]

Petition organized by: [Your Name], [Your Address]
Date: [Date]

This petition will be submitted to El Cerrito City Council as part of the formal appeal of Planning Commission Resolution PC2025-07. Additional pages available if needed.

From: Tiffany Maxwell
To: City Clerk
Subject: Opposition Letter - CUP PL24-0044 – 556 Richmond Street
Date: Wednesday, October 22, 2025 9:34:26 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

Dear City Officials,

I respectfully oppose the approval of the Conditional Use Permit (CUP PL24-0044) to convert a single-family residence at 556 Richmond Street into an 18-child commercial school facility.

Our neighborhood is a quiet, walkable residential community that already includes nine (9) licensed daycare providers within walking distance — many of which currently have open spots and are struggling to maintain enrollment. Converting yet another home into a large facility would harm existing small, family-run businesses, increase traffic and noise on a narrow residential street, and reduce the limited housing stock during an ongoing housing crisis.

Allowing this project to proceed would:

- Create traffic and safety risks at Richmond Street and Lincoln Ave.
- Add cumulative noise impacts from two daycare centers side-by-side (556 Richmond and 557 Everett)
- Undermine long-standing local childcare providers who live and work in El Cerrito

Currently, the morning traffic heading to the high school on Lincoln is very heavy, and cars are already driving too quickly. As a mom with small children, I'm concerned about both the speed and volume of traffic in this neighborhood, and adding additional businesses to a residential area is deeply concerning for our family.

I respectfully urge the El Cerrito City Council to uphold the appeal and reverse the Planning Commission's approval of this Conditional Use Permit. Please protect the residential character of our neighborhood and support the existing small, family-operated daycares that have served El Cerrito families for years.

Sincerely,
Tiffany Lin
[redacted]

SUPPLEMENTAL AGENDA MATERIALS
CITY COUNCIL MEETING
November 4, 2025
(revised November 5, 2025)

REGULAR CITY COUNCIL MEETING (6:00 PM)

Public Comments (Not on the Agenda and Consent Calendar)

Agenda Item No. 6.A. – El Cerrito Climate Action and Adaption Plan Update
Public Comments

Agenda Item No. 8.A. – Appeal of Conditional Use Permit Approval for a New Day Care Center Land Use at 556 Richmond Street

1. Staff Presentation
2. Applicant Presentation
3. Public Comments
4. Public Comments Received at Meeting

CITY HALL 10890 San Pablo Avenue, El Cerrito, CA 94530
Telephone (510) 215-4305 Fax (510) 215-4379 http://www.el-cerrito.org

From: Cordell Hindler
To: City Clerk
Subject: Public Comments
Date: Monday, November 3, 2025 1:12:26 PM

Caution! This message was sent from outside your organization.

Hello Mayor Wysinger. Council Members and Staff,

I am submitting the Following Comments into the Record:

1. for a Future Agenda, the Council Should Consider Revisiting the Idea about Having the Public to Participate Remotely

2. Also I Am In full Support of the Items on the Consent Calendar

Sincerely
Cordell

Dear City Council, my name is Janos Szlatenyi, and I came here today to talk about the fees in this city.

Let me quote some line items: Item 75 - Vegetation removal by the city. It cost $75, now it will cost $775. Subsidy: zero. Item 72 - Concrete removal for a tree. It cost $219, now it will cost $655. Subsidy: zero. You wanted the city to plant a tree? It cost $354—which was already the highest cost among neighboring cities—now it will cost $1,306. Subsidy: zero. (Meanwhile, you can still get a copy of a city map for three dollars and thirty-seven cents...)

In a cursory review of vegetation and street tree-related costs, the fees are increasing 4 to 7 times on average. This is illegal.

This is illegal.

The fact that based on a low quality, so-called "expert study" that we paid a lot of money for, the city thinks it can jack up prices ten-fold does not pass a basic test of proportionality.

The fact that this happens BEFORE the city adopts the new California framework governing municipal fees—which would prevent the city from doing something like this without public communication, hearings, and other constitutional protections—makes it sinister.

The fact that it happens a month before the largest curb renovation project—which, guess what, includes removing trees—adds a sulfuric smell to the air.

The fact that the master fee schedule was first published showing fee changes, but suddenly the "updated" fee schedule omits last year's fees does not signal a "reasonable relationship with the public."

This move is counterproductive and only increases public disengagement.

The Urban Forest Committee's yearly budget is $1,000? If they're very frugal, they'll be able to plant three trees every four years!

We can argue about many things, but you cannot think that charging $1,300 for a tree is a good thing in the City of Trees, while sitting under the city's emblem—which is literally a hill and a tree. Please reconsider the 2025/2026 fee schedule, as it is not in the interest of the city.

Thank you for your attention on this matter.

Janos Szlatenyi

05/11/2025 ß

From: Nerisa de Jesus
To: City Clerk
Subject: [UNKNOWN SENDER] Public Comments – Agenda Item #6A
Date: Tuesday, November 4, 2025 12:41:43 PM

Hello El Cerrito city council members and city staff,

Thank you for providing updated information on our CAAP! It can't be easy putting together this information, but I think we are all aware of the urgency of action.

While doing a detailed report isn't always possible, I'd like to suggest that you find ways of sharing more information with the community through your regular newsletters. For example, the City Manager Newsletter has a section on building permits and calls out solar-related ones. Why not also share the number of permits that relate to Heat Pump Water Heaters and HVAC systems? The more the community sees their neighbors taking actions in this way, the more likely they are to consider it themselves. The Green Report is another place where sharing information about what is going on in the community tied to improving air quality and reducing fossil fuel usage will be of high interest to those who receive it.

Thank you again for providing this update and let's keep moving forward on addressing climate change!

