



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

Sean Moss | (510) 215-4330
smoss@ci.el-cerrito.ca.us

AGENDA

**SPECIAL MEETING OF THE
DESIGN REVIEW BOARD**

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

VIA TELECONFERENCE

<https://us06web.zoom.us/j/89832432301?pwd=eXgweHhFY3MxdGozUTNwQzl0ckl4Zz09>

Event ID: 898 3243 2301 **Passcode:** 664185
Or Dial in: 408-638-0968

7:30 p.m. CONVENE REGULAR MEETING

- 1. ROLL CALL** – Chair Wenlin Li; Vice-Chair Gyan Singh; Members Ben Chuaqui, and Andrea Lucas.
- 2. ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
- 3. COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Design Review Board members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.
- 4. ADVISORY REVIEW – EL CERRITO PLAZA STATION TOD, PARCEL A SOUTH**
Application: PL22-0150
Applicant: The Related Companies of California, LLC
Location: Property bounded by Central Avenue, Richmond Street, and Ohlone Greenway
APN: 504-050-012
Zoning: Transit Oriented Mixed Use (TOM)
General Plan: Commercial/Mixed Use
Request: Design Review Board advisory review of a new 6-story building containing 70 residential units.
CEQA: The project is ministerial and is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15268 of the CEQA Guidelines.
- 5. STAFF COMMUNICATIONS**
Informational reports on matters of general interest, presented by City staff.
- 6. ADJOURNMENT**

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

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.



Date: February 16, 2023

To: El Cerrito Design Review Board

From: Sean Moss, Planning Manager

RE: El Cerrito Plaza Station TOD, Parcel A South

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

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

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

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

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

Attachments:

1. Project Plans

ABBREVIATIONS			
AB	ANCHOR BOLT	FD	FLOOR DRAIN OR FIRE DEPARTMENT
ABV	ABOVE	FDN	FOUNDATION
A/C	AIR CONDITIONING	FE	FIRE EXTINGUISHER
AC	ASPHALTIC CONCRETE	FEC	FIRE EXTINGUISHER CABINET
ACC	ACCESSIBLE	FF	FINISHED FLOOR
A.C.P.	ACOUSTIC CEILING PANEL	FIN	FINISH OR FINISHED
A.C.T.	ACOUSTIC CEILING TILE	FLEX	FLEXIBLE
A.D.	AREA DRAIN	FLR	FLOOR
ADDL	ADDITIONAL	F.O.B.	FACE OF BEAM
ADDM	ADDENDUM	F.O.C.	FACE OF CONCRETE
ADH	ADHESIVE	F.O.F.	FACE OF FINISH
ADJ	ADJACENT OR ADJUSTABLE	F.O.S.	FACE OF STUD
AFF	ABOVE FINISED FLOOR	F.O.W.	FACE OF WALL
ALUM	ALUMINUM	FR	FIRE RESISTANCE
ALT	ALTERNATIVE	FRTW	FIRE RETARDANT TREATED WOOD
AMT	AMOUNT	FRP	FIBER REINFORCED PLASTIC
ANOD	ANODIZED	FT	FOOT
AP	ACCESS PANEL	FTG	FOOTING
APL	ASSUMED PROPERTY LINE	GA	GAUGE
APPROX	APPROXIMATE	GALV	GALVINIZED
ARCH	ARCHITECT(URAL)	GAR	GARAGE
ASSY	ASSEMBLY	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
A/V	AUDIO VISUAL	GLAZ	GLAZING
AUTO	AUTOMATIC	GSM	GALVINIZED SHEET METAL
BATT	BATTING	GWB	GYPSUM WALL BOARD
BALC	BALCONY	GYP	GYPSUM
BATT	BATTING	HB	HOSE BIB
BD	BOARD	HC	HOLLOW CORE
BLDG	BUILDING	HD	HOLD-DOWN
BLKG	BLOCKING	HM	HOLLOW METAL
BM	BEAM	HORIZ	HORIZONTAL
B.O.C.	BOTTOM OF CURB	H PLAM	HIGH PRESSURE LAMINATE
B.O.D.	BASIS OF DESIGN	HR	HOUR OR HANDRAIL
BOT	BOTTOM	HSS	TUBE STEEL
B.O.W.	BACK OF SIDEWALK	HT	HEIGHT
BRKT	BRACKET	HVAC	HEATING, VENTILATION, AIR-CONDITIONING
BTW, B/W	BETWEEN	HYD	HYDRANT
BUR	BUILT UP ROOFING	IC	IMPACT INSULATION CLASS
CAB	CABINET	IN	INCHES
CEM	CEMENT	INSUL	INSULATION
CEM PLAS	CEMENT PLASTER	INT	INTERIOR
CIP	CAST IN PLACE	JAN	JANITOR
CJ	CONTROL JOINT	JT	JOINT
CL	CENTERLINE	KD	KILN DRIED
CL	CLOSET	KIT	KITCHEN
CLG	CEILING	KPL	KICK PLATE
CLKG	CAULKING	L	ANGLE
CLR	CLEAR	LAU	LAUNDRY
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY
COL	COLUMN	LIN	LINOLEUM
CONC	CONCRETE	LVT	LUXURY VINYL TILE
CONN	CONNECTION	LVL	LEVEL
CONT	CONTINUOUS	MAX	MAXIMUM
CONST	CONSTRUCTION	MB	MACHINE BOLT
CONTR	CONTRACTOR	MC	MEDICINE CABINET
CSMT	CASEMENT	MECH	MECHANICAL
CT	CERAMIC TILE	MTL	METAL
CTSK	COUNTERSINK	MFR	MANUFACTURER
D	DRYER	MIN	MINIMUM
DBL	DOUBLE	MTD	MOUNTED
DEMO	DEMOLISH OR DEMOLITION	N/A	NOT APPLICABLE
DF	DOUGLAS FIR	NIC	NOT IN CONTRACT
DIA	DIAMETER	NTS	NOT TO SCALE
DIM	DIMENSION	O/	OVER
DN	DOWN	OC	ON CENTER
DS	DOWNSPOUT	OD	OUTSIDE DIAMETER
DTL	DETAIL	OFC	OFFICE
DW	DISHWASHER	OFD	OVERFLOW DRAIN
DWG	DRAWING	OH	OVERHEAD
(E)	EXISTING	OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
EA	EACH	OPP	OPPOSITE
EB	EXPANSION BOLD	OPP HD, OPH	OPPOSITE HAND
EJ	EXPANSION JOINT	OPNG	OPENING
ELEV	ELEVATION OR ELEVATOR	PCC	PRECAST CONCRETE
ELEC	ELECTRIC	PERF	PERFORATED
ENCL	ENCLOSURE, ENCLOSED	PL	PLATE
EP	ELECTRIC PANEL	P.L.	PROPERTY LINE
EQ	EQUAL	PLAM	PLASTIC LAMINATE
EQPT	EQUIPMENT	PR	PAIR
EXP	EXPANSION	PT	PRESSURE TREATED OR POST TENSIONED
EXT	EXTERIOR		
FACP	FAIRE ALARM CONTROL PANEL		
FAU	FORCED AIR UNIT		
FCB	FIBER CEMENT BOARD		
FCP	FIBER CEMENT PANEL		

ARCHITECTURAL DRAWING SYMBOLS			
	ROOM NUMBER		REVISION NUMBER
	OCCUPANCY TYPE		KEYNOTE
	ROOM NAME ROOM AREA		WINDOW, STOREFRONT, OR LOUVER TYPE
	INTERIOR ELEVATION DETAIL NUMBER AND SHEET		DOOR OR GATE NUMBER
	SECTION NUMBER		CARD READER
	SHEET NUMBER		DOOR OR GATE TYPE
	ELEVATION NUMBER		OCCUPANCY GROUP TYPE
	SHEET NUMBER		SECTION DETAIL NUMBER
	SHEET NUMBER INTERIOR ELEVATION NUMBER		CALLOUT DETAIL NUMBER
			SHEET NUMBER
			GRID NUMBER / LETTER
			GRID LINE
			CONCRETE GRID NUMBER/LETTER
			GRID LINE
			PROJECT NORTH
			TRUE NORTH
			WALL / FLOOR NUMBER
			STOREFRONT NUMBER

PROJECT DESCRIPTION

The project is a publicly funded 100% affordable housing development. The six-story, 71-foot-tall building is located adjacent to the El Cerrito Plaza BART Station and the Ohlone Greenway, at the intersection of Central Avenue and Richmond Street.

The proposed project would include 70 dwelling units with 1-bedroom, 2-bedroom and 3-bedrooms. The proposed ground level podium contains an enclosed parking garage with 35 spaces, residential lobby, bike storage and resident amenities. The building surrounds an on-grade, south-facing secured courtyard.

PROJECT INFORMATION

AREA TABULATION		UNIT TABULATION		
A-SOUTH - AMENITY	4812 SF	TYPE	COUNT	%
A-SOUTH - CIRCULATION	11046 SF	1-BED / 1-BATH	30	42.8
A-SOUTH - GARAGE	8796 SF	2-BED / 1-BATH	20	28.6
A-SOUTH - RESIDENTIAL	59780 SF	3-BED / 2-BATH	20	28.6
A-SOUTH - SERVICE	3870 SF		70	100
TOTAL	88304 SF			

PARKING

VEHICLE PARKING		BIKE PARKING	
TYPE	COUNT	LONG TERM:	70 SPACES
PUZZLE STACKERS	27	SHORT TERM:	6 SPACES
VAN ACCESSIBLE	1		
STANDARD ACC	1		
EV STANDARD	4		
EV VAN	1		
EV ACCESSIBLE	1		
	35		

AREA TABULATION

AREA TABULATION BY FLOOR		AREA TABULATION BY FLOOR	
PARCEL A-SOUTH - L1		PARCEL A-SOUTH - L4	
A-SOUTH - AMENITY	4812 SF	A-SOUTH - CIRCULATION	2128 SF
A-SOUTH - CIRCULATION	407 SF	A-SOUTH - RESIDENTIAL	11956 SF
A-SOUTH - GARAGE	8796 SF	A-SOUTH - SERVICE	338 SF
A-SOUTH - SERVICE	2182 SF		14421 SF
	16197 SF		

PARCEL A-SOUTH - L2		PARCEL A-SOUTH - L5	
A-SOUTH - CIRCULATION	2128 SF	A-SOUTH - CIRCULATION	2128 SF
A-SOUTH - RESIDENTIAL	11956 SF	A-SOUTH - RESIDENTIAL	11956 SF
A-SOUTH - SERVICE	338 SF	A-SOUTH - SERVICE	338 SF
	14421 SF		14421 SF

PARCEL A-SOUTH - L3		PARCEL A-SOUTH - L6	
A-SOUTH - CIRCULATION	2128 SF	A-SOUTH - CIRCULATION	2128 SF
A-SOUTH - RESIDENTIAL	11956 SF	A-SOUTH - RESIDENTIAL	11956 SF
A-SOUTH - SERVICE	338 SF	A-SOUTH - SERVICE	338 SF
	14421 SF		14421 SF

TOTAL		88304 SF	
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SHEET INDEX		
SHEET NUMBER	SHEET NAME	SB330
GENERAL		
G0.00	COVER SHEET	•
G0.01	SITE PHOTOGRAPHS	•
G0.02	SHADOW STUDIES	•
G0.09	ZONING ANALYSIS - OPEN SPACE & FAR	•
4		
CIVIL		
C.1	PRELIMINARY GRADING PLAN	•
C.2	PRELIMINARY STORMWATER MANAGEMENT PLAN	•
2		
LANDSCAPE		
L1.0	GROUND LEVEL CONCEPTUAL LANDSCAPE PLAN	•
L2.0	LEVEL 2 CONCEPTUAL LANDSCAPE PLAN	•
L3.0	TREE REMOVALS PLAN	•
3		
ARCHITECTURE		
A1.00	EXISTING SITE PLAN	•
A1.02	SITE PLAN	•
A2.00	LEVEL 1 FLOOR PLAN	•
A2.01	LEVEL 2 FLOOR PLAN	•
A2.06	ROOF PLAN	•
A3.00	ELEVATIONS	•
A3.01	ELEVATIONS	•
A3.10	SECTIONS	•
8		
TOTAL SHEETS: 17		

