



## AGENDA

### REGULAR MEETING OF THE DESIGN REVIEW BOARD

October 4, 2023 at 7:30 p.m.

City Council Chambers, City Hall  
10890 San Pablo Avenue, El Cerrito, CA 94530

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

#### 7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Vice Chair Gyan Singh; Members Ben Chuaqui, Andrea Lucas, Hugh Vanho, and Chi Yu.
2. **ELECTION OF CHAIR AND VICE CHAIR**
3. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
The City Council Liaison or City staff may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.
4. **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.*
5. **ADOPTION OF MINUTES**  
Adoption of the February 1, 2023 meeting minutes  
Adoption of the February 23, 2023 meeting minutes  
Adoption of the June 6, 2023 meeting minutes
6. **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.
7. **PUBLIC HEARING – 444 KEARNEY STREET TIER III DESIGN REVIEW**  
Application: PL22-0068  
Applicant: Robert Wolf  
Location: 444 Kearney St.  
APN: 504-510-026  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Design Review Board consideration of Tier III Design Review for increasing the height of an existing structure by 6 feet and creating a live work unit.  
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

**8. PUBLIC HEARING – REVISION TO 11690 SAN PABLO AVENUE (MAYFAIR AFFORDABLE)**

Application: PL23-0118  
Applicant: Florence Hsueh, BRIDGE Housing Corporation  
Location: 11690 San Pablo Avenue  
APN: 502-062-031  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Design Review Board consideration of an amendment to Tier IV Design Review approval of application PL20-0025 to allow modification to the exterior elevations.  
  
CEQA: A 2017 Initial Study Checklist for the previously approved project determined that the project was found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Section 15168 and Public Resources Code Section 21166. Per CEQA Guidelines Section 15164, an Addendum to the Initial Study Checklist, determined that the proposed project would not result in new or substantially more adverse significant environmental effects.

**9. STAFF COMMUNICATIONS**

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

**10. 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 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.



## MINUTES

### SPECIAL MEETING OF THE DESIGN REVIEW BOARD

February 1, 2023 at 7:30 p.m.

The meeting was held via teleconference.

#### Staff Liaison

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

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#### 7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Ben Chuaqui, Andrea Lucas, Gyan Singh.  
Boardmember Wenlin Li had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
Councilmember Carolyn Wysinger updated the Board on her new role as the Design Review Board liaison.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
No speakers addressed the Board.
4. **ADOPTION OF MINUTES**  
**Moved/Second:** Boardmember Chuaqui/Singh. **Action:** Passed a motion to adopt the May 4, 2022 meeting minutes.  
**Ayes:** Chuaqui, Lucas, Singh.  
**Noes:** None.  
**Abstain:** None.  
**Absent:** Li
5. **ADOPTION OF THE 2023 REGULAR DESIGN REVIEW BOARD MEETING SCHEDULE**  
**Moved/Second:** Boardmember Singh/Lucas. **Action:** Passed a 2023 regular design review board meeting schedule.  
**Ayes:** Chuaqui, Lucas, Singh.  
**Noes:** None.  
**Abstain:** None.  
**Absent:** Li
6. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
Nothing was reported.
7. **STAFF COMMUNICATIONS**  
Planning Manager Sean Moss updated the Board on the status of the public library, The El Cerrito Plaza TOD Master Plan application, about the Parcel A South portion of The El Cerrito Plaza TOD project, and the status of the project at 6501 Fairmount Ave.
8. **ADJOURNMENT**  
The meeting was adjourned at 8:23 p.m.

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Wenlin Li, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of February 1, 2023 as approved by the Design Review Board.

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Sean Moss, Staff Liaison

DRAFT



## MINUTES

### SPECIAL MEETING OF THE DESIGN REVIEW BOARD

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

The meeting was held via teleconference.

#### Staff Liaison

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

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#### 7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Wenlin Li, Andrea Lucas, Gyan Singh.  
Boardmember Ben Chuaqui had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
Nothing was reported.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
No speakers addressed the Board.
4. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
Nothing was reported.
5. **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.

Planning Manager Sean Moss presented the staff report and answered questions from the Board.

Nick Wilder, Kevin Markarian, and Jesse Markman presented the project on behalf of the applicant team and answered questions from the Board.

The public comment period was opened.

The following speakers addressed the Board:  
Howdy Goudey, El Cerrito  
Jeff Levin, El Cerrito

Alton Chinn  
Lisa Motoyama

The public comment period was closed.

Boardmembers Li, Lucas, and Singh provided advisory comments to the applicant team.

**6. STAFF COMMUNICATIONS**

Planning Manager Sean Moss updated the Board on the status of the public library, The El Cerrito Plaza TOD Master Plan application, and that two new boardmembers were appointed to the Design Review Board.

**7. ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

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Wenlin Li, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of February 23, 2023 as approved by the Design Review Board.

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Sean Moss, Staff Liaison



## MINUTES

### REGULAR MEETING OF THE DESIGN REVIEW BOARD

June 7, 2023 at 7:30 p.m.

City Council Chambers, City Hall  
10890 San Pablo Avenue, El Cerrito, CA 94530

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

#### 7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Ben Chuaqui, Andrea Lucas, Hugh Vanho, and Chi Yu.  
Boardmember Gyan Singh had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
Planning Manager Sean Moss explained the lack of draft minutes in the meeting packet and the need for elections for Chair and Vice Chair.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
Howdy Goudey addressed the Board regarding the finalized document for the updated San Pablo Avenue Specific Plan.
4. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
Nothing was reported.
5. **PUBLIC HEARING – 444 KEARNEY STREET TIER III DESIGN REVIEW**  
Application: PL22-0068  
Applicant: Robert Wolf  
Location: 444 Kearney St.  
APN: 504-510-026  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Design Review Board consideration of Tier III Design Review for increasing the height of an existing structure by 6 feet and creating a live work unit.  
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

Associate Planner Diego Romero presented the staff report and answered questions from the Board.

Robert Wolf presented the project on behalf of the applicant and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Howdy Goudey, El Cerrito

The public hearing was closed.

**Moved/Second:** Boardmember Lucas/Yu. **Action:** Passed a motion to continue the item to a date certain of August 2, 2023.

**Ayes:** Chuaqui, Lucas, Vanho, Yu.

**Noes:** None.

**Abstain:** None.

**Absent:** Singh.

**6. STAFF COMMUNICATIONS**

Planning Manager Sean Moss updated the Board on the Housing Element Update, the Safety Element update, the El Cerrito Plaza TOD Master Plan application, and staffing in the Planning Division.

**7. ADJOURNMENT**

9:07 p.m.

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Gyan Singh, Vice Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of June 7, 2023 as approved by the Design Review Board.

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Sean Moss, Staff Liaison



Community Development Department  
Planning and Building Division  
10890 San Pablo Avenue, El Cerrito, CA 94530  
(510) 215-4330 | [planning@ci.el-cerrito.ca.us](mailto:planning@ci.el-cerrito.ca.us)

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## DESIGN REVIEW BOARD TIER III STAFF REPORT

October 4, 2023

# 444 KEARNEY STREET

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### DETAILS

**Application Number:** PL23-0068

**Applicant:** Robert Wolf

**Location:** 444 Kearney Street

**APN:** 504-151-026

**Zoning:** Transit-Oriented High-Intensity Mixed Use (TOHIMU)

**General Plan:** Transit-Oriented High-Intensity Mixed Use (TOHIMU)

**Request:** Design Review Board consideration of a Tier III Design Review application, pursuant to the San Pablo Avenue Specific Plan.

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

### EXECUTIVE SUMMARY

The project site is located at the intersection of Central Avenue and Kearney Street, approximately 500 feet north of the El Cerrito Plaza shopping center. The site currently contains a one-story office building which is approximately 1,050 square feet. The existing office building has a failing foundation. The applicant is proposing to replace the foundation and raise the building height by approximately 6 feet and to convert the office space into a live/work unit. Exterior alterations are proposed to the building including new materials and colors.

The Design Review Board's purview for this Tier III request includes:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way

In response to Design Review Board comments from the June 7, 2023 meeting, the applicant updated their application to include a more detailed landscape plan, more detailed fence elevations, and revised the porch design so that it now includes a gabled roof.

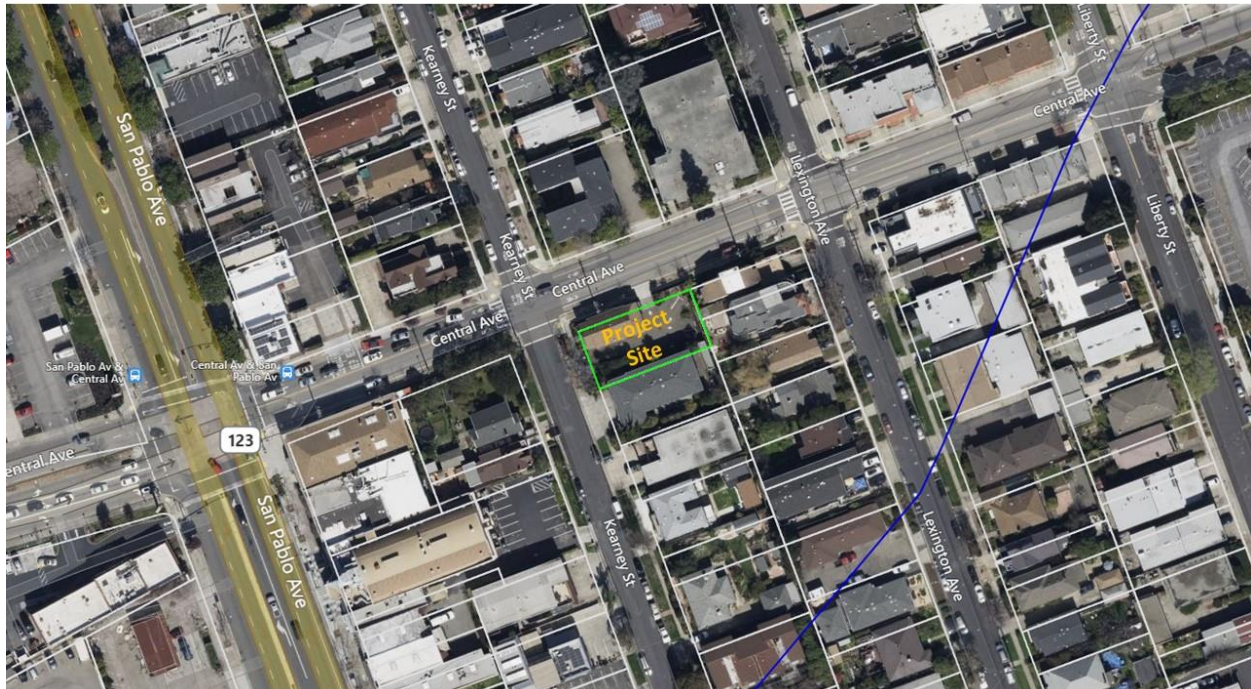
Based on the information in this report, which supports the required findings, staff recommends approval of Tier III Design Review pursuant to and subject to the conditions in the attached resolution.

# Background

## Site Location

The project site is located at the intersection of Central Avenue and Kearney Street, approximately 500 feet north of the El Cerrito Plaza shopping center. The site currently contains a one-story office building which is approximately 1,050 square feet. A wide variety of commercial and residential uses are in the immediate area along San Pablo Avenue and Kearney Street. The project site is a 5,000 square foot lot that is relatively flat.

## Vicinity Map



## Existing/Previous Land Use

Based on historic records in the City's electronic database, it appears that the building was originally constructed as a single-family house in 1907. The single-family residence was then later converted into an office building for a bookkeeping and tax service business in 1975. The surrounding neighborhood contains a mix of multi-family residences, single-family houses, and commercial land uses.

## Adjacent Land Uses

North: Multi-Family Residential; (RM) Zoning and High Density Residential General Plan designation

East: Residential uses; (TOHIMU Zone)

South: Residential uses; (TOHIMU Zone)

West: Residential uses; (Theater District)

## Site Photos



*Front of the building along Kearney Street*



*Side of the building along Central Avenue*

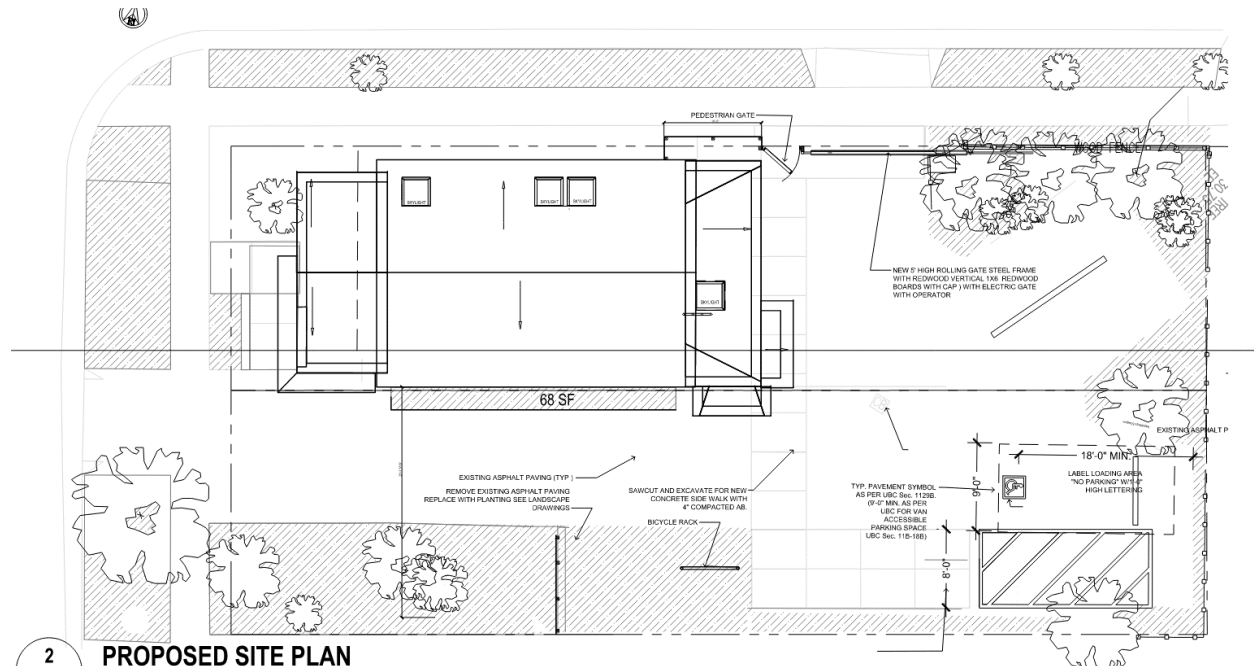
## Project Description

### Site Plan

The existing office building has a failing foundation, the applicant is proposing to replace the foundation and raise the building height by approximately 6 feet. The building was originally constructed as a single-family house with a partial basement. The proposal is to create a live/work unit, as such the height of the ground floor will be raised so that it has 10-foot ceilings where the 1,050 square foot office/commercial portion of the building is proposed. The second floor will contain a single bedroom unit which is proposed to be approximately 940 square feet. The site has four existing parking spaces to the east of the building to the rear and one space to the south of the building on the side. The applicant is proposing to remove a parking space at the rear of the property order to facilitate the creation an accessible parking space and

is also proposing to remove and replace the single parking space to the south of the property with landscaping.

## Site Plan



## Building Elevations

The existing building is an example of the bungalow architectural style which was a common building style from the early 1900's to the 1930's. The existing wood-frame building has a front-gabled roof with an eave overhang and the roof is covered with asphalt shingles. Currently the front of the building at the second story has an exterior wood porch which acts as the entrance for the building. The rear of the building also contains exterior wood staircase which rises to a small porch accessing a narrow five-paneled door at the northern end of the second story.

The proposed project would raise the building height from approximately 24'-2" to 28'-11". The proposed changes would keep many of the architectural elements of the existing building with the most substantial changes affecting the front and rear of the building. The front staircase would be removed, and the front entrance would be relocated to the ground floor and would feature a double door. A two-foot overhang is also proposed over the front entrance which helps retain articulation in the front of the building due to the loss of the front stairs. Similarly, the stairs at the rear of the building are being removed and a single entrance is proposed at the rear located under the box bay window. The project also features multiple skylights as well as a photovoltaic array on the roof of the building. Three exterior paint colors are proposed, with the primary building color being Coastline AF-570 (Benjamin Moore), the main accent color being Raintree Green 1496 (Benjamin Moore), and secondary accent color being Evening Sky 833 (Benjamin Moore).

# Analysis

## Design Review Process

Pursuant to Section 2.02.07.01.02.C of the San Pablo Avenue Specific Plan, the Design Review Board is authorized to review and act upon the design components of Tier III Design Review applications. This application type applies to the project since it consists of: (a) Exterior modifications to existing that significantly alter the visual character or function of the structure, or (b) Major additions and alterations to the exterior of existing buildings which significantly alter the visual character or function of a building. Included in this tier are projects like: additions of new stories to an existing building, major façade changes, new construction of buildings other than accessory structures.

When reviewing a Tier III application, the Design Review Board has authority over the following:

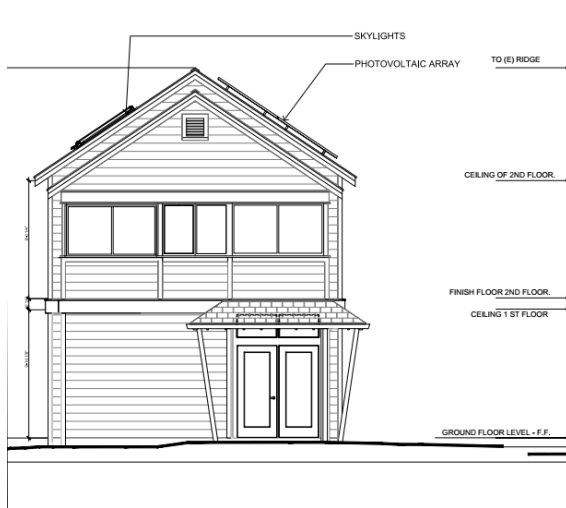
- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way
- Signs

## Design Review Board Comments

On June 7, 2023, the Design Review Board reviewed the application and continued the item to August 2, 2023. The applicant needed additional time to incorporate the changes requested by the Design Review Board, so the item was postponed to October 4, 2023. The Design Review Board directed the applicant to provide more detailed landscape plans, to provide elevations for any new proposed gates or fences, to consider a different porch design, and for the site plan to show all of the overhangs.

In response, the applicant provided a revised proposal addressing the points raised at the July 7, 2023 Design Review Board hearing. The applicant provided a revised landscape plan showing specific plants that are being proposed and the locations where they are being proposed. The current landscape plan is proposing the following plants: *Aloe pluridens* (French Aloe), *Comarostaphylis diversifolia* (Summer Holly), *Furcraea macdougallii* (MacDougall's Century Plant), *Garrya elliptica* (Silktassel Tree), *Prunus ilicifolia* (Catalina Cherry), *Rhus integrifolia* (Lemonade Berry), *Aloe plicatilis* (Fan Aloe), *Ceanothus 'Skylark'*, *Crassula ovata* (Jade Tree), *Cussonia spicata* (Cabbage Tree), *Aeonium arboretum* (Aeonium), *Aeonium simmsii* (Simm's Dwarf Aeonium), *Agave bracteosa* (Candelabrum Agave), *Eriogonum Grande V rubescens* (Red-Flowered Buckwheat), *Kalanchoe fedtschenkoi* (Lavander scalops), and *Iris douglasiana* (Douglas Iris). The applicant also provided a revised site plan which more acutely matches the proposed elevations and included elevations for the proposed gate design along Central Avenue. The applicant also revised the porch design so that it now includes a gabled roof, and they provided more information on the proposed windows which are Sierra Pacific Aluminum Clad windows. The images below show a comparison of the previously proposed elevations and the revised elevations. Proposed landscape changes can be seen on Sheet L2.1 and L2.2 of the attached plans.

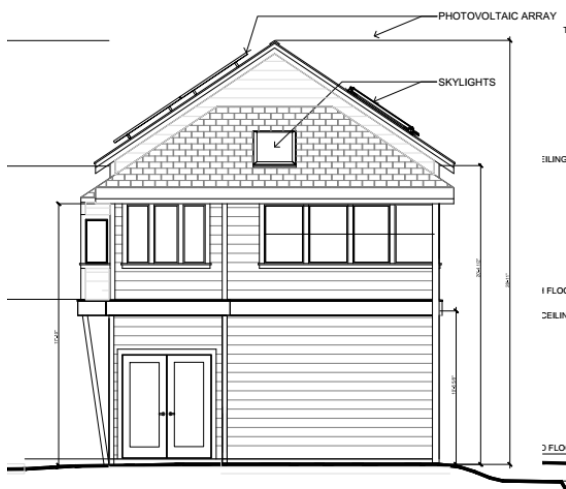
# Building Elevations



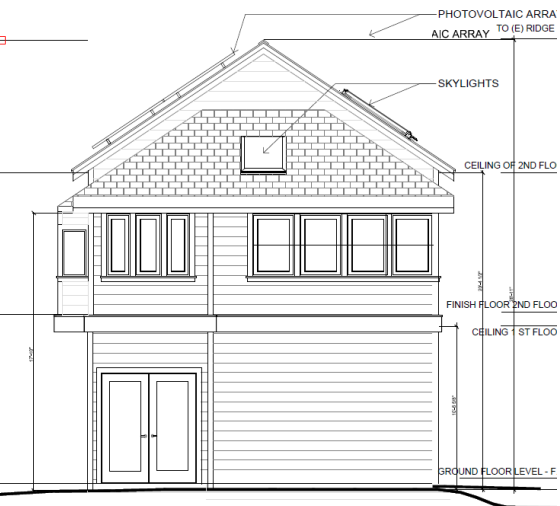
*Previously Proposed West Elevation*



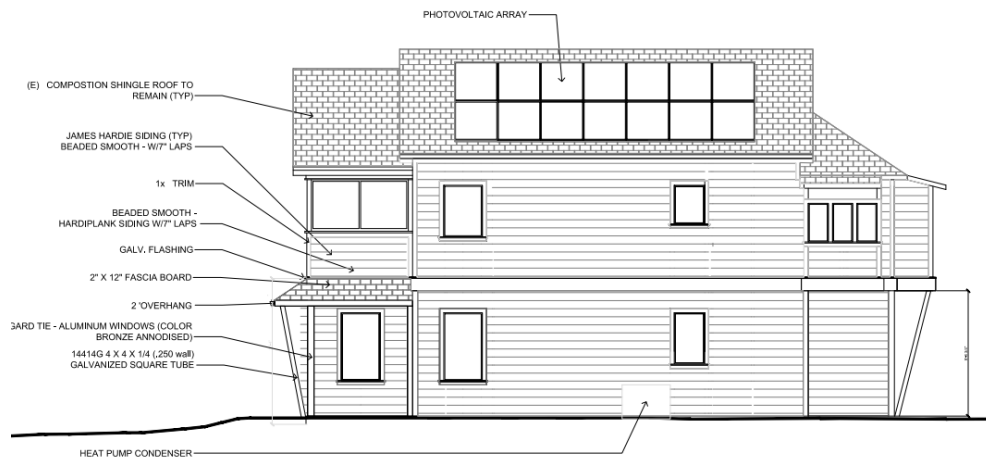
*Revised West Elevation*



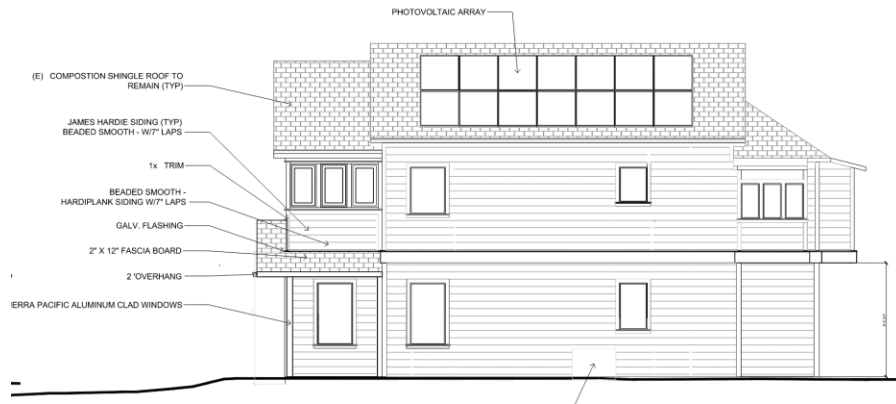
*Previously Proposed East Elevation*



*Revised East Elevation*



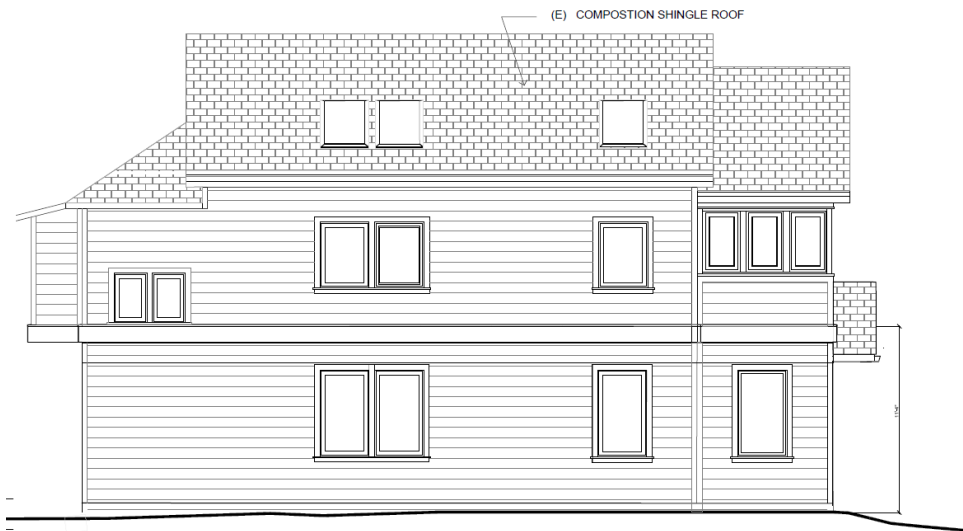
*Previously Proposed South Elevation*



*Revised South Elevation*



*Previously Proposed North Elevation*



*Revised North Elevation*

## San Pablo Avenue Specific Plan Compliance

The San Pablo Avenue Specific Plan applies standards according to Transect Zones and Street Types. The project is located within the Transit-Oriented High-Intensity Mixed Use (TOHIMU) Zone and fronts a neighborhood Street (Kearney) and a Gateway Street (Central). However, because this is an existing building there are various existing non-conforming conditions. The San Pablo Avenue Specific Plan accounts for such situations as part of the Tier III Design Review process. Project subject to Tier III Design Review are not required to meet all of the standards of the SPASP but instead the finding for approval is to bring the property in closer compliance with applicable standards of the specific plan.

As mentioned previously the applicant is not proposing substantial changes to the site, the only physical changes to the existing building would include raising the building height by approximately 6 feet, removing the front staircase, relocating the front entrance, removing the rear stairs, and changing the color scheme of the building. The project is increasing the height of the first floor so that it will be 10 feet tall. Pursuant to FBC Table 14 the standard for the first-floor ceiling height is a minimum of 10 tall so the proposal would be meeting the standard required for neighborhood streets for residential uses. The project is incorporating a two-foot overhang over the front entrance which helps to maintain the articulation that is being lost due to the removal of the front stairs. Pursuant to FBC Table 32 the maximum parking allowed is up to 1 space per residential unit. The project is proposing to reduce the total amount of parking from five spaces to three spaces, this reduction is closer to compliance with the parking requirement than the existing condition.

For all the above reasons, the project brings the property into closer compliance with the development standards of the San Pablo Avenue Specific Plan.

Concerning strategies to advance the San Pablo Avenue Specific Plan's goals, the project accomplishes the following:

Strategy A.5: Require active ground-floor commercial uses at key nodes.

*The project is proposing to convert an existing office building into a live/work unit. The existing office space is located on the upper level of the building since the existing ground level was not usable for*

*commercial purposes. The proposal will feature an active commercial retail space for a proposed art studio at the ground floor of the building.*

Strategy C.4: Reduce parking requirements to encourage transit use and reduce reliance on the private automobile and to make development near transit more feasible.

*The project is reducing the total number of parking spaces from five spaces to three spaces, and due to project being located less than a ¼ mile from the El Cerrito Plaza Bart Station, it will encourage visitors of the site to use multiple forms of transportation instead of just private automobiles.*

Strategy D.1: Encourage a range of units types across the Specific Plan area.

*The project is proposing to convert an existing office building into a live/work unit. The project provides a new housing unit on the site in the neighborhood as well as the opportunity for a new small business that will improve convenience and functionality in the planned urban environment envisioned by the SPASP.*

## Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, “a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.” Due to the age of the existing structure, a Historic Resources Evaluation was prepared by Forget Me Not History in April 2022 (see Attachment C). The Historic Resources Evaluation concluded that the existing structure does not appear to qualify as a historical resource under CEQA.

This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects. In order for a project to qualify for a Class 32 exemption it must meet the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

*As discussed in this staff report, the project is consistent with the general plan designation (TOHIMU) and applicable general plan policies as well as with the zoning designation (TOHIMU) and regulations.*

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

*The project site is within the City of El Cerrito and the site is 0.12 acres.*

- (c) The project site has no value as habitat for endangered, rare or threatened species.

*The San Pablo Avenue Specific Plan SEIR did not identify any “candidate, sensitive, or special-status species” with habitat in the San Pablo Avenue Specific Plan Area. The site has been extensively disturbed by past development and no longer provides suitable habitat for any special-status animal or plant species.*

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

*The project will convert an office (commercial) land use to a live/work (residential) land use and reduce the amount of parking from five space to three spaces, as such it is not expected for there*

*to be any significant effects relating to traffic. The project would not result in significant temporary (construction) noise as construction would occur during the times specifically allowed under Section 16.02.060 ECMC. Operational noise impacts would not be significant since the proposed Live/Work residential use is consistent with the existing multi-family and single-family residential uses in the surrounding neighborhood. The project is below the number of dwelling units in the screening criteria from the Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines and would not cause a significant impact to air quality. The project would be required to comply with the Contra Costa Clean Water Program, the California Stormwater Quality Association's Best Management Practices for Construction Activities, and the Association of Bay Area Government's Manual of Standards for Erosion and Sediment Control Measures. Compliance with these standards and regulations would minimize any water quality effects of the project.*

(e) The site can be adequately served by all required utilities and public services.