Nerisa de Jesus
El Cerrito resident

556 Richmond Street Appeal

CITY OF EL CERRITO

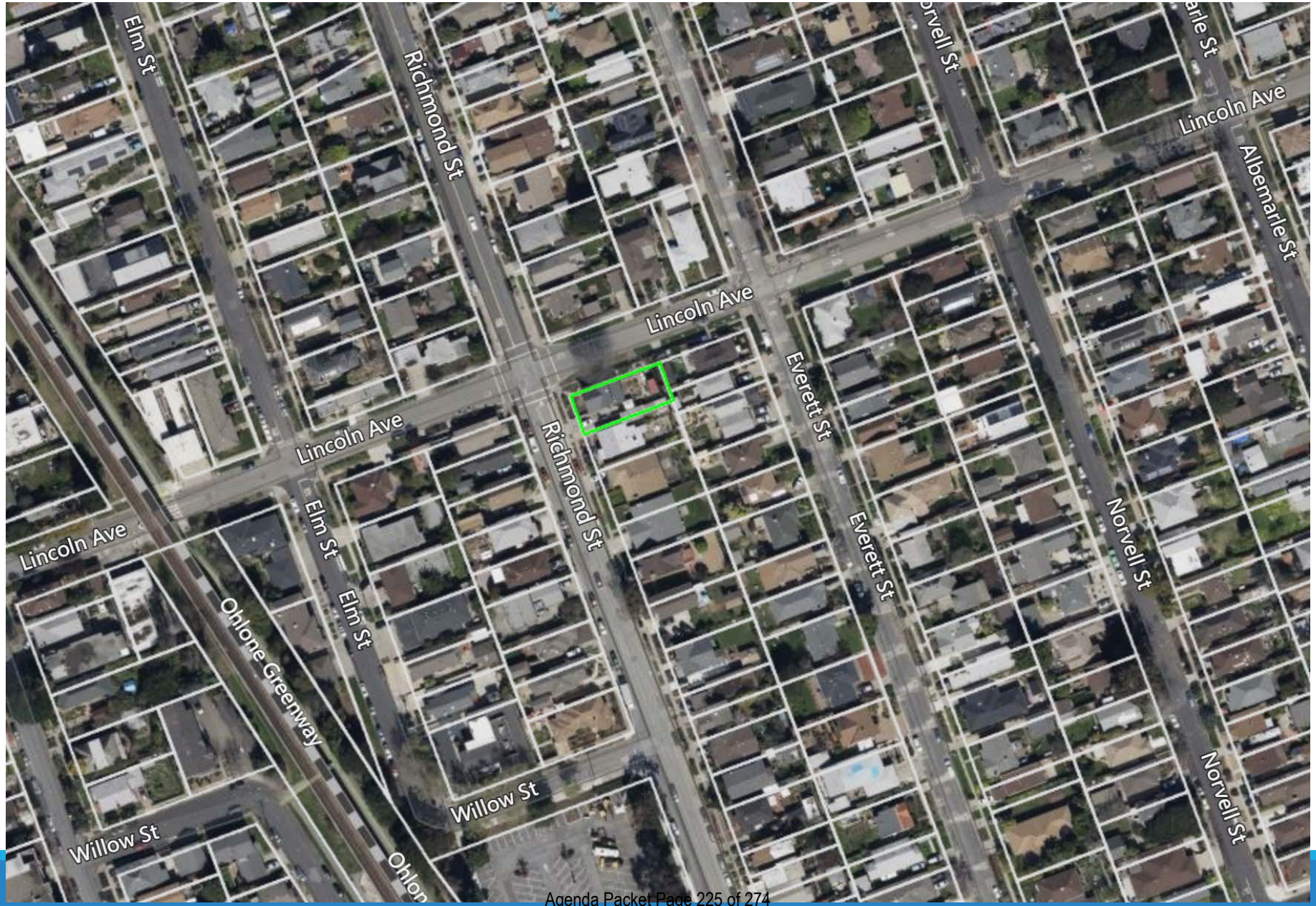
CITY COUNCIL

NOVEMBER 4, 2025

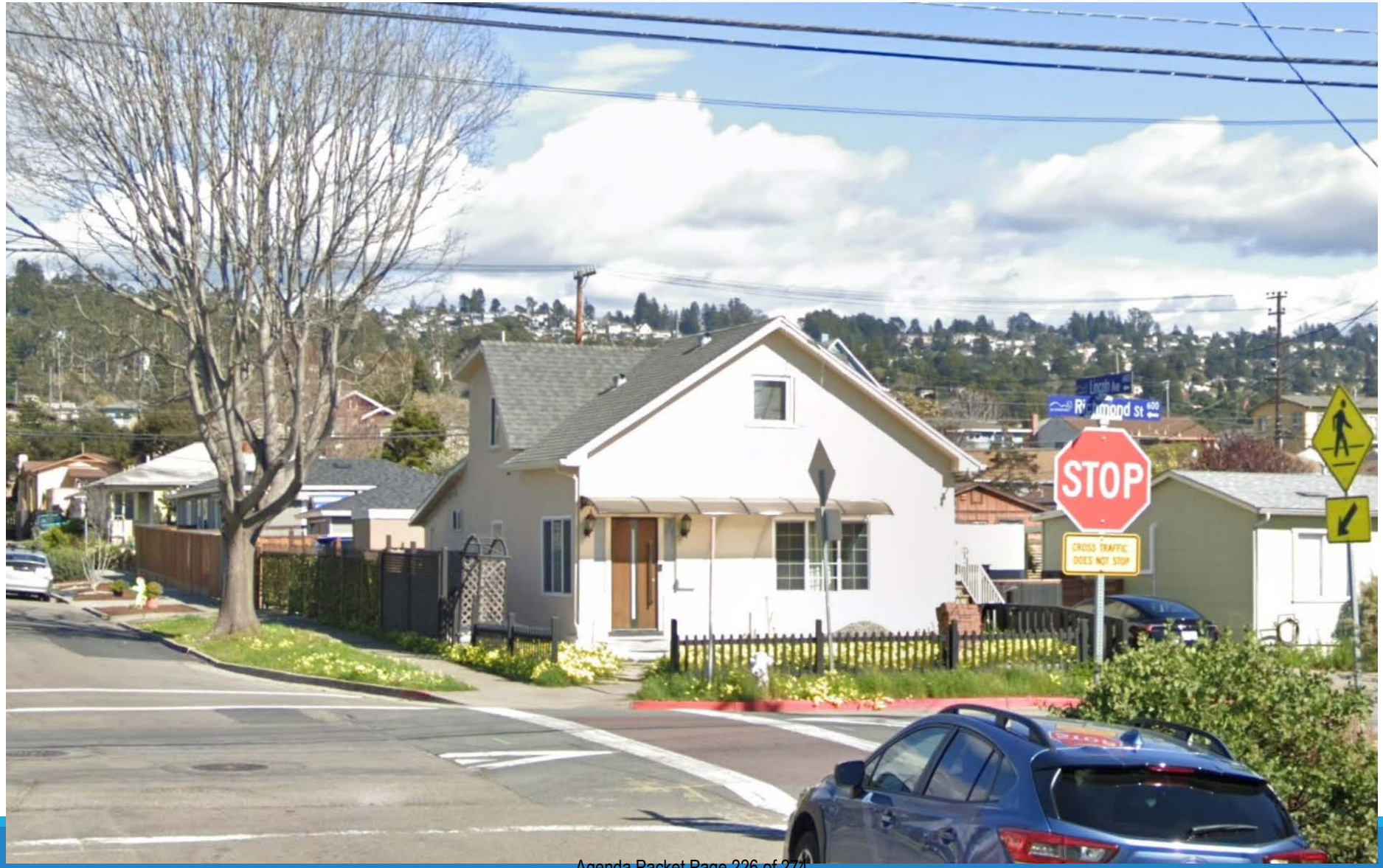
Overview

- On September 17, 2025, the El Cerrito Planning Commission approved a Conditional Use Permit for a new Day Care Center at 556 Richmond Street.
- On September 25,2025, an appeal of the Planning Commission's action was submitted to the City.
- Pursuant to El Cerrito Municipal Code Section 19.39.040(D), the City Council is the hearing body for appeals of Planning Commission decisions.

Site


Elm St
Richmond St
Lincoln Ave
Lincoln Ave
Lincoln Ave
Lincoln Ave
Albemarle St
Everett St
Everett St
Norvell St
Norvell St
Elm St
Elm St
Richmond St
Ohlone Greenway
Willow St
Willow St

Photo



Project Description

- Day Care Center - 2 to 6 years old
  - Originally requesting up to 25 children
  - 4 on site staff
  - Hours will be Monday through Friday 8 am to 5:30 pm
- No modifications to the exterior of the building
- Outdoor play area

Land Use

- **Day Care Centers** are defined as "establishments providing non-medical care for one or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day-care centers for children or adults and any other day-care facility licensed or certified by the State of California, excluding small or large family day-care."

- **Family Day Care Homes** are defined as "A day-care facility licensed by the State of California that is located in a single-family residence or other dwelling unit where an occupant of the residence provides care and supervision for children."
  - Cities are required to treat all Family Day Care Homes as residential uses, meaning that cities are not permitted to place land use regulations on Family Day Care Homes or to require a business license or a Use Permit for such facilities. Family Day Care Homes may be licensed by the State to serve up to 14 children.