EL CERRITO PLAZA PARCEL A-SOUTH	
PROJECT TEAM	
DEVELOPER	ARCHITECT
RELATED CALIFORNIA 444 MONTGOMERY STREET #1300 SAN FRANCISCO, CA 94104 CONTACT: Nick Wilder	PYATOK ARCHITECTS, INC. 1611 TELEGRAPH AVE., SUITE 200 OAKLAND, CA 94612 CONTACT: Kevin Markarian
PHONE: (650) 465-0077 EMAIL: nwilder@related.com	PHONE: (510) 465-7010 EMAIL: kmarkarian@pyatok.com
LANDSCAPE ARCHITECT	CIVIL ENGINEER
JETT LANDSCAPE ARCHITECTURE + DESIGN 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 CONTACT: Jesse Markman	BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400 WALNUT CREEK, CA 94596 CONTACT: Jonathan N. Mitro
PHONE: (925) 254-5422 EMAIL: jessem@jett.land	PHONE: (925) 940-2256 EMAIL: jmitro@bkf.com
VICINITY MAP	

PYATOK 1611 Telegraph Avenue, Suite 200 Oakland, CA 94612 T: 510.465.7010 www.pyatok.com	
RELATED CALIFORNIA	
444 MONTGOMERY STREET #1300 SAN FRANCISCO, CA 94104	
ECP BART PARCEL A-SOUTH CENTRAL AVE. & RICHMOND ST., EL CERRITO, CA 94530	
STAMP: 	
SUBMITTAL SCHEDULE NO. ISSUE DATE SB330 09.29.22	
JOB NUMBER: 2211 DRAWN BY: CS, CE CHECKED BY: KM DATE: 09/21/2022 SCALE: 1/2" = 1'-0" TITLE: COVER SHEET	
SHEET: G0.00	
9/29/2022 2:48:25 PM	

ECP BART PARCEL A-SOUTH
CENTRAL AVE. & RICHMOND ST., EL CERRITO, CA 94530

STAMP:

SUBMITTAL SCHEDULE	
NO. ISSUE	DATE
SB330	09.29.22

JOB NUMBER: 2211
DRAWN BY: Author
CHECKED BY: Checker
DATE: 09/21/2022

SCALE:
TITLE: **SITE PHOTOGRAPHS**

SHEET:

G0.01



1) FROM CENTRAL AVE LOOKING EAST



2) OHLONE GREENWAY FACING NORTH



3) EAST BART STATION EXIT (LOOKING NORTH)



4) VIEW FROM RICHMOND ST. (LOOKING SOUTH-WEST)



5) VIEW FROM BART STATION (LOOKING WEST)



6) VIEW FROM OHLONE WILLOW ST. (LOOKING SOUTH)



7) VIEW OF PARCEL A FROM CENTRAL AVE (LOOKING NORTH)



8) CENTRAL AVE AND RICHMOND INTERSECTION (LOOKING TOWARDS BART)



9) VIEW FROM RICHMOND ST BY PARCEL A (LOOKING WEST)



ECP BART PARCEL A-SOUTH
CENTRAL AVE. & RICHMOND ST., EL CERRITO, CA 94530

STAMP:

SUBMITTAL SCHEDULE	
NO. ISSUE	DATE
1 SB330	09.29.22

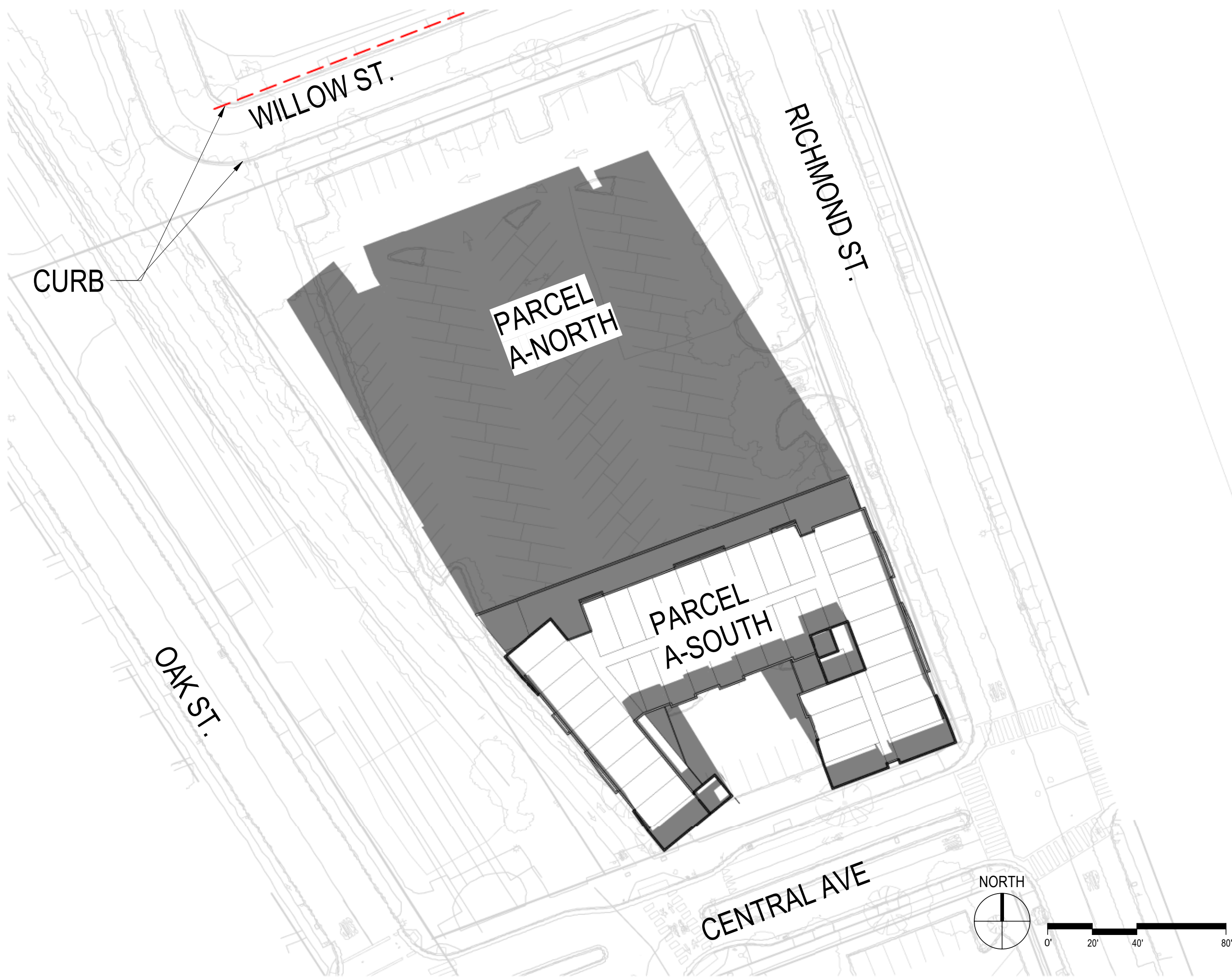
JOB NUMBER: 2211
DRAWN BY: Joyi Larasari
CHECKED BY: Kevin Markarian
DATE: 09/21/2022
SCALE: As indicated
TITLE: SHADOW STUDIES

SHEET:

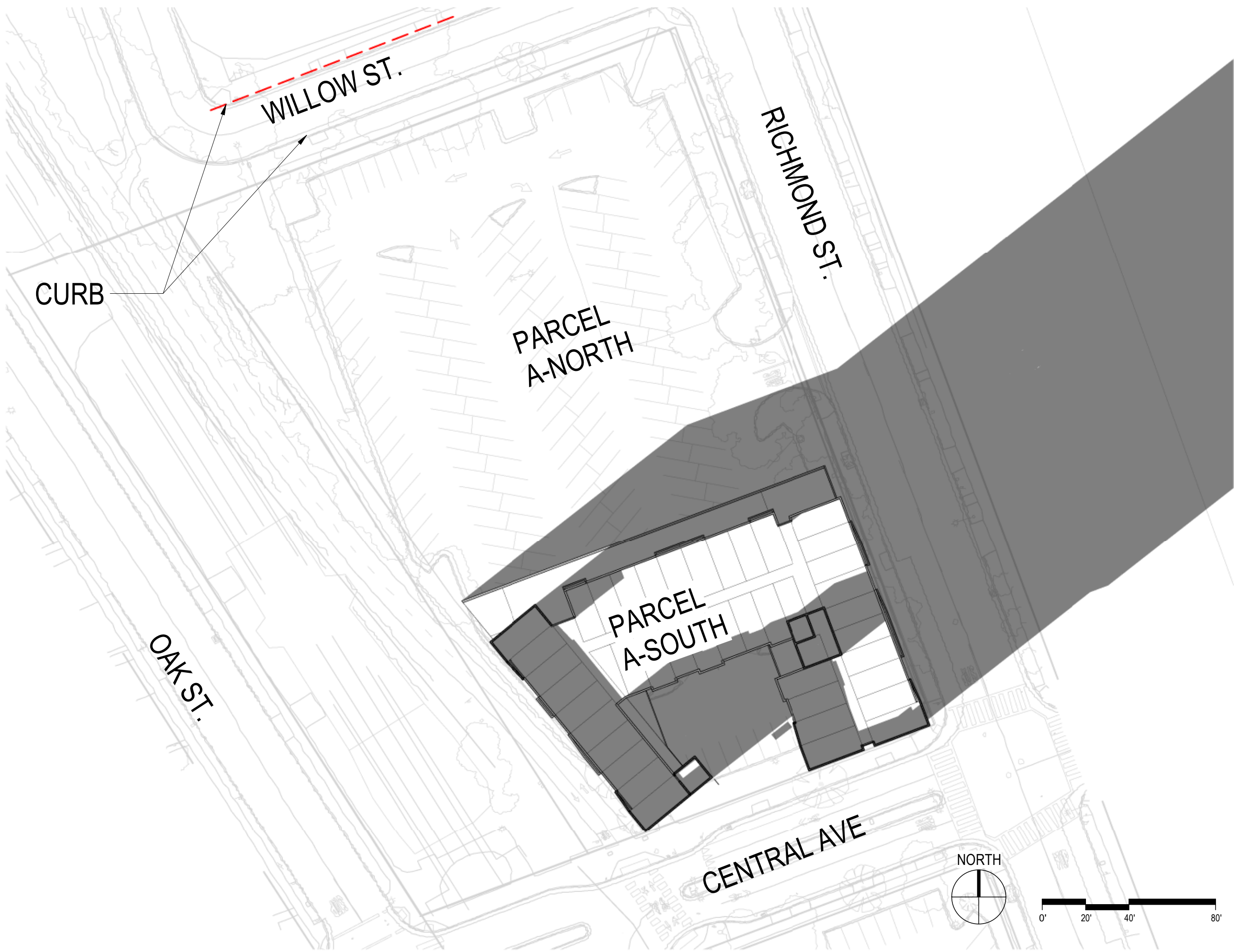
G0.02

- PRELIMINARY - Not for Construction -

9/29/2022 2:48:31 PM

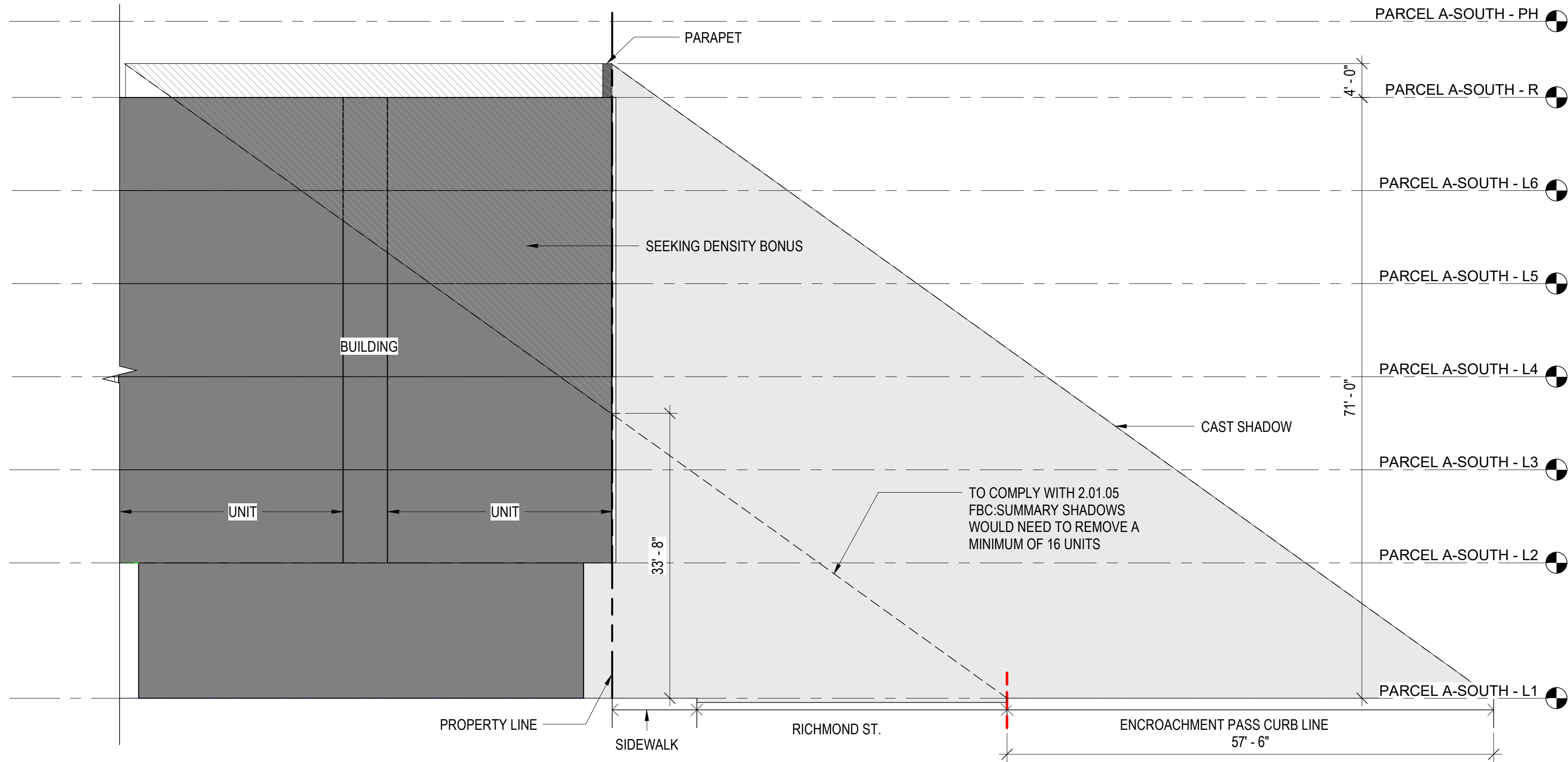


WINTER SOLSTICE 10 A.M. ③
1" = 40'-0"



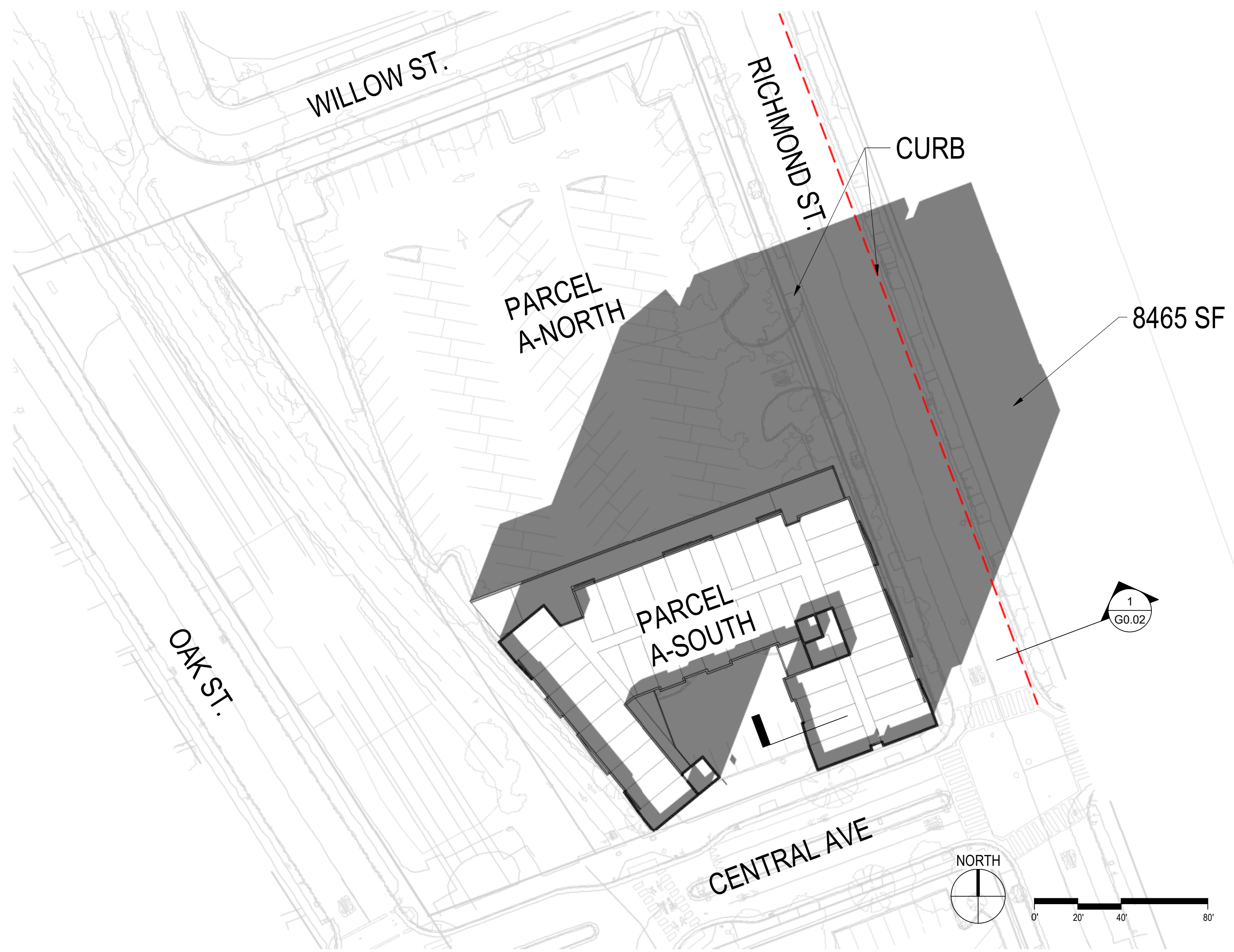
WINTER SOLSTICE 4 P.M. ④
1" = 40'-0"

NOTE:
2.01.05 FBC SUMMARY:SHADOWS
BUILDINGS SHALL NOT CAST SHADOWS BEYOND THE CURB LINE ON THE OPPOSITE SIDE OF STREET TO THE **NORTH** OF PARCEL AT 10:00AM OR 4:00PM; SHADOW CAST TO THE NORTH DOES NOT CROSS CURB AT WILLOW STREET, DESIGN IS COMPLIANT



WINTER SOLSTICE 1:30 PM SECTION ①
1" = 10'-0"

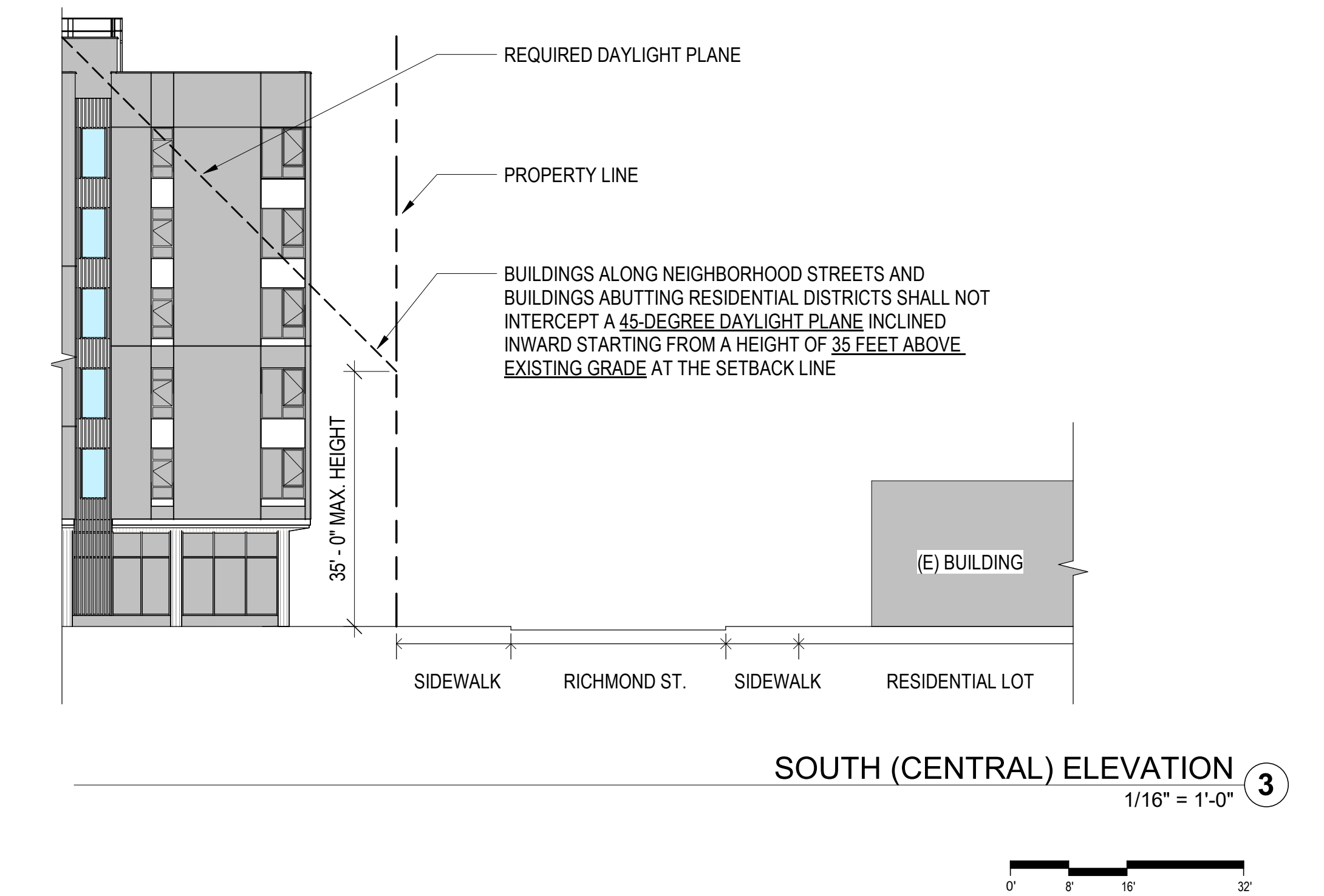
NOTE: THIS ASSUMES NO DAYLIGHT SAVING TIME IN EFFECT