*The site is currently served by all utilities.*

## Compliance with the General Plan

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

LU1.3 Quality of Development. Ensure that all multifamily or mixed-use development in residential areas addresses compatibility and quality of life issues.

The proposed project is consistent and compatible with the surrounding multi-family, single family, and commercial uses in the neighborhood. The project has been reviewed to ensure that it will not negatively impact the surrounding neighborhood.

CD2.1 Street Frontages. Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians.

The live/work unit will include doors and windows that face Kearney Street and Central Avenue which will allow for surveillance of the street.

CD1.3: High-Quality Design. Encourage higher-quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

*The proposed project will largely maintain the aesthetics of the existing building and the proposed project includes high-quality building materials. Although simple in its building mass and number of materials, the project integrates subtle but important details such new articulation through building wall plane variations and modest changes in building height. Additional visual interest is provided through a new overhang over the front entrance. The project will be considered by the Design Review Board as required to ensure high-quality materials and design.*

CD5.1: Design Review Process. Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

*The proposed project requires Tier III Design Review. Pursuant to the San Pablo Avenue Specific Plan, the Design Review Board has authority over the Tier III Design Review Process. Completion of the review process fulfills this policy objective.*

## Public Notice

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before September 20, 2023. No public comments have been received to date.

## Required Findings

Pursuant to San Pablo Avenue Specific Plan Section 2.02.06.04.02.C.3, in acting to approve or conditionally approve an application for a Tier III application, the Design Review Board shall make the following findings:

### Tier III Design Review

- A. That the project brings the property into closer compliance with the applicable development standards of this Specific Plan.

*Physical changes to the existing building include raising the building height by approximately 6 feet, removing the front staircase, relocating the front entrance, removing the rear stairs, and changing the color scheme of the building. The existing building includes strong horizontal lines (eave, colors) and two areas of articulation (i.e., varied wall plane and height) at the front elevation. The project is incorporating a two-foot overhang over the front entrance which helps maintain articulation and variation due to the loss of the front stairs. The project is also increasing the height of the first floor to 10 feet which is in line with standard required for neighborhood streets for residential uses. The project site is also reducing the total amount of parking from five spaces to three spaces, where one space per unit is normally permitted for new residential uses.*

*For all the above reasons, the project brings the property into closer compliance with the development standards of the San Pablo Avenue Specific Plan.*

- B. That the project is consistent with the El Cerrito General Plan.

*As discussed in this report, the project will implement the following El Cerrito General Plan policies: Policy LU1.3 (Quality of Development), Policy CD2.1 (Street Frontages), Policy CD1.3 (High-Quality Design), and CD5.1 (Design Review Process).*

## Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL22-0068, as conditioned by the draft resolution in **Attachment A**.

## Proposed Motion

Move adoption of Design Review Board Resolution DRB2023-01, granting Tier III Design Review approval to Planning Application No. PL22-0068: for increasing the height of an existing structure and the creation of a live work unit located at 444 Kearney Street.

## Appeal Period

Within ten (10) calendar days after the date of the decision, the Design Review Board's action may be

appealed to the Planning Commission.

## Attachments

- A. Draft Resolution
- B. Project Plans
- C. Historic Resources Evaluation prepared by Forget Me Not History, dated April 2022

Design Review Board Resolution DRB2023-01

APPLICATION NO. PL22-0068

**A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING TIER III DESIGN REVIEW APPROVAL FOR EXTERIOR ALTERATIONS, INCLUDING NEW MATERIALS AND COLORS TO AN EXISTING BUILDING LOCATED AT 444 KEARNEY STREET**

WHEREAS, the site is located at 444 Kearney Street; and

WHEREAS, the existing Assessor's Parcel Number of the site is 504-151-026; and

WHEREAS, the site is located within the San Pablo Avenue Specific Plan Area; and

WHEREAS, the General Plan land use classification of the site is Transit-Oriented Higher-Intensity Mixed Use; and

WHEREAS, the zoning district of the site is Transit-Oriented Higher-Intensity Mixed Use and the project is located along a Neighborhood Street (Kearney Street) and a Gateway Street (Central Avenue); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects; and

WHEREAS, on May 17, 2022, Robert Wolf submitted, on behalf of property owner Fred Dotort, a Tier III Design Review application for alterations to the existing building and site; and

WHEREAS, on June 7, 2023, the Design Review Board conducted a public hearing and continued the application to a future meeting; and

WHEREAS, on October 4, 2023, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. *Physical changes to the existing building includes raising the building height by approximately 6 feet, removing the front staircase, relocating the front entrance, removing the rear stairs, and changing the color scheme of the building. The existing building includes strong horizontal lines (eave, colors) and two areas of articulation (i.e., varied wall plane and height) at the front elevation. The project is incorporating a two-foot overhang over the front entrance which helps maintain articulation and variation due to the loss of the front stairs. The project is also increasing the height of the first floor to 10 feet which is in line with standard required for neighborhood streets for residential uses. The project site is also reducing the total amount of parking from five spaces to three spaces, where one space per unit is normally permitted for new residential uses.*

*For all the above reasons, the project brings the property into closer compliance with the development standards of the San Pablo Avenue Specific Plan.*

2. *As discussed in this report, the project will implement the following El Cerrito General Plan policies: Policy LU1.3 (Quality of Development), Policy CD2.1 (Street Frontages), Policy CD1.3 (High-Quality Design), and CD5.1 (Design Review Process).*

NOW, THEREFORE, BE IT RESOLVED that after careful consideration of all maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL22-0068, subject to the following conditions:

**Planning Division:**

1. The project will be constructed substantially in conformance with the plans dated September 25, 2023. 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 Applicant constructs the building or makes improvements in accordance with this approval 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 approval shall expire two years from the date of this action pursuant to El Cerrito Municipal Code Section 19.32.100.
5. A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit.
6. No portion of a live/work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises. The occupant shall possess at all times a valid business license for a business permitted in the applicable zoning district.
7. Any required building permit plans shall be consistent with the requirements of the Building Division and Fire Department.

## CERTIFICATION

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I certify that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on October 4, 2023, upon motion of Boardmember \_\_\_\_\_, second by Boardmember \_\_\_\_\_:

AYES:

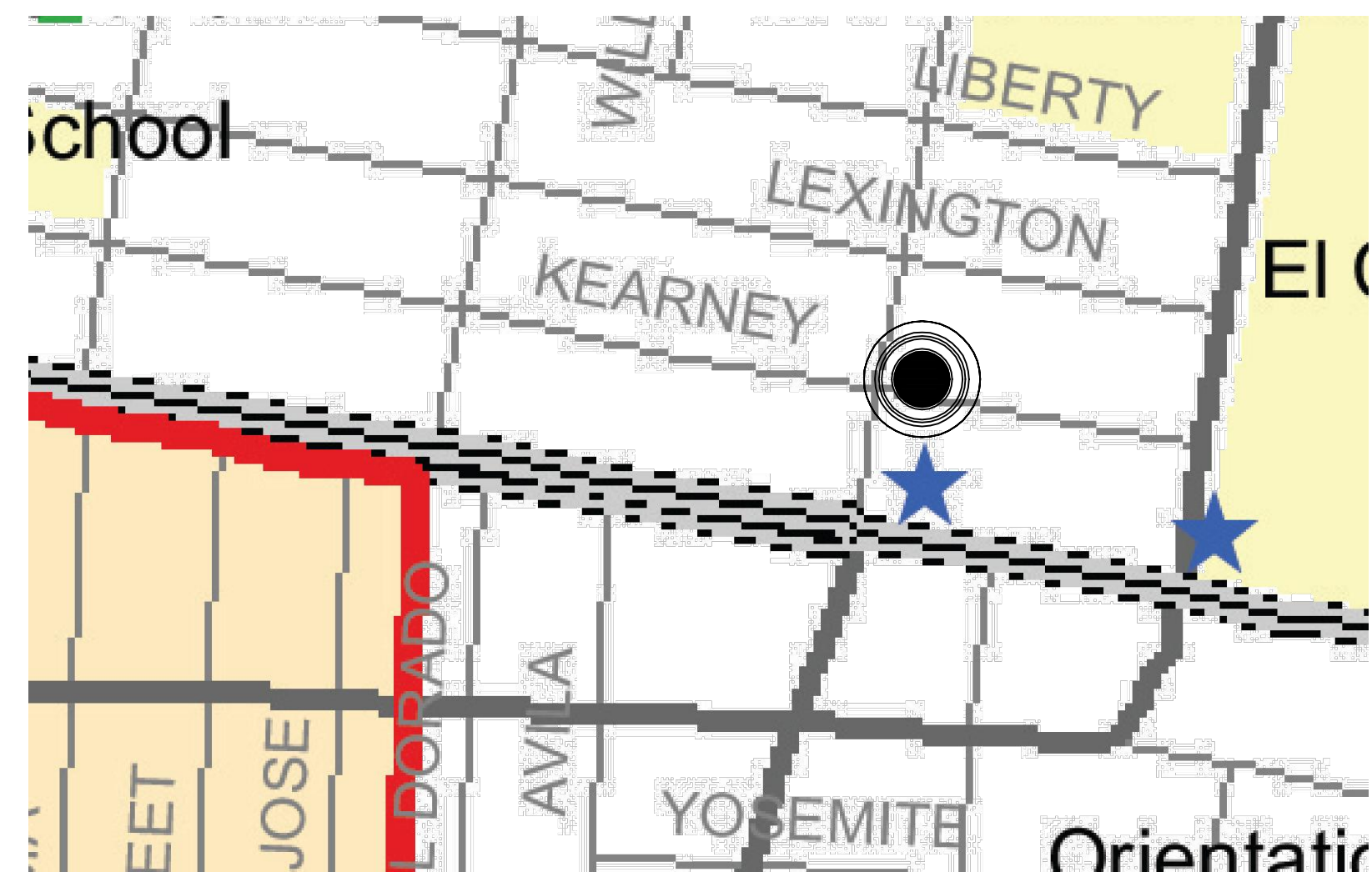
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ABSTAIN:

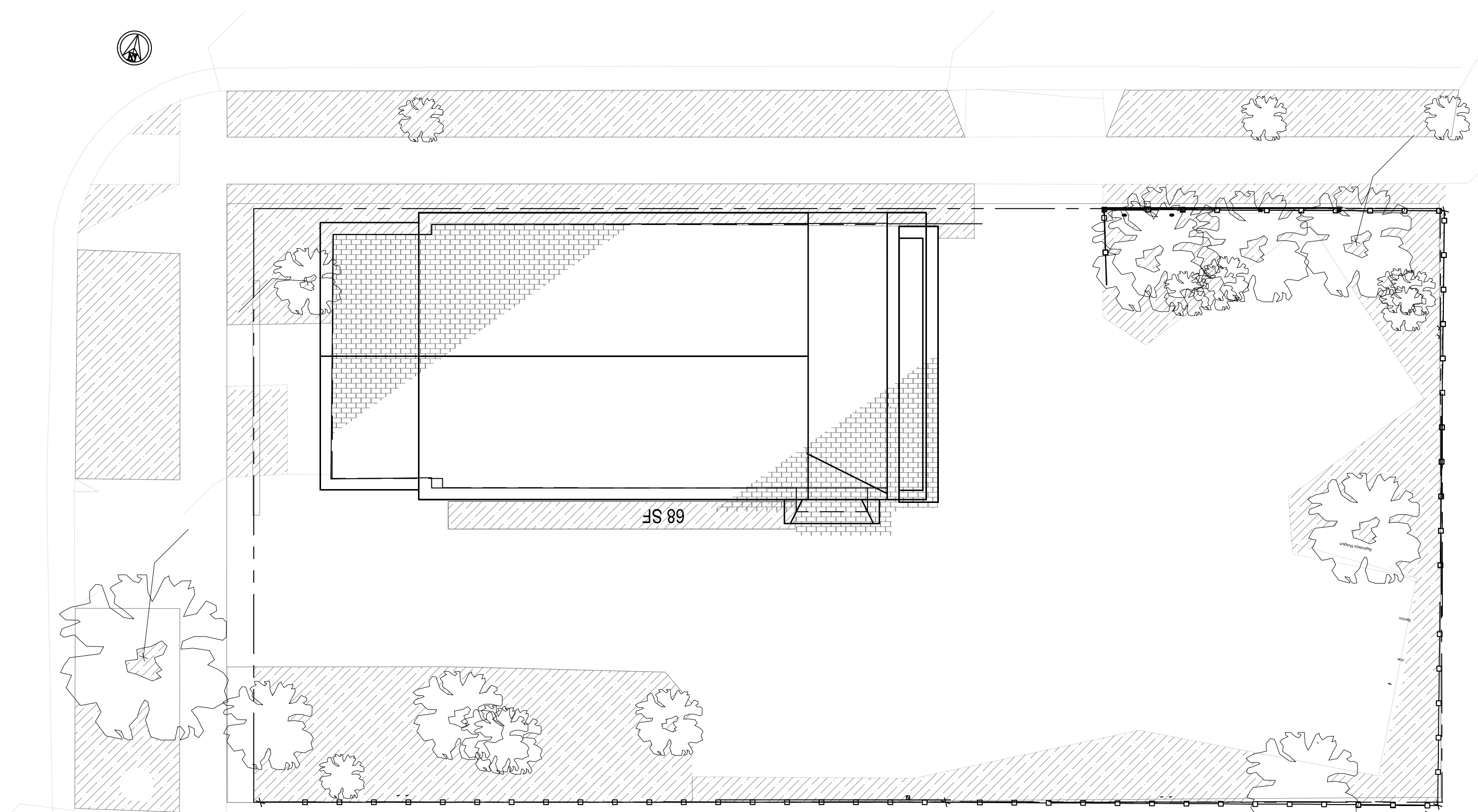
ABSENT:

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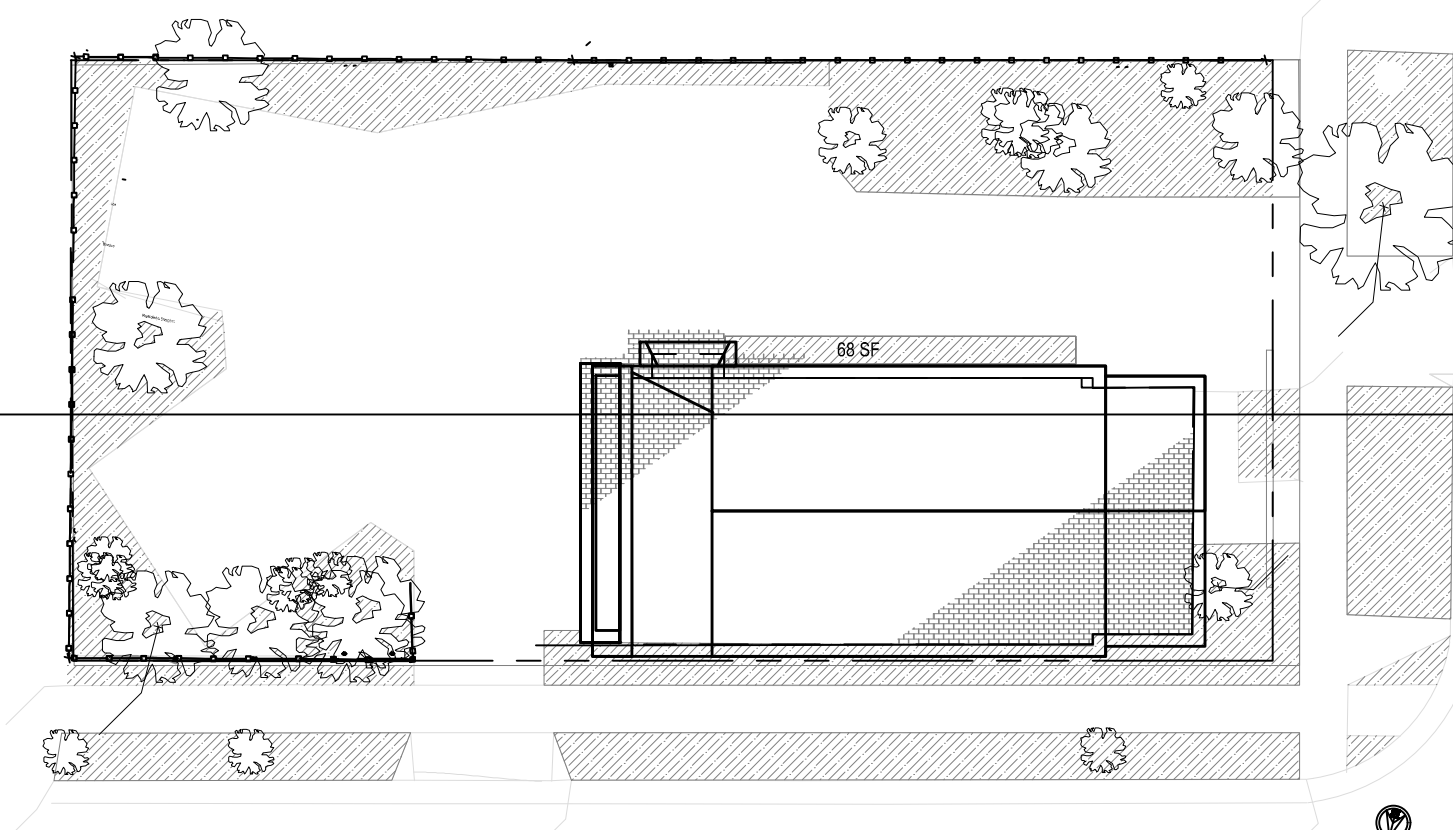
Sean Moss, AICP  
*Planning Manager*



1 VICINITY MAP  
A-1.0 NTS

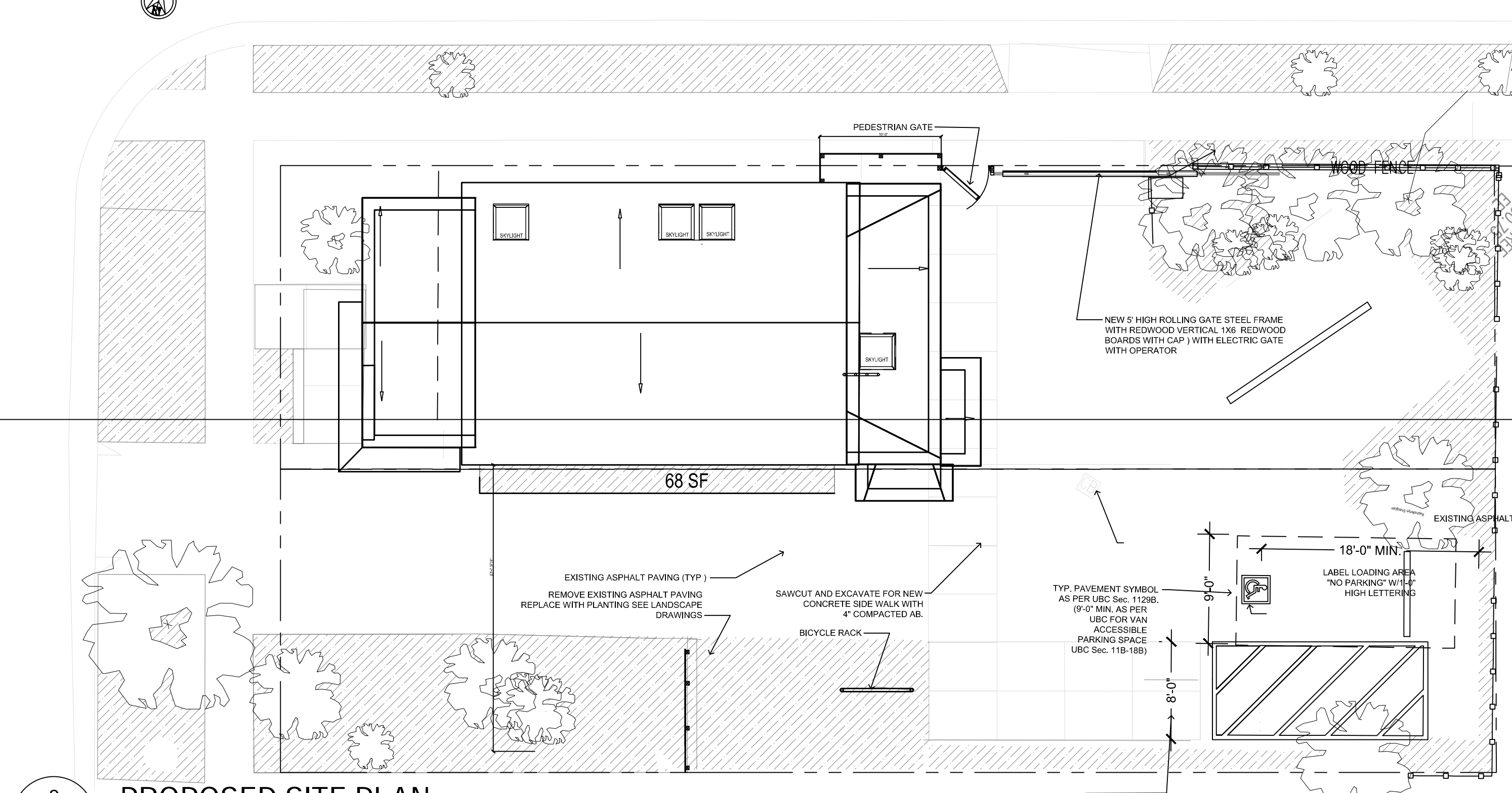


2 EXISTING SITE PLAN  
A-1.1 SCALE 1/8" = 1'-0"



PERVIOUS SURFACE CALCULATIONS	
3000 SF TOTAL LOT AREA	
EXISTING	PROPOSED
1488 SF	1488 SF
TOTAL 1488 SF	TOTAL 1337 SF
PERCENTAGE OF LOT COVERAGE EXISTING 100%	PERCENTAGE OF LOT COVERAGE PROPOSED 90%
## = 20% LOT COVERAGE	## = 20% LOT COVERAGE
	NO CHANGE IN LOT COVERAGE OR INCREASE

3 PERVIOUS SURFACE CALCULATION DIAGRAM  
A-1.1 SCALE 1/16" = 1'-0"



2 PROPOSED SITE PLAN  
A-1.1 SCALE 1/8" = 1'-0"

NOTE: SEE LANDSCAPE PLAN SET FOR ALL PLANTING AND IRRIGATION NOTES. SEE A.4.1 FOR FENCE ELEVATIONS AND ROLLING GATE.

444 KEARNEY STREET - SUMMARY OF PROPOSED REMODELING AND ADDITION

THIS EXISTING OFFICE BUILDING (APPROX. 1050 SF) HAS A FAILING FOUNDATION. THE PROPERTY OWNERS PURCHASED THE PROPERTY TO USE AS AN ART STUDIO AND AS A HAVEN FROM NATURAL DISASTERS. THEY HAVE ELECTED TO IMPROVE THE SAFETY OF THIS PROPERTY AND MEET CURRENT CODES. THIS PROPOSAL REPLACES THE EXISTING FOUNDATION AND GROUND FLOOR (1024 SF) WITH A NEW FOUNDATION AND A NEW WOOD FRAMED GROUND FLOOR WITH 10' HIGH CEILINGS OFFICE/RETAIL ON THE GROUND FLOOR. THE GROUND FLOOR AND THE PARKING AREA WILL BE ADA COMPLIANT. ACCESS TO THE SECOND FLOOR 1 BEDROOM RESIDENTIAL LIVING UNIT - 940 SF AVAILABLE VIA A NEW STAIRWAY TO THE UPPER FLOOR. A HISTORICAL REPORT HAS BEEN PREPARED BY ERICA SCHULTZ - FORGET ME NOT HISTORY IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL CERRITO PLANNING CODE AND THE TOHIMU DISTRICT OF THE SAN PABLO SPECIFIC PLAN.

PROJECT INFORMATION TABLE

APN: 504151026	EXISTING
ZONING DISTRICT: TOHIMU	LOT AREA
DISTRICT OF THE SAN PABLO AVENUE SPECIFIC PLAN.	5,000 sq.ft.

USE:	TOHIMU District of the San Pablo Avenue Specific Plan.		
	EXISTING	PROPOSED	PERMITTED/REQUIRED
OFFICE GROUND FLOOR	915 SF		
OFFICE - UPPER FLOOR	1024 SF		
OFFICE/ GALLERY- GROUND FLOOR		1024 SF - 53%	
LIVE/WORK UNIT 1 - BEDROOM UNIT		923 SF - 47%	
FRONT YARD	+/- 14'-8"	+/- 14'-8" (NO CHANGE)	NO CHANGE
REAR YARD	+/- 35'-9"	+/- 35'-9"	NO CHANGE
SIDE YARD			
LEFT	+/- 4'-0"	+/- 4'-0" (NO CHANGE)	NO CHANGE
RIGHT	+/- 23'-9"	+/- 23'-9" (NO CHANGE)	NO CHANGE
PARKING SPACES	5	3 TOTAL - 1 VAN PARKING SPACE	ADA
BUILDING HEIGHT	+/- 24'-10"	20'-4" WALL 28'-11" ROOF	25' WALL 30' ROOF
BUILDING COV.	(1,237 SF)	(1,237 SF)	
LOT COV.	34% MAX. (1,360 SF)	39.2% MAX. (1,568 SF)	40% MAX. (1,600 SF)
PERVIOUS COV.	26% EXIST (1,360 SF)	30% (1,498 SF)	INCREASE 4%

RAW CONCEPTS

Architecture and Interiors

1650 Suite A Solano Avenue,  
Albany, CA 94706  
Tel: (510) 525-0211  
Fax: (510) 525-1011

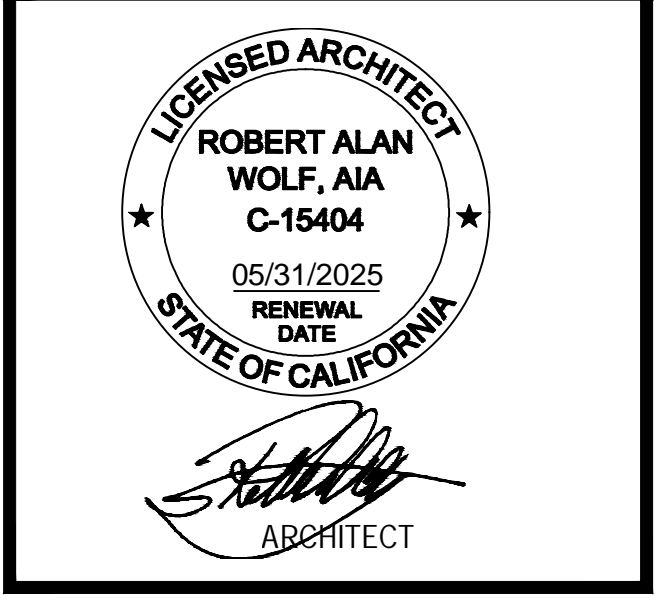
REVISIONS	BY

PROJECT

Live Work/Art Studio  
444 Kearney Street,  
El Cerrito, CA 94530

SHEET CONTENT

SITE PLAN



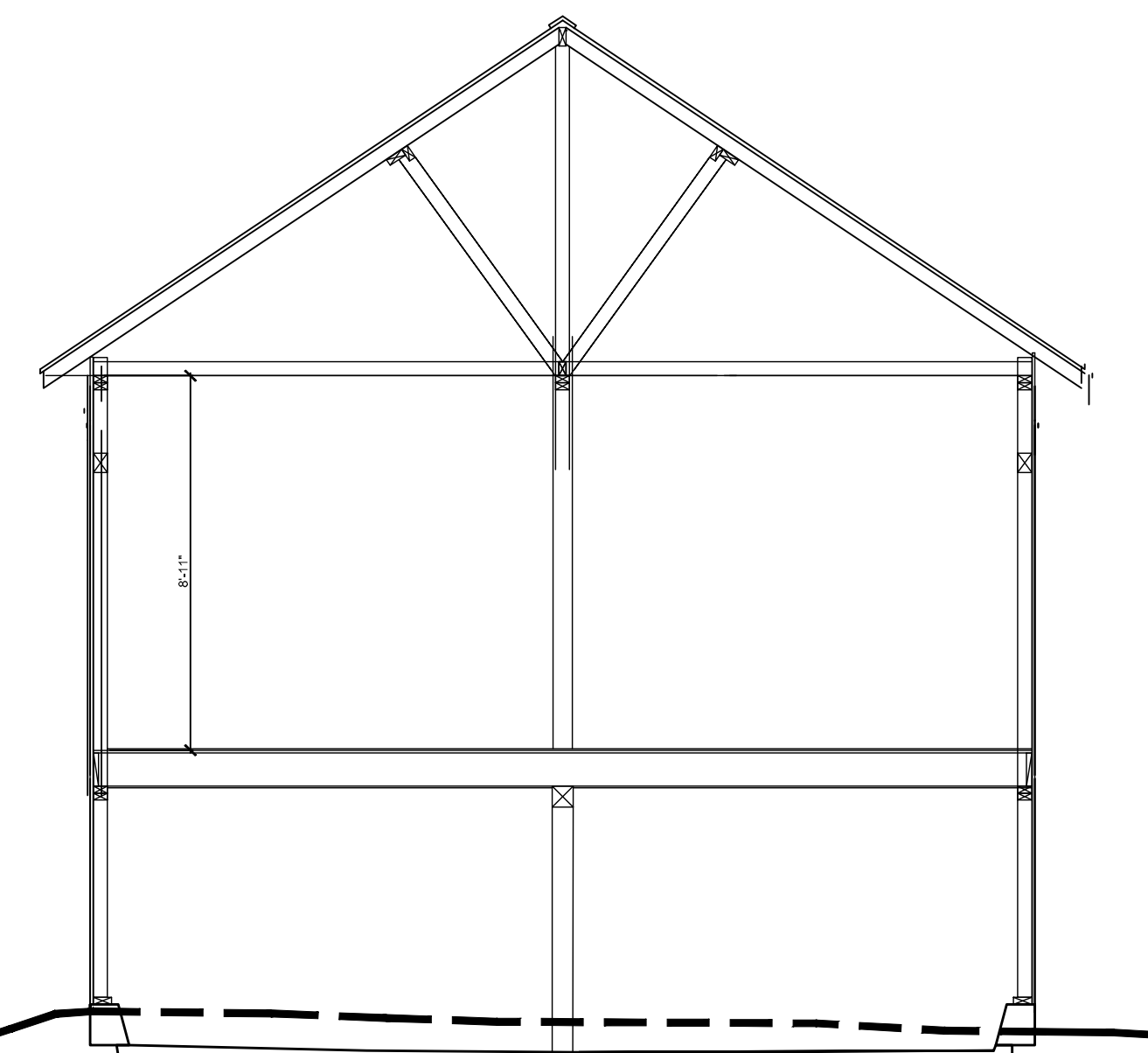
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SHEET