Day Care Centers

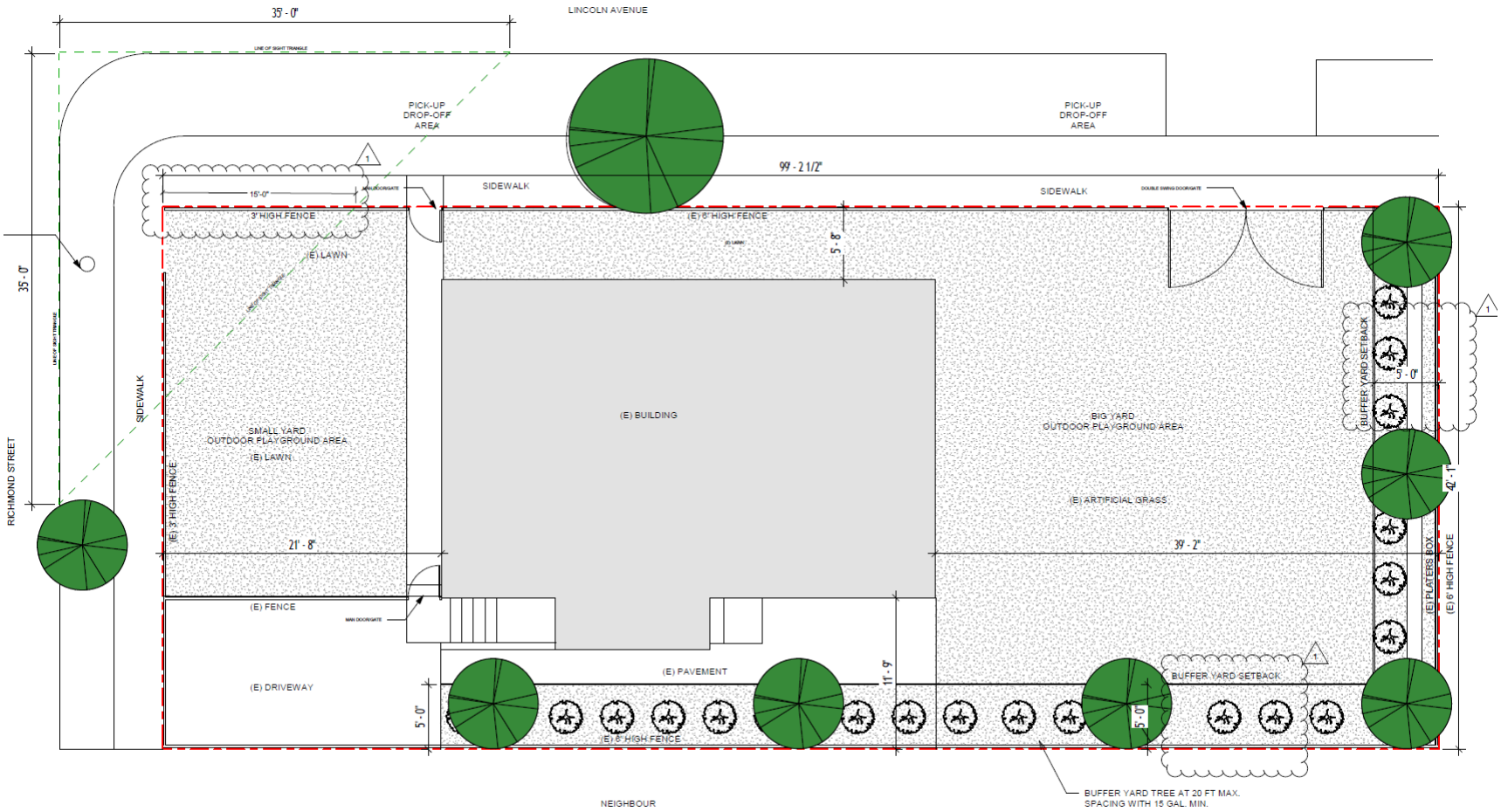
- Landscaping and Buffer Yards. Landscaping and buffer yards adjacent to residential districts shall be provided for day care centers, pursuant to the standards prescribed by Chapter 19.25, Landscaping and Buffer Yards. In addition to the requirements of Chapter 19.25, a periphery wall, constructed of wood or masonry, shall be provided for purposes of securing outdoor play areas and screening the site and shall achieve 75 percent opacity. Chain metal fencing or barbed wire is prohibited

- Hours of Operation. 7:00 a.m. to 7:00 p.m., Monday through Friday

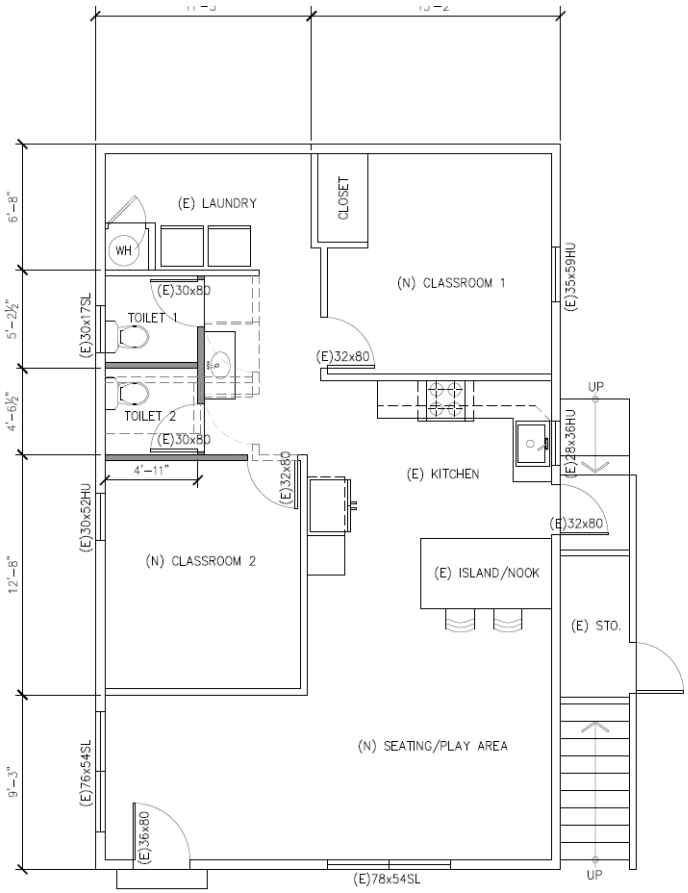
- Noise. Outdoor play shall not occur before 8:00 a.m. when the site is located within or adjacent to a residential district. Day care centers shall comply with the requirements of the City's noise ordinance limits

- Passenger Loading and Drop-off. One curbside passenger loading zone designated by the City shall be located near the entrance of the day care center or in an off-street location acceptable to staff