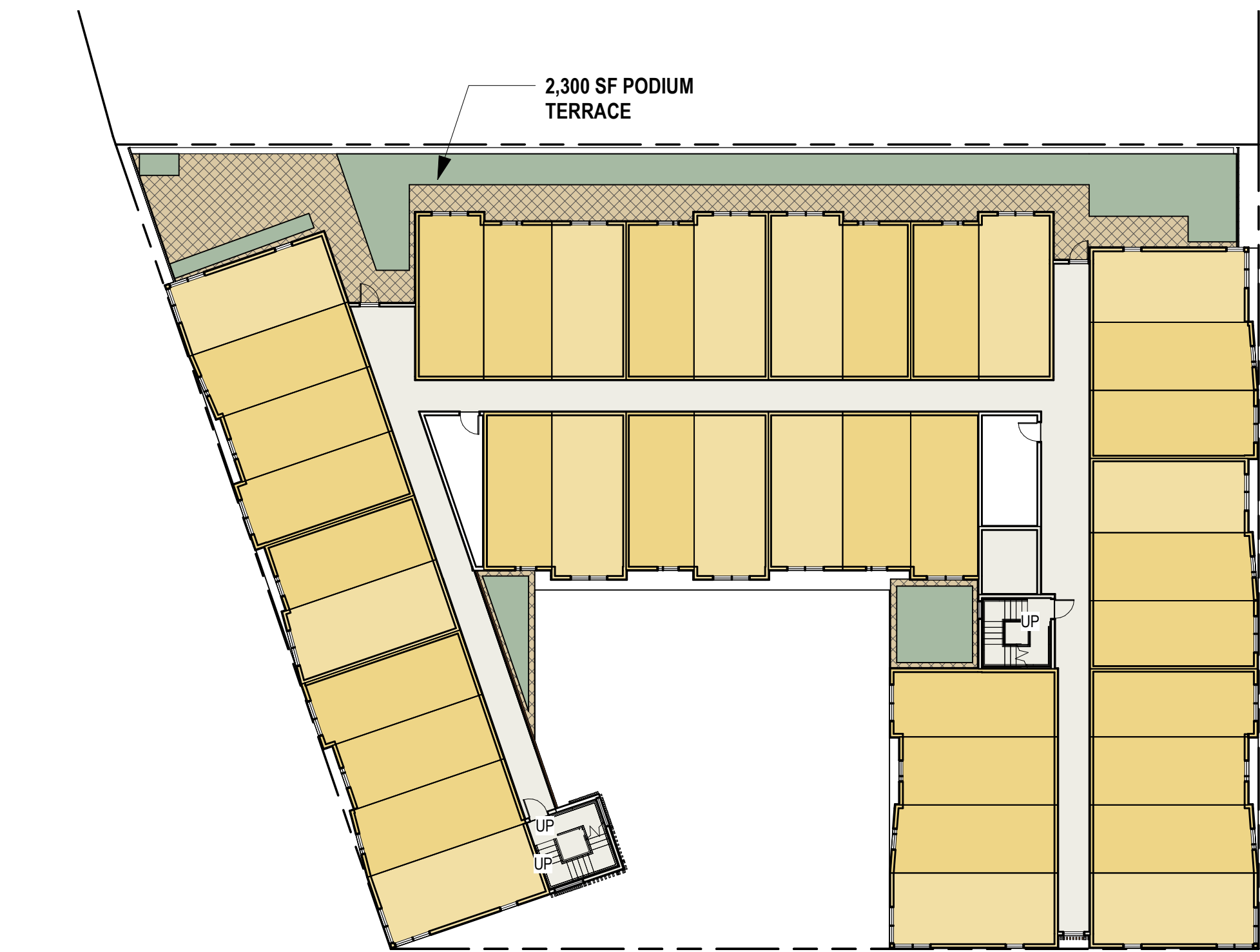
WINTER SOLSTICE 1:30 P.M. ②
1" = 40'-0"

NOTE: THIS ASSUMES NO DAYLIGHT SAVING TIME IN EFFECT

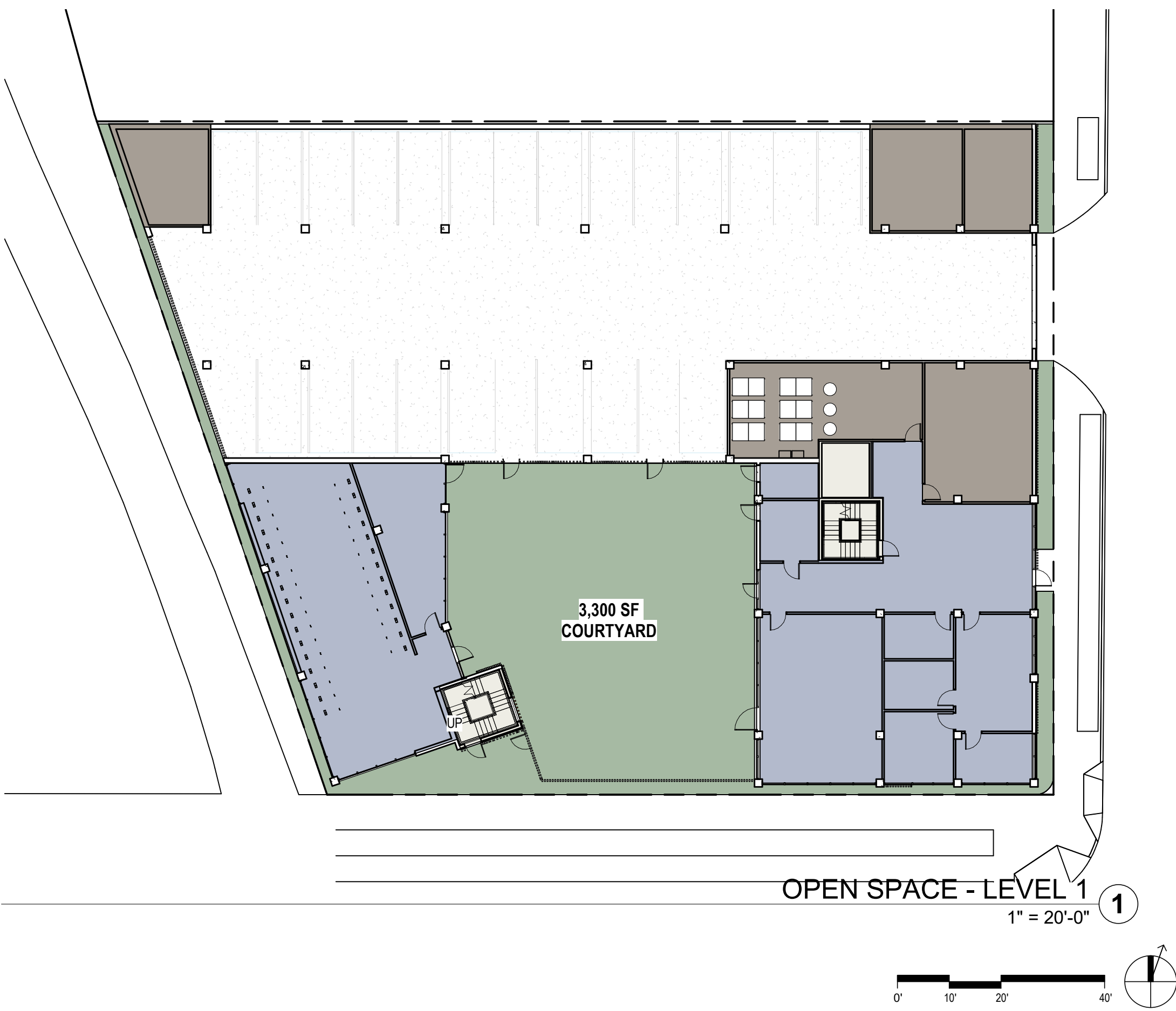
NOTE:
2.01.05 FBC SUMMARY:SHADOWS
BUILDINGS SHALL NOT CAST SHADOWS BEYOND THE CURB LINE ON THE OPPOSITE SIDE OF STREET TO THE **EAST** OF THE PARCEL AT 1:30 PM; SHADOW CAST TO THE EAST CROSSES THE CURB LINE AT RICHMOND STREET, DESIGN IS NON-COMPLIANT. THIS REQUIREMENT IS A PHYSICAL PRECLUSION- SEEKING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



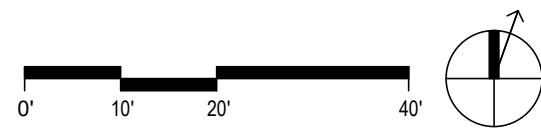
SOUTH (CENTRAL) ELEVATION ③
1/16" = 1'-0"



OPEN SPACE - LEVEL 2 ②
1" = 20'-0"

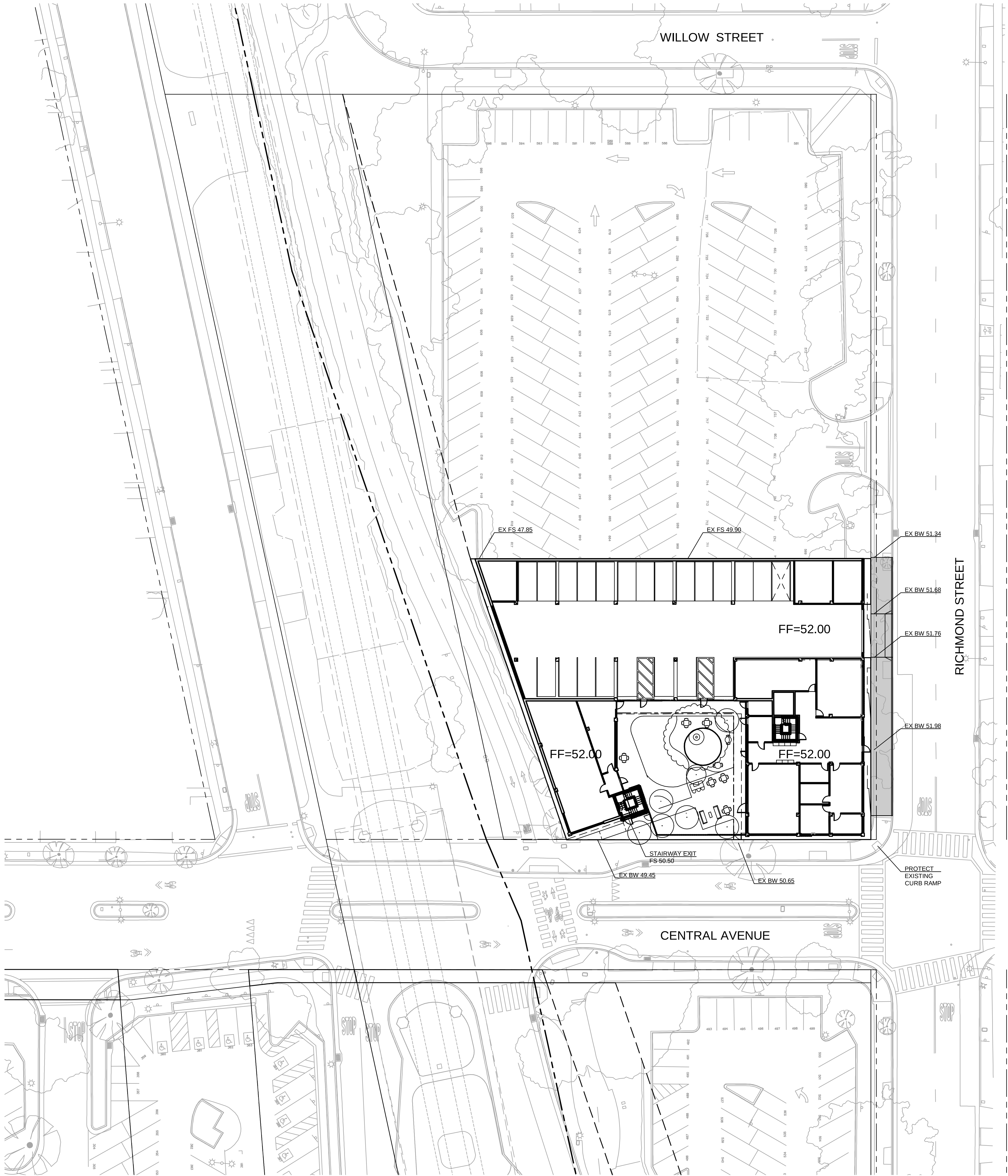


OPEN SPACE - LEVEL 1 ①
1" = 20'-0"