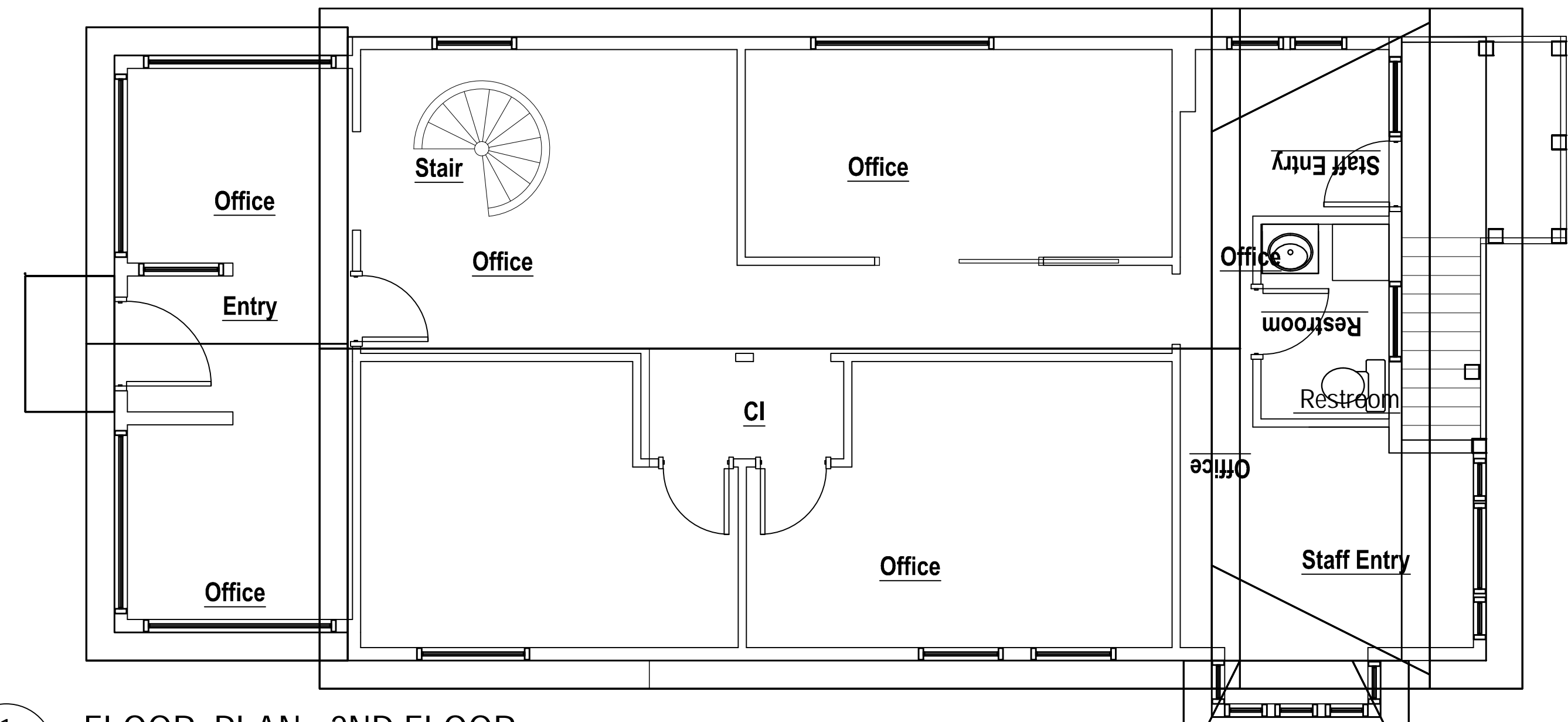
**A-1.0**



3 EXISTING WEST ELEVATION  
A-2.0 SCALE 1/4" = 1'-0"



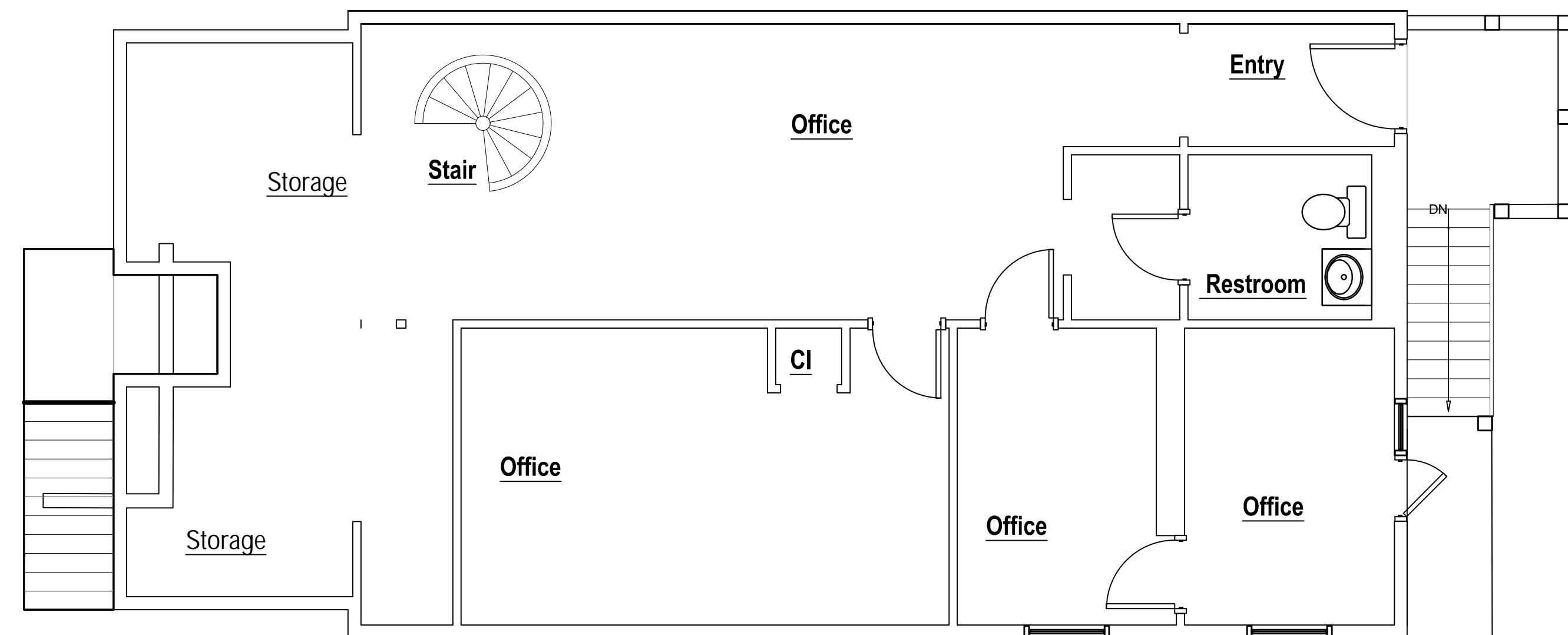
7 EXISTING BUILDING SECTION  
A-2.0 SCALE 1/4" = 1'-0"



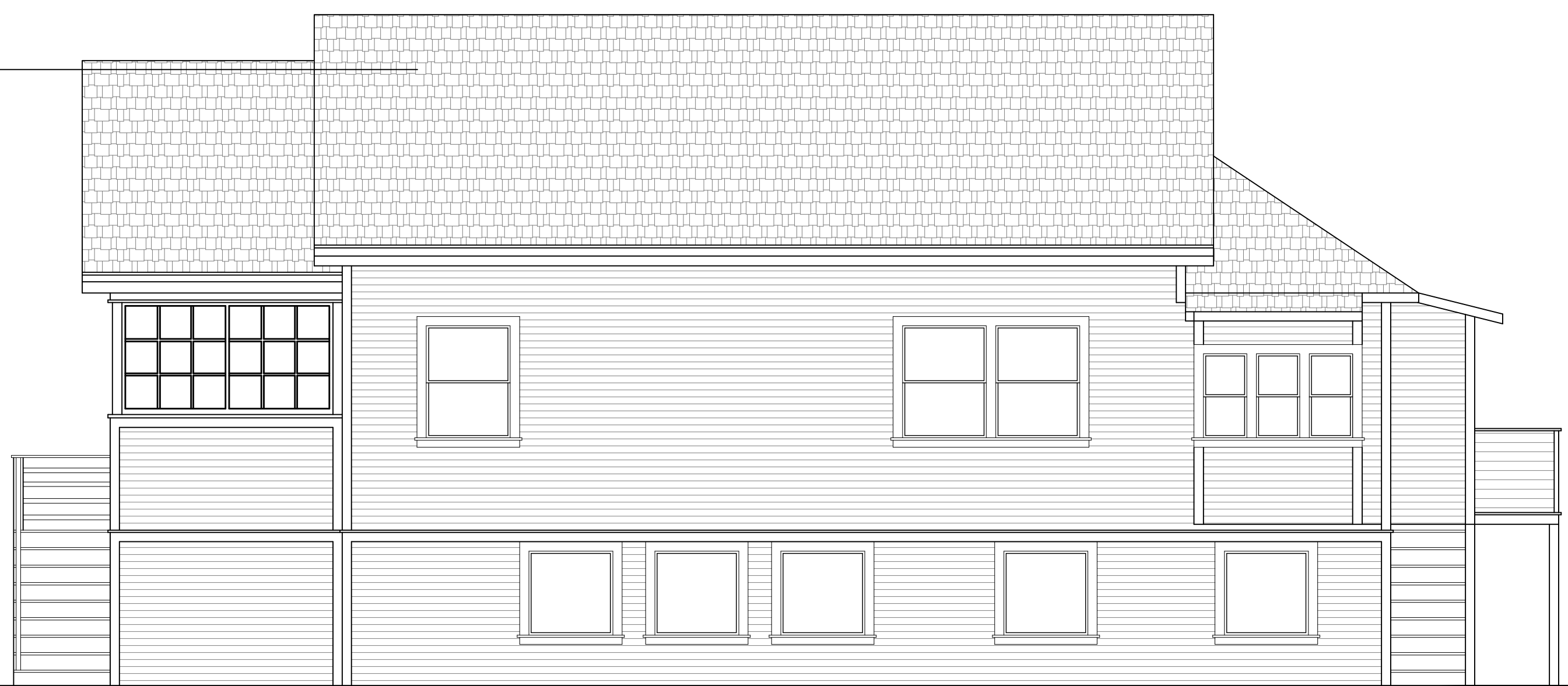
1 FLOOR PLAN - 2ND FLOOR  
A-2.0 SCALE 1/4" = 1'-0"



5 EXISTING EAST ELEVATION  
A-2.0 SCALE 1/4" = 1'-0"



2 FLOOR PLAN - 1ST FLOOR  
A-2.0 SCALE 1/4" = 1'-0"



6 EXISTING SOUTH ELEVATION  
A-2.0 SCALE 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION  
A-2.0 SCALE 1/4" = 1'-0"

**RAW CONCEPTS**

Architecture and Interiors

1650 Suite A Solano Avenue,  
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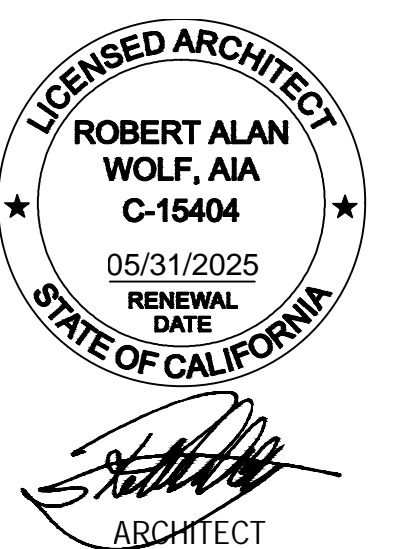
NO.	DESCRIPTION	DATE	BY

PROJECT

Live Work/Art Studio  
444 Kearney Street,  
El Cerrito, CA 94530

SHEET CONTENT

EXISTING FLOOR PLANS  
AND ELEVATIONS



DATE 07.18.22

SCALE AS NOTED

DRAWN BY RAW

JOB NO. 810.01.01

SHEET

**A-2.0**

**R.A.W. CONCEPTS**

Architecture and Interiors

1650 Suite A Solano Avenue,  
Albany, CA 94706  
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Fax: (510) 525-1011

REVISIONS BY

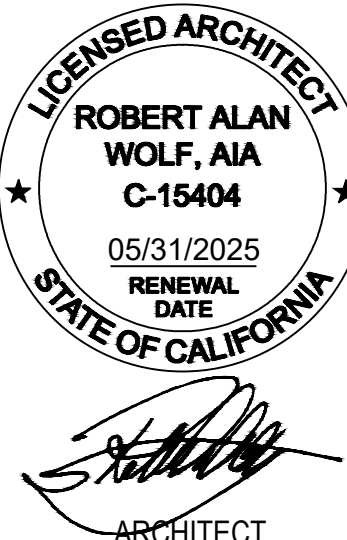
REVISIONS	BY

PROJECT

**Live Work/Art Studio**  
**444 Kearney Street,**  
**El Cerrito, CA 94530**

SHEET CONTENT

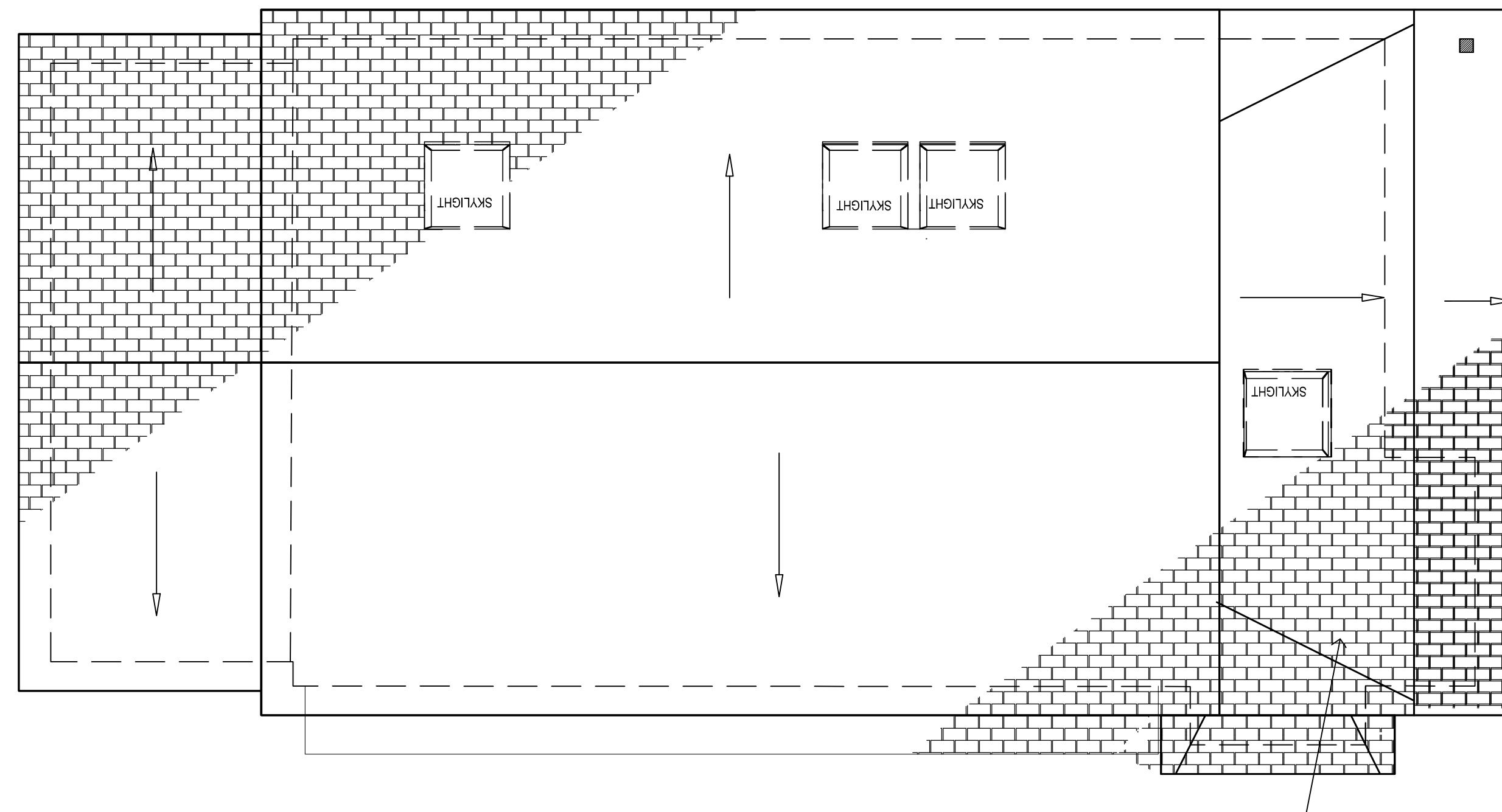
**PROPOSED  
PLANS**



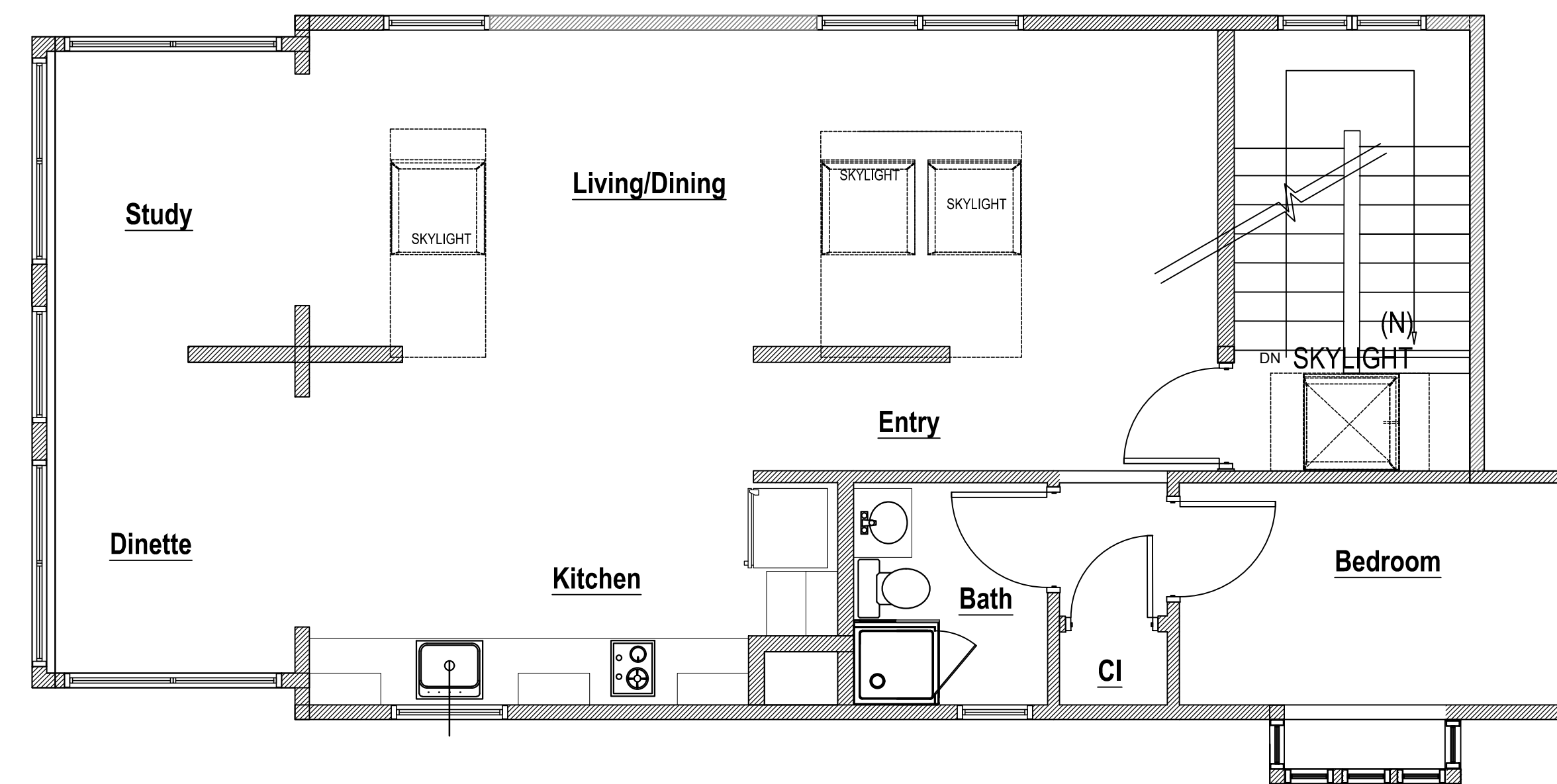
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SHEET

**A-2.1**

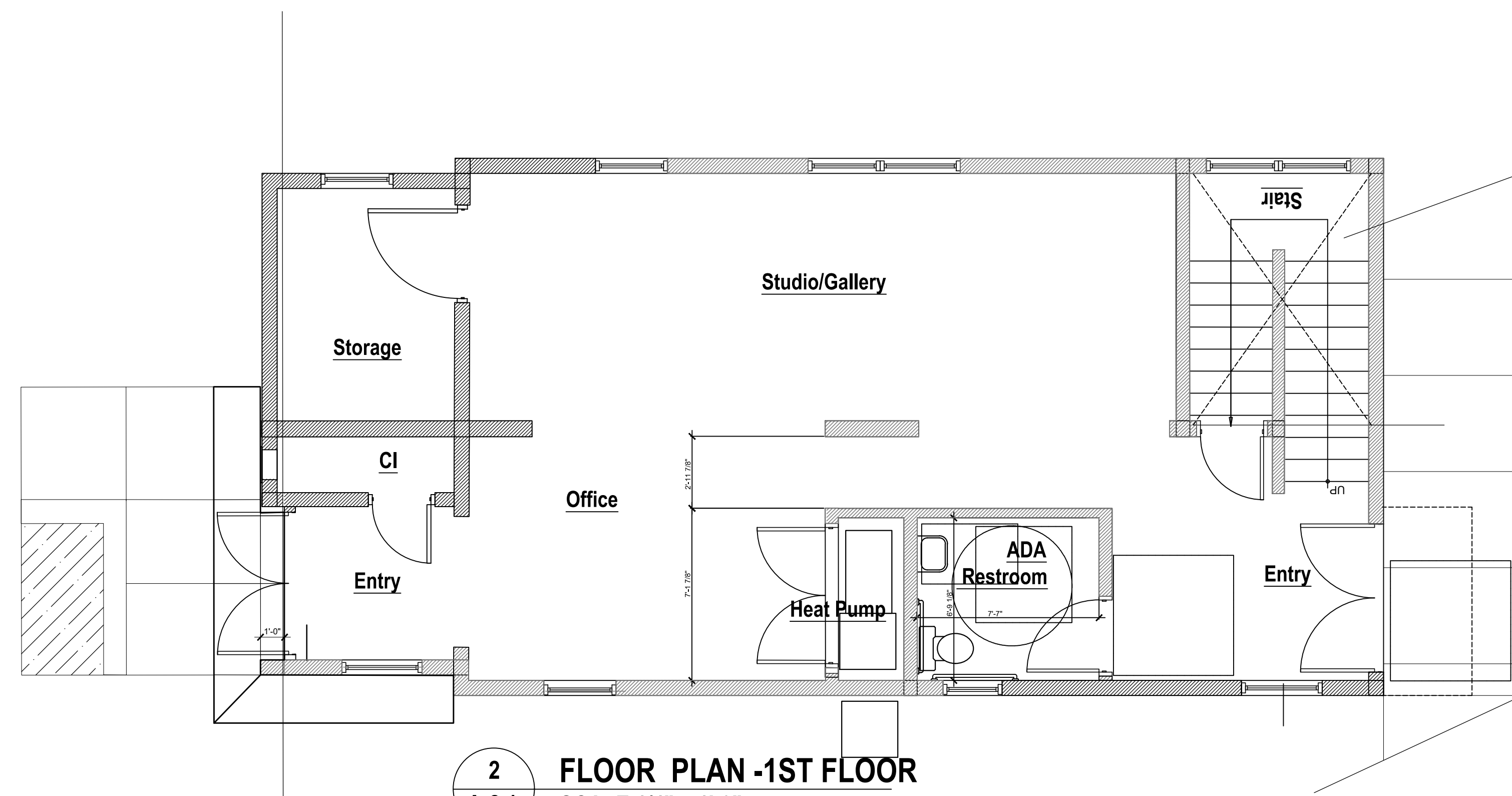


**1 ROOF PLAN -**  
A-2.1 SCALE 1/4" = 1'-0"

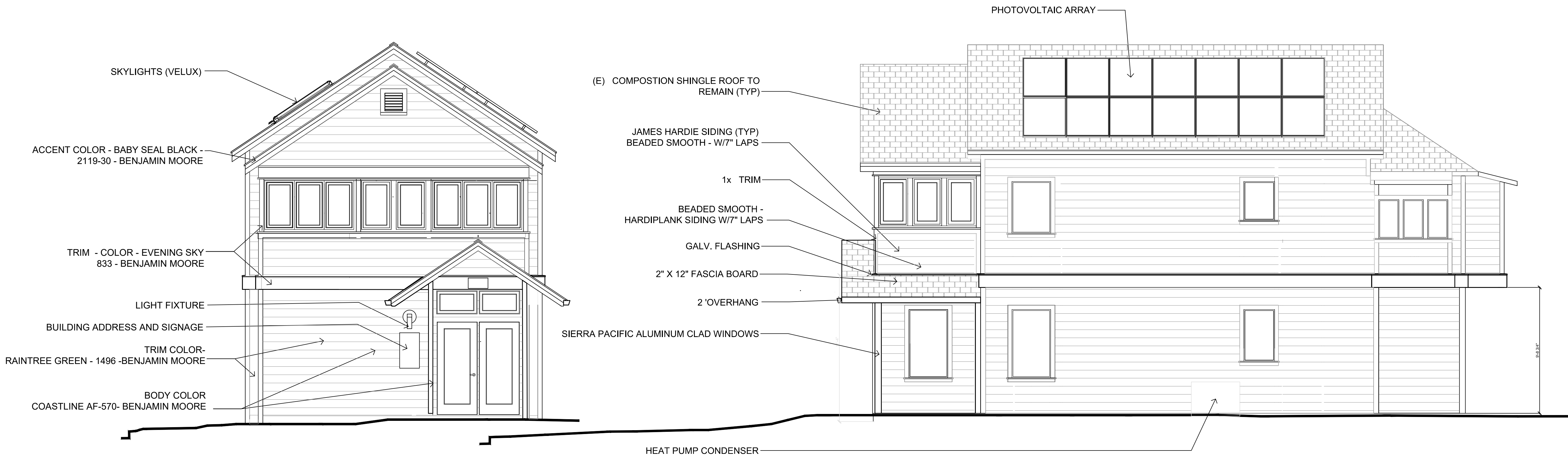


**4 FLOOR PLAN - 2ND FLOOR**  
A-2.1 SCALE 1/4" = 1'-0"

PAVING (TYP)