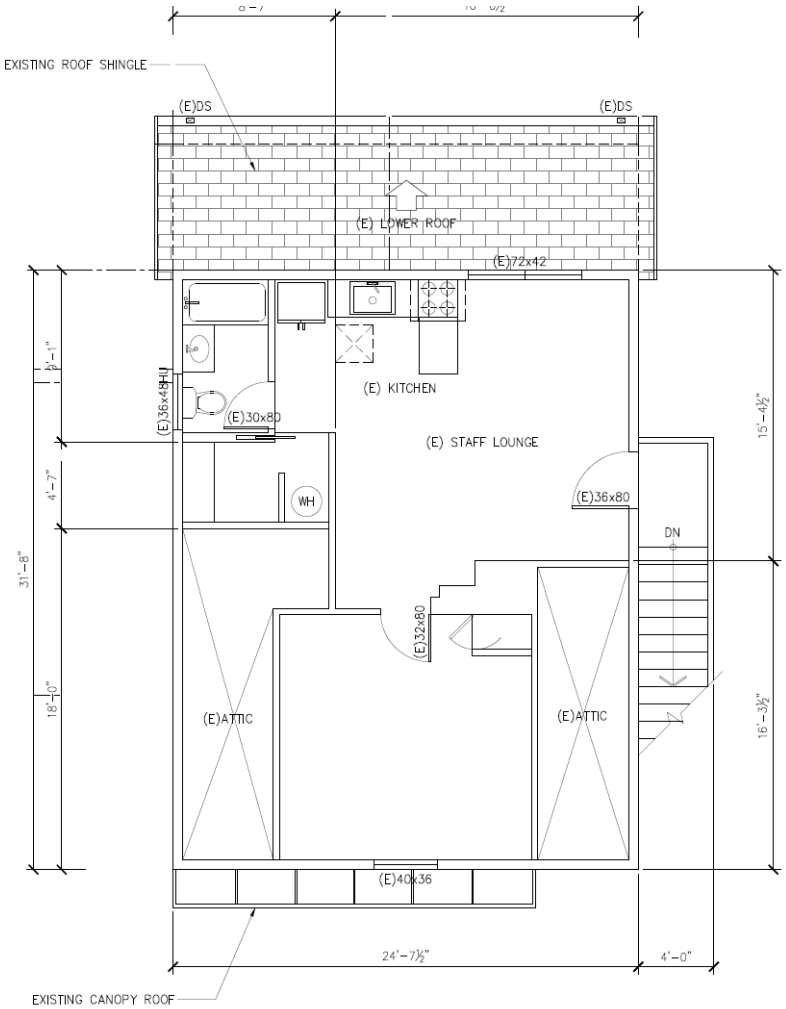
Site Plan


35' - 0"
LINCOLN AVENUE
PICK-UP DROP-OFF AREA
PICK-UP DROP-OFF AREA
99' - 2 1/2"
SIDEWALK
SIDEWALK
3' HIGH FENCE
(E) 6' HIGH FENCE
(E) LAWN
5' - 8"
35' - 0"
RICHMOND STREET
SIDEWALK
SMALL YARD OUTDOOR PLAYGROUND AREA
(E) LAWN
(E) 3' HIGH FENCE
(E) BUILDING
BIG YARD OUTDOOR PLAYGROUND AREA
(E) ARTIFICIAL GRASS
BUFFER YARD SETBACK
5' - 0"
42' - 1"
(E) PLATERS BOX
(E) 6' HIGH FENCE
21' - 8"
39' - 2"
(E) FENCE
(E) DRIVEWAY
(E) PAVEMENT
11' - 9"
5' - 0"
(E) 6' HIGH FENCE
BUFFER YARD SETBACK
5' - 0"
NEIGHBOUR
BUFFER YARD TREE AT 20 FT MAX. SPACING WITH 15 GAL. MIN.

Floor Plans



1 PROPOSED GROUND FLOOR PLAN (BUSINESS DAY CARE CENTER)
1/4" = 1'-0"
(BUSINESS DAY CARE CENTER)



2 PROPOSED SECOND FLOOR PLAN (NO CHANGE)
1/4" = 1'-0"
(BUSINESS DAY CARE CENTER)

Planning Commission Approval

- The project applicants, Ahamed Mansoor & Fathima Badurudeen, submitted an application for a conditional use permit for a Day Care Center land use that would accommodate up to 25 students

- On September 17, 2025, the Planning Commission considered the project in a public hearing.

- After receiving presentations from City staff and the applicant, the Commission opened the public hearing. Eight speakers addressed the Commission.

- In response to certain public comments, the Planning Commission required two additional conditions of approval. The first condition being that the front yard not be used as an outdoor play area, and the second condition being that the Day Care Center be limited to no more than 18 children.

- With these modifications, the Planning Commission adopted Resolution PC2025-07, approving the Conditional Use Permit for the project

Use Permit Findings

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

B. 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.

C. 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.

Appeal

- Pursuant to Section 19.39.040(D) of the El Cerrito Municipal Code, decisions of the Planning Commission may be appealed to the City Council within 10 calendar days of the decision

- Section 19.39.050 establishes a de novo review process for appeals, meaning the standard of review for the appeal is the same as the standard of review for the original decision and the hearing body for the appeal is free to make different findings and adopt different conditions of approval from the original decision

- On September 25, 2025, Asher and Cagla Schaffer submitted an appeal of the Planning Commission's approval of the Conditional Use Permit for this project

Appeal

- In their letter of appeal, the appellants made a series of points related to the appeal:

Appellant's point:

- Economics: The appellants contend that the approval of a Day Care Center will directly harm nine existing daycare providers that are currently operating in the vicinity of the project which have existing vacancies rather than benefiting the community and that the City should not oversaturate markets to the detriment of established providers

Staff Response:

- Required findings do not address economics.
- The role of zoning is limited.
- Some business may offer unique products and services.

Appeal

Appellant's point:

- Traffic and Safety Concerns: The property is located on two heavily-trafficked corridors and the approval of the project will create dangerous conditions due to the existing family daycare and proximity to El Cerrito High School

Staff Response:

- The traffic study did not identify significant impacts.
- The City cannot require projects to mitigate existing conditions.
- Any mitigations/conditions must be proportional to the project's impact.
- Safety improvements are planned at the intersection of Richmond Street and Lincoln Avenue

Appeal

Appellant's point:

- Cumulative Noise impacts: The project will double the existing outdoor play noise in a residential neighborhood therefore diminishing the quality of life for the surrounding neighborhood

Staff Response:

- Outdoor play not prohibited before 8:00 a.m.
- 5 ft landscape buffer required.
- Outdoor play will be staggered.

Appeal

Appellant's point:

- Property Value Concerns: The location of two Daycares next to each other will create an institutional character inappropriate for a residential neighborhood and will negatively impact property values for surrounding homeowners

Staff Response:

- The two childcare facilities are different land uses.
- Day Care Center Land Uses are permitted in the RS-5 zoning district subject to approval of a Conditional Use Permit.
- The required findings do not explicitly address property values.

Appeal

Appellant's point:

- No Demonstrated Need: Nine daycare facilities are within walking distance of 556 Richmond Street and have documented vacancies. As such, there is no unmet demand for childcare in the neighborhood

Staff Response:

- Required findings do not address market demands.

- The project applicant as observed unmet demand.

Appeal

Appellant's point:

- Loss of Housing: Converting a single-family home during a declared housing crisis contradicts the City's stated priorities

Staff Response:

- The General Plan promotes a mixture of conveniently located land uses.
- The approval of this Use permit advances multiple City goals.
- El Cerrito Plaza BART Station TOD (743 new units) is located one block from the project site.

Appeal

Appellant's point:

- Residential Character Preservation: The General Plan emphasizes preserving residential character and housing stock. Converting homes to commercial use when no demonstrated need exists violates these principles

Staff Response:

- Project includes minimal exterior modifications to the building.

- The General Plan promotes sustainable development and a mixture of conveniently located land uses

Appeal

Appellant's point:

- Incomplete Environmental Review: The failure to assess cumulative impacts (traffic, noise, parking, creek running under the outdoor playground area) from two adjacent facilities operating simultaneously represents a procedural failure requiring correction. No CEQA assessment was performed

Staff Response:

- The project is categorically exempt from CEQA.
- The private storm drain is not delineated as a creek.
- Pursuant to State law, traffic analysis analyzes additional Vehicle Miles Traveled (VMT).
- The project is required to comply with outdoor noise standards for residential areas

Appeal

Appellant's point:

- There is a sink hole located in the rear yard of the property which could cause structural issues to the building and could be dangerous to children

Staff Response:

- Staff from the City's Public Works Department have inspected private storm drain.
- The storm drain and sinkhole can be repaired. The property owner has been notified.
- A Condition of approval requires that the storm drain and sinkhole are repaired.