EL CERRITO BART PLAZA DEVELOPMENT				
EL CERRITO MUNICIPAL CODE TITLE 19 - ZONING Transit Oriented Mixed Use (TOM)		AB-2923 BART ZONING		
		PROPOSED	COMPLIANCE	DENSITY BONUS
ASSESSOR PARCEL # ACRES (PARCEL-A SOUTH)	504-050-012-5 0.485 (~21,125 sq. ft.)*	~88,300 sq. ft. 4.18 FAR		
BUILDING HEIGHT (ALLOWABLE)	65'-ft. with CUP in Del Norte & Plaza areas. *(B) [A] Additional height may be allowed in the CC and TOM districts with the approval of a Conditional Use Permit. Additional findings for approval of a use permit for additional height in these districts are as follows: 1. The building(s) provide an appropriate transition in scale to structures in adjacent residential districts. 2. The building(s) attempt to minimize shadows or the "canyon effect" on public sidewalks and open spaces through setbacks at upper levels or other design elements.	7 Stories 6 Stories/ 72 ft.	Y	
FAR (ALLOWABLE) DENSITY	Minimum Residential Density Maximum Residential Density - lot area per unit (sq. ft.) (may be in addition to non-residential FAR)	35 units per acre within 300 feet of the BART station: If a CUP is approved under the State Affordable Housing Density program (19.222.030), an increased density of up to 48 units per acre may be granted by the Planning Commission	75 dwelling units per acre or higher *See additional information contained within AB 1763	70 units/ 485 acres = 144.33 units per acre
PARKING REQUIREMENT Residential Buildings	Table 19.24-A TOM Zones - 1.5 spaces per dwelling unit for each unit of two or more bedrooms. 40 units (2 & 3 bedroom) x 1.5 spaces = 60 spaces *In the TOM district, required parking is reduced by 25% within 1/4 mile of a BART station. 60 x 75% = 45 spaces Additional Regulations: At least one space per unit must be located in a garage or carport.	maximum .5 spaces per unit 70 units x .5 = 35 spaces max	35 spaces	
Bicycle Parking	Table 19.24-D 1 space per 4 units 70/4 = 18 spaces	1 secure space per unit	70 spaces	

EL CERRITO MUNICIPAL CODE TITLE 19 - ZONING Transit Oriented Mixed Use (TOM)				
TABLE 19.07-B BUILDING FORM & LOCATION				
Building Setback on Street Frontages	0-10 feet	(C)	C: Building Setback on Street Frontages Buildings in the commercial districts shall be located between zero and 10 feet from property lines facing a street, for at least 80 percent of the linear street frontage of the property in the CN and TOM district. See Figure 19.07-A.	70% of frontage is located btwn 0-10 ft along Central Ave.
Minimum Yard Requirements (ft.)	Interior Side None unless adjacent to a residential district Rear None unless adjacent to a residential district	(D)	See below.	
		(D)	D: Minimum Yard Requirements—Building Transition Zone Adjacent to Residential Districts. 1. For any portion of a structure adjacent to a residential district boundary (adjoining, opposite or across the street from a district boundary, including structures across from, but separated by, the Ohlone Greenway), the minimum required setbacks of the residential district shall apply (see below, 19.06). 2. To protect privacy and minimize sunlight blockage, structures shall not intercept a 45-degree daylight plane inclined inward starting from a height of 35 feet above existing grade at the setback line. See Figure 19.07-B.	See 3/G0.09
Building Transition Zone Adjacent to R Districts	Required	(D)	See above.	
LANDSCAPING & OPEN SPACE Public Open Space	Required	(E)	E: Public Open Space For building over 25,000 square feet, outdoor open space which is accessible to the public during daytime hours shall be provided at a ratio of 25 square feet per 1,000 square feet of building. Open space(s) shall be visible from a public street and shall be located within 40 feet of the street property line. Exceptions may be granted with a conditional use permit. 25 sq. ft. x 88 = 2,200 sq. ft.	
BUILDING DESIGN Building Design Features & Articulation		(I)	I: Building Design Features The Planning Commission or Design Review Board in accordance with Chapter 19.38 shall make a finding that the commercial or mixed-use structure provides adequate design features to create architectural interest and avoid a large-scale, bulky and "box-like" appearance. Different ways that this finding may be met include but are not limited to those listed and illustrated below. See Figures 19.07-D and 19.07-H. The drawings and photos are intended to illustrate the concept, and do not represent an ideal design that applicants should attempt to replicate. 1. Variety in Wall Plane 2. Variety in Roof Forms 3. Variety of Height for Different Massing Elements 4. Modules Articulated by Change in Plane, Color, or Materials 5. Facade Design Incorporates Architectural Detail 6. Use of Balconies, Bay Windows, and other such Projections or Recesses	
Blank Walls		(J)	J: Blank Walls No unadorned blank walls shall be permitted on the storefront side. Other building walls over 24 feet in height or 50 feet in length shall include an offset, recess, or projection at least one foot in depth, providing shadows or visual interest for at least 25 percent of the frontage. See Figure 19.07-I.	
Building Orientation		(K)	K: Building Orientation 1. All buildings located along a public street shall be oriented toward, and have their primary entrances toward, the public street. 2. On properties that border the Ohlone Greenway, buildings shall also have windows facing onto the greenway. 3. All buildings and dwelling units located in the interior of a site shall have entrances from sidewalks that are designed as an extension of the public sidewalk and connect to a public sidewalk.	
Ground Floor Requirements		(L)	L: Ground Floor Requirements The following standards apply with respect to ground floor construction. Exceptions may be granted with approval of a Conditional Use Permit. 1. Building materials used on the ground floor shall be high quality durable materials. The portions of the building two feet above grade that front the public sidewalk shall be constructed of concrete, stone, tile, masonry or other equivalent quality material, rather than wood or stucco. Exceptions may be granted by the Planning Commission or Design Review Board in accordance with Chapter 19.38. 2. There shall be a same or greater level of detail and articulation of the ground floor than the upper floors of a building. See Figure 19.07-K.	
Building Transparency (% of linear street frontage with openings into occupied space)	60%	(M)	M: Building Transparency A minimum of 60 percent of a building's frontage shall provide views into the building's interior through windows, window displays, or doors with a zone of transparency of between two and six feet above grade. See Figure 19.07-K.	
SPECIAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT Private Open Space (sq. ft. per unit)	100	(N)	N: Open Space Requirements for Residential Uses A minimum of 100 square feet of open space is required per residential unit and may be provided as common or private open space. 70 units x 100 sq. ft. = 7,000 sq. ft.	~4,000 SF
Side and Rear Yard Setbacks	Standard to allow light and air to living rooms	(O)	O: Required Side and Rear Yards for Residential Uses in the Community Commercial (CC) Zones. In order to provide light and air for residential units, the following minimum setbacks apply for any side or rear yard not fronting a street. When the site is adjacent to a residential district, the standards of subsection (D) also apply, and the project must comply with whichever standard is stricter. Required depths of setbacks shall be as follows: 1. Five feet for any wall with windows. 2. 10 feet for any wall with bedroom or kitchen windows. 3. 15 feet for any wall with living room or other primary windows. 4. The building shall be set back one foot for every two feet of height above 35 feet. See Figure 19.07-L.	11'-0" rear (North) setback to property line, 20'-0" to adjacent building (Parcel A-North).



PAVING LEGEND:

- NEW CONCRETE SIDEWALK AND GUTTER
PER CITY OF EL CERRITO SPECIFICATIONS
- ASPHALT PLUG AT CONC GUTTER
- 2" ASPHALT GRIND AND OVERLAY
PER CITY OF EL CERRITO SPECIFICATIONS

GRADING LEGEND:

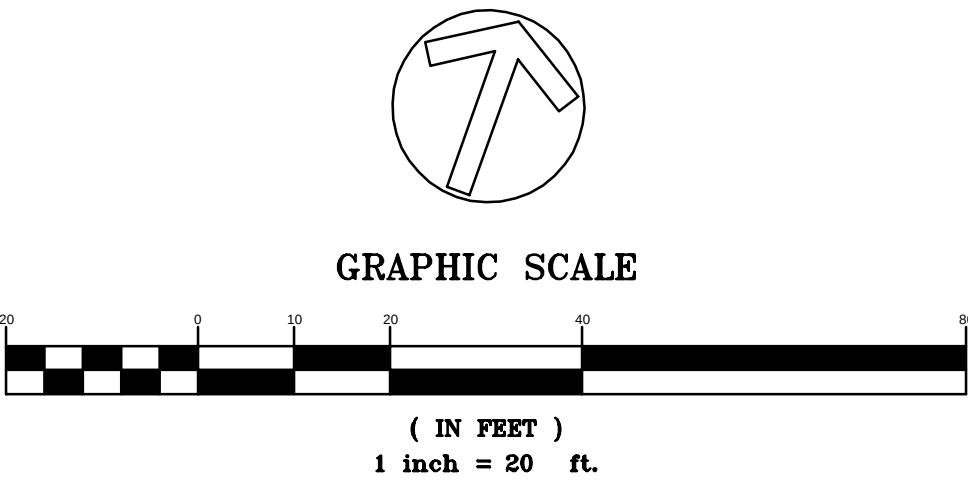
- DIRECTION OF PROPOSED DRAINAGE
- LIMIT OF GRADING
- GRADE BREAK
- DIRECTION OF EXISTING DRAINAGE
- NEW FINISH SURFACE ELEVATION
- EXISTING SURFACE ELEVATION (ES)
- TRENCH DRAIN

GRADING NOTES:

- TC ELEVATIONS ARE 6" ABOVE ADJACENT PAVEMENT FINISH SURFACE ELEVATIONS (FS), UNLESS OTHERWISE NOTED ON PLAN.
- NEW SIDEWALK MUST BE INSTALLED AT 2% MAX CROSS SLOPE TO MEET ACCESSIBILITY STANDARDS.

HORIZONTAL CONTROL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MEET WITH THE CITY OF EL CERRITO'S PUBLIC WORKS AND TRAFFIC ENGINEERING DEPARTMENTS TO WORK OUT TRAFFIC PLANS THAT WILL NEED TO BE IMPLEMENTED THROUGHOUT CONSTRUCTION. APPROVAL BY BOTH DIVISIONS WILL BE REQUIRED PRIOR TO IMPLEMENTATION OF ANY TRAFFIC PLANS.
- THE CITY TRAFFIC ENGINEER SHALL REVIEW ALL PROPOSED SIGNING AND STRIPING IN THE CITY OF EL CERRITO RIGHT OF WAY BEFORE INSTALLATION OCCURS. CONTRACTOR SHALL GIVE THE TRAFFIC ENGINEER A MINIMUM OF TWO DAYS NOTICE.
- CONTRACTOR TO OBTAIN SEPARATE PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT OF WAY
- REPLACEMENT OF SIDEWALK, CURB, GUTTER AND OTHER STREETSCAPE IMPROVEMENTS AS SHOWN ON THE GRADING PLANS SHALL COMPLY WITH CURRENT CITY OF EL CERRITO STANDARDS FOR ACCESSIBILITY