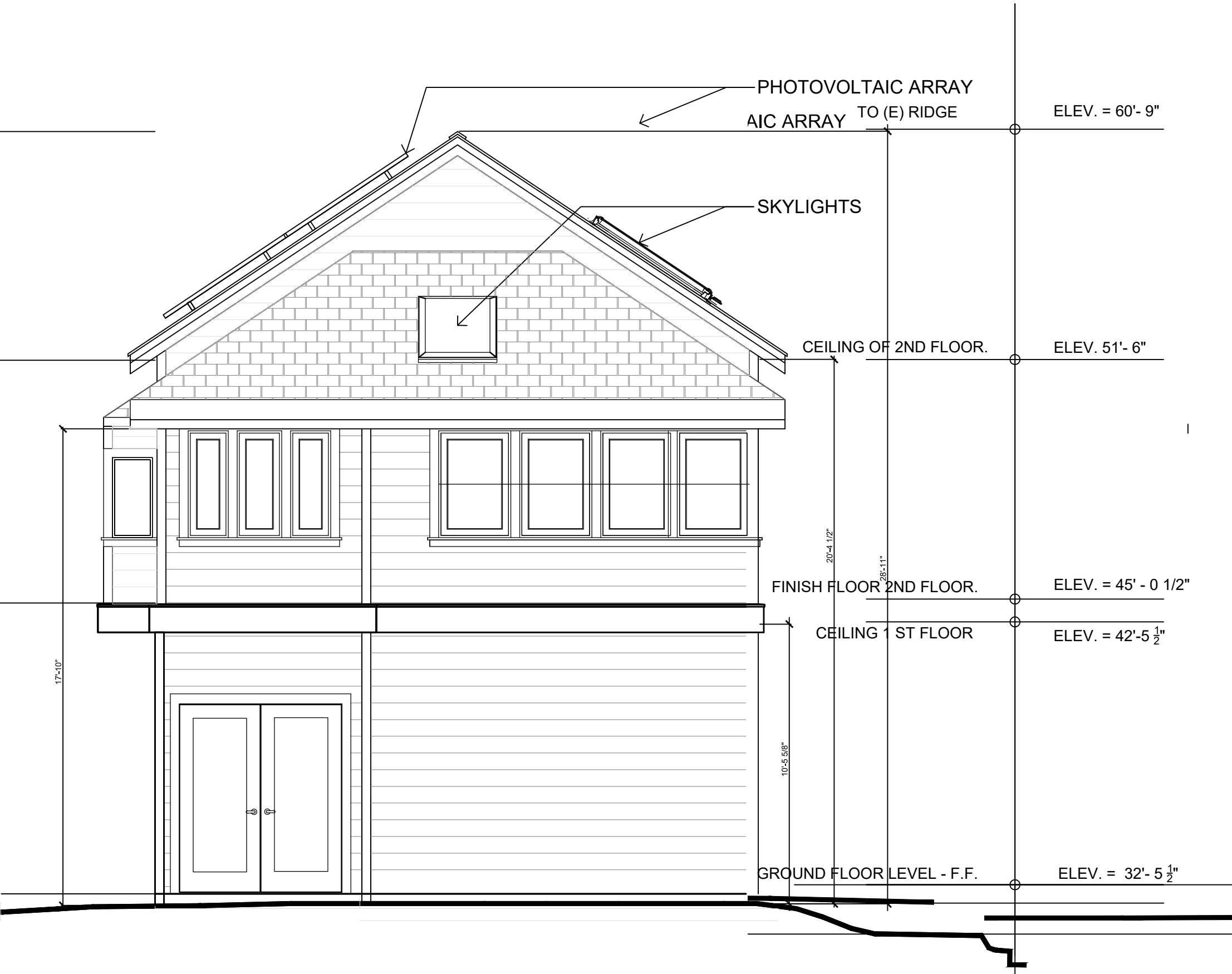


**2 FLOOR PLAN - 1ST FLOOR**  
A-2.1 SCALE 1/4" = 1'-0"

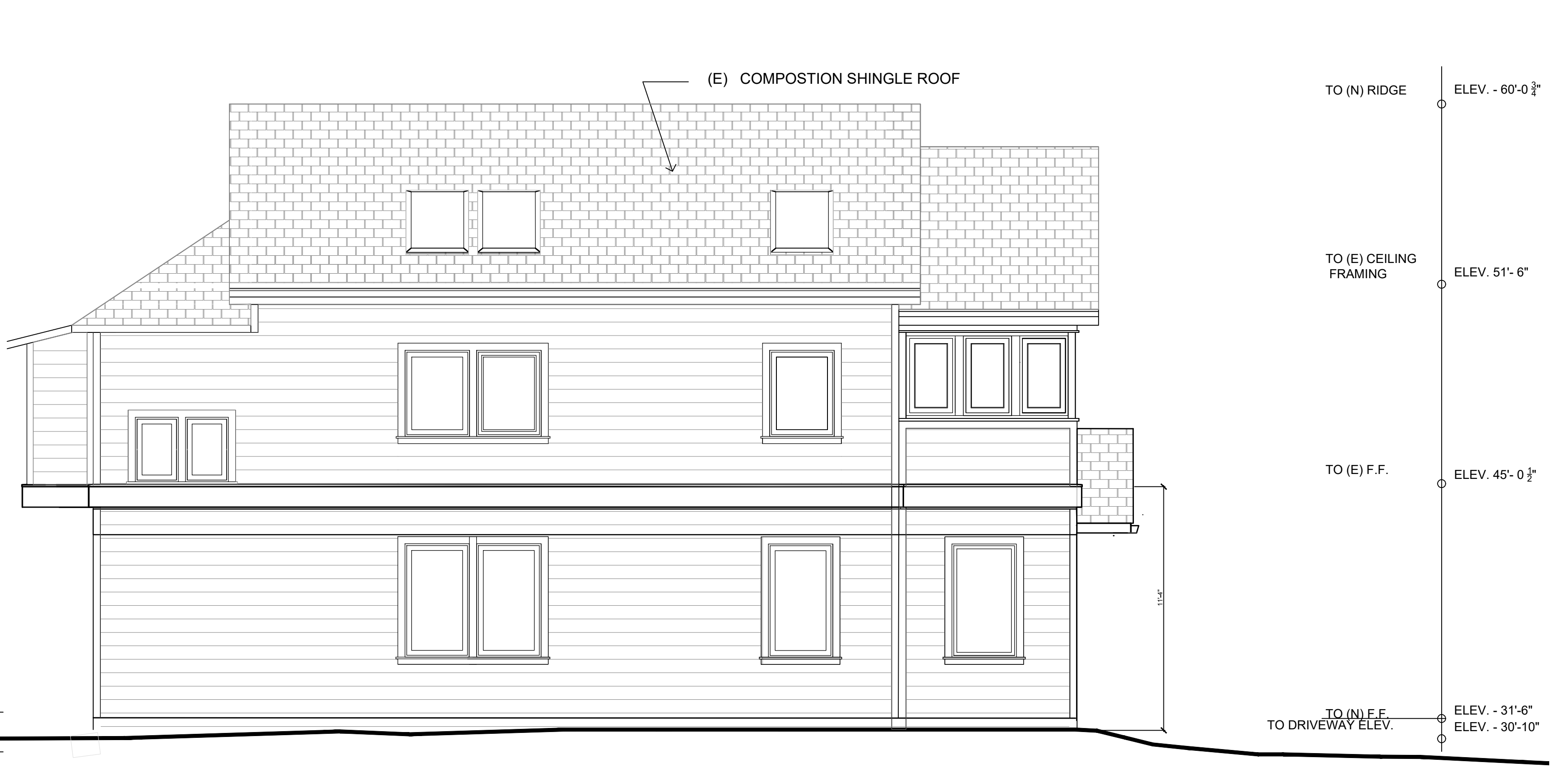


**1** PROPOSED - WEST ELEVATION  
A-3.1 SCALE 1/4" = 1'-0"

**2** PROPOSED - SOUTH ELEVATION  
A-3.1 SCALE 1/4" = 1'-0"



**3** PROPOSED - WEST ELEVATION  
A-3.1 SCALE 1/4" = 1'-0"



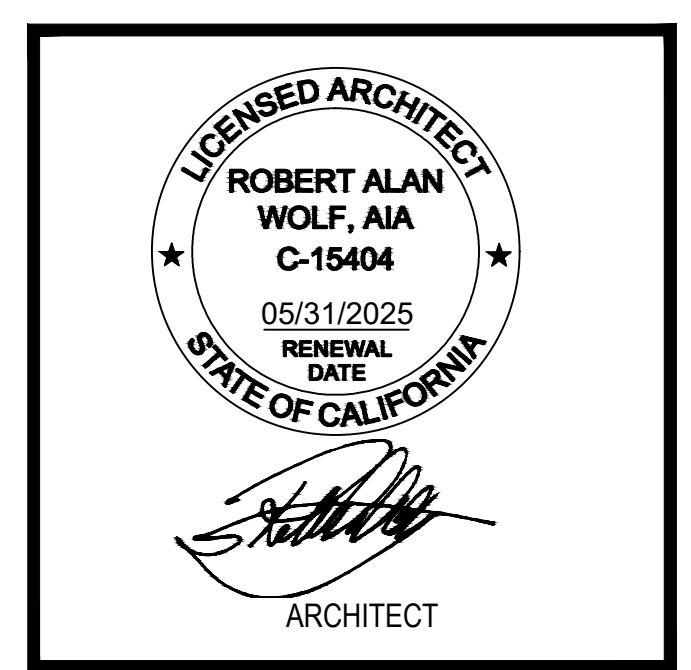
**4** PROPOSED - NORTH ELEVATION  
A-3.1 SCALE 1/4" = 1'-0"

**R.A.W. CONCEPTS**  
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1650 Suite A Solano Avenue,  
Albany, CA 94706  
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Fax: (510) 525-1011

REVISIONS	BY

PROJECT  
**Live Work/Art Studio**  
444 Kearney Street,  
El Cerrito, CA 94530

SHEET CONTENT  
**PROPOSED EXTERIOR ELEVATIONS**



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DRAWN BY	RAW
JOB NO.	810.01.01

SHEET  
**A-3.1**

# RAW CONCEPTS

Architecture and Interiors

1650 Suite A Solano Avenue,  
Albany, CA 94706  
Tel: (510) 525-0211  
Fax: (510) 525-1011

REVISIONS BY

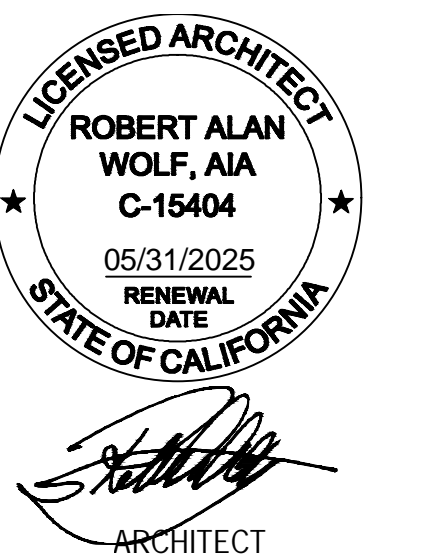
REVISIONS	BY

PROJECT

Live Work/Art Studio  
444 Kearney Street,  
El Cerrito, CA 94530

SHEET CONTENT

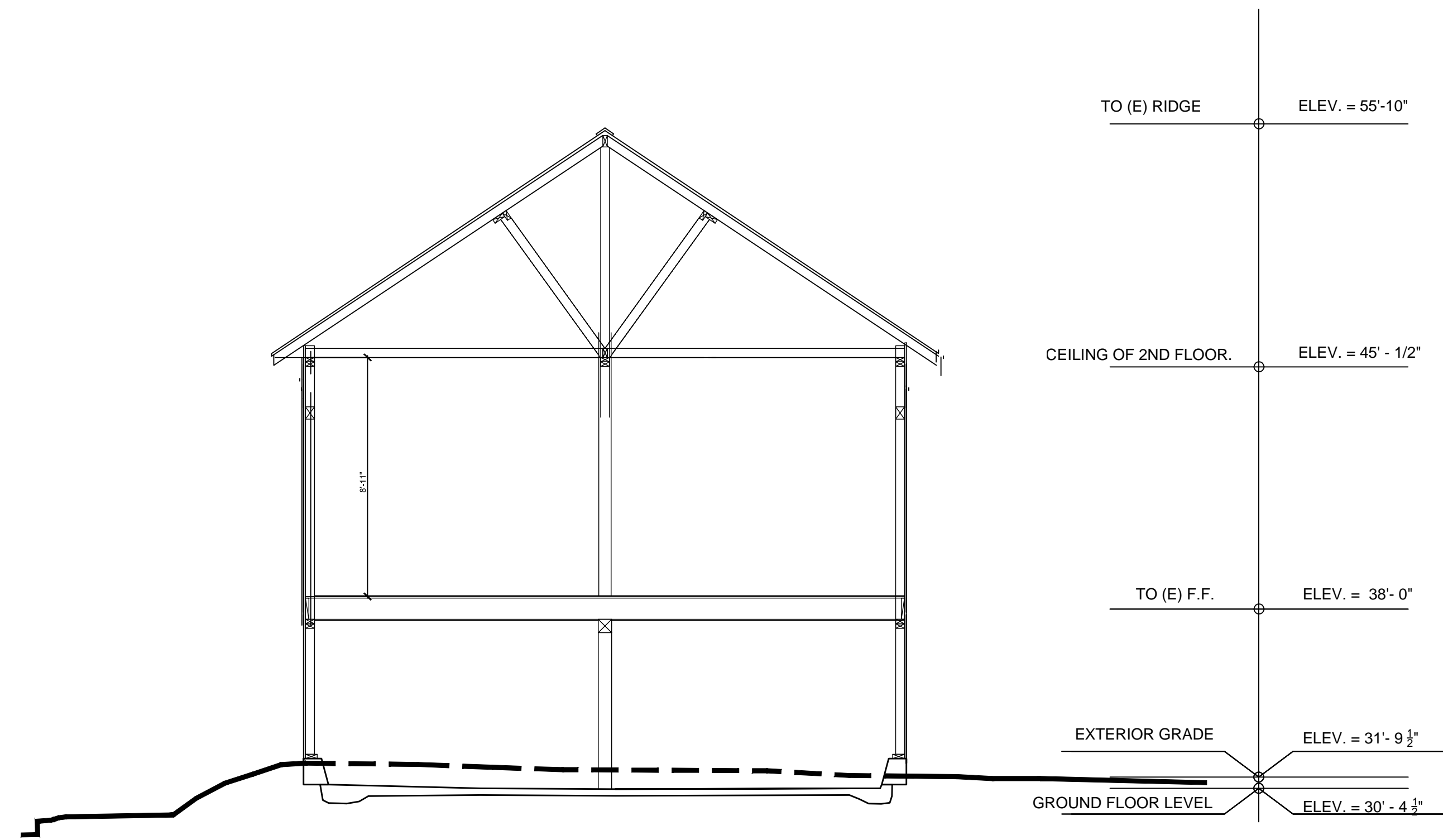
BUILDING SECTIONS



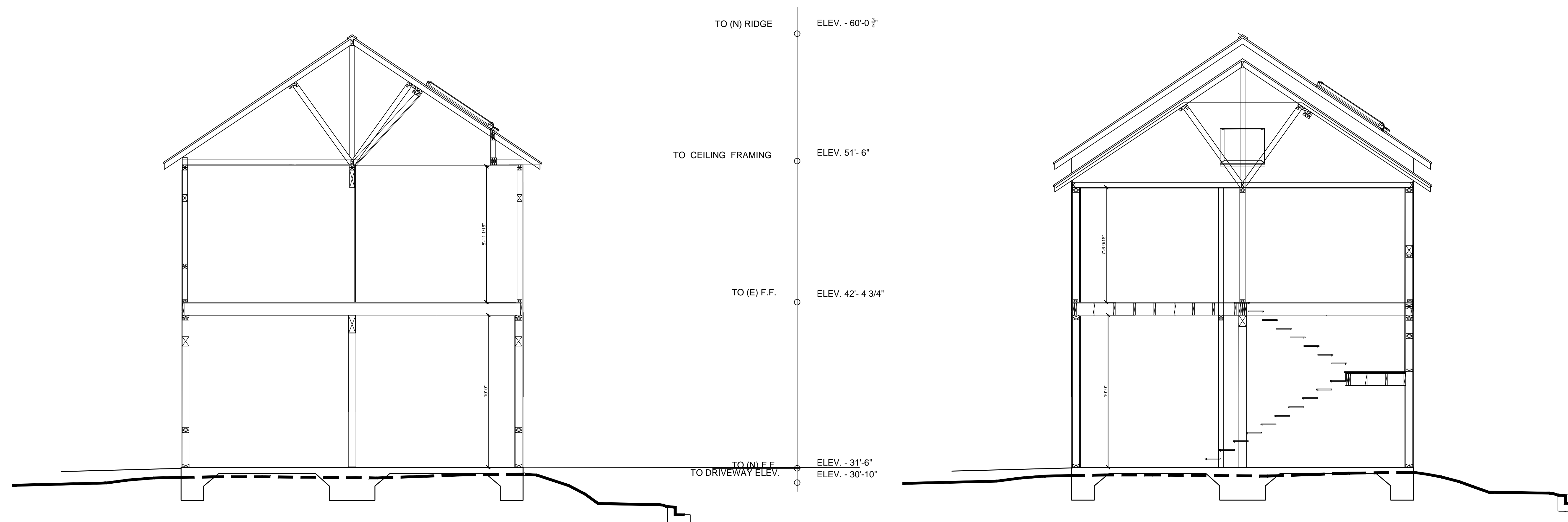
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JOB NO.	810.01.01

SHEET

## A-4.0



3 SECTION @ EXISTING BUILDING  
A-4.0 SCALE 1/4" = 1'-0"



2 SECTION @ STAIR  
A-4.0 SCALE 1/4" = 1'-0"

1 SECTION @ SKYLIGHT  
A-4.0 SCALE 1/4" = 1'-0"

REVISIONS BY

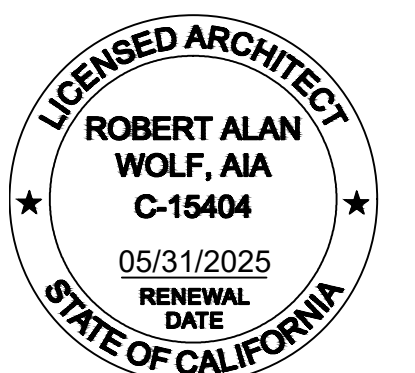
NO.	DESCRIPTION	DATE	BY

PROJECT

**Live Work/Art Studio**  
444 Kearney Street,  
El Cerrito, CA 94530

SHEET CONTENT

**ROLLING GATE  
DETAILS**



ARCHITECT

DATE 01.04.21

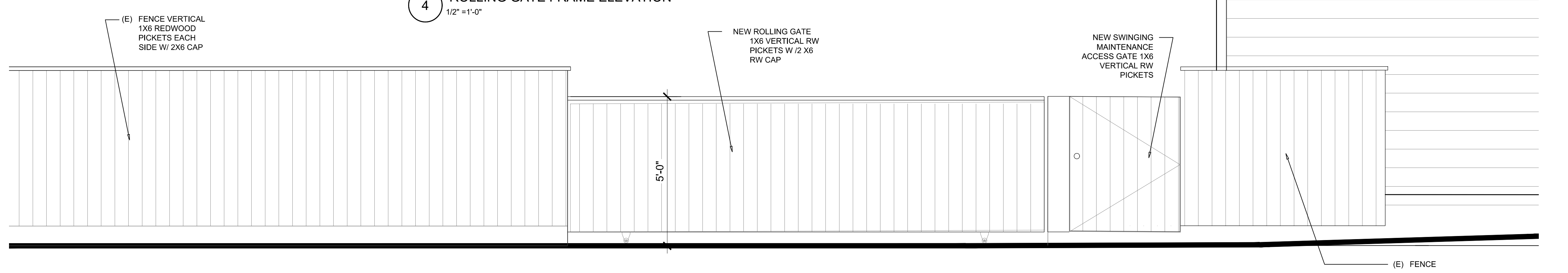
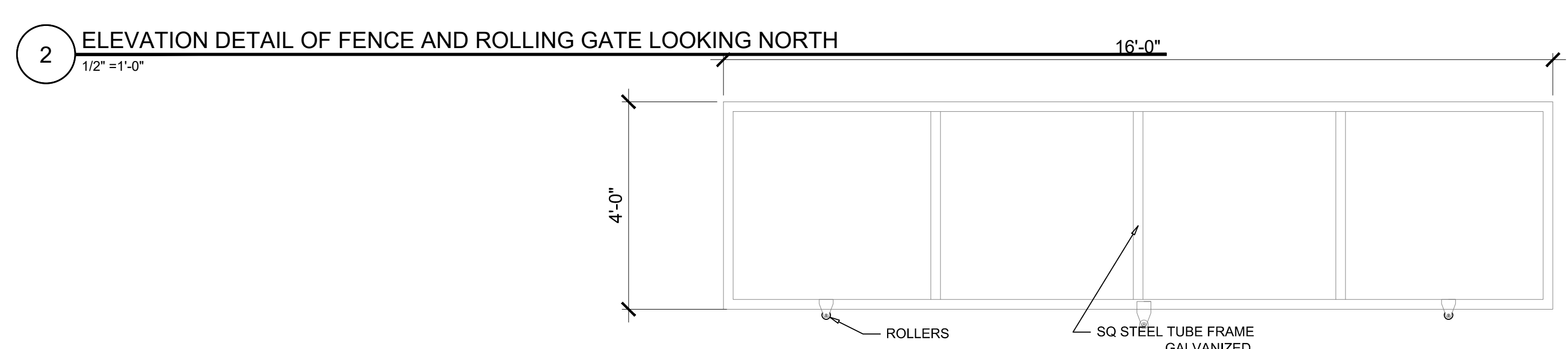
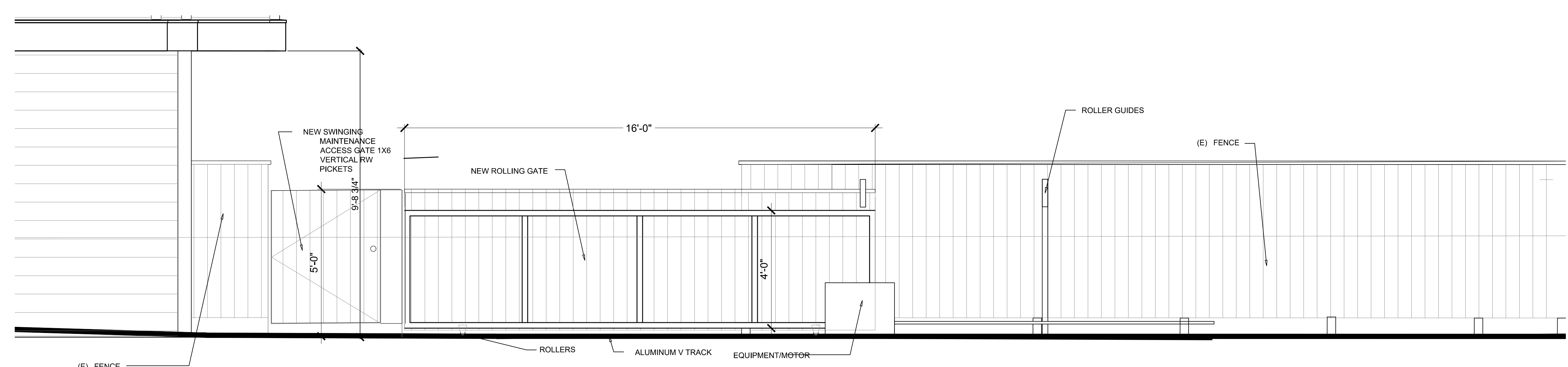
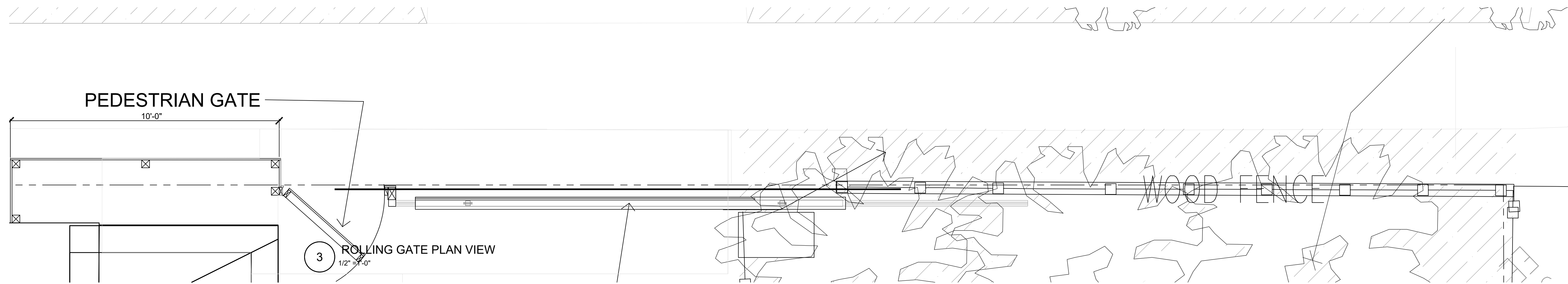
SCALE AS NOTED

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JOB NO. 808.01.01

SHEET

**A-4.1**



**1** ELEVATION DETAIL OF FENCE AND ROLLING GATE LOOKING SOUTH  
1/2" = 1'-0"

**2** ELEVATION DETAIL OF FENCE AND ROLLING GATE LOOKING NORTH  
1/2" = 1'-0"

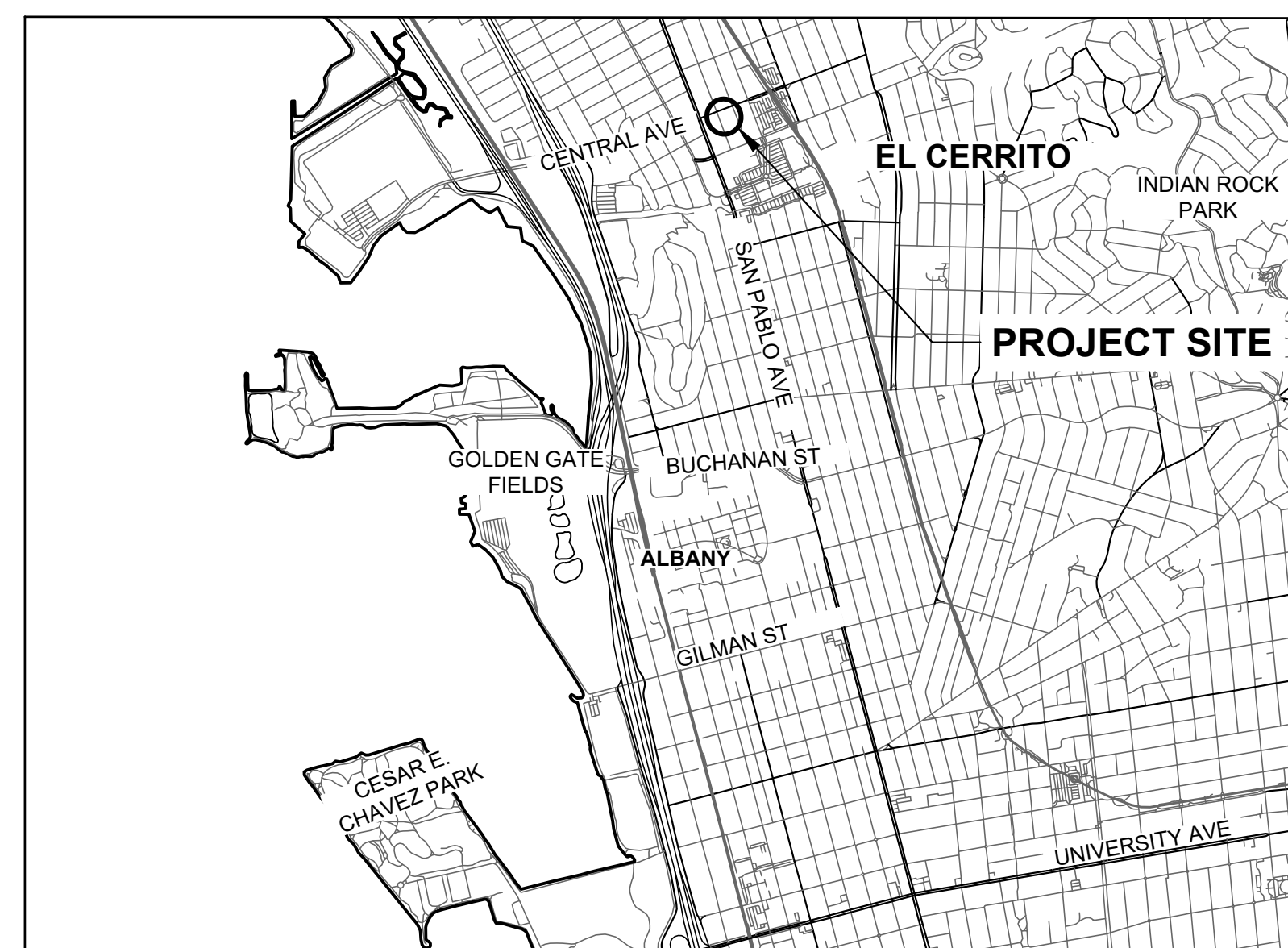
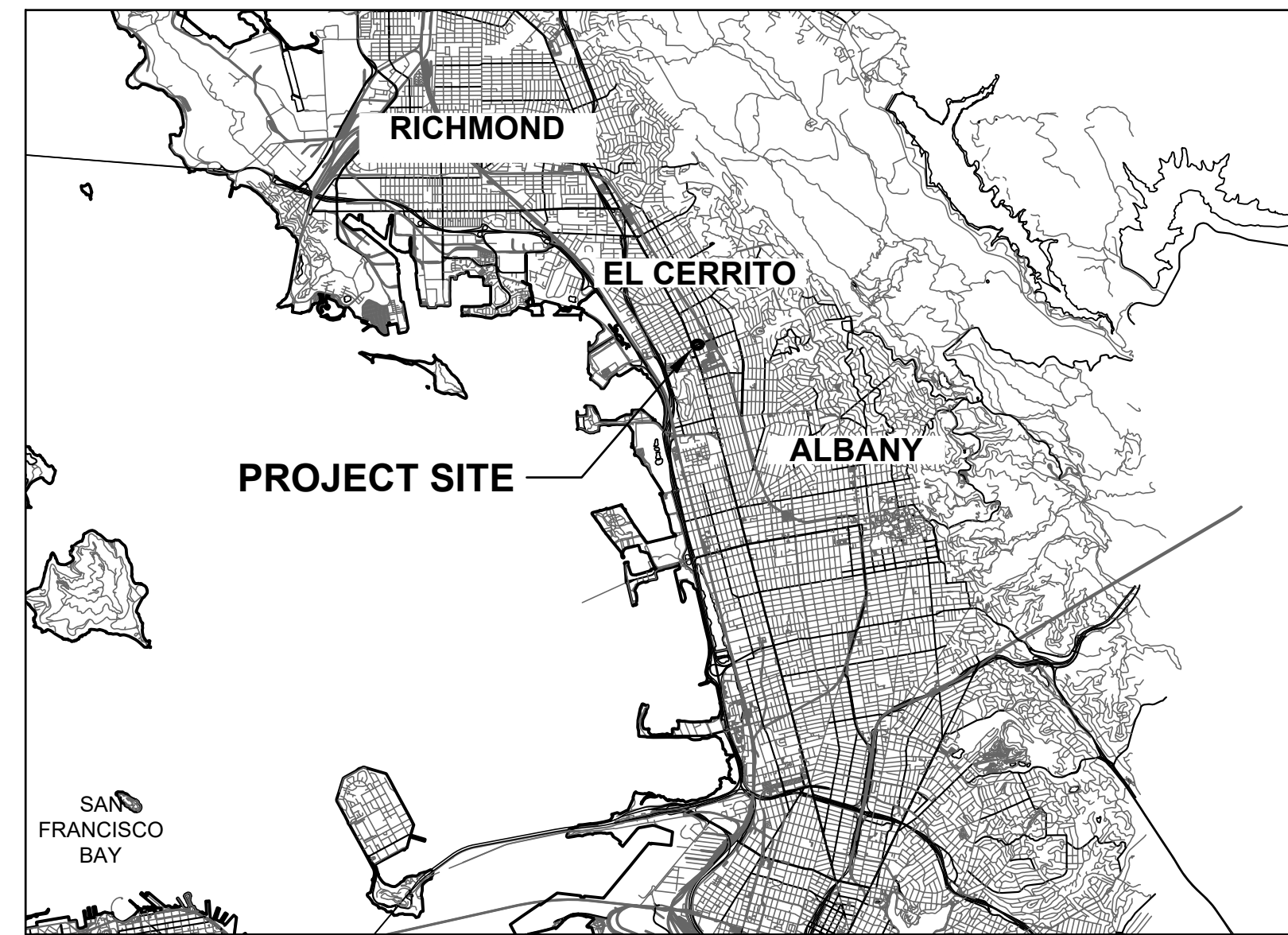
**4** ROLLING GATE FRAME ELEVATION  
1/2" = 1'-0"