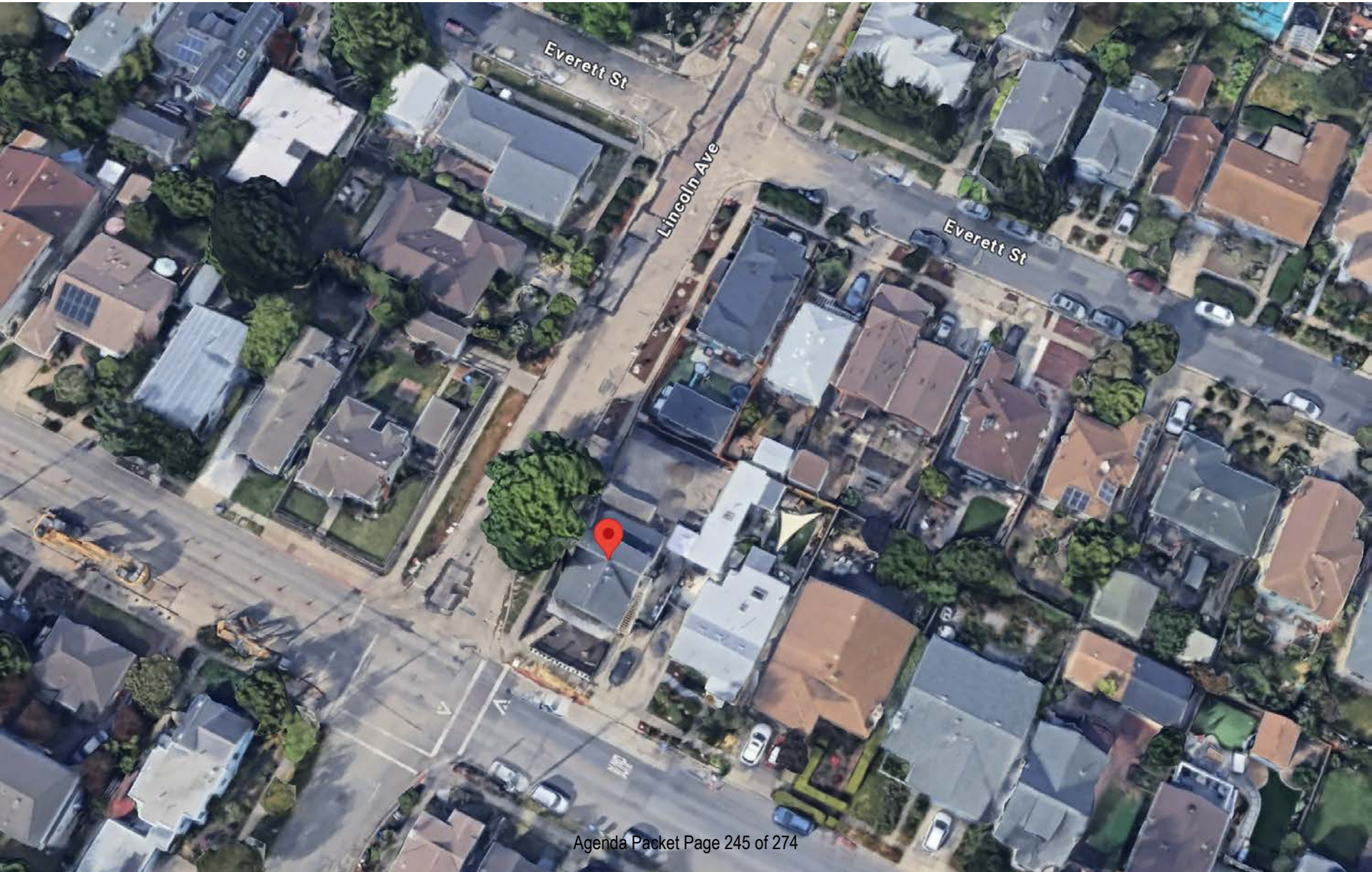
Overview

- Section 19.39.050 establishes a de novo review process for appeals, meaning the standard of review for the appeal is the same as the standard of review for the original decision and the hearing body for the appeal is free to make different findings and adopt different conditions of approval from the original decision.

- City Staffs determination that the findings for approval for this project can be made.

- City Staff recommends that the City Council adopt a resolution denying the appeal of Planning Commission approval of application PL24-0044, granting a Conditional Use Permit for a new Day Care Center at 556 Richmond Street.

Questions/Comments



Building a Strong Foundation: The Value of Montessori Education in Our City

Good evening Council members. Thank you for giving me the opportunity to speak today. My name is Fahi Badurudeen, and I'm here to share why opening a Montessori school in our neighborhood will be a positive step for our community. Montessori education focuses on nurturing independent, confident, and compassionate children — the foundation of a strong and thriving city.

The Need in Our Community

Our city currently has more than ten home based daycares, but not many Montessori Preschools. Many parents are choosing to drive out of the city to enroll their children in Montessori programs. Approving this school will help parents stay local, reduce travel time, and keep educational investment right here in our community.

What Is Montessori Education?

Montessori education, founded by Dr. Maria Montessori, is a child-centered method where children learn through hands-on exploration. Teachers serve as guides — observing and supporting each child's progress. The result is confident, self-motivated learners who genuinely love to learn.

How Montessori Differs from Traditional Daycare

Montessori education is not a replacement for daycare — it's a different approach. Daycares provide custodial care, while Montessori schools offer structured learning environments with certified teachers and specialized materials. They complement each other by offering families meaningful choices.

Benefits for Children

Montessori helps children develop self-confidence, independence, and emotional intelligence. They learn to take care of themselves, solve problems, and collaborate with peers. Research shows Montessori children excel in literacy, math, and executive function — and most importantly, they love learning.

Benefits for Families and the Community

A Montessori school benefits the entire community by reducing travel for families, creating local jobs, and enhancing our city's reputation as an education-forward community. It keeps resources local and strengthens community bonds.

Montessori and Early Learning Standards

Montessori programs align with state Early Learning Standards. Every lesson supports whole-child development — social, emotional, physical, and intellectual. Montessori also promotes peace, empathy, and respect — core civic values.

Addressing Community Concerns

This school is not here to compete with existing centers, but to complement them. Families have diverse needs; Montessori simply expands choice. The school will comply with all safety, zoning, and licensing requirements.

Voices of Parents

Local parents say: 'We've been driving 30 minutes each day to reach a Montessori school — having one nearby would mean more time with our children.' 'We want an education that nurtures independence and kindness — that's what Montessori does.'

Conclusion: Investing in the Future

Montessori schools prepare children to become thoughtful, capable citizens. Approving this school is an investment in our city's youngest learners and in the future of our community.

Thank You

- Thank you for your time and thoughtful consideration. We look forward to working together to bring this valuable educational option to our community.

From: scot gelinas
To: City Clerk
Subject: [UNKNOWN SENDER] Opposition Letter - CUP PL24-0044 – 556 Richmond Street
Date: Friday, October 31, 2025 9:40:37 AM

Dear City Officials,

I respectfully oppose the approval of the Conditional Use Permit (CUP PL24-0044) to convert a single-family residence at 556 Richmond Street into an 18-child commercial school facility.

Our neighborhood is a quiet, walkable residential community that already includes nine (9) licensed daycare providers within walking distance — many of which currently have open spots and are struggling to maintain enrollment. Converting yet another home into a large facility would harm existing small, family-run businesses, increase traffic and noise on a narrow residential street, and reduce the limited housing stock during an ongoing housing crisis.

Allowing this project to proceed would:

- Create traffic and safety risks at Richmond Street and Lincoln Ave.
- Add cumulative noise impacts from two daycare centers side-by-side (556 Richmond and 557 Everett)
- Undermine long-standing local childcare providers who live and work in El Cerrito

I live around the corner from this proposed daycare and drop off and pick up times are already pretty treacherous with a large amount of cars blocking views and heavy traffic cutting through our neighborhood. Adding this would make this area incredibly hard to navigate in the mornings and evenings.

I respectfully urge the El Cerrito City Council to uphold the appeal and reverse the Planning Commission's approval of this Conditional Use Permit. Please protect the residential character of our neighborhood and support the existing small, family-operated daycares that have served El Cerrito families for years.

Sincerely,
Scot Gelinas
[redacted]

From: Molly Benson
To: City Clerk
Subject: Opposition Letter - CUP PL24-0044 – 556 Richmond Street
Date: Monday, November 3, 2025 1:41:00 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

Dear City Officials,

I respectfully oppose the approval of the Conditional Use Permit (CUP PL24-0044) to convert a single-family residence at 556 Richmond Street into an 18-child commercial school facility.

Our neighborhood is a quiet, walkable residential community that already includes nine (9) licensed daycare providers within walking distance — many of which currently have open spots and are struggling to maintain enrollment. Converting yet another home into a large facility would harm existing small, family-run businesses, increase traffic and noise on a narrow residential street, and reduce the limited housing stock during an ongoing housing crisis.

Allowing this project to proceed would:

- Create traffic and safety risks at Richmond Street and Lincoln Ave.
- Add cumulative noise impacts from two daycare centers side-by-side (556 Richmond and 557 Everett)
- Undermine long-standing local childcare providers who live and work in El Cerrito

I personally worry especially for the current local childcare providers who are already struggling with lower enrollment due to universal TK being offered at the public schools. I worked as the enrollment officer for a local preschool and the past year was one of the hardest years yet for enrollment, in fact enrollment was so low they had to change to a 4-day a week schedule, from 5-days a week, for this year. This school has been around for over 50 years and this past year is the hardest in that time. So adding another childcare provider to the neighborhood feels excessive.