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Preliminary Grading Plan

SHEET:
C.1



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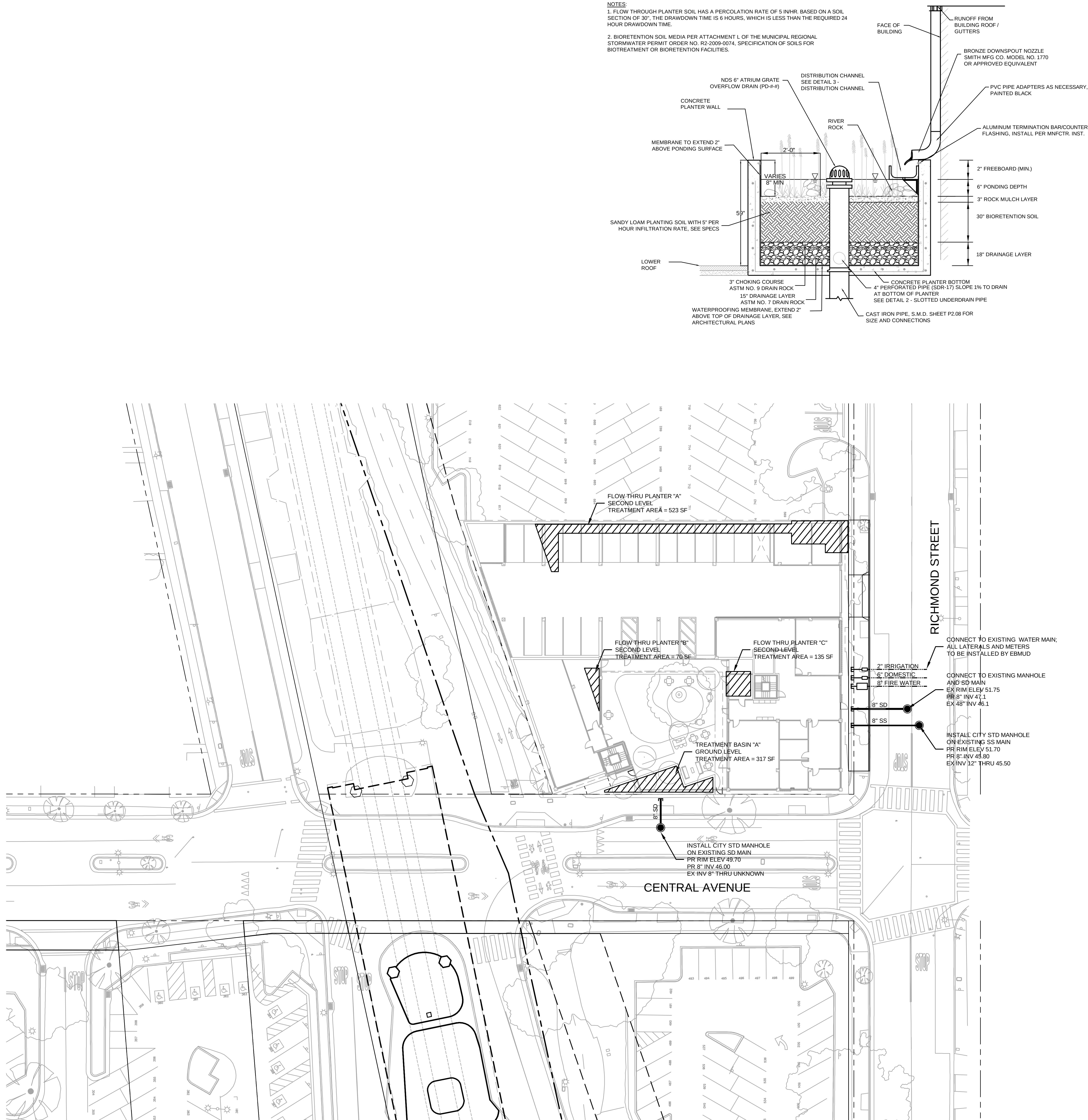
SUBMITTAL SCHEDULE	
NO.	ISSUE DATE
SB330	09.29.22

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 CHECKED BY:
 DATE:
 SCALE:
 TITLE:
 Preliminary Stormwater
 Management Plan

SHEET:

C.2

- PRELIMINARY - Not for Construction -



UTILITY LEGEND:

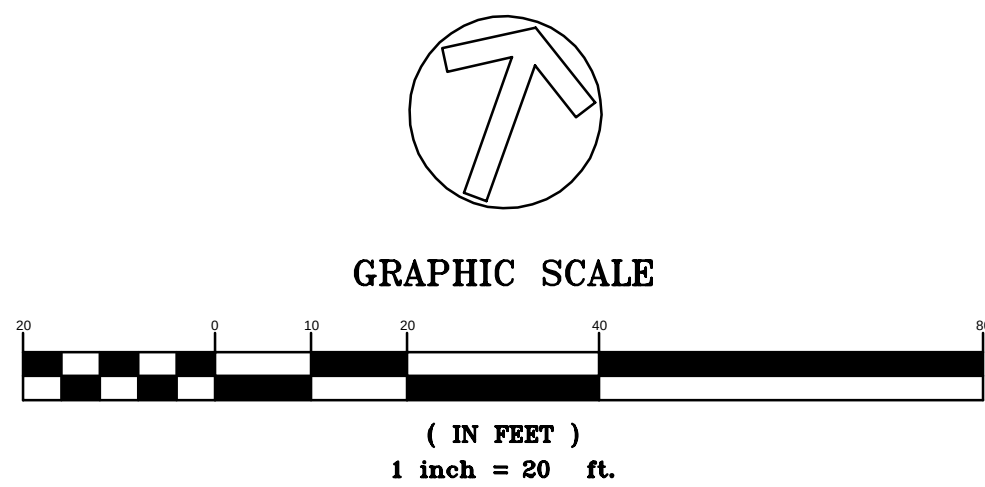
- MANHOLE (MH)
 CLEANOUT (CO)
 WATER VALVE
 STORM DRAIN LINE- HDPE SDR 17 (MINIMUM SLOPE OF 2.0%)
 SANITARY SEWER LINE- HDPE SDR 17 (MINIMUM SLOPE OF 2.0%)
 WATER LINE- HDPE
 STORMWATER TREATMENT DEVICE

UTILITY NOTES:

1. PROVIDE 12" MIN VERTICAL CLEARANCE BETWEEN UTILITY LINES UNLESS OTHERWISE NOTED ON PLANS.
2. INSTALL GRAVITY FLOW UTILITIES FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS.
3. ALL SANITARY SEWER LATERAL PIPES SHALL SLOPE AT A MIN 2% UNLESS OTHERWISE NOTED.
4. ALL STORM DRAIN PERFORATED AND SOLID PIPES TO SLOPE AT A MIN 0.5% UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.
6. CONTRACTOR TO POTHOLE (E) UTILITIES TO DETERMINE CONFLICTS WITH GRAVITY SYSTEMS PRIOR TO MOBILIZATION.
7. CONTRACTOR TO MAINTAIN (E) SANITARY SEWER IN CITY MAIN AT ALL TIMES.
8. CONTRACTOR TO MAINTAIN (E) BART UTILITIES UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR TO MAINTAIN AND/OR RECONNECT BART PARKING LOT LIGHTING ON PARCEL A NORTH DURING CONSTRUCTION OF PARCEL A SOUTH.
10. CONTRACTOR TO MAINTAIN AND/OR RECONNECT CITY IRRIGATION LINES AND CONTROLLER FOR STREET TREES ON CENTRAL AVENUE AND RICHMOND STREET.
11. FOR ALL OFFSITE TRENCHING, SEE CITY STANDARD EXCAVATION DETAIL.
12. SEWER WORK IN THE RIGHT OF WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A CONTRACTOR. FOR SANITARY SEWER LINES BELOW THE SIDEWALK IN THE PUBLIC RIGHT OF WAY, APPROVED PIPE MATERIALS SHALL CONSIST OF HIGH DENSITY POLYETHYLENE (HDPE) SDR 17 MINIMUM. FOR PIPELINE BELOW THE ROADWAY, THE CITY REQUIRES HDPE, SDR 17 MINIMUM.
13. FOR STORM DRAINS IN THE PUBLIC RIGHT OF WAY PIPE MATERIAL SHALL BE HDPE SDR 17 OR BETTER.
14. ALL DRAIN INLETS SUBJECT TO MS4 REQUIREMENTS SHALL INCLUDE TRASH CAPTURE DEVICES AND SHALL BE MAINTAINED BY THE PARCEL OWNER.
15. AT EACH FIRE WATER CONNECTION TO BUILDING, CONTRACTOR TO INSTALL FLEX-TEND FLEXIBLE EXPANSION JOINT, OR APPROVED EQUAL, IN ACCORDANCE WITH NFPA 13.9.3.4.

STORMWATER TREATMENT AREAS:

TOTAL SITE AREA:	21,107 SF
PROPOSED PERVIOUS AREA:	1,759 SF
PROPOSED IMPERVIOUS AREA:	18,303 SF
PROPOSED TREATMENT AREA:	1,045 SF
REQUIRED TREATMENT AREA:	732 SF (4% OF IMPERVIOUS)



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OAKLAND, CA 94606

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TITLE:
**GROUND LEVEL
CONCEPTUAL
LANDSCAPE PLAN**
SHEET:

L1.0

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4 BIKE PLAZA WITH TABLE(S) & SEATING