**3** ROLLING GATE PLAN VIEW  
1/2" = 1'-0"

# LANDSCAPING AND SITE IMPROVEMENTS

444 KEARNEY STREET EL CERRITO, CA 94530

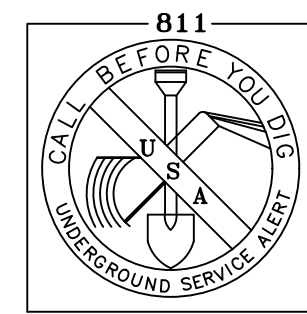
**PROJECT LOCATION:**



**CLIENT:**  
**FRED DORTORT**  
**444 KEARNEY STREET**  
**EL CERRITO CA 94530**

**SHEET LIST TABLE**

T-1	TITLE SHEET
L1.0	LAYOUT AND MATERIALS
L2.0	GENERAL AND PLANTING NOTES
L2.1	PLANTING PLAN
L2.2	PLANTING LEGEND



2 WORKING DAYS  
 BEFORE YOU DIG CALL USA  
 TOLL FREE 811

**LANDSCAPE AREA**

PERMEABLE AREA	REFURBISHED	NEW
EXISTING: 1873 S/F	1873 S/F	
PROPOSED: 1995 S/F		122 S/F

PROJECT TITLE  
**444 KEARNEY ST**  
 EL CERRITO, CA 94530

TITLE SHEET  
 SHEET TITLE

DESIGN PHASE  
**LANDSCAPING AND SITE IMPROVEMENTS**



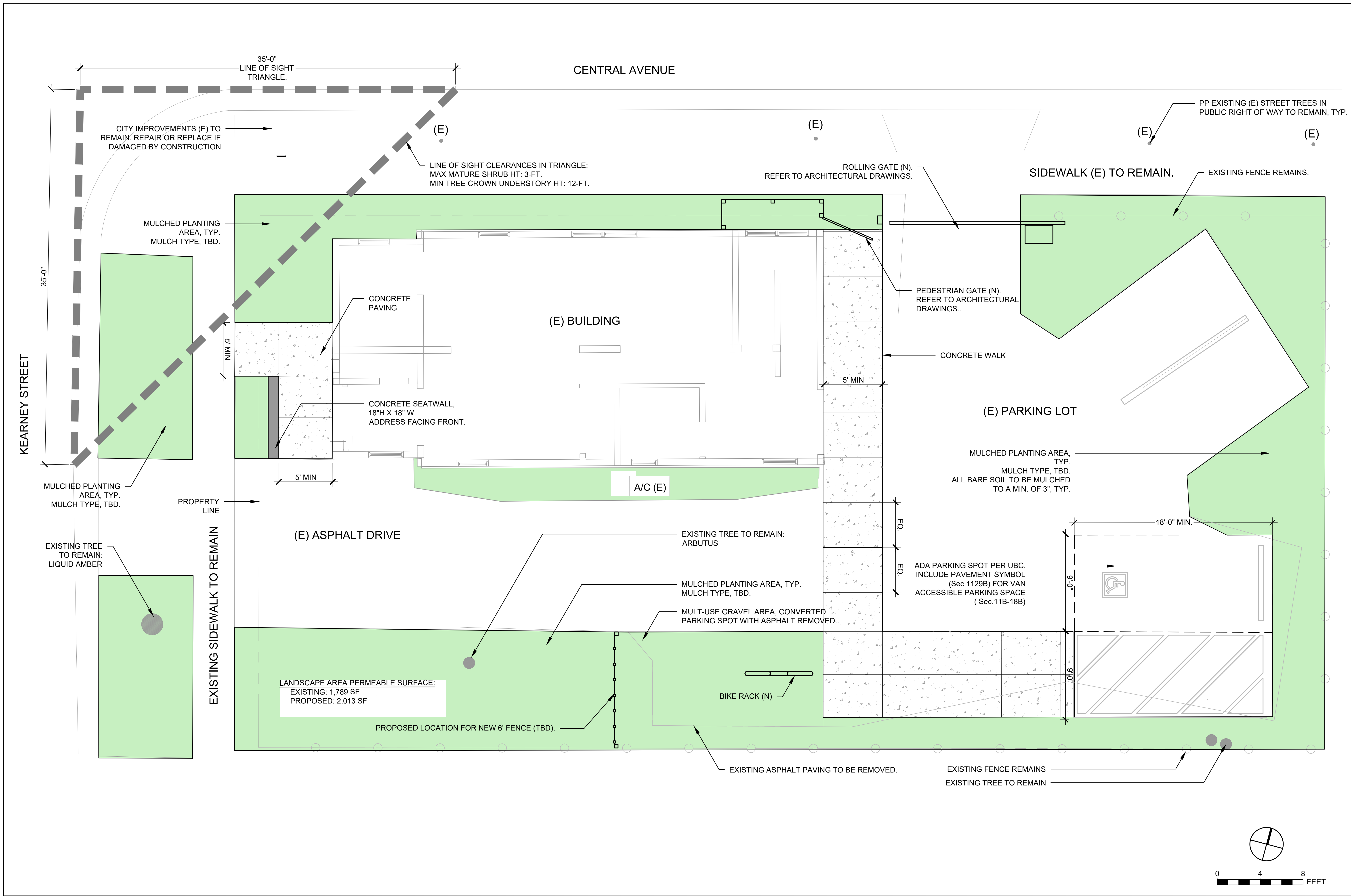
**LandSpaces**  
 6039 Park Avenue  
 Richmond, CA 94805  
 510.672.1642  
 www.landspaces.com



DESIGN BY KB,PR  
 DRAWN BY KB,CC  
 CHECKED BY PR  
 SCALE  
 DATE SEP 11 2023  
 SHEET

**T-1**


1 OF 5




PROJECT TITLE  
**444 KEARNEY ST**  
EL CERRITO, CA 94530

DESIGN PHASE  
**LANDSCAPING AND SITE IMPROVEMENTS**

SHEET TITLE  
**LAYOUT AND MATERIALS**



LandSpaces  
6039 Park Avenue  
Richmond, CA 94805  
510.672.1642  
www.landspaces.com



LESTER ROHAN  
53123  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA

DESIGN BY	KB, PR
DRAWN BY	KB, CC
CHECKED BY	PR
SCALE	1/4" = 1'-0"
DATE	SEP 11 2023
SHEET	L1.0
	2 OF 5

G:\SHORTCUT-TARGETS-BY-ID\10LZ7-9ZE\5QPW5WU-JO\TR706T\JUGTUL\_LANDSPACES\_GRAPHICS\_CLIENTS\KEARNEY\_DORT0705\_AUTOCAD\WORKING\DRAWINGS\LAYOUT\_2023\_07\_19.DWG PLOTTED ON: 9/24/2023

**PLANTING NOTES**

1. IRRIGATION:
  - 1.1. SITE TO BE HAND WATERED BY OWNER OR OWNER'S AGENT UNTIL PLANTS HAVE ESTABLISHED, UP TO 2 GROWING SEASONS.
  - 1.2. OWNER IS RESPONSIBLE FOR ENSURING PROPOSED PLANTS SUCCESSFULLY ESTABLISH. FAILED PLANTS TO BE REPLACED AT OWNER'S EXPENSE. FAILED PLANTS LEFT IN PLACE AND CONTRIBUTING TO BLIGHT MAY BE SUBJECT TO CODE ENFORCEMENT.
2. EXISTING PLANTS NOT SHOWN ON PLAN ARE ASSUMED AND/OR PLANNED FOR REMOVAL.
3. FINAL LAYOUT OF PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND CONFIRMED BY OWNER.
4. FINAL PLANT SPECIES SUBJECT TO CONFIRMATION BY OWNER OR LANDSCAPE ARCHITECT.
5. FINAL PLANT SPECIES SUBJECT TO AVAILABILITY AT TIME OF PROJECT START DATE.
2. ALL NEW PERENNIALS WILL BE PLANTED AS 4". 1 GALLON, OR 5 GALLON. ALL NEW TREES WILL BE PLANTED AS 5 GALLON OR 15 GALLON.
3. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AND DESIGN GUIDELINES.
5. PLANT IN FALL, EARLY WINTER FOR NATIVE PLANTS. IF PLANTING OUT OF SEASON, CONTRACTOR TO MAKE APPROPRIATE ACCOMMODATIONS TO ENSURE PLANT HEALTH AND REDUCE PLANT STRESS.
6. AVOIDING PLANTING DURING RAIN EVENTS. WITHHOLD PLANTING TO 24 HOURS FOLLOWING RAIN EVENT.
7. AMEND HEAVY URBAN SOILS WITH SLOW DRAINAGE:
  - FOR NATIVE PLANTS:
    - LIGHTLY AMEND BACKFILL 1:3 WITH COMPOST OR ORGANIC POTTING SOIL.
  - FOR SUCCULENT PLANTS AND TREES:
    - AMEND SOIL IN PLANTING HOLE 2:1 WITH FAST DRAINING SUBSTRATE SUCH AS 1/4" CLEAN GRAVEL, PUMICE, OR SIMILAR. PLANTING HOLE 2X ROOTBALL.
    - ALT: MOUND APPROPRIATE CACTUS SOIL MIX ABOVE EXISTING GRADE MAX SLOPE 1:2 MAX HT 18". IF MOUNDING, SOIL MIX TO BE APPROVED BY OWNER.
7. PROVIDE 3-4" DEPTH RECYCLED BARK MULCH OR GRAVEL IN PLANTING AREAS OVER BARE SOIL. HOLD SURFACE OF MULCH LEVEL WITH SURFACE OF ADJACENT PAVING OR STEEL EDGING AS NEEDED. SHEET MULCH TO INITIATE SOIL FOOD WEB. DO NOT COVER ROOT CROWNS.
8. CONTRACTOR SHALL NOT IRRIGATE BEYOND THE EXPECTED MATURE ROOT ZONE OF ANY TREE, SHRUB, PERENNIAL, GRASS, OR GROUNDCOVER.
9. WHERE EXCAVATION IS REQUIRED ADJACENT TO (E) UTILITIES, HAND EXCAVATE TO VERIFY CONDITION AND LOCATION.
10. SUCCULENTS AND CACTI PLANTED WITHIN 3-FT OF PUBLIC RIGHT OF WAY SHALL BE SPINELESS VARIETIES.

**GENERAL NOTES**

1. EXISTING SITE INFORMATION SHOWN ON THESE DRAWINGS IS FROM HAND-MEASURED SITE PLAN. VERIFY UTILITY LOCATIONS AND EXISTING SITE INFORMATION PRIOR TO BEGINNING WORK. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PAVING, AND OTHER ELEMENTS TO REMAIN AND NOT IN SCOPE.
3. PROPOSED PLANT PALETTE RELATES TO EXISTING ENVIRONMENTAL CHARACTERISTICS, IS SITE-SPECIFIC, LARGELY NATIVE TO CALIFORNIA, DROUGHT TOLERANT, AND/OR NATIVE TO SIMILAR HABITAT.
4. SITE SHALL BE CLEANED DAILY.
5. IF MINOR FIELD ADJUSTMENTS ARE REQUIRED, THEY SHALL BE COMPLETED BY THE CONTRACTOR AT NO COST TO THE OWNER.
6. CONTRACTOR SHALL CALL 811 PRIOR TOP ANY WORK TO VERIFY LOCATION OF ALL UTILITIES. PRESERVE AND PROTECT ALL UTILITIES UNLESS OTHERWISE NOTED.

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	MM	MEET AND MATCH
CLR	CLEAR	N.I.C.	NOT IN CONTRACT
☐	CENTERLINE	OC	ON CENTER
(E)	EXISTING	O.R.	OWNER'S REPRESENTATIVE
FG	FINISH GRADE	PA	PLANTING AREA
FL	FLOW LINE	PP	PRESERVE AND PROTECT
FS	FINISH SURFACE	R.O.W	RIGHT-OF-WAY
GB	GRADE BREAK	SF	SQUARE FEET
HP	HIGH POINT	SIM	SIMILAR
LP	LOW POINT	TBA	TO BE APPROVED
L.O.W.	LIMIT OF WORK	TBD	TO BE DETERMINED
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED

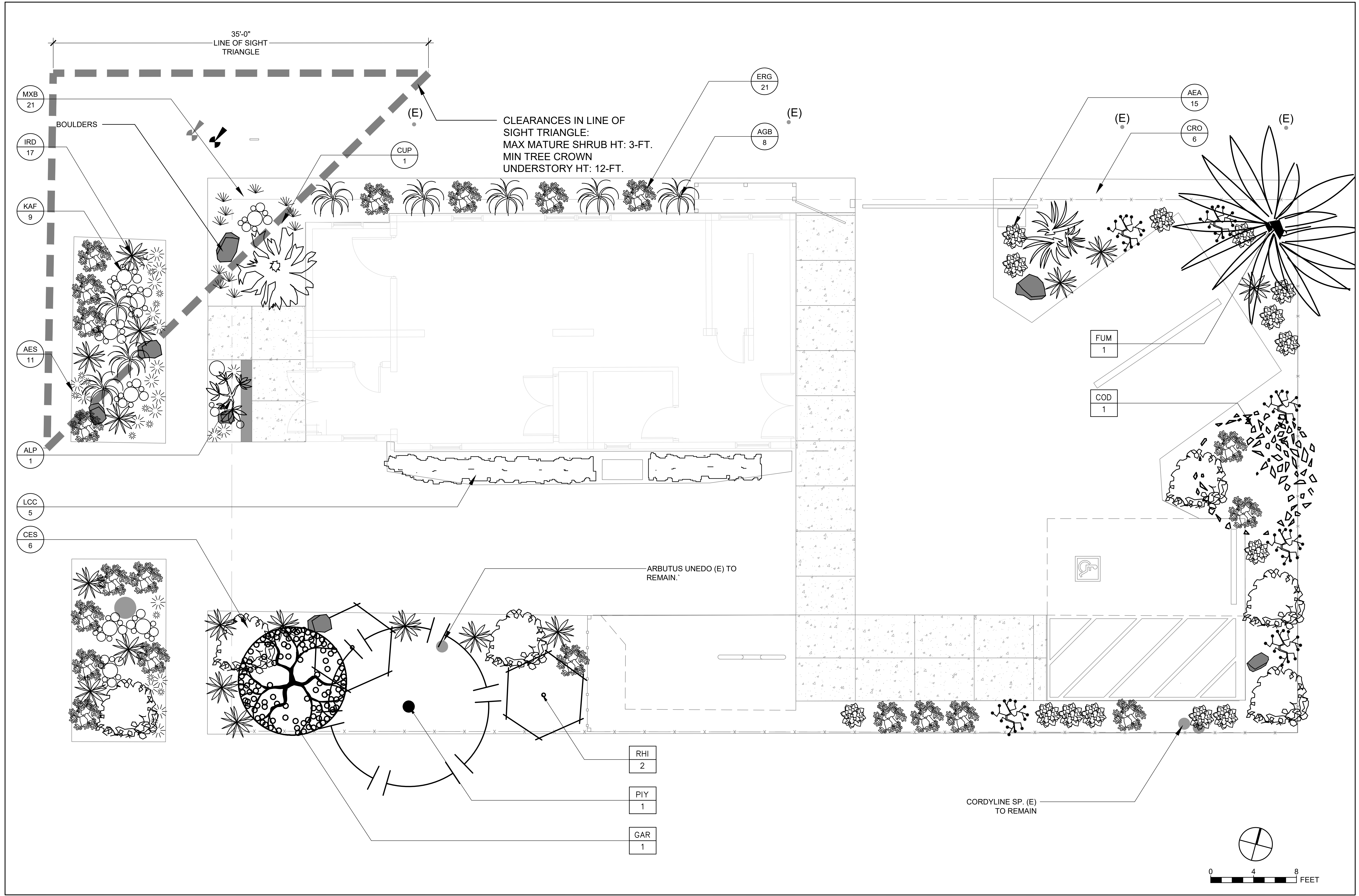
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 EL CERRITO, CA 94530  
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SHEET TITLE  
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DATE	SEP 11 2023
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PROJECT TITLE  
**444 KEARNEY ST**  
 EL CERRITO, CA 94530

DESIGN PHASE  
**LANDSCAPING AND SITE IMPROVEMENTS**

SHEET TITLE  
**PLANTING PLAN**

  
 LandSpaces  
 6039 Park Avenue  
 Richmond, CA 94805  
 510.672.1642  
 www.landspaces.com

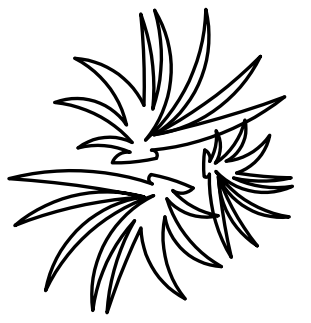
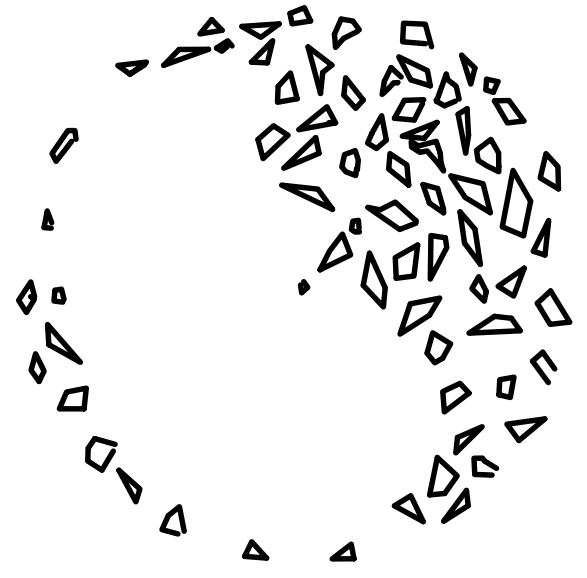
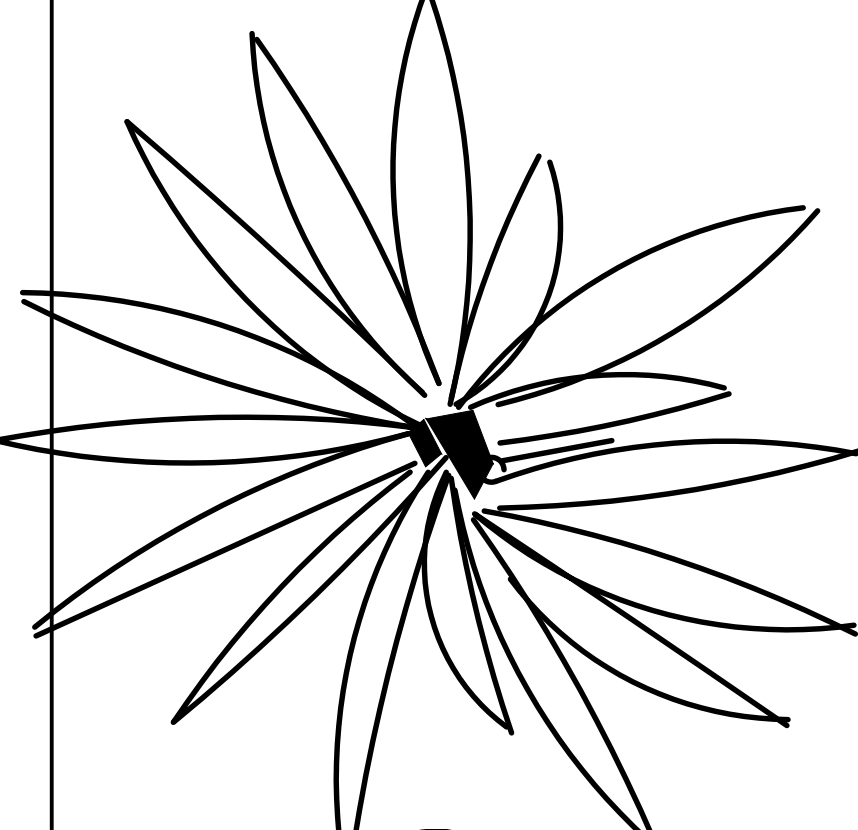
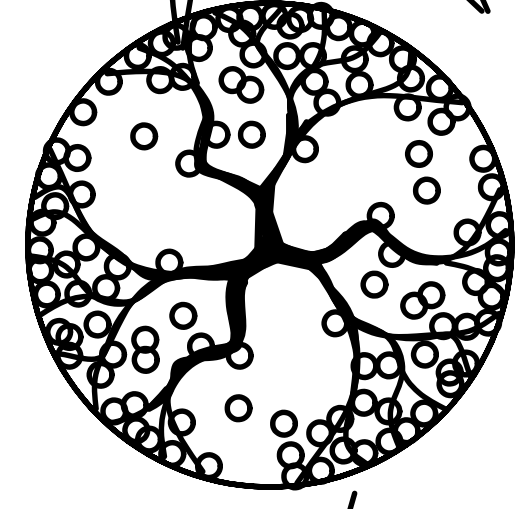
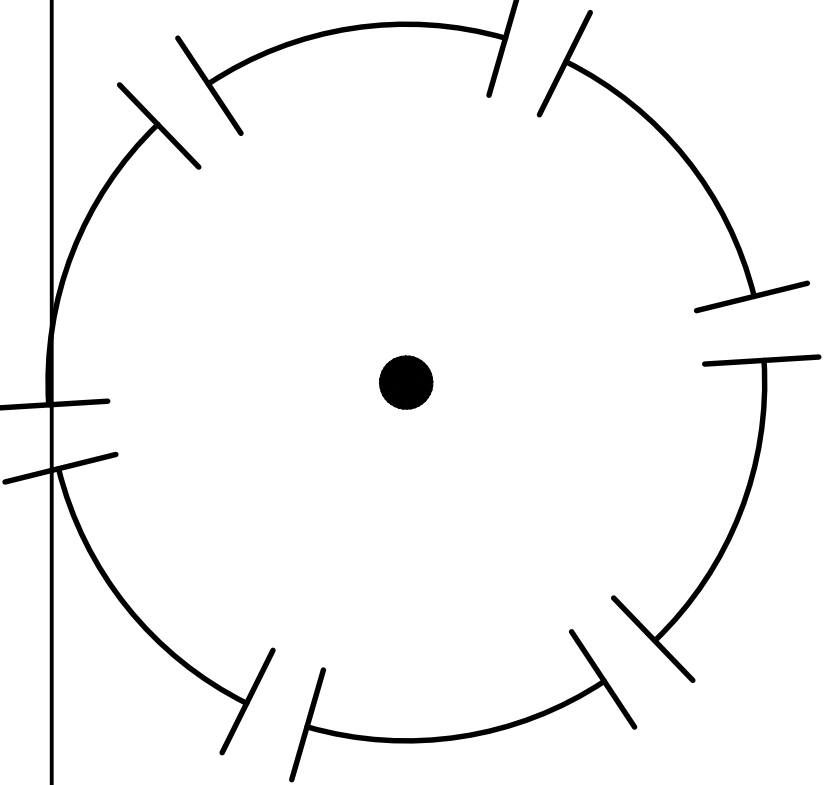
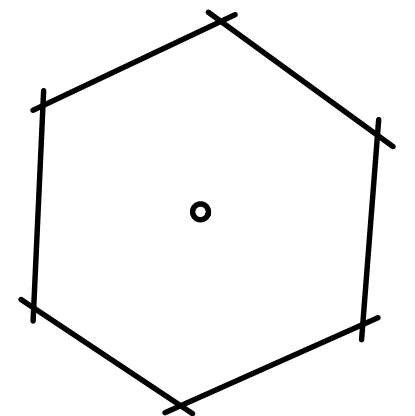


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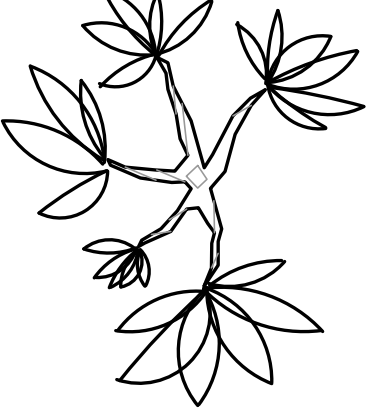
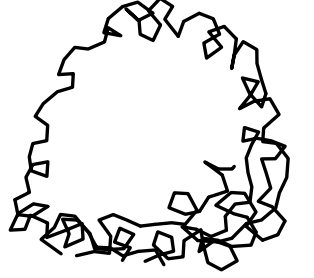
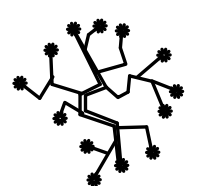
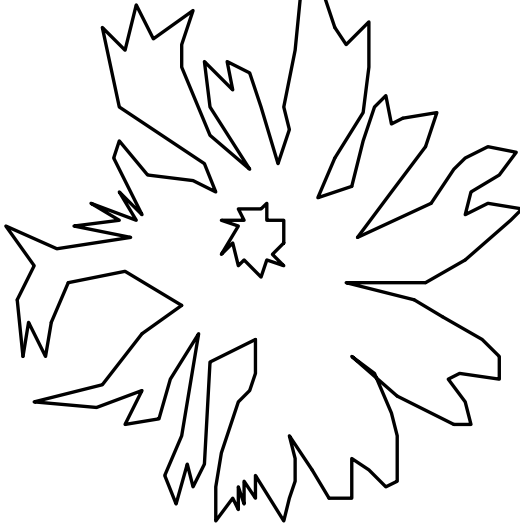

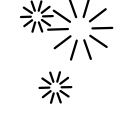


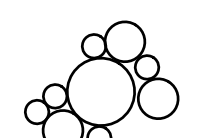
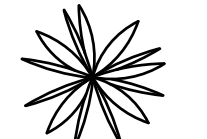
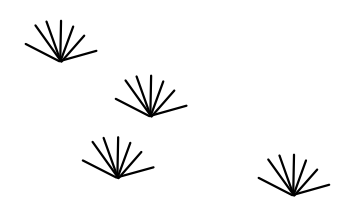

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TREE SCHEDULE

SYMBOL	ABBR	WUCOLS	BOTANICAL NAME	SIZE	QTY	COMMON NAME	SPACING
	ALF	L	ALOE PLURIDENS	5G	1	FRENCH ALOE	6'-0"
	COD	VL	COMAROSTAPHYLIS DIVERSIFOLIA	10G	1	SUMMER HOLLY	12'-0"
	FUM	L	FURCRAEA MACDOUGALII	5G	1		8'-0"
	GAR	L	GARRYA ELLIPTICA	5G	1	SILKTASSEL TREE	10'-0"
	PIY	L	PRUNUS ILICIFOLIA SSP LYONII	5G	1	CATALINA CHERRY	15'
	RHI	L	RHUS INTEGRIFOLIA	5G	2	LEMONADE BERRY	8'

SHRUB SCHEDULE

SYMBOL	ABBR	WUCOLS	BOTANICAL NAME	SIZE	QTY	COMMON NAME	SPACING
	ALP	L	ALOE PLICATILIS SYN. KUMARA PLICATILIS	15G	1	FAN ALOE	--
	CES	L	CEANOTHUS 'SKYLARK'	1G	6	SKYLARK CEANOTHUS	--
	CRO	L	CRASSULA OVATA	1G	6	JADE TREE	3'
	CUP	L	CUSSONIA SPICATA OR SIM	5G	1	CABBAGE TREE	12'-0"
<b>PERENNIALS AND SUCCULENTS</b>							
	AEA	L	AEONIUM ARBORETUM CVS	6"	15	TREE AEONIUM, FROM EXISTING. CLIENT TO PROVIDE.	VARIES
	AES	L	AEONIUM SIMMSII	6"	11	SIMM'S DWARF AEONIUM	1'-0"
	AGB	VL	AGAVE BRACTEOSA	2G/3G	8	CANDELABRUM AGAVE	3'-0" MIN
	ERG	L	ERIOGONUM GRANDE V RUBESCENS	D16	21	RED-FLOWERED BUCKWHEAT	3'-0"
	KAF	L	KALANCHOE FEDTSCHENKOI	1G	9	LAVENDER SCALLOPS	1'-0"
	IRD	L	IRIS DOUGLASIANA (HYBRIDS TBA BY OWNER.)	1G	17	DOUGLAS IRIS	2'-6"
<b>MIXED PLANTING</b>							
	MXB	L	BULB PLANTING, MIXED: (IXIA, BABIANA, SPARAXIS AND SIM.)	BULB	21	VARIES	2X BULB DIAMETER
	LCC	L / VL	MIXED BED: ALOE SP (E), LEYMUS 'CANYON PRINCE'	D16			

PROJECT TITLE  
**444 KEARNEY ST**  
 EL CERRITO, CA 94530

DESIGN PHASE  
**LANDSCAPING AND SITE IMPROVEMENTS**



DESIGN BY: KB,PR  
 DRAWN BY: KB,CC  
 CHECKED BY: PR  
 SCALE: NTS  
 DATE: SEP 11 2023  
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 5 OF 5

PLANTING LEGEND SHEET TITLE  
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Historic Resource Evaluation

444 Kearney Street, El Cerrito, California

Prepared for Fred Dortort

April 2022

Forget Me Not History



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## APPENDIX

- Appendix A. Existing Conditions Photographs
- Appendix B. Sanborn Fire Insurance Maps



## I. INTRODUCTION

At the request of Fred Dortort, Forget Me Not History has prepared this Historic Resource Evaluation (HRE) of the property at 444 Kearney Street (APN 504-151-026) in El Cerrito, California. The property is located at the southeast corner of Kearney Street and Central Avenue, one block east of the primary thoroughfare San Pablo Avenue (Figure 1). The building was constructed ca. 1907 as a single-family residence and later converted to an office in the mid-1970s. The small bungalow was designed and constructed by an unknown architect. The following HRE report provides a physical description and historic summary of the property's development, ownership, and use and an evaluation for its listing in the California Register of Historical Resources (California Register) for project review under the California Environmental Quality Act (CEQA).



Figure 1. Aerial photograph of 444 Kearney Street (bounded in red) and immediate vicinity (Google Earth, August 2020; amended by author).

## METHODOLOGY

To complete this HRE, Forget Me Not History completed a site visit of the subject property on February 16, 2022. The property was documented in digital photographs and field notes. Forget Me Not History also conducted archival research at the El Cerrito Building Division, El Cerrito Branch Library, Contra Costa County Recorder's Office, Contra Costa County Historical Society, and digital repositories, including Ancestry.com, Newspapers.com, California Digital Newspaper Collection, Online Archive of California, Internet Archive, and others. The El Cerrito Historical Society was contacted by email and phone, and a response has not been received to date. The firm reviewed a wide array of documents, including building permits and plans, deeds, city directories, Sanborn Fire Insurance Maps and other maps, newspapers, aerial photographs, and local history books on the development of El

Cerrito. The California Office of Historic Preservation's Built Environment Resource Directory (BERD) for Contra Costa County was also reviewed.