I respectfully urge the El Cerrito City Council to uphold the appeal and reverse the Planning Commission's approval of this Conditional Use Permit. Please protect the residential character of our neighborhood and support the existing small, family-operated daycares that have served El Cerrito families for years.

Sincerely,
Molly Benson
[redacted]

RECEIVED
AT THE MEETING OF
NOV 04 2025
EL CERRITO
CITY CLERK

Good evening. My name is Rajan Mutialu, a neighbor living in proximity to ~~the City Council~~ 556 Richmond Street ~~Day Care Center~~. As a recently retired Administrative Law Judge at the California Public Utilities Commission, I'd like to note for the record, procedural missteps that I have observed related to the appeal of the City Council's decision. First, I received a notice of the public hearing of this appeal after the October 23, 2025 deadline to submit public comments to be included in the Council Agenda packets. Because of this, my comments were not able to be read by Staff, the Council, and concerned parties as part of the public facing deliberative process prior to this hearing. Second, I would like to note that the Planning Staff's report incorrectly stated that the appeal period is 10 working days after the date of the City Council's decision to approve the Conditional Use Permit. Pursuant to Section 19.39.030 of the El Cerrito Municipal Code, the deadline for filing an appeal is 10 calendar days after the City Council's decision on this matter. While the appeal was timely filed, providing incongruous information concerning the deadline to file an appeal impairs due process.

to approve a Conditional Use Permit to operate a day care center at this locat.

Aside from raising these important procedural shortcomings, I want to highlight Staff's response to the appellant's concern regarding traffic and safety. Staff notes that "the City of El Cerrito General Plan, Richmond Street is categorized as a Minor Arterial. As is typical of other local streets in El Cerrito, Lincoln Avenue is not categorized in the General Plan's street hierarchy." Subject to verification, the city's current version of the General Plan was issued in 1999. Since that time, Lincoln Avenue has become a major artery for motorized vehicles that are routinely driven beyond the speed limit, and have been observed to unsafely disregard pedestrians and bicycles bound for Fairmount School and ECHS, during morning hours. This is especially true at the corner of Richmond and Lincoln. Therefore, it is reasonable that an influx of vehicles that travel to and from the proposed day care center designated drop-off location will impact traffic and potentially safety, and livability, at that corner. On this basis, I do not find merit in Abrams Consulting's conclusion that significant traffic impacts will not result " as the volume of trips generated by the project is very low and trips would be distributed onto the various streets that provide access to the area." This assessment misses the point that the designated location for caregivers to drop off children at the daycare site is adjacent to Richmond Street and Lincoln Avenue where there is an elevated safety risk for both vehicles and pedestrians, in particular, during the early morning hours from 8 am to 9 am. Moreover, while the Richmond Street Complete Streets Project intends to mitigate safety hazards at the intersection of Richmond Street and Lincoln Avenue, the design of, and implementation of this Project has not been finalized. Therefore, an indeterminate period of time will pass until safety risks will be addressed.

In conclusion, my comments in opposition to the City's issuance of a Conditional Use Permit for the operation of a daycare center 556 Richmond rest primarily on public safety and livability concerns at the selected location. However, I do want to note that California's expansion of universal Transitional Kindergarten has been identified as a factor leading to underenrollment in daycare programs in the State. Staff's assessment that "Ultimately, it is market conditions that determine the demand for any business, and market conditions can change at any time" does not acknowledge that other more impactful regulatory or administrative forces may be at work.

Therefore, it may be inappropriate in this context to cite how granting this Conditional Use Permit supports the El Cerrito Strategic Plan's goal for Livelihood and Belonging, when retention of ~~extension of~~ existing businesses may be adversely impacted.

Thank you.

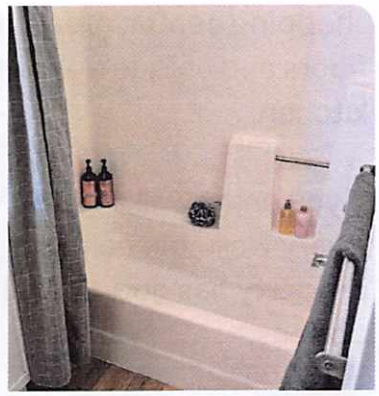
airbnb

A... Any week Add gu... Become a host

RECEIVED
AT THE MEETING OF
NOV 04 2025
CITY OF EL CERRITO
CITY CLERK

A private cozy guest house

Share Save



Show all photos

Entire home in El Cerrito, California

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.84 · 19 reviews

Hosted by Fahidha

2 years hosting

Peace and quiet

This home is in a quiet area.

Dedicated workspace

A room with wifi that's well-suited for working.

CHECK-IN	CHECKOUT
11/6/2025	11/11/2025

GUESTS
1 guest

Those dates are not available

Change dates

Report this listing

Some info is shown in its original language. Translate

This cozy one bed/one bath guest house is located in the safe and convenient city of El Cerrito with a private parking, great location, a block away from El Cerrito Plaza, bart, Plaza shopping center, great restaurants. It comes with bamboo floors and unique doors, carpet in bedroom, and a new kitchen.

If you enjoy walking, you will enjoy your stay in this area! It is a very walkable neighborhood. Also, the area around this property has good transit with many nearby transportation options.

What this place offers

- Kitchen
- Wifi
- Dedicated workspace
- Free driveway parking on premises
- HDTV with Netflix, standard cable
- Bathtub
- Hair dryer
- Refrigerator
- Microwave
- Exterior security cameras on property

Show all 42 amenities

5 nights in El Cerrito

Nov 6, 2025 - Nov 11, 2025

November 2025

S	M	T	W	T	F	S
						–
–	–	–	–	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Clear dates

★ 4.84 · 19 reviews

Cleanliness	Accuracy	Check-in	Communication	Location	Value
4.6	4.7	5.0	5.0	4.9	4.8

13 years on Airbnb

★★★★★ · **2 weeks ago** · Stayed about a week

Fahidha was very friendly and flexible with special requests. We felt right at home. The appartement had everything ...

Show more

Los Angeles, California

★★★★★ · **February 2024** · Stayed a few nights

An excellent place to stay at! Fahidha was very responsive whenever we had any questions or concerns about anything. ...

Show more

Stephanie
Portland, Oregon

★★★★ · **June 2024** · Stayed about a week

Our stay was pleasant, however the kitchen and bedroom amenities were lacking, as was the lighting in the living ...

Show more

Emily-Jane
2 years on Airbnb

★★★★★ · **May 2024** · Stayed a few nights

Place is owrfeft for 2 people, it's calm and cozy. Had everything we needed and host was very responsive and kind. We ...

Show more

Diane
Manchester, Tennessee

★★★★★ · **January 2024** · Stayed over a week

Fahidha was very easy to communicate with from booking to check out. The space is very close to stores,coffee, BAR...