5 PATHWAYS AND PLANTING AREAS



6 EXISTING STREET TREES TO REMAIN, TYP.



1 PLAY TURF AREA WITH NATURE PLAY ELEMENTS



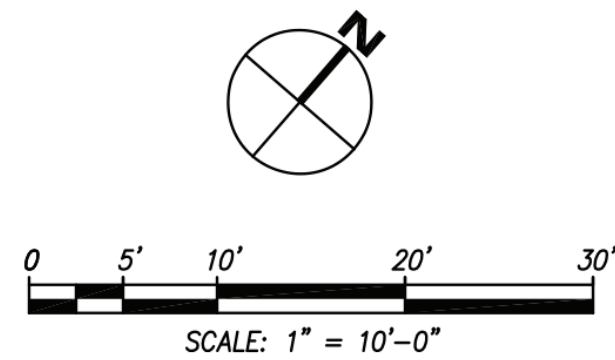
1



2 CENTRAL OAK TREE WITH CIRCULAR BENCH



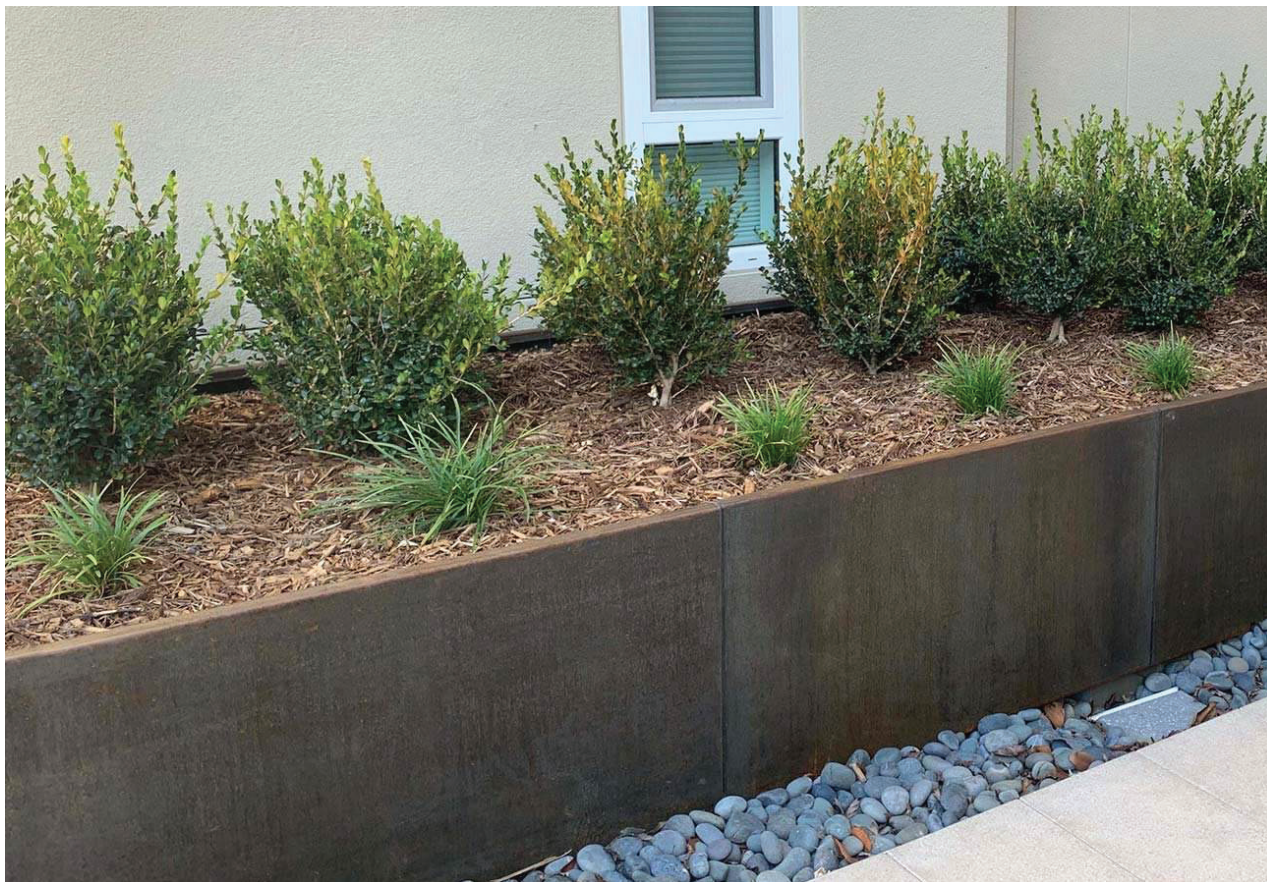
3 OUTDOOR LOUNGE PATIO



1 TERRACE WITH SEATING AND BBQ



2 TREATMENT PLANTER, TYP



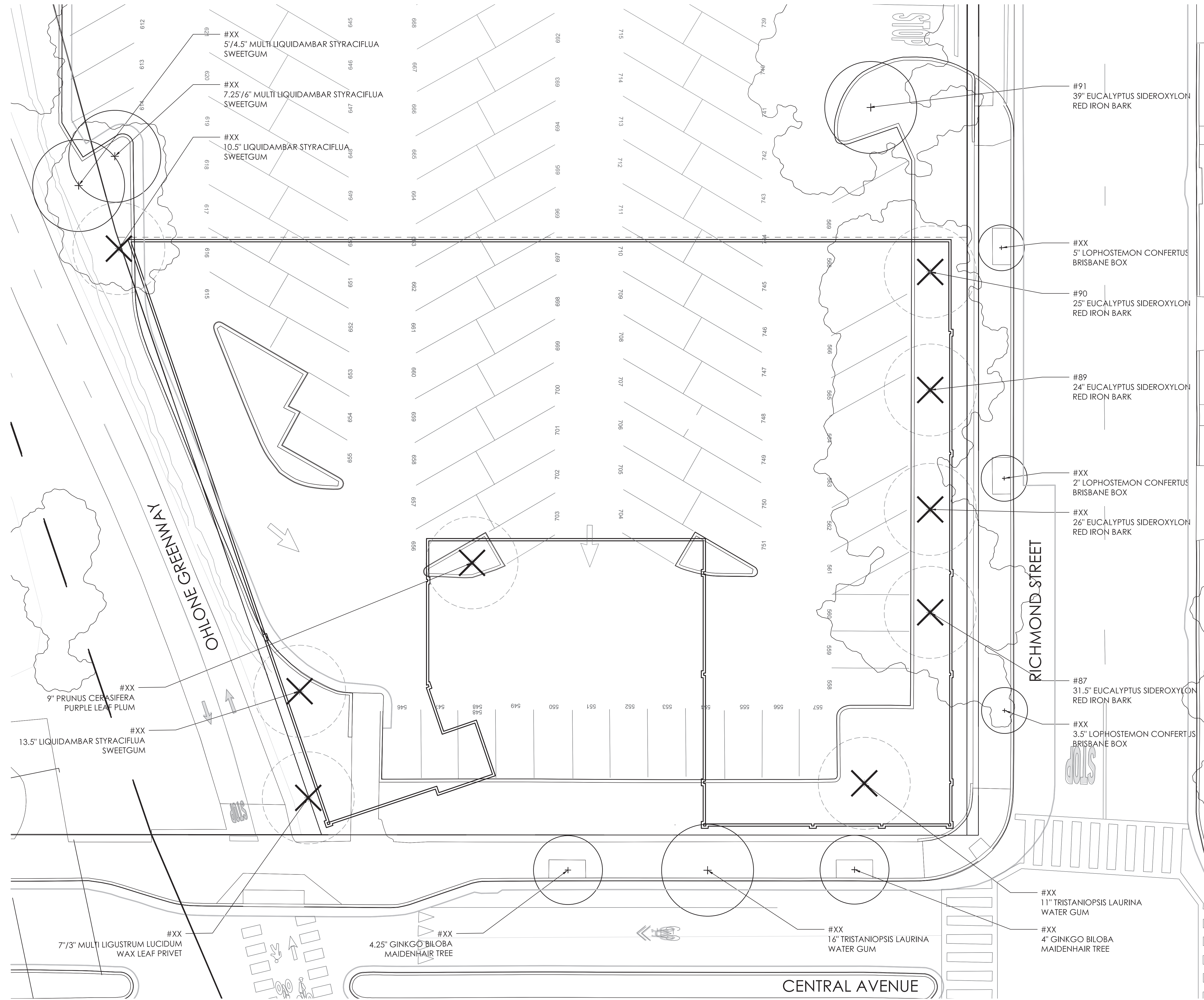
3 PRE-CAST PLANTERS

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SCALE:
TITLE:
LEVEL 2
CONCEPTUAL
LANDSCAPE PLAN
SHEET:

L2.0



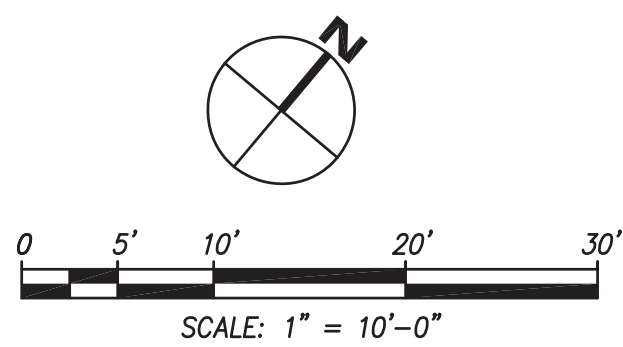
TREE MITIGATION SUMMARY

TOTAL TREES REMOVED: 9
TOTAL NATIVE TREES REMOVED: 0

TOTAL NEW TREES PROPOSED: 8
TOTAL NEW NATIVE TREES: 4

TREE REMOVAL AND PROTECTION NOTES

- PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES SHOWN TO BE PRESERVED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
- EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING TO BE INSTALLED PER PROJECT ARBORIST OR AT DRIPLINE. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
- FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
- FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION.
- 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
- NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. CONTRACTOR TO NOTIFY AND COORDINATE WITH CERTIFIED ARBORIST AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE IN DRIPLINE. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
- NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
- FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
- NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES, SHRUBS AND TURF TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
- UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
- ALL PRUNING SHALL BE APPROVED BY AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST HIRED BY THE CONTRACTOR.



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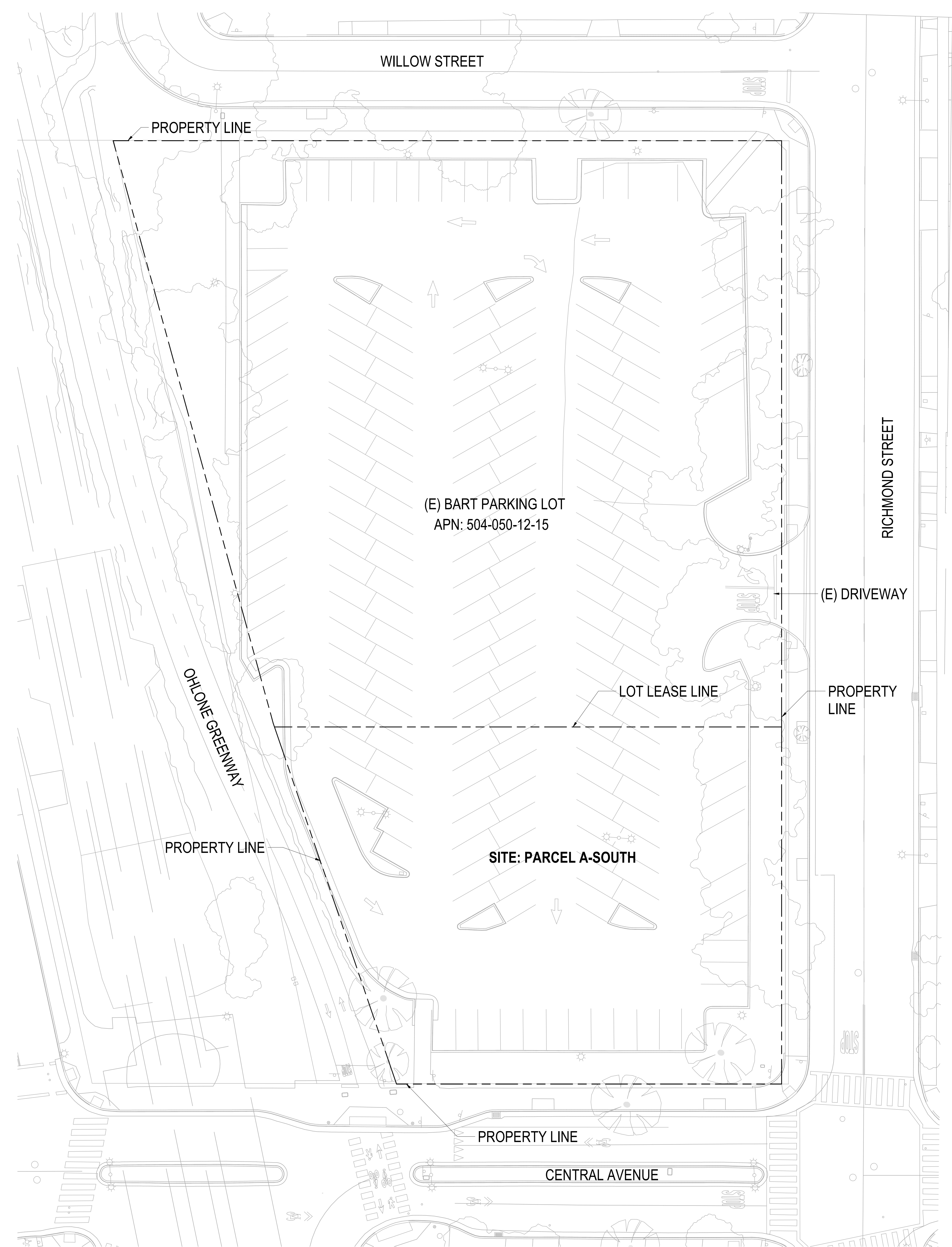
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ISSUE DATE:
SCALE:
TITLE:

TREE REMOVALS
PLAN

SHEET:

L3.0



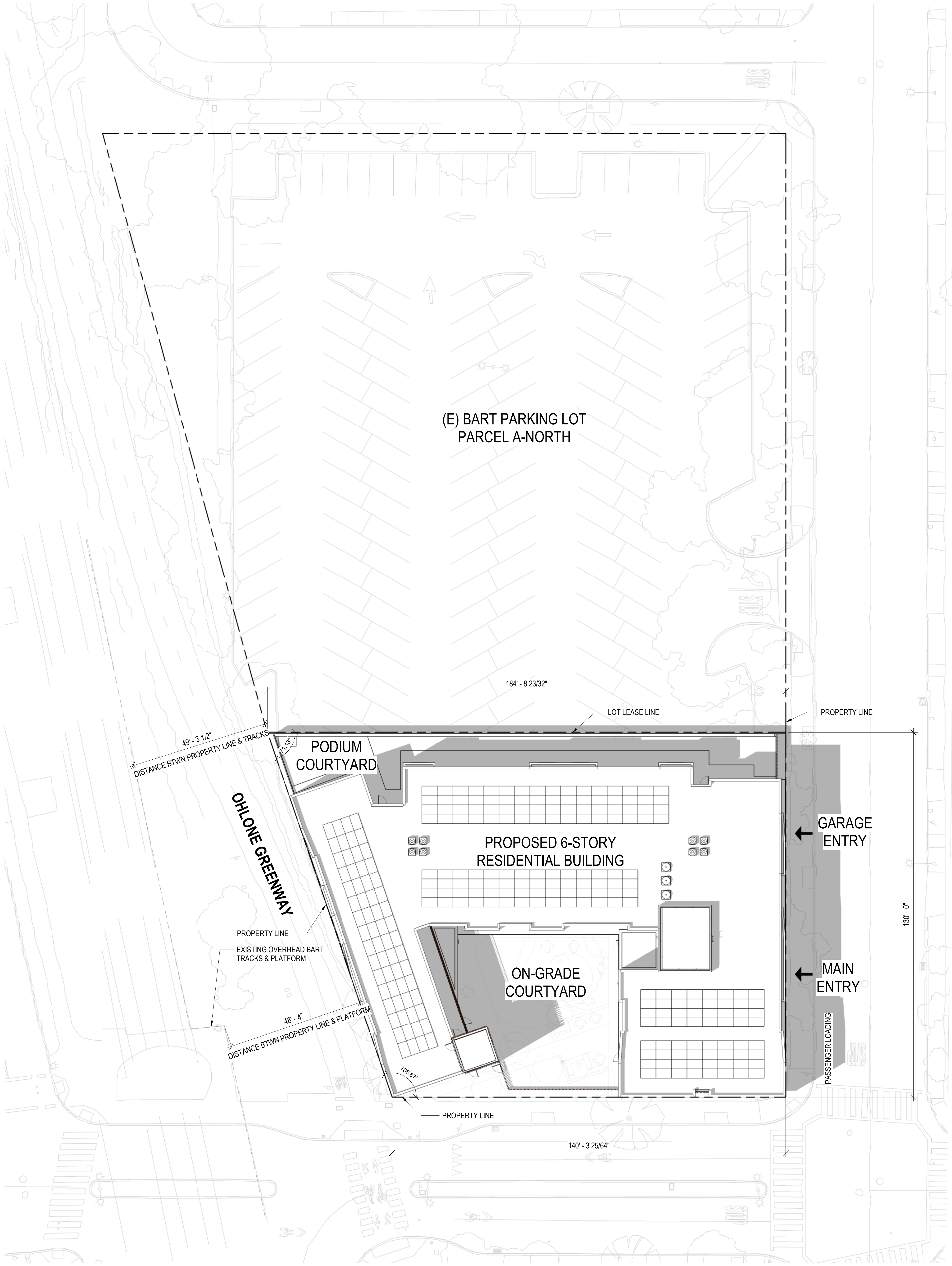
EXISTING SITE PLAN ①
1/16" = 1'-0"

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CENTRAL AVE. & RICHMOND ST., EL CERRITO, CA 94530

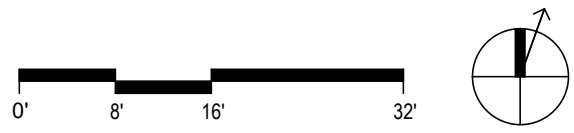
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DATE: 09/21/2022
SCALE: 1/16" = 1'-0"
TITLE:
EXISTING SITE PLAN



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



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

TITLE:
SITE PLAN

SHEET:

A1.02

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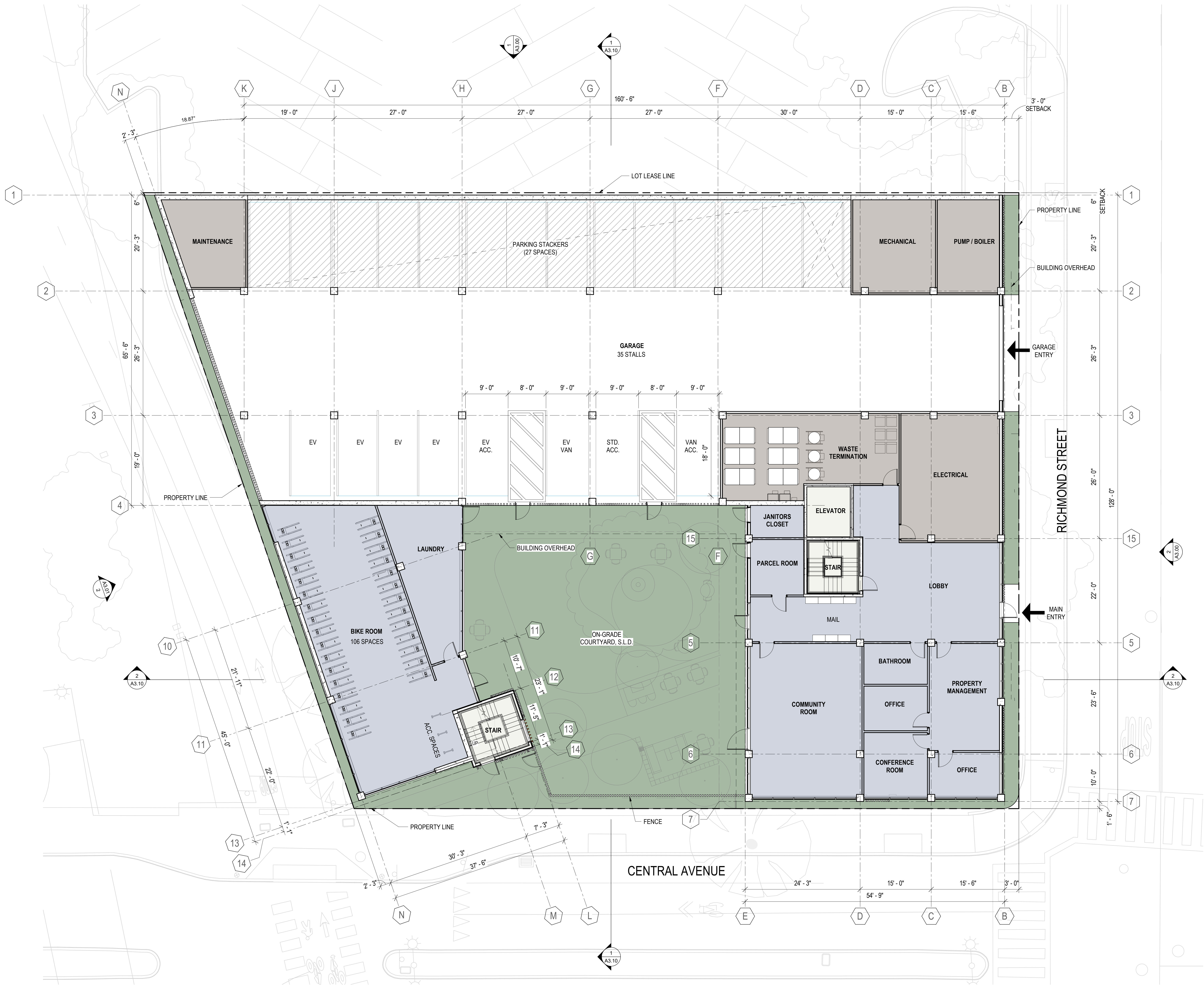
JOB NUMBER: 2211
DRAWN BY: Author
CHECKED BY: Checker
DATE: 09/21/2022
SCALE: 1/8" = 1'-0"
TITLE:
LEVEL 1 FLOOR PLAN

SHEET:

A2.00

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LEVEL 1 FLOOR PLAN 1
1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

TITLE:
LEVEL 2 FLOOR PLAN

SHEET:

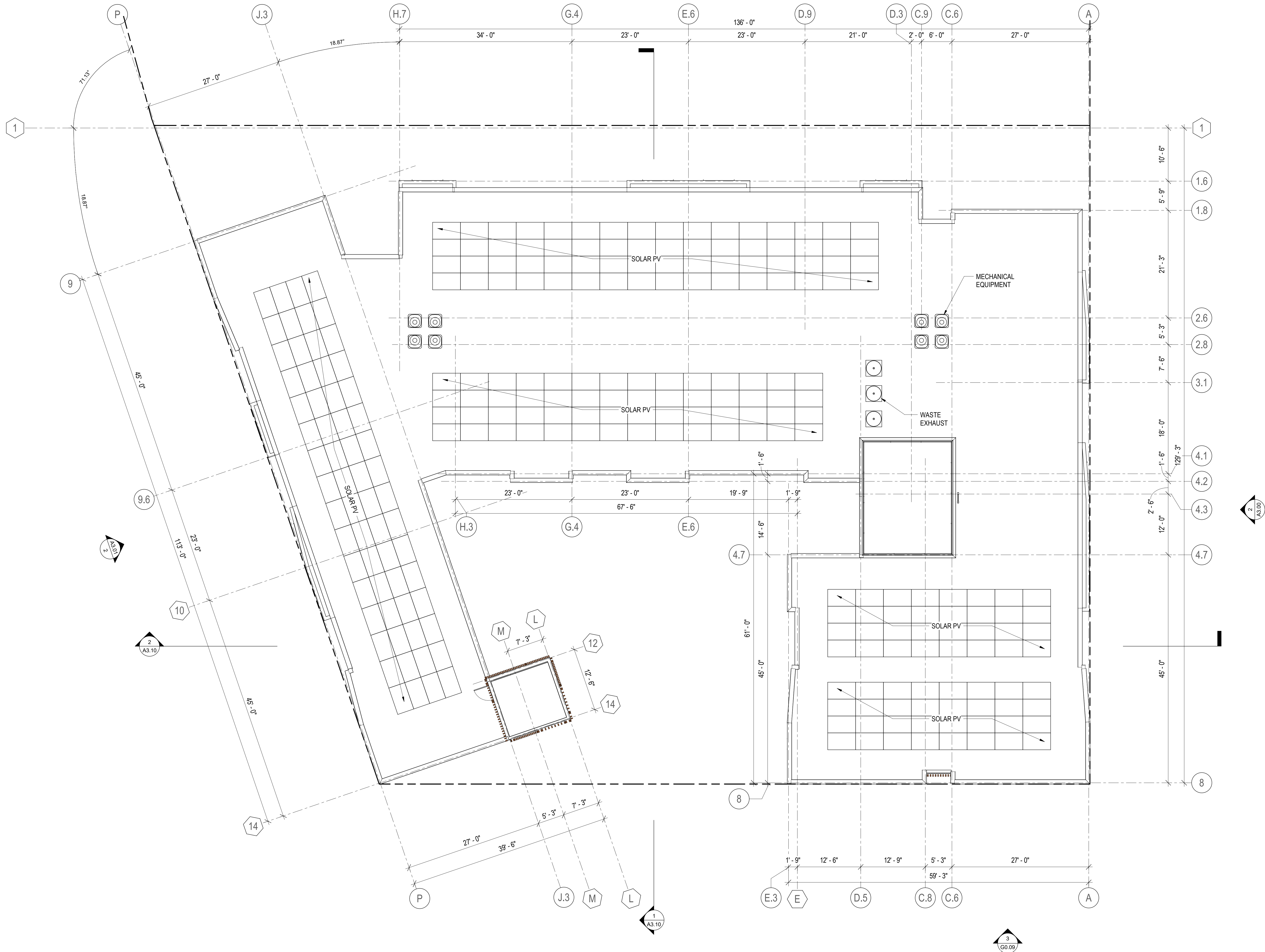
A2.01

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LEVEL 2 FLOOR PLAN (3-6 SIM.) 1
1/8" = 1'-0"



PARCEL A-SOUTH - ROOF PLAN 1
1/8" = 1'-0"



NORTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"
TITLE:

ELEVATIONS

SHEET:

A3.00

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ECP BART PARCEL A-SOUTH

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JOB NUMBER: 2211
DRAWN BY: Author
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DATE: 09/21/2022
SCALE: 1/8" = 1'-0"

TITLE:
ELEVATIONS

SHEET:

A3.01

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JOB NUMBER: 2211
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SCALE: 1/8" = 1'-0"

TITLE:
SECTIONS

SHEET:

A3.10

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