## EXISTING HISTORIC STATUS

The property at 444 Kearney Street has not been previously documented and evaluated for listing in the National Register of Historic Places (National Register) and California Register. The City of El Cerrito does not maintain a local register of historic resources.<sup>1</sup>

## 2. PROPERTY DESCRIPTION

The following section provides a physical description of the property at 444 Kearney Street and immediate vicinity. Additional photographs are provided in Appendix A.

The property at 444 Kearney Street is located at the southeast corner of Kearney Street and Central Avenue. The immediate vicinity is composed of one- to two-story residential buildings, either single-family homes or apartments, in a variety of construction dates and styles. The property contains a two-story building located at the northwest corner of the parcel and oriented toward Kearney Street. A rear parking lot is accessed by driveways extending from Kearney Street and Central Avenue, immediately south and east of the building respectively. A wood fence encloses the property at the eastern and southern ends.

The two-story, wood-frame building has a front-gabled roof with an eave overhang. The roof is covered with asphalt shingles. The building has thin wood bevel cladding, except for a section of vertical wood boards enclosing the first story on the west façade. A wood belt course with a decorative molding divides the first and second stories. Windows throughout the building have plain wood trim and a shallow sill.

The west (primary) façade has a gabled projection with a slightly narrower footprint and lower roof height than the main massing of the building (Figure 2). At the second story, it has a central paneled door flanked by expanses of windows enclosing the former porch on the west, north, and south sides; these windows are wood-sash, multi-light except for vinyl, sliding windows located north of the entrance. An exterior wood porch with a plain handrail accesses the entrance. A screen of vertical wood slats is located underneath the porch landing. A small wood louvered square vent is located above the entrance in the gable peak.

The south façade has an asymmetrical arrangement of small rectangular windows, both wood-sash, six-light and metal sliding at the first story and wood-sash, one-over-one at the second story (Figure 3). A box bay window is located at the eastern end of the second story. The bay window has a shed roof, wood brackets, and wood-sash, six-over-one and four-over-one windows with ogee lugs.

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<sup>1</sup> California Office of Historic Preservation, Built Environment Resource Directory (BERD), Contra Costa County, accessed February 16, 2022, [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338).



Figure 2. 444 Kearney Street, west façade, view east (Forget Me Not History, February 2022).



Figure 3. 444 Kearney Street, west and south façades, view north (Forget Me Not History, February 2022).

The east façade has a lower-in-height hipped roof (Figure 4). A similar box bay window is located at the southern end of the second story. The bay window has a large wood bracket at the south end and a square column support at the north end. A narrow wood five-paneled door and adjacent wood-sash, single-light window are located underneath the bay window. An exterior wood staircase (with a concrete bottom step) rises to a small porch accessing a narrow five-paneled door at the northern end of the second story. The staircase has a plain wood handrail that connects with the column supporting the bay window. The porch has wood supports on concrete footings and is enclosed with horizontal

wood boards. Two windows are located on either side of the second-story entrance. A wood-sash, six-light window is located to the north, and a smaller wood-sash, one-over-one window is located to the south.

The north façade (facing Central Avenue) has an asymmetrical arrangement of windows at the second story (Figure 5). These windows include a pair of smaller wood-sash, one-over-one windows with ogee lugs; a pair of metal-sash, one-over-one windows; and a single metal-sash, one-over-one window. The lower story lacks fenestration.



Figure 4. 444 Kearney Street, east façade, view west (Forget Me Not History, February 2022).



Figure 5. 444 Kearney Street, north façade, view south (Forget Me Not History, February 2022).

### 3. SITE HISTORY

In 1907, the Oakland-based Henderson, Tapscott & Co. filed the subdivision map for Henderson Tapscott Tract No. 1. The subject property is located within Lots 22 and 23 of Block 6 of the subdivision (Figure 6). The residence and northern driveway and parking spaces are located within Lot 23, while the southern driveway and parking spaces are located within Lot 22.

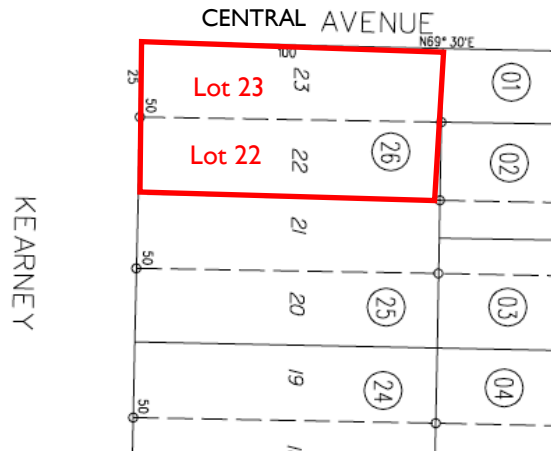


Figure 6. Portion of the parcel map showing the boundary of Lots 22 and 23 of Block 6, now part of 444 Kearney Street (bounded in red) (Contra Costa County Assessor's Office; amended by author).

According to the building permit record, the single-family residence was constructed in 1907 by an unknown architect. The construction date is documented in uncited contemporary typewritten notes. However, the date seems plausible given the age of the subdivision and the architectural style of the building.<sup>2</sup> For the purposes of this report, the construction date of the residence is presumed to be ca. 1907.

The initial ownership of the property remains unknown. A 1914 newspaper article states that Manuel Rodgers purchased Lot 23 that became part of the subject property.<sup>3</sup> By 1919, John W. and Hendrica Schoute had taken out an \$800 mortgage for Lot 23.<sup>4</sup> In 1921, they purchased the adjacent Lot 22 from Edward and Emily J. Partland, residents of Oakland.<sup>5</sup> Both lots were merged into one property originally addressed as 236 Kearney Street. The address of the subject property had changed to 444 Kearney Street by 1940.<sup>6</sup>

Anecdotal documentation suggests that the building was relocated by the Schoutes to this location. According to an annotated ca. 1915 photograph provided by David Rabin, whose family owned the

<sup>2</sup> Typewritten notes in the building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

<sup>3</sup> "Transfers of Real Estate," *Daily Gazette* (Martinez, CA), January 29, 1914.

<sup>4</sup> Deed of Trust, Book 349, Page 409, September 6, 1919, on file at the Contra Costa County Recorder's Office.

<sup>5</sup> Deed, Book 391, Page 307, July 1, 1921, on file at the Contra Costa County Recorder's Office.

<sup>6</sup> U.S. Federal Census, 1940, El Cerrito, Contra Costa, California, Roll m-t0627-00196, Page 10A, Enumeration District 7-39, accessed via Ancestry.com.

subject property from 1985 to 2021, the house was originally located one block to the south at the northwest corner of Fairmount Avenue and Kearney Street (Figure 7).



Figure 7. Photograph of the residence on Fairmount Avenue (location indicated by the black arrow), ca. 1915 (David Rabin).

A review of grantor/grantee indexes at the Contra Costa County Recorder's Office indicates that the Schoutes owned a 25-foot-wide by 96-foot-long lot at the northwest corner of Kearney Street and Fairmount Avenue from 1914 to 1925 (Figure 8).<sup>7</sup> This property was known as Lot 46 of Block 1 of the Henderson Tapscott Tract No. 1 subdivision. City directories from ca. 1913 to 1915 state that the Schoute family was living at this location.<sup>8</sup> It is possible that the family moved a residence from Fairmount Avenue to 444 Kearney Street when they purchased Lot 23 by 1919. According to the 1926 Sanborn Fire Insurance Map, the Fairmount Avenue property was vacant, indicating the Schoutes either moved the residence to 444 Kearney Street or a building at this location had been demolished.<sup>9</sup> However, the relocation of a building by the Schoutes to the subject property has not been verified in archival sources.

<sup>7</sup> Deed, Book 217, Lot 421, January 21, 1914; Deed, Book 485, Page 493, January 9, 1925; on file at the Contra Costa County Recorder's Office.

<sup>8</sup> City Directory, Richmond, California, 1913, 1914, 1915, accessed via Ancestry.com.

<sup>9</sup> Sanborn Fire Insurance Map, El Cerrito, California, 1926, Sheet 14.

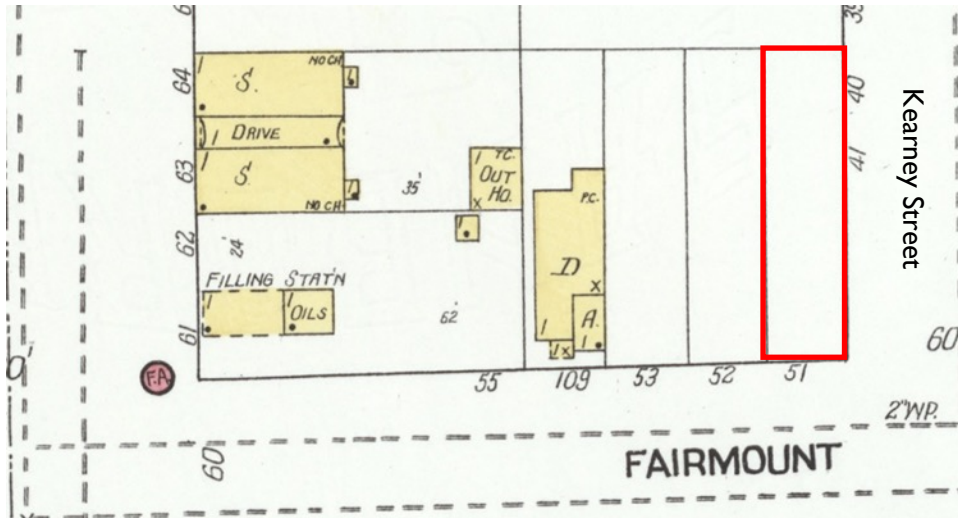


Figure 8. 1926 Sanborn Fire Insurance Map with the lot owned by the Schoutes outlined in red (Library of Congress; amended by author).

The building permit record indicates that the Schoutes remodeled the residence in 1920, although no details are provided, and in 1925, they added a rear detached garage.<sup>10</sup> The 1926 Sanborn Fire Insurance Map depicts a one-story-over-basement residence with a front porch and a small one-story structure (presumably the detached garage noted in the building permit record) at the northeast corner of the parcel (Figure 9).<sup>11</sup> (Full-sheet Sanborn Fire Insurance Maps are provided in Appendix B.) The basement notation refers to the unfinished first story of the building.

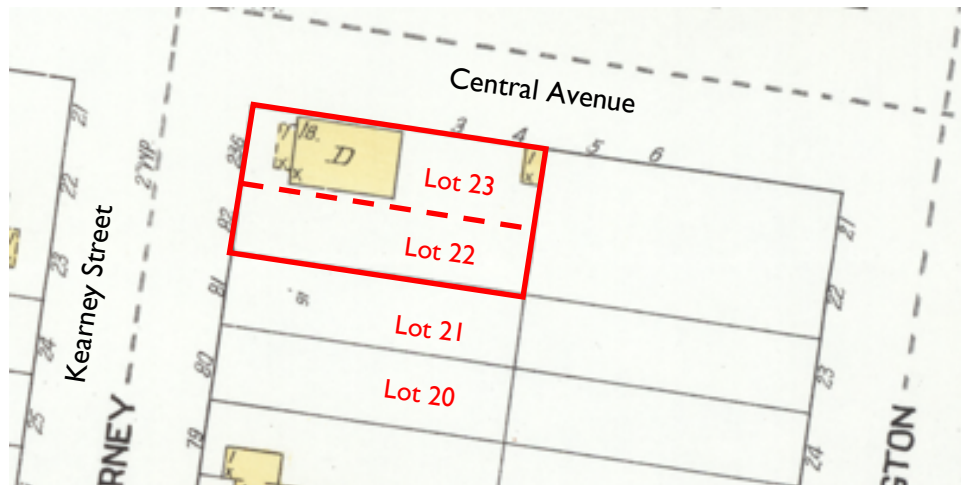


Figure 9. 1926 Sanborn Fire Insurance Map, El Cerrito, California, Sheet 14; the subject property is outlined in red (Library of Congress; amended by author).

<sup>10</sup> Typewritten notes in the building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

<sup>11</sup> Sanborn Fire Insurance Map, El Cerrito, California, 1926, Sheet 14.

In 1934, the Schoutes purchased the adjacent Lots 20 and 21 (present-day 438 Kearney Street, APN 504-151-025) and filed a homestead claim for all four lots: Lots 22 and 23 (444 Kearney Street) and Lots 20 and 21 (438 Kearney Street).<sup>12</sup> It does not appear that they developed the 438 Kearney Street site during their ownership.

In 1947, John W. and Hendrica Schoute filed an abandonment of the homestead and conveyed Lots 20 and 21 (present-day 438 Kearney Street) to their daughter Nellie I. Schoute.<sup>13</sup> (She sold that property in 1958.<sup>14</sup>) The Schoutes then filed a new homestead claim for Lots 22 and 23 (444 Kearney Street). The following year, they dissolved the homestead and convey the property to their daughter Geraldine Schoute. However, they retained the property as a life estate.<sup>15</sup>

By 1950, the Sanborn Fire Insurance Map indicates the residence has not been altered (Figure 10). However, the structure at the northeast corner had been demolished, and a one-story garage and one-story structure had been constructed at the southeast corner of the lot.<sup>16</sup>

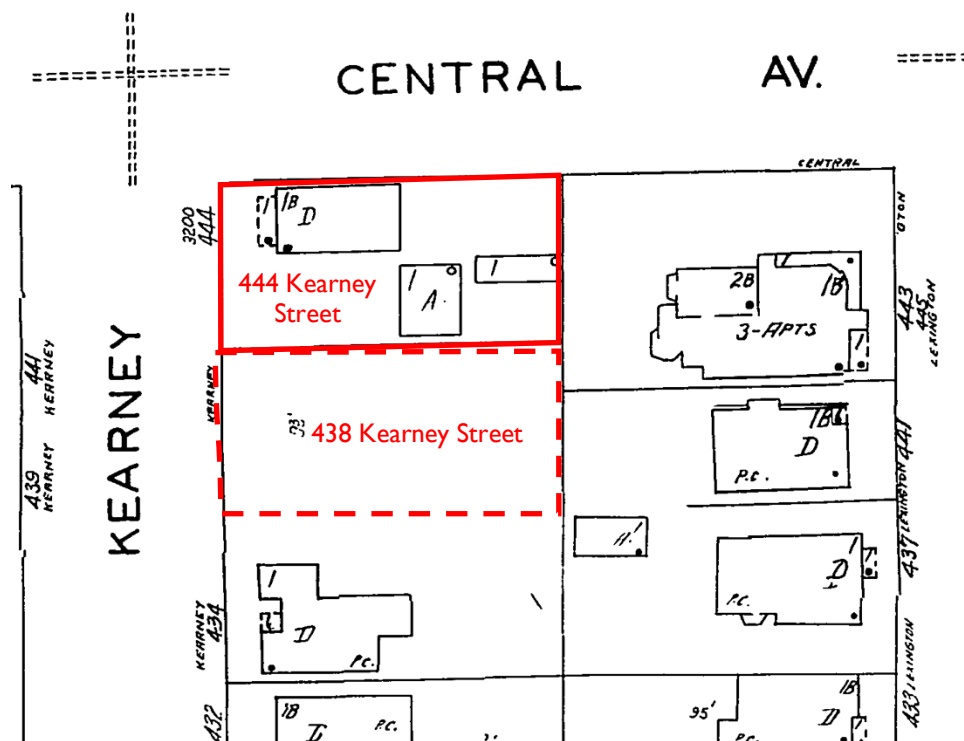


Figure 10. 1950 Sanborn Fire Insurance Map, Richmond, California, Volume 2, Sheet 14; the subject property is outlined in red (San Francisco Public Library; amended by author).

<sup>12</sup> Grant Deed, Book 367, Page 250, August 4, 1934; Declaration of Homestead, Book 366, Page 192, August 16, 1934; on file at the Contra Costa County Recorder's Office.

<sup>13</sup> Abandonment of Homestead, Book 1131, Page 583, September 16, 1947; Deed, Book 1131, Page 585, September 16, 1947; Declaration of Homestead, Book 1131, Page 587, September 16, 1947, on file at the Contra Costa County Recorder's Office.

<sup>14</sup> Grant Deed, Book 3160, Page 238, May 7, 1958, on file at the Contra Costa County Recorder's Office.

<sup>15</sup> Deed, Book 1215, Page 491, June 23, 1948; Abandonment of Homestead, Book 1217, Page 102, on file at the Contra Costa County Recorder's Office.

<sup>16</sup> Sanborn Fire Insurance Map, Richmond, California, 1950, Volume 2, Sheet 14.

Geraldine Schoute inherited the property following the death of her mother in 1955 and father in 1958.<sup>17</sup> She took out a loan to improve the property in 1956.<sup>18</sup> In 1959, she was cited for installing a fence without a permit and again in 1965 for installing a roof without a permit. She also replaced the deck and railing of the rear porch with permits. The following year, she filed the required permits for the new roof and installation of a 90-foot-long, 6-foot-tall fence at the rear of the property.<sup>19</sup>

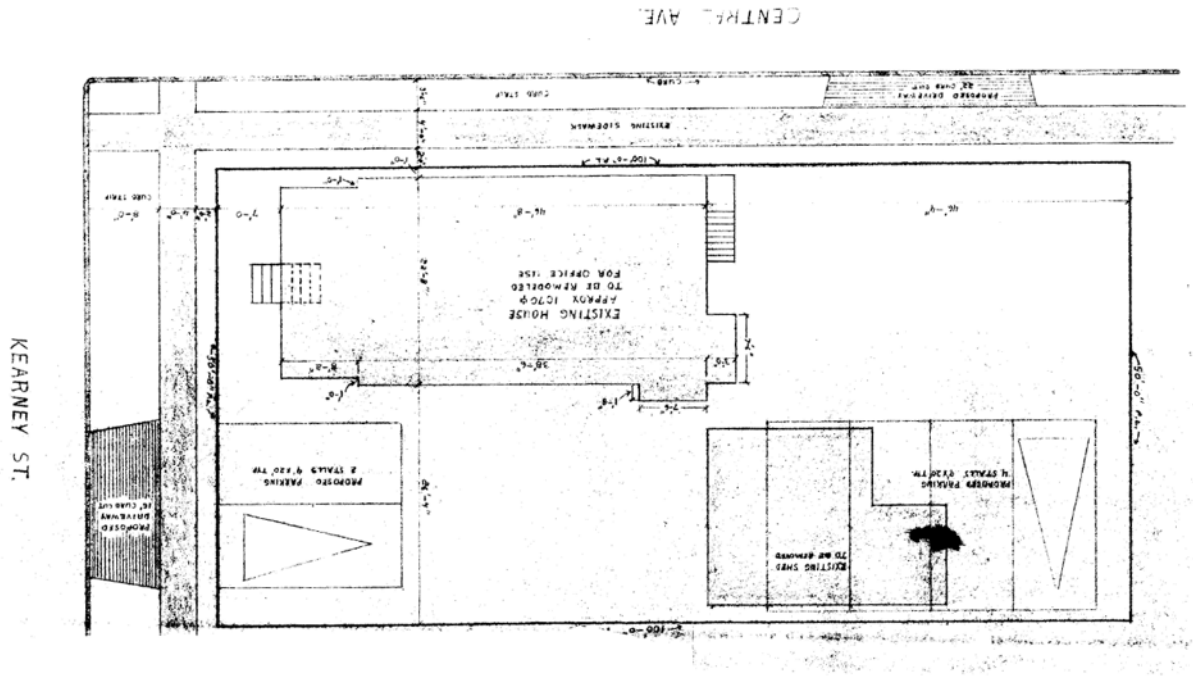


Figure 11. Site plan of 444 Kearney Street in 1975; the plan shows the residence and shed prior to the conversion of the property from residential to office use (El Cerrito Building Division).

The floor plan below indicates that the exterior staircase on the west façade extended into the enclosed porch; the second-story entrance at the porch was inset from the façade (Figure 12). The living room, kitchen, and rear enclosed porch were located along the north side of the building, and two bedrooms and a study were located along the south side.

<sup>17</sup> In the Superior Court of the State of California in and for the County of Contra Costa, In the Matter of the Petition of Geraldine M. Schoute to Establish Fact of Death and Terminate Life Estates, Book 3206, Page 302, August 4, 1958, on file at the Contra Costa County Recorder's Office.

<sup>18</sup> Assignment of Rents and Agreement Not to Sell or Encumber Real Property, Book 2824, Page 554, August 9, 1956, on file at the Contra Costa County Recorder's Office.

<sup>19</sup> Building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

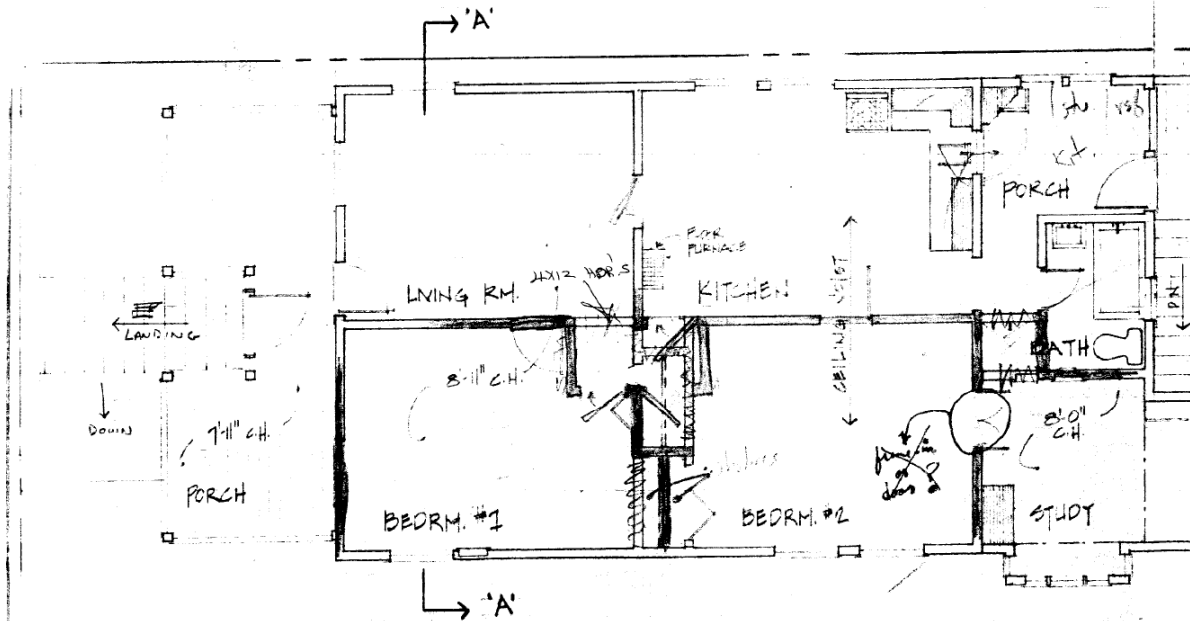


Figure 12. Second-story floor plan of 444 Kearney Street prior to the interior remodel in 1976 (El Cerrito Building Division).

In 1975, Raymond and Elsie W. Gee, residents of Kensington, purchased 444 Kearney Street from Geraldine Schoute.<sup>20</sup> Raymond Gee had been operating his bookkeeping and tax service business, Raymond Gee & Associates, at 6331 Fairmount Avenue just one block south of the subject property.

Shortly before purchasing 444 Kearney Street, Raymond Gee filed an application to convert the residence for use as an office and demolish the rear structure. Gee retained U.S. Barbachano, the principal architect with the local architecture firm Barbachano & Associates. In 1975, the El Cerrito Planning Commission approved the conversion, noting that “The block on which the site is located (Kearney between Central and Fairmount) has a mixture of residential commercial and office use and generally serves as a transitional block between commercial uses on San Pablo Avenue and residential uses east of Kearney.” It required six parking spaces and landscaping improvements as conditions of the approval (Figure 13). A building permit was issued in 1976, and the work completed shortly thereafter.<sup>21</sup>

<sup>20</sup> Joint Tenancy Grant Deed, Book 7552, Page 369, May 29, 1975, on file at the Contra Costa County Recorder’s Office.

<sup>21</sup> Building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

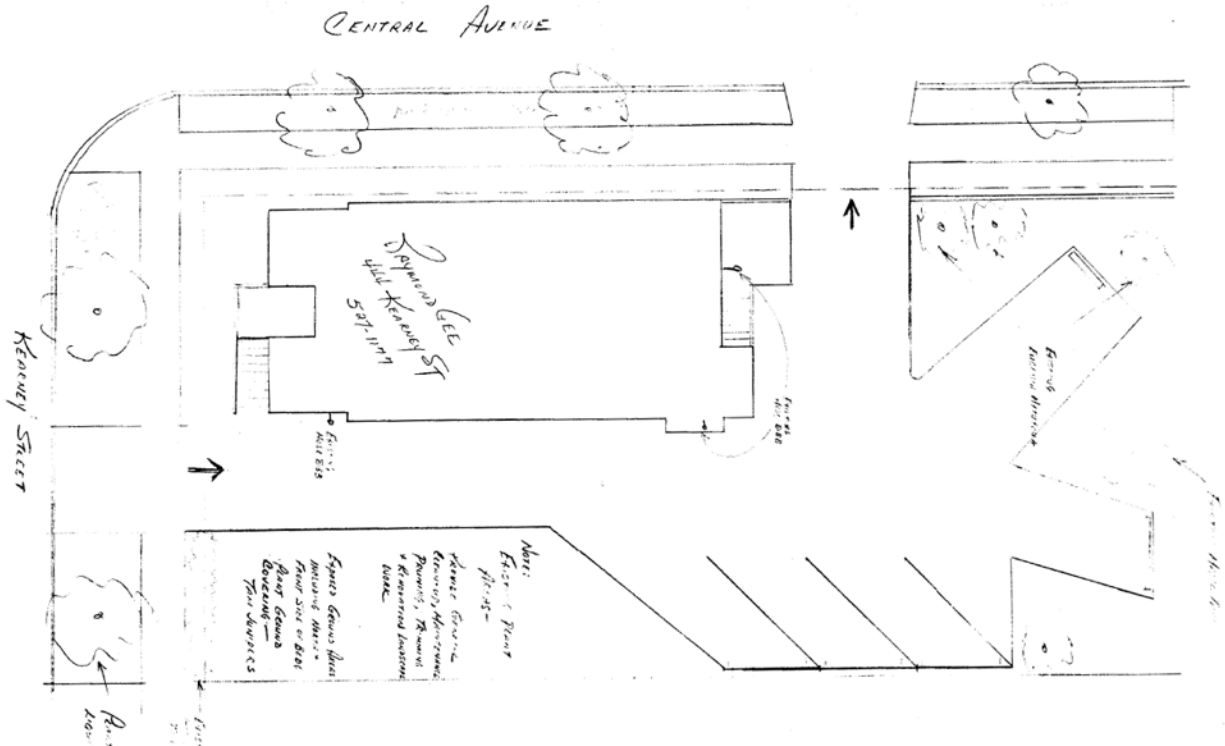


Figure 13. A 1976 site plan showing the residence and proposed parking configuration (El Cerrito Building Division).

In 1978, Raymond Gee filed plans to raise the building by 1.5 feet, so that the 6.5-foot-tall unfinished first story would have an 8-foot-tall ceiling height to accommodate offices. He proposed replacing the exterior cladding with 5/8-inch vertical wood boards. However, the city denied the plan when planning staff discovered that he had not installed the parking and landscaping required by the 1975 use permit; he eventually resolved this issue but did not proceed with raising the building. In 1981, he completed electrical work to support a computer storage room in the first story.<sup>22</sup>

Harry and Kay R. Rabin, residents of Albany, purchased 444 Kearney Street in 1985.<sup>23</sup> They continued to use the building as an office for their tax and bookkeeping business, Harry Rabin & Co. (present-day Rabin & Co.), until they sold the subject property to the current owners in 2021.<sup>24</sup>

Visible alterations to the residence that were not recorded in the building permit record include the replacement of select wood-sash windows with metal-sash windows on the north and south façades and the replacement of one large multi-light wood-sash window with a vinyl, sliding window on the west façade.

<sup>22</sup> Building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

<sup>23</sup> Grant Deed, Book 12555, Page 121, October 4, 1985, on file at the Contra Costa County Recorder's Office.

<sup>24</sup> Deed, Document #2021-0112843, April 2021, on file at the Contra Costa County Recorder's Office.

## 4. HISTORIC CONTEXT

The following historic context provides an overview of the development of El Cerrito, the Henderson Tapscott Tract No. 1 subdivision, and the subject property from the late nineteenth century to the present.

### EARLY SETTLEMENT AND INCORPORATION OF EL CERRITO

Following the entrance of California to the United States in 1850, the settlement that became El Cerrito developed within the San Pablo Township of Contra Costa County, one of the state's original twenty-seven counties. The community developed at a slow pace and was largely composed of large farms and ranches. The primary thoroughfare San Pablo Road had been constructed along the San Francisco Bay shoreline from Oakland to Martinez. Extending north-south one block west of the subject property, San Pablo Road initially was a graded dirt road, which was muddy in the winter and dusty in the summer. A wood sidewalk would later be added on the east side of the road from the county line north to Fairmount Avenue in 1908. Fairmount Avenue (initially known as Road 4) and Central Avenue (Road 8) were among the earliest east-west streets platted in the late nineteenth century.<sup>25</sup>

The Northern Railroad, a subsidiary of the Central Pacific Railroad, was completed in 1876 and connected Oakland with Stockton. Rail transit expanded with the completion of the California & Nevada Railroad along San Pablo Dam Road (approximately 3.5 miles east of the subject property) in the mid-1880s. While regional transportation improved, the El Cerrito area remained largely agricultural through the end of the nineteenth century.<sup>26</sup>

By the turn of the twentieth century, the burgeoning community became known Rust in honor of William Rust (1857-1922), a blacksmith who settled here in 1884. He had leased land from Victor Castro just a block southwest of the subject property at the site of present-day Pastime Hardware (10057 San Pablo Avenue).<sup>27</sup> Residential subdivision within Rust began in 1898, when George Schmidt and Anson Blake began purchasing farms and selling five-acre parcels and smaller lots within Schmidt Village. New commercial businesses, including a grocery store, laundry, and law offices, and industries, including several slaughterhouses, creameries, and quarries and the Vigorite Powder Works Plant at Point Isabel (one mile west of the subject property), flourished as Rust's population steadily increased to 800 residents by 1900.<sup>28</sup>

### Henderson, Tapscott & Co.

The East Bay experienced tremendous growth in the early twentieth century, with Oakland, Berkeley, and Richmond emerging as the principal cities. The East Shore and Suburban Railway, with a depot on Fairmount Avenue, was completed by 1904 and provided convenient transportation between Oakland and Richmond. An influx of new residents also settled in the East Bay following the 1906 earthquake and fires in San Francisco. Developers sought to capitalize on the increased demand for new homes and began subdividing land in earnest. Within the community of Rust, these subdivisions included Boulevard Gardens, North Berkeley Terrace, and an expanded Schmidt Village by George Schmidt; a tract between

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<sup>25</sup> Edward Staniford, *El Cerrito: Historical Evolution* (El Cerrito, CA: El-Cerrito-Kensington Bicentennial Committee, El Cerrito Historical Society, 1976), 18-19; George Emanuels, *California's Contra Costa County: An Illustrated History* (Walnut Creek, CA: Diablo Books, 1993), 126.