Show more

Cody
Point Arena, California

★★★★★ · **December 2023** · Stayed a few nights

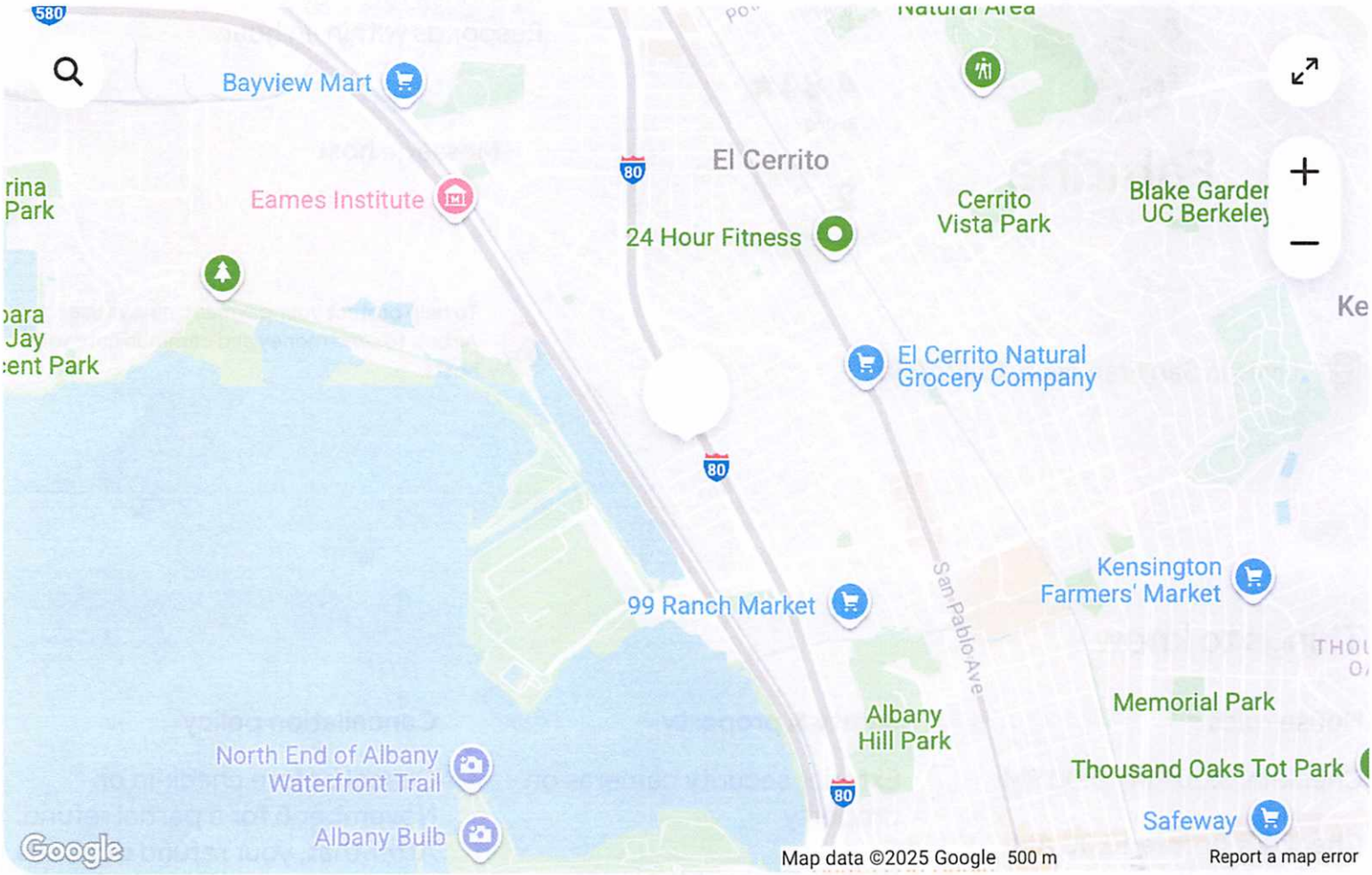
Fahidha's place was a good working space while I was in town for the holidays. It was cozy and had all the functional ...

Show more

Show all 19 reviews Learn how reviews work

Where you'll be

El Cerrito, California, United States



Meet your host

Fahidha
Host

19
Reviews

4.84★
Rating

2
Years hosting

Lives in San Francisco, California

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in: 3:00 PM - 9:00 PM

Checkout before 10:00 AM

2 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

Show more ›

Cancellation policy

Cancel before check-in on November 6 for a partial refund. After that, your refund depends on when you cancel.

Review this host's full policy for details.

Show more ›

Airbnb › United States › California › Contra Costa County › Richmond

Department of SOCIAL SERVICES CDSS (http://www.cdss.ca.gov/)

Facility Detail

HAPPY DAY MONTESSORI SCHOOL Stay Updated

Status: Licensed

Lic. Date: 9/29/2020

RECEIVED
AT THE MEETING OF
NOV 04 2025
CITY OF EL CERRITO
CITY CLERK

Address:
1501 WASHINGTON AVENUE
ALBANY, CA 94706
Licensee Name: FATHIMA FAHIDHA BADURUDEEN

Phone: (510) 837-0491
Facility Number: 013423107
Facility Capacity: 22
Facility Type: DAY CARE CENTER

State Licensing Office Contact Information
Regional Office: **OAKLAND CC RO**
Address: 1515 CLAY STREET, SUITE 1102
OAKLAND, CA 94612
Phone: (510) 622-2602

Back [New Search (/Search/)] [Email Facility Info (/Email/info/13423107)]

All Visits | Citations | Inspections | Complaints | Other Visits | View Location | Reports | Facility Comment

Type A Citation: 0
Type B Citation: 5

One or more citations may be under appeal and/or may have been corrected. Contact the State Licensing Office for more information.

Back [New Search (/Search/)] [Email Facility Info (/Email/info/13423107)]

Facility Detail FAQ

- **I have questions about this facility. Where can I get the answers?**
- **Where can I find out more about how facilities are regulated in California?**

Department of SOCIAL SERVICES CDSS (http://www.cdss.ca.gov/)

Facility Detail

HAPPY DAY MONTESSORI SCHOOL Stay Updated

Status: Licensed

Lic. Date: 9/29/2020

Address:
1501 WASHINGTON AVENUE
ALBANY, CA 94706
Licensee Name: FATHIMA FAHIDHA BADURUDEEN

Phone: (510) 381-3434
Facility Number: 013423107
Facility Capacity: 22
Facility Type: DAY CARE CENTER

Contact this State License Office for additional information about this facility.

State Licensing Office Contact Information

Regional Office: OAKLAND CC RO
Address: 1515 CLAY STREET, SUITE 1102
OAKLAND, CA 94612
Phone: (510) 622-2602

Back [New Search (/Search/)] [Email Facility Info (/Email/info/13423107)]

All Visits | Citations | Inspections | Complaints | Other Visits | View Location | Reports | Facility Comment

Total Complaint Investigations Completed:	1
-Total Allegations Substantiated:	2
-Total Allegations Inconclusive:	0
-Total Allegations Unsubstantiated:	0
Total Type A Citations:	0
Total Type B Citations:	2
- Total Complaint Visits:	3

Complaint Details:

Complaint Investigation Completed:	03/07/2023
-# Allegations Substantiated:	2
-# Allegations Unsubstantiated:	0
Type A Citations:	0

Type B Citations:	2
# of Visits:	3
Dates of Visits:	03/01/2023 (https://www.ccld.dss.ca.gov/transparencyapi/api/FacilityReports?facNum=013423107&inx=3), 03/01/2023, 03/01/2023

One or more citations may be under appeal and/or may have been corrected. Contact the State Licensing Office for more information.

Back [New Search (/Search/)] [Email Facility Info (/Email/info/13423107)]

Facility Detail FAQ

- **I have questions about this facility. Where can I get the answers?**
- **Where can I find out more about how facilities are regulated in California?**
- **Why does it show "No date on file" for a license date?**
- **What does "Pending" status mean?**
- **What does a "Revocation Action Pending" mean?**
- **What does "License Suspended" mean under License Status?**
- **What does "Probation" mean?**
- **What is a Type A Citation?**
- **What is a Type B Citation?**
- **What is the Facility Evaluation Report?**
- **What is the Complaint Investigation Report?**
- **What is the difference between an 'inconclusive' and an 'unsubstantiated' complaint allegation?**
- **How soon after a visit will a report appear on this site?**
- **How long are reports kept on this website?**
- **Can I send this information to an email?**
- **Can I sign up for an email subscription about a facility I am interested in?**

<meta name="robots" content="noindex">

Department of
SOCIAL SERVICES

Community Care Licensing

COMPLAINT INVESTIGATION REPORT

Facility Number: 013423107
Report Date: 03/01/2023
Date Signed: 03/01/2023 12:04:11 PM

Substantiated

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY **COMPLAINT INVESTIGATION REPORT**	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION BAY AREA-CC OAKLAND, 1515 CLAY STREET, SUITE 1102 OAKLAND, CA 94612

This is an official report of an unannounced visit/investigation of a complaint received in our office on **01/23/2023** and conducted by Evaluator Caroline Colson