<sup>26</sup> Staniford, *El Cerrito*, 18-19.

<sup>27</sup> Staniford, *El Cerrito*, 29.

<sup>28</sup> Emanuels, *California's Contra Costa County*, 126; Staniford, *El Cerrito*, 59.

Huber and Wall streets by William Huber; and Alta Punta, Bay View Park, Cerrito Park, and Alta Punta Terrace by other developers by the early 1910s.<sup>29</sup>

Among the most active of these early twentieth century developers were Edward J. Henderson and E. N. Tapscott, who formed a partnership under the Oakland-based Henderson, Tapscott & Co. in 1906. They first subdivided the Kinsell Tract in Elmhurst (now part of Oakland), and in 1907, they purchased 106 acres adjacent to San Pablo Avenue in Rust and laid out a new residential tract known as Henderson Tapscott Tract No. 1. The development extended from San Pablo Avenue east to Ashbury Avenue and Lincoln Avenue south to Fairmount Avenue, encompassing approximately twenty blocks. They subdivided the land into lots for sale and provided improvements, including paved sidewalks, graded streets, and utilities. Owners purchased lots and erected their own residences. This arrangement resulted in a hodgepodge collection of detached residences scattered throughout the subdivision in the early phase of the development. The subject property at 444 Kearney Street (originally addressed as 236 Kearney Street) was constructed within Lots 22 and 23 of Block 6 of this subdivision. Henderson, Tapscott & Co. went on to develop the Richmond Annex, extending from Bay View Avenue south to the county line on the west side of San Pablo Avenue, in 1912. E. J. Henderson and E. N. Tapscott then divided the company's holdings, with E. N. Tapscott managing Henderson Tapscott Tract No. 1 and E. J. Henderson acquiring the Richmond Annex. Despite their extensive developments, they "had limited success in pushing real estate development in the El Cerrito area."<sup>30</sup>

**Henderson-Tapscott Tract No. 1**  
**San Pablo Ave., North Berkeley**

**LOTS FOR HOME SEEKERS ON EASY TERMS**

**\$200 and up, \$25 down, \$5.00 a month. No Interest, No Taxes**  
**Cement Sidewalks, Graded Streets, Water Mains**

Before investing in Real Estate, come out and see this Tract. We offer the most perfect homesites on the market today at the terms and prices; commanding a magnificent view of Berkeley, San Francisco Bay and the Golden Gate; situated on San Pablo Avenue, extending east to the 400 ft. boulevard of the Key Route. The Key Route expect to have their trains operating on this boulevard within one year, and when completed will give a five cent commutation fare from this tract to San Francisco, a fifteen minute service with a thirty-five minute run to San Francisco. At present we have the Oakland Electric cars on San Pablo Avenue, with a five cent fare to all parts of Berkeley, Oakland and Alameda.

10% Discount For Cash  
 Title Guaranteed

**COME OUT ON SUNDAY**  
 If you cannot come Sunday come any day, as our office at the tract is always open, and our agents are there ready to show you around.

**To reach the Henderson-Tapscott Tract**  
 From San Francisco take the Key Route or Southern Pacific broad gauge boats, then Key Route 40th Street train or Southern Pacific Berkeley train to San Pablo Avenue, then San Pablo Avenue cars marked County Line, about 15 minutes ride, where the tract is situated.

**Henderson-Tapscott Co., 424 11th St.**  
 Branch Office at Tract OAKLAND, CAL.

Figure 14. Advertisement for Henderson-Tapscott Tract No. 1, *Oakland Tribune*, April 27, 1907 (Newspapers.com).

<sup>29</sup> Staniford, *El Cerrito*, 32, 45.

<sup>30</sup> "Notice of Copartnership," *The Recorder* (San Francisco), January 30, 1906; "Will Cut Up \$350,000 Worth of Land," *San Francisco Examiner*, February 26, 1907; "Buy a Large Tract of Land," *Oakland Tribune*, March 2, 1907; Advertisement for Henderson-Tapscott Tract No. 1, *Oakland Tribune*, April 27, 1907; Staniford, *El Cerrito*, 45.



Figure 15. Photograph of the Henderson-Tapscott Tract No. 1 from the intersection of San Pablo and Central avenues, ca. 1906 (Contra Costa County Historical Society).



Figure 16. Early twentieth century photograph of the Henderson-Tapscott Tract No. 1 area, looking west from Richmond Avenue toward San Pablo Avenue (Contra Costa County Historical Society).

### Incorporation

The community officially became known as named Rust in 1909 when the federal government established a post office at William Rust's blacksmith shop; Rust himself served as the first postmaster. Following an attempt by Richmond to annex the community in 1911, residents of Rust and the adjacent Stege Junction community voted to incorporate in 1917. The incorporation effort was led by prominent citizens George Barber and Frank Butterfield; William Huber drew inspiration for the name El Cerrito from nearby Albany Hill. The new city formed its first government and established fire, police, and other departments. It also began paving streets and installing sewer, electric, and gas lines. After a battle with Richmond, El Cerrito expanded its boundary to include the Richmond Annex area on the west side of San Pablo Avenue in 1926. Subsequent residential growth through the 1940s primarily occurred on hillside land, with the Realty Syndicate creating the largest subdivision, the Berkeley Country Club Terrace. San Pablo Avenue remained the primary commercial thoroughfare.<sup>31</sup>

<sup>31</sup> Staniford, *El Cerrito*, 34-49, 56.



Figure 17. Portion of the 1915 Topographic Map of San Francisco Quadrangle depicting El Cerrito just prior to its incorporation; the arrow indicates the location of the subject property (USGS topoView; amended by author).

### Schoute Family

The Schoute family acquired the subject property at 444 Kearney Street shortly after El Cerrito incorporated in 1917. John W. Schoute (1871-1958) and Hendrica (also known as Hendrika) Schoute (1876-1955), and their three daughters, Christina Schoute, Nellie Ida Schoute (1906-1982), and Geraldine M. Schoute (1910-1997) had immigrated from the Netherlands in 1911. John W. Schoute initially found employment as a carpenter.<sup>32</sup> By 1914, the family had purchased and were living on a small lot at the northwest corner of Fairmount Avenue and Kearney Street.<sup>33</sup> By 1921, they had purchased two adjacent lots that became 444 Kearney Street. An anecdotal recollection suggests they may have moved their residence from Fairmount Avenue to 444 Kearney Street, although the building relocation was not documented in archival sources. By 1930, John W. Schoute worked as a janitor at a public school, Nellie worked as a clerk at a real estate office, and Geraldine worked a typist for a mausoleum.<sup>34</sup> Based on a review of grantor-grantee indexes at the Contra Costa County Recorder's Office, Nellie Schoute actively bought and sold property in El Cerrito in the late 1920s through the 1930s, possibly in conjunction with her job with the real estate firm.<sup>35</sup> She also assisted in local elections in the 1930s, and

<sup>32</sup> California Death Index, 1940-1997; U.S. Find a Grave Index, 1600s-present; U.S. Social Security Applications and Claims Index, 1936-2007, accessed via Ancestry.com; U.S. Federal Census, 1920, El Cerrito, Contra Costa, California, Roll T625\_95, Page 2A, Enumeration District 17, accessed via Ancestry.com; City Directory, Richmond, California, 1928, accessed via Ancestry.com.

<sup>33</sup> City Directory, Richmond, California, 1913, 1914, 1915, accessed via Ancestry.com.

<sup>34</sup> U.S. Federal Census, 1930, El Cerrito, Contra Costa, California, Page 11A, Enumeration District 0023, FHL Microfilm 2339848; U.S. Federal Census, 1940, El Cerrito, Contra Costa, California, Roll m-t0627-00196, Page 10A, Enumeration District 7-39, accessed via Ancestry.com.

<sup>35</sup> For example, see deeds and other legal documents in Book 222, Page 478; Book 249, Page 160; Book 252, Page 310; Book 256, Page 461; Book 238, Page 230; Book 248, Page 483; Book 249, Page 159; Book 249, Page 279; Book 308, Page 131; Book 310, Page 72; Book 367, 156; Book 422, Page 374; Book 528, Page 399; Book 766, Page 393, on file at the Contra Costa County Recorder's Office.

in 1958, she married Charles H. Schwake (1893-1976).<sup>36</sup> Hendrica Schoute was active in the Community Methodist Church, Fairmount School PTA, and Richmond Red Cross.<sup>37</sup> Little else is known about the lives of the Schoute family members.

## EVOLUTION OF EL CERRITO TO PRESENT-DAY

By the start of World War II, El Cerrito was still a small community, with a population that had increased slowly and steadily to 6,000 residents by 1940; the majority of its citizens lived within five blocks of San Pablo Avenue. Following the war, EL Cerrito emerged as a mature city as its population increased due to its available housing stock compared to Berkeley and Richmond, and commercial growth followed. By 1950, its population had expanded to 10,000, and city departments had outgrown the city hall, library, and police and fire department buildings. By 1956, city officials had commissioned a new master plan for new or enlarged civic buildings and new parks, a community center and pool, and other recreational facilities. Later that decade, voters passed bonds for a new city hall, enlarged public library, and new fire and police department buildings, located between San Pablo Avenue and Kearney Street, one mile north of the subject property. El Cerrito continued to grow through the mid-1970s, and the community celebrated the opening of the BART line in 1973. The city is currently home to 25,000 residents.<sup>38</sup>

During this era, Hendrica and John W. Schoute passed away in 1955 and 1958, respectively, and their daughter Geraldine Schoute inherited 444 Kearney Street. She made modest improvements to the property prior to selling it to Raymond and Elsie Gee in 1975. The following year, Raymond Gee converted the single-family residence into an office for his tax consulting and bookkeeping business. The subsequent owners, the Rabins, continued to operate a similar business at the building under their ownership from 1985 to 2001.

## BUNGALOW ARCHITECTURE

The former residential building at 444 Kearney Street is a modest, vernacular example of a bungalow, an extremely popular housing type constructed from ca. 1900 to 1930 nationwide. The smaller-scale versions of these detached single-family homes were inexpensive and easy to construct and marketed as an affordable option for middle-class homeowners. Bungalows are typically one- to one-and-one-half stories in height with rectangular plans and low-pitched roofs. They commonly feature prominent front porches or verandahs and compact floorplans with unrestricted circulation, small kitchens, and built-in furniture. Exterior detailing varied widely in style, including Craftsman, Classical Revival, Tudor Revival, and Prairie styles.<sup>39</sup>

The term bungalow has been applied to both the architectural style and to the interior floor plan, which was commonly two rooms wide by two to three rooms deep. A departure from the floorplans of late nineteenth century Victorian cottages, bungalows commonly had an interconnected living room, dining

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<sup>36</sup> "Official Report of Board of Supervisors, Pay Roll for Election Services, Hall Rent, etc., for August Primary Election Held August 26th, 1930," *Contra Costa County Daily Gazette* (Martinez, CA), September 13, 1930; "Official Report of Board of Supervisors, Pay Roll for Election Services, Hall Rent, etc., for General Election Held on November 6, 1934," *Contra Costa County Gazette* (Martinez, CA), November 23, 1934; California Marriage Index, 1949-1959; U.S. Find a Grave Index, 1600s-present, accessed via Ancestry.com.

<sup>37</sup> "Services Monday for Mrs. Schoute," *Oakland Tribune*, January 23, 1955.

<sup>38</sup> Staniford, *El Cerrito*, 59, 67-68, 74-75, 79.

<sup>39</sup> Dell Upton and John Michael Vlach, eds., introduction to Clay Lancaster, "The American Bungalow," in *Common Places: Readings in American Vernacular Architecture* (Athens: The University of Georgia Press, 1986), 79; Thomas Carter and Peter Gross, *Utah's Historic Architecture, 1847-1940* (Salt Lake City: Utah State Historical Society, 1988), 54, 136-139.

room, and kitchen on one side and bedrooms on the other side. Based on the floor plan of the building prior to its 1976 remodel, the upper story of 444 Kearney Street residence displays this layout, with bedrooms along the southern side and the living room and kitchen on the northern side.<sup>40</sup>

Character-defining features of bungalows include:

- Low-pitched gable roofs, occasionally hipped
- Wide eave overhangs, often with exposed rafter tails
- Decorative beams or braces under gables
- Full- or partial-width porches
- One or one-half stories in height<sup>41</sup>

## 5. EVALUATION

The following section provides an overview of the California Register of Historical Resources (California Register) and evaluation of the subject property for listing in the California Register.

### EVALUATIVE FRAMEWORK

#### California Register of Historical Resources

The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA.<sup>42</sup>

#### Criteria

A historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- **Criterion 1.** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- **Criterion 2.** It is associated with the lives of persons important to local, California, or national history; or
- **Criterion 3.** It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or

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<sup>40</sup> Thomas C. Hubka, *Houses Without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Knoxville: The University of Tennessee Press, 2013), 57.

<sup>41</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 567.

<sup>42</sup> The evaluative framework for the California Register has been excerpted from: California Office of Historic Preservation, "California Register of Historical Resources," accessed February 25, 2022, [https://ohp.parks.ca.gov/?page\\_id=21238](https://ohp.parks.ca.gov/?page_id=21238); California Office of Historic Preservation, "California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," Technical Assistance Series #6, 2011, accessed February 25, 2022, <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

- **Criterion 4.** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

### ***Integrity***

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>43</sup>

The seven aspects of integrity are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.<sup>44</sup>

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<sup>43</sup> California Office of Historic Preservation, "California Register and National Register."

<sup>44</sup> National Park Service, "How to Apply the National Register Criteria for Evaluation," National Register Bulletin #15, 1997, accessed February 25, 2022, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

## CALIFORNIA REGISTER EVALUATION

Based on the evaluation under the four criteria below, the property at 444 Kearney Street is recommended as ineligible for listing in the California Register.

### California Register Criterion 1 (Events)

Although it was constructed within the 106-acre Henderson Tapscott Tract No. 1, an early subdivision within the community that became El Cerrito, it did not play an important or singular role in the development of the city prior to its incorporation. While it was one of the largest subdivisions of this era, research suggests that Henderson, Tapscott & Co. achieved modest success in selling individual lots, such as the two that became the subject property. As such, the property at 444 Kearney Street is recommended as ineligible for listing in the California Register under Criterion 1.

### California Register Criterion 2 (People)

The subject property is recommended as ineligible for listing in the California Register under Criterion 2 for its association with its long-term owners, the Schoutes, from ca. 1919 to 1975, as they are not known to have made significant contributions to local, state, or national history.

### California Register Criterion 3 (Design/Construction)

The former residence at 444 Kearney Street is a relatively modest and undistinguished example of a small-scale bungalow, which were constructed in early twentieth century nationwide. Its exterior design features are primarily limited to the full-width front porch that has since been enclosed and the box bay windows at the southeast corner of the building. The building's design and construction likewise do not display skilled craftsmanship or employ distinctive materials or finishes. Lastly, the residence is not associated with a master architect or builder. As such, the property does not appear to meet the threshold for listing in the California Register under Criterion 3.

### California Register Criterion 4 (Information Potential)

While Criterion 4 is generally applied to archaeological resources, it can be used to identify buildings with significant construction methods and other related physical information. (The documentation and evaluation of the property under this criterion is limited to aboveground resources, and the identification of archaeological resources is beyond the scope of this report.) As stated above, the wood-frame building was constructed using common techniques and materials of its era. For this reason, it is recommended as ineligible for listing in the California Register under Criterion 4.

### Integrity

In order for a property to be found eligible for listing in the California Register, it must display significance under one or more of the California Register criteria and retain its integrity. Since the subject property is recommended as ineligible for listing in the California Register under any of the criteria, an evaluation of the property's physical integrity is not required.

## 6. CONCLUSION

Based on the analysis above, the property at 444 Kearney Street is recommended as ineligible for listing in the California Register under the four criteria. The property did not play a significant role in the early residential development of El Cerrito; it is not associated with persons significant in local, state, or national history; and its modest bungalow design is not significant for its architectural merit or construction methods. As such, the property does not appear to qualify as a historical resource under CEQA.

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*Oakland Tribune*.

*San Francisco Examiner*.

*The Recorder* (San Francisco).

Appendix A. Existing Conditions Photographs





444 Kearney Street, view east toward the property from Kearney Street  
(Forget Me Not History, February 2022).



444 Kearney Street, west façade, view east  
(Forget Me Not History, February 2022).



444 Kearney Street, west and south façades, view north  
(Forget Me Not History, February 2022).



444 Kearney Street, eastern portion of the rear façade, view northeast  
(Forget Me Not History, February 2022).



444 Kearney Street, south and east façades, view northwest  
(Forget Me Not History, February 2022).



444 Kearney Street, east façade, view west (Forget Me Not History, February 2022).



444 Kearney Street, detail of the staircase on the east façade, view north (Forget Me Not History, February 2022).



444 Kearney Street, north façade, view south (Forget Me Not History, February 2022).



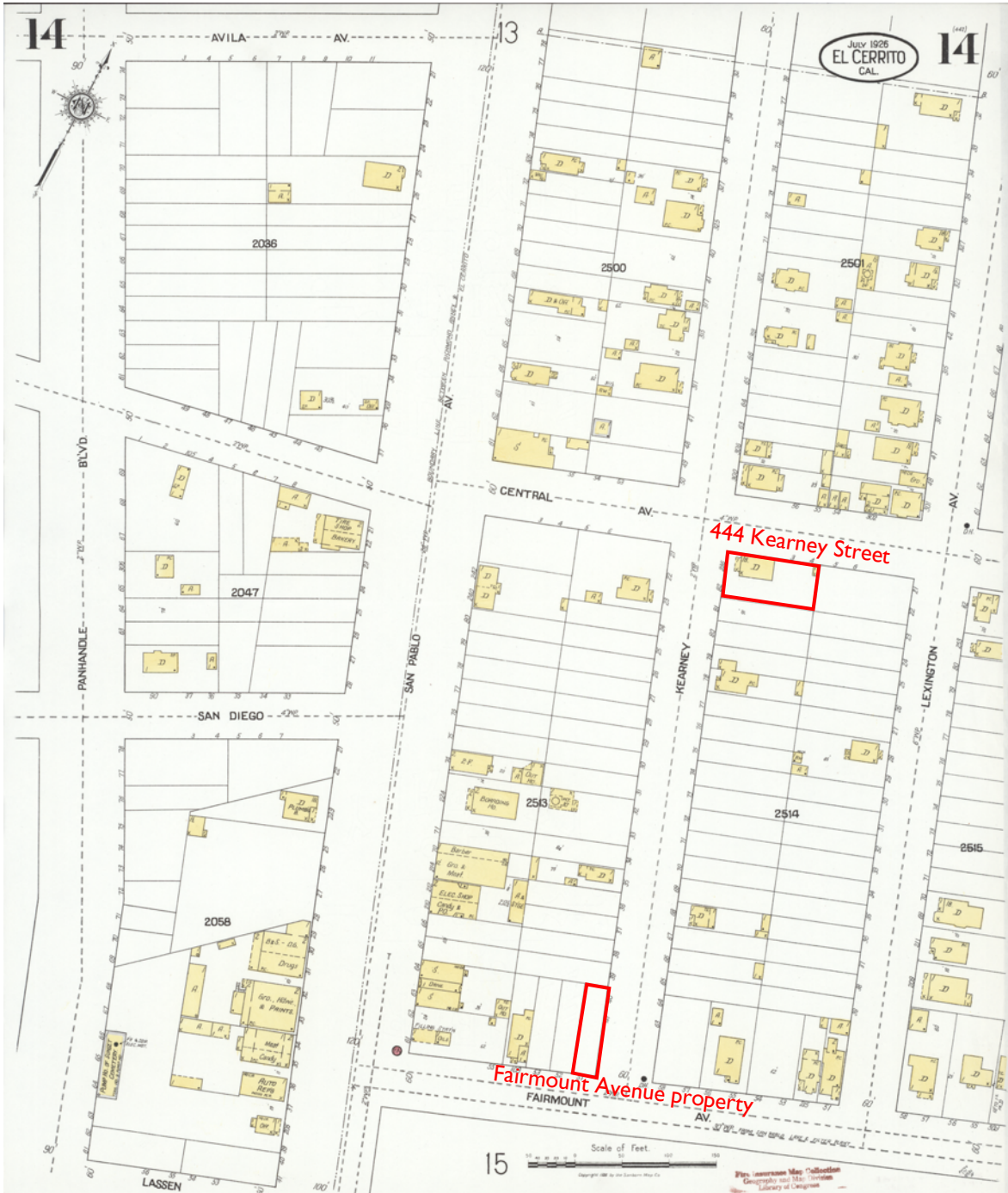
444 Kearney Street, landscaping and driveway accessing Kearney Street, view west (Forget Me Not History, February 2022).



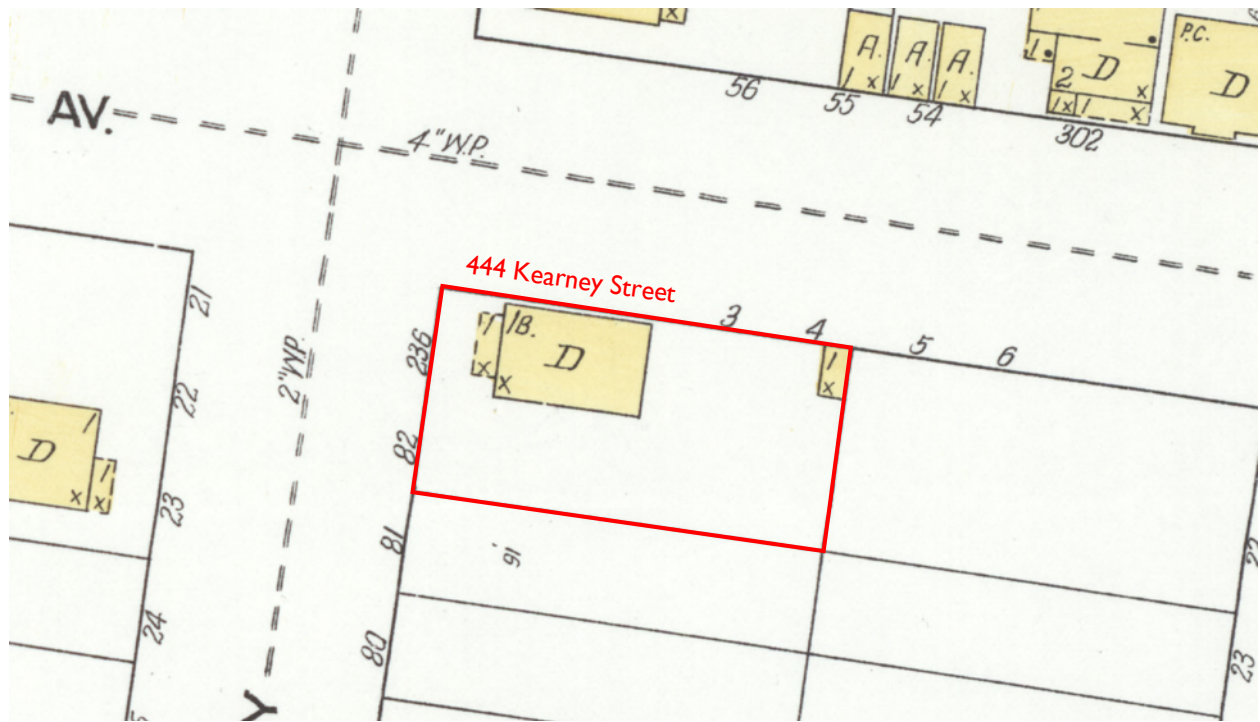
444 Kearney Street, landscaping and parking at the northeast corner, view northeast (Forget Me Not History, February 2022).

## Appendix B. Sanborn Fire Insurance Maps

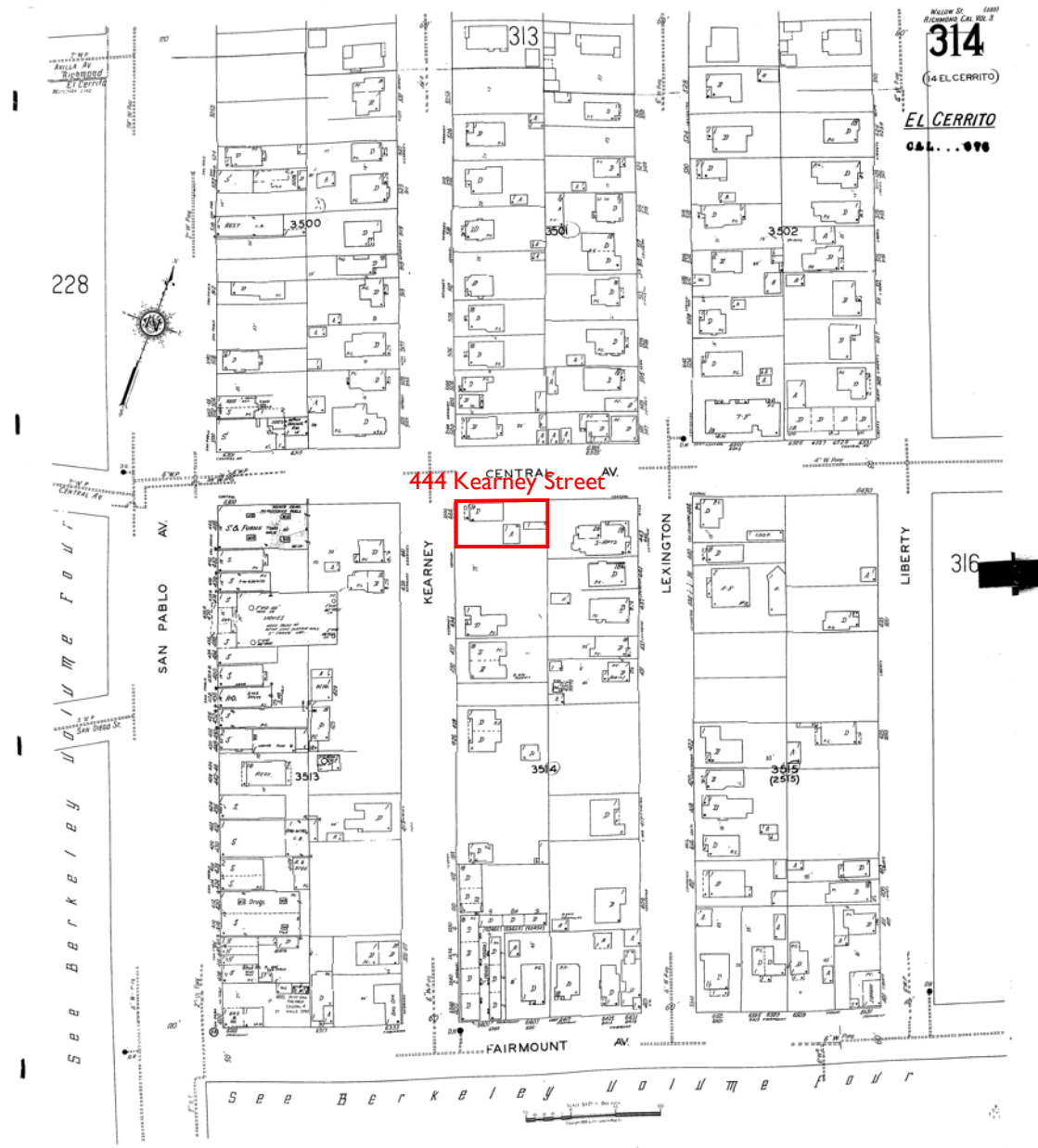




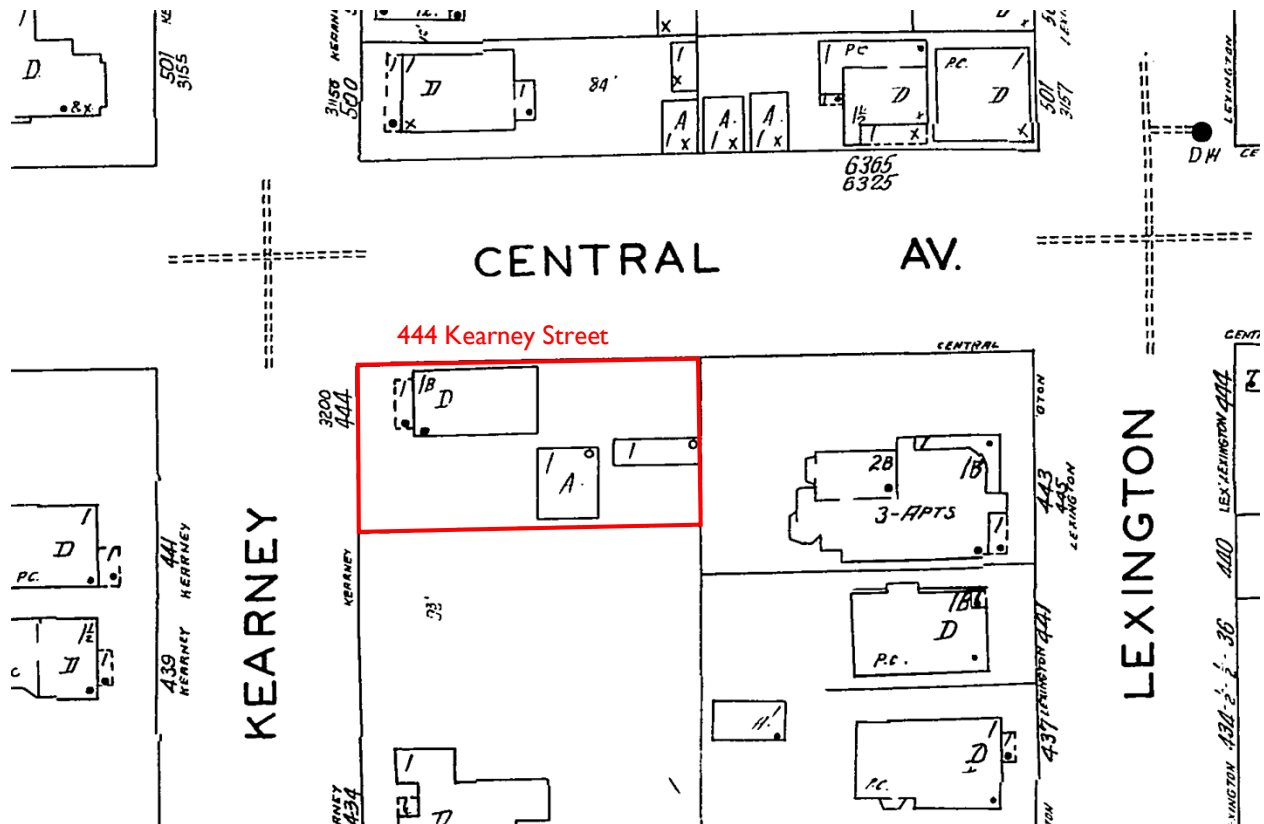
1926 Sanborn Fire Insurance Map, El Cerrito, California, Sheet 14 (Library of Congress; amended by author).



1926 Sanborn Fire Insurance Map, El Cerrito, California, Sheet 14 (Library of Congress; amended by author).



1950 Sanborn Fire Insurance Map, Richmond, California, Volume 2, Sheet 14 (San Francisco Public Library; amended by author).



1950 Sanborn Fire Insurance Map, Richmond, California, Volume 2, Sheet 14 (San Francisco Public Library; amended by author).



Community Development Department  
Planning and Building Division  
10890 San Pablo Avenue, El Cerrito, CA 94530  
(510) 215-4330 | [planning@ci.el-cerrito.ca.us](mailto:planning@ci.el-cerrito.ca.us)

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## DESIGN REVIEW BOARD TIER IV STAFF REPORT

October 4, 2023

# MAYFAIR AFFORDABLE AMENDMENT

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### DETAILS

**Application Number:** PL23-0118

**Applicant:** Florence Hsueh, BRIDGE Housing Corporation

**Location:** 11690 San Pablo Avenue

APN: 502-062-031

**Zoning:** Transit Oriented Higher Intensity Mixed Use district (TOHIMU)

**General Plan:** Transit Oriented Higher Intensity Mixed Use district (TOHIMU)

**Request:** Design Review Board consideration of an amendment to Tier IV Design Review approval of application PL20-0025 to allow modification to the exterior elevations.

**CEQA:** A 2017 Initial Study Checklist for the previously approved project determined that the project was found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Section 15168 and Public Resources Code Section 21166. Per CEQA Guidelines Section 15164, an Addendum to the Initial Study Checklist in 2019, determined that the proposed project would not result in new or substantially more adverse significant environmental effects. The revised project is consistent with the project evaluated in the 2019 Addendum, and no further CEQA review is required.

### EXECUTIVE SUMMARY

The project known as Mayfair Family Affordable was originally approved by the Planning Commission and Design Review Board in 2017 as part of a larger project which included the market rate building. In 2020, a number of changes to the Mayfair affordable building were proposed, with the primary change being an inclusion of podium level parking for 34 vehicle parking spaces and an additional building story to accommodate the parking. These changes were approved on October 21, 2020 and November 18, 2020 by the Planning Commission and Design Review Board respectively.

Sine the approval of the application, the project has since encountered funding challenges, in order to meet State funding requirements, the project had to reduce unit sizes as well as reduced the project's hard costs. The changes include the removal of the standing seam metal panels, the elimination of composite wood grain panels, the elimination of private balconies and changes to the proposed colors of the building so that it more closely matches the next-door market-rate building. Due to the removal of the balconies, the total amount private/common open space is being reduced, but to compensate for this, the project is proposing additional public open space. The project does not propose any changes to the land use, setbacks, or unit count of the building.

Based on the information contained in this report, staff is recommending approval of the amendment.

# Background

## Site Location and Layout

The approximately 21,166 square-foot level project site is located at 11690 San Pablo Avenue (APN 502-062-031). The site is bounded by Knott Avenue to the north, Kearney Street to the east, 11600 San Pablo Avenue to the south, and San Pablo Avenue to the west. The project site is within the San Pablo Avenue Specific Plan Area.

## Vicinity Map



## Previous Entitlements

On July 12, 2017, the El Cerrito Planning Commission adopted Resolution PC17-07 approving a Tier IV Design Review application (PL16-0168) for the construction of two new buildings containing 223 residential units at 11600, 11690 San Pablo Avenue and 1925 Kearney Street. The Design Review Board subsequently adopted Resolution DRB17-03 approving this project for two new buildings containing 223 residential units on August 2, 2017. The building on the southern portion of the site included 156 market rate units and the building on the northern portion of the site would include 67 affordable units. On August 21, 2018, the Zoning Administrator adopted Resolution ZA18-07 approving a lot line adjustment to merge 1925 Kearney Street, 11600 San Pablo Avenue, and 11690 San Pablo Avenue into two parcels. The resulting two parcels, APNs 502-062-031 and 502-062-032, were created for the proposed affordable housing building and the proposed market rate building, respectively.

In 2020 the applicant, Bridge Housing, proposed a number of changes to the Mayfair affordable building, with the primary change being an inclusion of podium level parking for 34 vehicle parking spaces and an additional building story. On October 21, 2020, the Planning Commission approved the applicable component of the Tier IV Design Review, including a public benefit of either 69 or 74 affordable housing units, depending on the project alternative. The Planning Commission approved exceptions to the maximum building height, ground floor transparency on Kearney St., long-term bicycle parking requirements, private/common open space requirements, and shadow requirements. On November 18, 2020, the Design Review Board adopted Resolution DRB2020-06 granting Tier IV Design Review approval.

The 2020 amendment was driven by the need to expand the Project's funding capacity given the availability of limited resources. Affordable housing funding is complex and requires layers of various sources in an extremely competitive environment. Rising interest rates coupled with increased labor/material costs have impacted the Project's financial feasibility. To move this project into construction by Summer 2024, the City Council authorized a gap loan of \$200,000 on June 20, 2023 through Resolution [2023-44 Loan Agreement with Mayfair Affordable \(laserfiche.com\) to advance construction.](#)

## Adjacent Land Uses

North: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. Mixed use buildings with 4 stories.

East: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. El Cerrito del Norte Bay Area Rapid Transit (BART) station parking, the Ohlone Greenway and single-family residences.

South: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. Mixed use building with 6 stories currently under construction (11600 San Pablo Avenue).

West: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. Commercial center (Del Norte Marketplace).

## Analysis

### Project Amendment

The proposed amendment consists of changes to the approved elevations of the building. In order to meet State funding requirements, the project needed to reduce hard costs and unit sizes. The changes include the removal of the standing seam metal panels and the elimination of composite wood grain panels, the elimination of private balconies, and changes to the proposed colors of the building so that it more closely matches the next-door market rate building. Due to the removal of the balconies, the total amount private/common open space is being reduced by 270 sf, in order to compensate for this, the project added 176 sf of public open space. Pursuant to SPASP FBC Table 28 each 1 sf of additional public open space counts as 2 sf of private/common open space, meaning that the 176 sf of public open space is counted as 352 sf of private/common open space. The project does not propose any changes to the land use, setbacks, or unit count of the building.



South Elevation as approved by the Design Review Board



EXTERIOR ELEVATION - AFFORDABLE SOUTH

Revised South Elevation



North Elevation as approved by the Design Review Board



Revised North Elevation



EXTERIOR ELEVATION - AFFORDABLE WEST

*West Elevation as approved by the Design Review Board*



EXTERIOR ELEVATION - AFFORDABLE WEST

*Revised West Elevation*



EXTERIOR ELEVATION - AFFORDABLE EAST

East Elevation as approved by the Design Review Board



EXTERIOR ELEVATION - AFFORDABLE EAST

Revised East Elevation

## Compliance with the San Pablo Avenue Specific Plan

Chapter Two of the San Pablo Avenue Specific Plan establishes the land use regulations and development standards of the Specific Plan Area.

Some development standards apply throughout the Plan area. These include:

- Regulation by Street Type: Includes building placement, building form, and shadow analysis.
- Open Space Requirements: Includes private, common and public types of open space.

Other development standards vary by transect zone. The development standards that are related to the transect zone include:

- Use: Types of land use permitted, conditionally permitted or prohibited.
- Building Height: The minimums and maximums heights allowed.
- Parking of vehicles: The minimum and maximum number of spaces allowed.
- Parking of bicycles: The minimum number of spaces allowed.

The tables below show the relevant Specific Plan standards. Standards below that are shaded **yellow** and text in **bold** show components of the project that do not comply with the Specific Plan standards. Exceptions to these standards were previously approved by the Planning Commission through the Tier IV Design Review process. Standards that are shaded **green** and underlined text illustrates where the project greatly exceeds the minimum expectations set by the Specific Plan.

Since the approval of the most recent amendment in 2020, the San Pablo Avenue Specific Plan has been updated. As part of the update, some of the standards that apply to this project have changed. In consultation with the City Attorney, City staff have developed a policy that if the amendments are only to the design elements of the project and there are no changes to compliance with objective standards, then the 2014 standards can remain in effect.

The project is bounded by three streets with two street types. This section of San Pablo Avenue was designated a Community Street under the previous Specific Plan, and Kearny Street and Knott Avenue are both Neighborhood Streets. The project is located in the Transit-Oriented Higher-Intensity Mixed-Use (TOHIMU) Transect Zone.

### *Regulation by Street*

#### *Type:*

#### *SPA Community Street*

	<i>Required</i>	<i>Provided</i>
<b><i>Building Placement</i></b>		
<i>Sidewalk Amenity Zone</i>	6 ft. min	6 ft.
<i>Sidewalk Pedestrian Zone</i>	8 ft. min	8 ft.
<i>Sidewalk Activity Zone</i>	0 ft. min	0 ft.
<i>Ground Floor Front Setback</i>	Min: distance needed to accommodate required zones Max: 15 ft.	Varies, but no greater than 7 ft.
<i>Side Setback</i>	0 ft. min	South side: 12 ft. North side: 10 ft.
<b><i>Rear Setback</i></b>	Buildings shall not cast shadows beyond the curb line on the	<b>Building will cast shadows onto north and east Neighborhood</b>

	opposite side of a Neighborhood Street on December 21 at 1:30 p.m. for streets to the east and at 10 a.m. or 4 p.m. for streets to the north	<b>Streets but not residential districts.</b>
<i>Pedestrian Access</i>	Entries on front or side streets	Building entries on front street and in mews
<i>Vehicular Access</i>	Max 20' 2-way driveways, Side access on corner lots	No driveway on San Pablo Avenue
<b><i>Building Form</i></b>		
<i>Upper Floor Setbacks</i>	See Shadows	N/A does not abut a residential neighborhood
<i>Ground Floor Ceiling Height</i>	14 ft. min clear	14 ft. min*
<i>Upper Floor Ceiling Height</i>	9 ft. min clear	9 ft. min*
<i>Building Length</i>	200 ft. max	102 ft.
<i>Ground Floor Transparency</i>	Non-residential 75% min, Residential 40% min.	52.4%
<i>Upper Floor Transparency</i>	30% min	30% min*
<i>Front Encroachments</i>	4 ft. max	N/A
<i>Rear Encroachments</i>	4 ft. max	N/A
<i>Allowed Frontage Types</i>	Min: 50% Flex Max: 50% Forecourt Max: 100% Shop Front, Arcade	Flex Front (100%)

**Neighborhood Street**

*Required*

*Provided*

<b><i>Building Placement</i></b>		
<i>Sidewalk Amenity Zone</i>	5 ft. min	Kearney St.: 5 ft. Knott Ave: 5 ft.
<i>Sidewalk Pedestrian Zone</i>	6 ft. min adjacent to commercial uses, 5 ft. min adjacent to residential uses	Kearney St: 9 ft. 10 in. Knott Ave: 6 ft.
<i>Sidewalk Activity Zone</i>	0 ft. min	0 ft.
<i>Ground Floor Front Setback</i>	Min: distance needed to accommodate required zones Max: 10 ft. for non-residential uses, 15 ft. for residential uses	Kearney St: 5 ft. maximum Knott Ave: 10 ft. maximum
<i>Pedestrian Access</i>	Entries on front or side streets	Entries from Knott Avenue and from interior courtyard
<i>Vehicular Access</i>	Max 20 ft. 2-way driveways. Side access on corner lots	20 ft. driveway from Kearney St.
<b><i>Building Form</i></b>		
<i>Upper Floor Setbacks</i>	Buildings shall not cast shadows beyond the curb line on the opposite side of a Neighborhood Street on	<b>Building will cast shadows onto north and east Neighborhood Streets but not residential districts.</b>

	December 21 at 1:30 p.m. for streets to the east and at 10 a.m. or 4 p.m. for streets to the north	
Ground Floor Ceiling Height	14 ft. min clear	14 ft. min*
Upper Floor Ceiling Height	9 ft. min clear	9 ft. min*
Building Length	200 ft. max	168 ft.
Ground Floor Transparency	Non-residential 50% min, Residential 30% min.	Knott Ave: 30% min* <b>Kearney St: 25%*</b>
Upper Floor Transparency	25% min	Knott Ave: 25% min* Kearney St: 25% min*
Front Encroachments	4 ft. max	N/A
Rear Encroachments	4 ft. max	N/A
Allowed Frontage Types	Front Yard, Forecourt (NE side), Flex (commercial), Shop Front (commercial)	Knott Ave: Flex Kearney St: Flex

**Open Space Requirements**

	Required	Provided
Private/Common Open Space	80 sq. ft./unit min 69 x 80 = 5,520 sq. ft.	<b>3,266 sq. ft.</b>
Public Open Space	25 sq. ft./1,000 sq. ft. of building for buildings >25,000 sq. ft. 4,851 sq. ft. (2,170 sq. ft. for Affordable Building + 2,681 sq. ft. for Market Rate Building)	5,941 sq. ft. (Affordable Building + Market Rate Building)

**Transit-Oriented Higher-Intensity Mixed Use Zone**

	Required	Provided
<b>Parking</b>		
Auto Parking	Up to 1 space/unit (For projects proposing 0-0.5, the Zoning Administrator may require a parking study and additional TDM measures)	0.45 (31 spaces)
Bicycle Parking	1 short-term space/10 units (7 required) Min 1.5 long-term spaces/unit (104 required)	24 short term <b>80 long term*</b>
<b>Building Height</b>		

<i>Maximum Height</i>	65 ft. max	<b>73 ft. 2 in.</b>
<i>Minimum Height</i>	3 stories residential, 2 stories commercial	6 residential stories

\*The applicant and the project architect are currently revising the project plans to bring the project into compliance with this development standard. Revised plans will be available prior to the October 4, 2023 Design Review Board meeting which conform with these standards.

## Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before September 20, 2023.

No comments were received prior to the publication of this report.

## Environmental Review

A Program Environmental Impact Report (program EIR) was certified for the San Pablo Avenue Specific Plan in 2014. This type of environmental documentation is authorized by section 15168 of the California Environmental Quality Act (CEQA) Guidelines for use in documenting the environmental impacts of specific plans, and other planning "programs." As explained in the CEQA Guidelines, a program EIR is useful in evaluating the potential environmental impacts of a project that involves a series of interrelated actions that can reasonably be characterized as a single project. Subsequent activities that fall within the scope of the program may not be subject to further environmental review if the environmental effects of the subsequent activity have been adequately addressed in the program EIR. CEQA Guidelines Section 15168(c)(4) recommends using a written checklist or similar device to confirm whether the environmental effects of a subsequent activity were adequately covered in a program EIR.

An Initial Study Checklist was prepared for this project when it was approved by the Planning Commission and Design Review Board in 2017. The responses contained in the checklist confirmed that the project was considered within the scope of the evaluation completed for the program EIR. No new impacts were identified, and no new mitigation measures were required in 2017.

An Addendum to the 2017 Initial Study Checklist was prepared on December 20, 2019. Per CEQA Guidelines Section 15164, the Addendum confirmed that neither of the two project alternatives would result in new or substantially more adverse significant environmental effects than those that were considered in the 2017 Initial Study Checklist or in the San Pablo Avenue Specific Plan Program EIR. In addition, a Transportation Analysis from December 20, 2019 confirmed that neither of the two project alternatives would result in significant traffic impacts beyond the ones identified in the Transportation Analysis from June 23, 2017 or the San Pablo Avenue Specific Plan Program EIR.

As the scope of this amendment are mostly changes to the design elements of the building and since the project remains consistent with the project evaluated in the 2019 Addendum, the previous CEQA documents remain applicable and no additional CEQA review is required.

## General Plan Compliance

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

**CD5.1: Design Review Process.** Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

*The proposed modification requires an amendment to the prior Design Review Board approval. The Design Review Board will consider this amendment.*

## Required Findings

Pursuant to Section 2.03.08.01.02.D.4 of the San Pablo Avenue Specific Plan, in acting to approve or conditionally approve an application for a Tier IV application, the Design Review Board shall make the following findings:

a. That the project is consistent with this Specific Plan and complies with all applicable Specific Plan design standards;

*As discussed in the staff report, the project complies with all standards of the San Pablo Avenue Specific Plan, as approved previously by the Planning Commission and the Design Review Board.*

b. That the project is consistent with the El Cerrito General Plan.

*As discussed in this report, this amendment will implement the following goals of the El Cerrito General Plan: CD5.1, Design Review Process.*

*The approved project implements the following goals of the El Cerrito General Plan:*

*LU1.5: Suitable Housing, LU2.1: San Pablo Avenue Specific Plan Area, LU4.1: Mixture of Uses, LU6.2: Circulation Alternatives, CD1.9: Building Design, CD2.1: Street Frontages, CD2.3: Streetscape Improvements, CD3.2: Usable Open Space, CD3.3: Site Landscaping, CD4.2: Building Articulation, T2.1: Land Use Patterns, T2.2: Project Design.*

## Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL23-0118, as conditioned by the draft resolution in Attachment 1.

## Proposed Motion

Move adoption of Design Review Board Resolution DRB 23-02 granting and amendment to a prior Tier IV Design Review approval for Planning Application No. PL23-0118, a project that includes a 6-story residential building containing 69 affordable dwelling units located at 11690 San Pablo Avenue.

## Appeal Period

Within ten (10) working days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

## Attachments

1. Draft Resolution
2. Project Plans

**Design Review Board Resolution DRB2021-01**

**APPLICATION NO. PL23-0118**

**A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD AMENDING A PRIOR TIER IV DESIGN REVIEW APPROVAL FOR A BUILDING CONTAINING 69 AFFORDABLE RESIDENTIAL UNITS AT 11690 SAN PABLO AVENUE.**

WHEREAS, the site is located within the San Pablo Avenue Specific Plan Area;

WHEREAS, the General Plan land use classification of the site is Transit-Oriented Higher-Intensity Mixed Use;

WHEREAS, the zoning district of the site is Transit-Oriented Higher-Intensity Mixed Use (TOHIMU), and the project is located on a Community Street and a Neighborhood Street;

WHEREAS, the site is located at 11690 San Pablo Avenue;

WHEREAS, the existing Assessor's Parcel Numbers of the site are 502-062-031;

WHEREAS, on July 12, 2017, the El Cerrito Planning Commission adopted Resolution PC17-07 and the Design Review Board adopted Resolution DRB17-03 on August 2, 2017, approving a Tier IV Design Review application (PL16-0168) for the construction of two new buildings containing 223 residential units at 11600, 11690 San Pablo Avenue and 1925 Kearney Street;

WHEREAS, on August 21, 2018, the Zoning Administrator adopted Resolution ZA18-07 approving a lot line adjustment to merge 1925 Kearney Street, 11600 San Pablo Avenue, and 11690 San Pablo Avenue into two parcels, APNs 502-062-031 and 502-062-032, for an affordable building and a market rate building, respectively;

WHEREAS, on February 18, 2020, the applicant submitted an application for Tier IV Design Review for proposed revisions to the proposed affordable building at 11690 San Pablo Avenue (APN 502-062-031) and proposing two alternative projects including a Traditional Housing Alternative with 69 affordable units and a Senior Housing Alternative with 74 affordable units;

WHEREAS, on October 21, 2020, the El Cerrito Planning Commission granted Tier IV Site Plan and Design Review approval for both proposed alternative projects;

WHEREAS, on November 18, 2020, the El Cerrito Design Review Board granted Tier IV Site Plan and Design Review approval for both proposed alternative projects;

WHEREAS, on September 5, 2023, the applicant submitted an application for Tier IV Design Review amendment for proposed revisions to the proposed affordable building at 11690 San Pablo Avenue (APN 502-062-031);

WHEREAS, on October 4, 2023, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The project is consistent with the Program Environmental Impact Report certified for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

2. The project complies with all applicable standards of the San Pablo Avenue Specific Plan. The project complies with the standards for the San Pablo Avenue Community Street type and Neighborhood Street type, the standards for the Transit-Oriented Higher-Intensity Mixed Use district, and all other applicable standards of the San Pablo Avenue Specific Plan.
3. The project will implement the following goals of the El Cerrito General Plan: LU1.5: Suitable Housing, LU2.1: San Pablo Avenue Specific Plan Area, LU4.1: Mixture of Uses, LU6.2: Circulation Alternatives, CD1.9: Building Design, CD2.1: Street Frontages, CD2.3: Streetscape Improvements, CD3.2: Usable Open Space, CD3.3: Site Landscaping, CD4.2: Building Articulation, T2.1: Land Use Patterns, T2.2: Project Design.

NOW, THEREFORE, BE IT RESOLVED that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL23-0118, subject to the following conditions:

**Planning Division:**

1. The project will be constructed substantially in conformance with the plans submitted on October \_\_\_, 2023. 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 Applicant constructs the building 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 nonissuance 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. All Conditions of Approval of Resolution DRB 20-06 remain in effect.

**CERTIFICATION**

---

I certify that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on October 4, 2023, upon motion of Boardmember \_\_\_\_, second by Boardmember \_\_\_\_\_:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Sean Moss, AICP  
*Planning Manager*























**NOT FOR CONSTRUCTION**

#	DATE	ISSUES & REVISIONS	BY
	12/20/19	ENTITLEMENT SUBMITTAL	MI
1	6/30/20	PLANNING RESPONSE 1	MI
2	9/11/20	PLANNING RESPONSE 2	MI
3	9/05/20	PLANNING RESPONSE 3	MI

**GENERAL NOTES:**

THE LANDSCAPE IS GENERALLY DIVIDED INTO 5 AREAS (DETAILED INFORMATION IS SHOWN ON SHEETS AS NOTED):

- ① STREETScape (L0.0)
- ② PUBLIC MEWS (L1.0)
- ③ AFFORDABLE HOUSING COURTYARD (L2.0)
- ④ MARKET-RATE PODIUM COURTYARD (L0.0)
- ⑤ MARKET RATE COMMON PORCH (L0.0)

EACH OF THESE AREAS HAS BEEN DESIGNED IN RESPONSE TO ITS CONTEXT AND WITH A UNIQUE PROGRAM APPROPRIATE FOR ITS INTENDED USER POPULATION. SPECIAL CONSIDERATION WAS GIVEN TO THE RELATIONSHIP AMONG THESE AREAS, WITH THE INTENTION OF CREATING DISTINCT SMALLER SPACES THAT CREATE AN EXPANSIVE AND COHESIVE SINGULAR WHOLE. THE STREETScape DESIGN CONTRIBUTES TO THE DEVELOPING CHARACTER OF EL CERRITO'S PUBLIC REALM GENERALLY AND SAN PABLO AVENUE'S UNIQUE PLACE IN THAT PUBLIC REALM. IN ALL CASES, PUBLIC AND PRIVATE SAFETY, PROGRAMMATIC FLEXIBILITY, AND UNIVERSAL ACCESSIBILITY ARE IMPLEMENTED.

**PLANTING NOTES:**

1. PLANT SPECIES ARE SELECTED FOR SITE SUITABILITY IN TERMS OF SIZE, WATER REQUIREMENTS, SHADE/SUN-TOLERANCE, AND MAINTENANCE NEEDS.
2. BAY-FRIENDLY BEST PRACTICES REGARDING MULCHING AND SOIL HEALTH WILL BE IMPLEMENTED TO FACILITATE PLANT GROWTH, INCLUDING SPECIFICATION OF ORGANIC SOIL AMENDMENTS AND COMPOST.
3. A COMBINATION OF LANDSCAPE EDGING, CURBS, AND RAISED PLANTERS WILL HELP DEFINE PLANTING AREAS.
4. PLANTING AREAS ARE DESIGNED TO ENABLE DESIRED CIRCULATION ROUTES, IN ORDER TO LIMIT DAMAGE TO PLANTS. ON-STRUCTURE PLANT SELECTIONS ARE APPROPRIATE FOR THE SOIL DEPTHS OFFERED IN THESE CONDITIONS.
5. THE LANDSCAPE ARCHITECT WILL PROVIDE PLANT AND SOIL MAINTENANCE RECOMMENDATIONS AS PART OF THE PROJECT SPECIFICATIONS.
6. STORM WATER TREATMENT IS ADDRESSED THROUGH A COMBINATION OF FLOW-THROUGH TREATMENT PLANTERS AND MECHANICAL TREATMENT SYSTEMS. FLOW-THROUGH TREATMENT PLANTING AREAS AND PROPOSED PLANT SPECIES ARE SHOWN ON L1.0. PLANT LISTS AND PLANTER DETAILS WITH COMPLY WITH THE CONTRA COSTA CLEAN WATER PROGRAM. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
7. STREET TREES TO BE LOCATED 36" FROM BACK OF CURB WITH 18" DEEPROOT BARRIERS SET AT EDGE OF ADJACENT ADJACENT SIDEWALK AND CURB, TYPICAL.
8. STREETScape UNDERSTORY PLANTING TO BE 3'-6" MIN. FROM TREE TRUNKS.

**IRRIGATION NOTES:**

1. THE IRRIGATION SYSTEM WILL BE DESIGNED BY A LICENSED IRRIGATION PROFESSIONAL WITH WATER SENSE CERTIFICATION AND WILL BE AUDITED POST-INSTALLATION BY A LICENSED INSPECTOR.
2. A DEDICATED IRRIGATION SUBMETER AND BACKFLOW PREVENTER WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
3. ALL PLANTED AREAS WILL BE WATERED USING HIGH-EFFICIENCY IRRIGATION TECHNOLOGY, SUCH AS DRIP LINES AND BUBBLERS. THE IRRIGATION SYSTEM WILL INCLUDE VARIOUS WATER SAVING COMPONENTS, SUCH AS A WEATHER SENSOR, WEB-BASED CONTROLLER AND WATER PRESSURE REGULATOR.
4. IRRIGATION ZONES WILL BE GROUPED BY WATER DEMAND AND THE OVERALL PLANTING PLAN WILL COMPLY WITH WATER USE LIMITATIONS OUTLINED IN THE LATEST WATER EFFICIENT LANDSCAPE ORDINANCE. HIGH-WATER PLANTS, SUCH AS TURF, WILL NOT BE PLANTED.
5. ALL PROW IRRIGATION TO HAVE DEDICATED REMOTE CONTROL VALVES, SEPARATE FROM THE PROPERTY SIDE, LOCATED IN PROW WHEN POSSIBLE 6' MIN. FROM TREE TRUNKS, OR READILY ACCESSIBLE FROM PROW WHERE NOT POSSIBLE.
6. ALL PROW IRRIGATION TO BE SCHEDULE 40 PIPE, SLEEVED IN SCHEDULE 40 AND BURIED 8" MIN. BELOW TOP OF PAVEMENT BASE.
7. BAY-FRIENDLY BEST PRACTICES REGARDING MULCH AND SOIL HEALTH WILL BE IMPLEMENTED TO REDUCE IRRIGATION NEEDS.

**LIGHTING NOTES:**

1. LANDSCAPE LIGHTING THROUGHOUT THE PROJECT WILL BE LOW-VOLTAGE AND COMPLY WITH STATE AND LOCAL REGULATIONS REGARDING OUTDOOR LIGHTING.
2. GENERALLY, LIGHTING WILL SEEK TO HIGHLIGHT LANDSCAPE ELEMENTS (I.E. TREES), PROVIDE APPROPRIATE LIGHTING FOR PROGRAMMATIC FUNCTIONS (I.E. DINING AND COOKING) AND ENSURE SAFETY.
3. PROPOSED FEATURE LIGHTS ALONG THE PEDESTRIAN MEWS WILL CONTRIBUTE TO THE PROJECT'S IDENTITY AND THE OVERALL QUALITY OF THE PUBLIC REALM.

**ENTITLEMENT SET FAMILY HOUSING**

**OVERALL LANDSCAPE PLAN**

PROJECT NUMBER: 16-043 SHEET NUMBER: **L0.0**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT





MATERIALS AND AMENITIES LEGEND

- UNIT PAVING ON PEDESTALS
- RUBBER TILE SURFACE
- OUTDOOR COUNTER
- OVERHEAD TRELLIS
- SQUARE DINING SET UNDER UMBRELLA, FFE
- MISCELLANEOUS FURNISHINGS, FFE
- WOOD BENCH
- TREE PLANTER
- TRADITIONAL PLANTER
- FLOWTHROUGH PLANTER
- STRING LIGHTS
- PLAY STRUCTURE



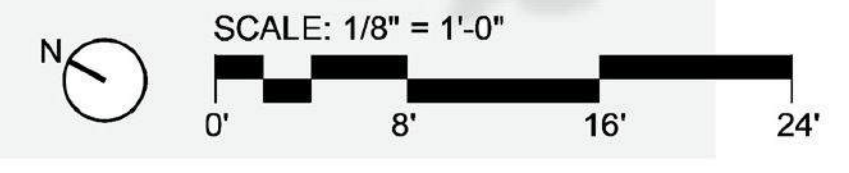
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	12/20/19	ENTITLEMENT SUBMITTAL	MI
1	6/30/20	PLANNING RESPONSE	MI
2	9/11/20	PLANNING RESPONSE 2	MI
3	9/05/20	PLANNING RESPONSE 3	MI

**ENTITLEMENT SET  
FAMILY HOUSING**

PODIUM LEVEL  
LANDSCAPE PLAN

PROJECT NUMBER: 16-043 | SHEET NUMBER: **L2.0**



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