PUBLIC	COMPLAINT CONTROL NUMBER: 02-CC-20230123164343

FACILITY NAME:	HAPPY DAY MONTESSORI SCHOOL		**FACILITY NUMBER:**	013423107
ADMINISTRATOR:	FATHIMA FAHIDHA BADURUDEEN		**FACILITY TYPE:**	850
ADDRESS:	1501 WASHINGTON AVENUE		**TELEPHONE:**	(510) 837-0491
CITY:	ALBANY	**STATE:** CA	**ZIP CODE:**	94706
CAPACITY:	22	**CENSUS:** 15	**DATE:**	03/01/2023
		UNANNOUNCED	**TIME BEGAN:**	10:30 AM
MET WITH:	Fathima Badurudeen		**TIME COMPLETED:**	12:18 PM

ALLEGATION(S):

1 Physical Plant - Facility grounds are in disrepair
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INVESTIGATION FINDINGS:

1 On Wednesday, March 1, 2023 at 10:30 AM, Licensing Program Analyst (LPA) Caroline Colson met with
2 Fathima Badurudeen, Center Director, for an unannounced complaint investigation. There are 15
3 preschool children and 3 staff members including the director. Interviews were conducted.
4 Documentation was obtained. One classroom was flooded after the January storms. The classroom had
5 water damaged. The children were allowed to be in the classroom for part of the day. Based on LPA's
6 interviews which were conducted and a record review, the preponderance of evidence standard has been
7 met, therefore the above allegation is found to be substantiated. California Code of Regulations,

8 9 10 11 12 13	101238(a) is being cited on the attached LIC 9099 D. The attached type B deficiency is being cited today and must be corrected by the due date. An exit interview was conducted. Appeal rights were given and discussed. This report must be available for public review for 3 years.

Substantiated	**Estimated Days of Completion:**

SUPERVISOR'S NAME: Mayla Mendoza
LICENSING EVALUATOR NAME: Caroline Colson
LICENSING EVALUATOR SIGNATURE:
DATE: 03/01/2023

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:
DATE: 03/01/2023

This report must be available at Child Care and Group Home facilities for public review for 3 years.

Control Number 02-CC-20230123164343

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY **COMPLAINT INVESTIGATION REPORT (Cont)**	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION BAY AREA-CC OAKLAND, 1515 CLAY STREET, SUITE 1102 OAKLAND, CA 94612

FACILITY NAME: HAPPY DAY MONTESSORI SCHOOL
FACILITY NUMBER: 013423107
DEFICIENCY INFORMATION FOR THIS PAGE:
VISIT DATE: 03/01/2023

Deficiency Type POC Due Date / Section Number		DEFICIENCIES		PLAN OF CORRECTIONS(POCs)
Type B 03/01/2023 **Section Cited** CCR 101238(a)	1 2 3 4 5 6 7	Buildings and Grounds (a) The child care center shall be clean, safe, sanitary and in good repair at all times to ensure the safety and well-being of children, employees and visitors. The children were allowed to be in a classroom that had water damaged.	1 2 3 4 5 6 7	The classroom has been repaired and carpet replaced.
	8 9 10 11 12 13 14	Based on record review, the licensee did not comply with allowing children to be in a classroom that had water damaged which poses a potential health, safety or personal rights risk to persons in care.	8 9 10 11 12 13 14	Failure to correct will result in a $100 per day civil penalty until corrected. Repeat violations are $250 per violation and $100 per day until corrected.
	1 2 3 4 5 6 7		1 2 3 4 5 6 7	
	1 2 3 4		1 2 3 4	

	5 6 7		5 6 7	

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Mayla Mendoza
LICENSING EVALUATOR NAME: Caroline Colson
LICENSING EVALUATOR SIGNATURE:
DATE: 03/01/2023

I acknowledge receipt of this form and understand my appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:
DATE: 03/01/2023

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

COMPLAINT INVESTIGATION REPORT

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING DIVISION
BAY AREA-CC OAKLAND, 1515 CLAY STREET, SUITE 1102
OAKLAND, CA 94612

This is an official report of an unannounced visit/investigation of a complaint received in our office on **01/23/2023** and conducted by Evaluator Caroline Colson

PUBLIC	COMPLAINT CONTROL NUMBER: 02-CC-20230123164343

FACILITY NAME:	HAPPY DAY MONTESSORI SCHOOL		**FACILITY NUMBER:**	013423107
ADMINISTRATOR:	FATHIMA FAHIDHA BADURUDEEN		**FACILITY TYPE:**	850
ADDRESS:	1501 WASHINGTON AVENUE		**TELEPHONE:**	(510) 837-0491
CITY:	ALBANY	**STATE:** CA	**ZIP CODE:**	94706
CAPACITY:	22	**CENSUS:** 15	**DATE:**	03/01/2023
		UNANNOUNCED	**TIME BEGAN:**	10:30 AM
MET WITH:	Fathima Badurudeen		**TIME COMPLETED:**	12:18 PM

ALLEGATION(S):

1 Personal Rights - Staff do not address sanitation issues while day care children are in care
2
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INVESTIGATION FINDINGS:

1 On Wednesday, March 1, 2023 at 10:30 AM, Licensing Program Analyst (LPA) Caroline Colson met with
2 Fathima Badurudeen, Center Director, for an unannounced complaint investigation. There are 15
3 preschool children and 3 staff members including the director. Interviews were conducted.
4 Documentation was obtained. After the January storms had damaged the downstairs classroom, the
5 children were taken upstairs to the church's auditorium. The auditorium doesn't have a bathroom.
6 Therefore, a portable potty was placed upstairs as a replacement for the bathroom when they didn't have
7 the ratios to go to the downstairs bathroom. Based on LPA's interviews which were conducted and a
8 record review, the preponderance of evidence standard has been met, therefore the above allegation is
9 found to be substantiated. California Code of Regulations, 101223 (a)(2) is being cited on the attached
10 LIC 9099 D.
11
12 The attached type B deficiency is being cited today and must be corrected by the due date. An exit
13 interview was conducted. Appeal rights were given and discussed. This report must be available for
public review for 3 years.

Substantiated	Estimated Days of Completion:

SUPERVISOR'S NAME: Mayla Mendoza
LICENSING EVALUATOR NAME: Caroline Colson
LICENSING EVALUATOR SIGNATURE:
DATE: 03/01/2023

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:
DATE: 03/01/2023

This report must be available at Child Care and Group Home facilities for public review for 3 years.

Control Number 02-CC-20230123164343

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY **COMPLAINT INVESTIGATION REPORT (Cont)**	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION BAY AREA-CC OAKLAND, 1515 CLAY STREET, SUITE 1102 OAKLAND, CA 94612

FACILITY NAME: HAPPY DAY MONTESSORI SCHOOL
FACILITY NUMBER: 013423107
DEFICIENCY INFORMATION FOR THIS PAGE:
VISIT DATE: 03/01/2023

Deficiency Type POC Due Date / Section Number		DEFICIENCIES		PLAN OF CORRECTIONS(POCs)
Type B 03/01/2023 **Section Cited** CCR 101223(a)(2)	1 2 3 4 5 6 7	Personal Rights To be accorded safe, healthful and comfortable accommodations, furnishings and equipment to meet his/her needs. The children didn't always have access to the bathroom which located downstairs.	1 2 3 4 5 6 7	The children are only using the downstairs bathroom since moving back into their classroom.
	8 9 10 11 12 13 14	Based on record review, the licensee did not comply with ensuring that children use the bathroom at all times when necessary which poses a potential health, safety or personal rights risk to persons in care.	8 9 10 11 12 13 14	Failure to correct will result in a $100 per day civil penalty until corrected. Repeat violations are $250 per violation and $100 per day until corrected.
	1 2 3 4 5 6 7		1 2 3 4 5 6 7	
	1 2 3 4 5 6 7		1 2 3 4 5 6 7	

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Mayla Mendoza
LICENSING EVALUATOR NAME: Caroline Colson
LICENSING EVALUATOR SIGNATURE:

DATE: 03/01/2023

I acknowledge receipt of this form and understand my appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 03/01/2023