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AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

December 03, 2025 at 7:00 p.m

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

7:30 p.m. CONVENE REGULAR MEETING

- 1. ROLL CALL** – Chair Andrea Lucas, Vice Chair Gyan Singh and Member Ben Chuaqui
- 2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.
- 3. ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first. Remarks on agenda items will be heard at the time the item is discussed.
- 4. ADOPTION OF MINUTES**
Adoption of the October 1, 2025, meeting minutes.
- 5. ADOPTION OF THE 2026 REGULAR DESIGN REVIEW BOARD MEETING SCHEDULE**
Adoption of the regular meeting schedule for the 2026 calendar year.
- 6. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**

This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

7. PUBLIC HEARING: 6922 Stockton Ave Design Review

Application: PL25-0054
Applicant: Joseph Pennisi
Location: 6922 Stockton Ave
APN: 503-370-001
Zoning: Neighborhood Commercial (CN)
General Plan: Commercial
Request: Design Review Board consideration of a Design Review application to remodel an existing building.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

8. STAFF COMMUNICATIONS

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

9. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, (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 10890 San Pablo Avenue El Cerrito, CA 94530 during normal business hours.



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DRAFT MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

October 1, 2025 at 7:00 p.m

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

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Ben Chuaqui, Andrea Lucas, and Gyan Singh.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
No Council Liaison announcement was provided.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No public comment was provided.
4. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Lucas/Chuaqui. Action: Passed a motion to adopt the September 3, 2025 meeting minutes.
Ayes: Chuaqui, Lucas, Singh,
Noes: None
Abstain: None
Absent: None.
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was disclosed.
6. **PUBLIC HEARING – 11575 SAN PABLO AVE. TIER III DESIGN REVIEW**
Application: PL25-0049
Applicant: Gabriela Marks, Marks Architects
Location: 11575 San Pablo Avenue

APN: 513-362-003
Zoning: TOHIMU (Transit Oriented Higher Intensity Mixed Use)
General Plan: TOHIMU (Transit Oriented Higher Intensity Mixed Use)
Request: Design Review Board consideration of a Tier III Design Review application for proposed modifications to the exterior of the existing 1,135 square foot building, a 145 square foot addition to the building, and other exterior site improvements.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Senior Planner Jeff Ballantine presented the staff report and answered questions from the Board.

The public hearing was opened.

Public comment was provided by Howdy Goudey, Dick Awenius, and Gabriela Marks.

The public hearing was closed.

Moved/Second: Boardmember Chuaqui/Singh. **Action:** Passed a motion granting TIER III Design Review approval to Planning Application No. PL25-0049 for proposed modifications to the exterior of the existing 1,135 square foot building, a 145 square foot addition to the building, and other exterior site improvements at 11575 San Pablo Avenue with the following additional Condition of Approval:

Prior to issuance of a building permit, the applicant shall revise the plans to address the following items for review and approval by Planning Division staff:

- a. Provide stamped concrete or other similar treatment at the "Accessible Path of Travel from Accessible Parking Stalls" shown on Sheet A0.1 of the project plans. This concrete treatment shall be provided at a depth of 4 feet on either side of this accessible path in the driveway.
 - i. In addition, this accessible path shall be raised at least one inch above the driveway.
- b. The following revisions shall be made to the outdoor seating area:
 - i. A trellis shall be provided above the outdoor seating area
 - ii. The outdoor dining area shall be expanded
 - iii. Open metal fencing that is three feet tall shall surrounding the outdoor seating area.
 - iv. The outdoor dining area shall incorporate articulated paving
- c. Roof equipment shall be fully screened by the parapet.
- d. New asphalt paving shall be provided throughout the site where existing paved area will be retained.
- e. An additional long term bicycle parking space shall be provided such that there is a total of two long term bicycle parking spaces on the project site
- f. Additional tree(s) shall be provided in the landscape area(s) at the northeast corner of the project site, on either side of the accessible parking space.

Ayes: Chuaqui, Lucas, Singh

Noes: None

Abstain: None

Absent: None

7. STAFF COMMUNICATIONS

Senior Planner, Jeff Ballantine, indicated that there would likely not be a Design Review Board meeting on November 5, 2025.

8. ADJOURNMENT

8:02 p.m.

DRAFT



2026 Regular Meeting Schedule

City Holiday/Closed
 Regular Meeting
Location: Council Chambers
10890 San Pablo Ave.
Meeting Time: 7:00 pm

DESIGN REVIEW BOARD

JANUARY

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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FEBRUARY

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MARCH

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SEPTEMBER

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NOVEMBER

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DECEMBER

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

DESIGN REVIEW BOARD STAFF REPORT December 3, 2025

BELLEVUE EYE CENTER DESIGN REVIEW

DETAILS

Application Number: PL25-0054

Applicant: Leonardo Dacanay, MD

Location: 6922 Stockton Ave

APN: 503-371-001

Zoning: Neighborhood Commercial

General Plan: Commercial

Request: Design Review Board consideration of a Design Review application proposed modifications to the exterior of an existing building and other exterior site improvements.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

EXECUTIVE SUMMARY

The proposed project includes major modifications to the exterior of the existing 4,750 square foot building and other exterior site modifications to improve access, landscaping, and the waste enclosure. These improvements are proposed as part of a new "Office, Medical and Dental" land use at 6922 Stockton.

The Design Review Board's purview includes:

- Building articulation, facade treatment and architectural details
- Exterior colors and materials
- Character defining features and the relation to existing settings
- Design of fences, walls, and screen plantings, including but not limited to height of those structures, materials, colors, and type
- Location and type of landscaping including selection and size of plant materials and design of hardscape including landscape lighting
- The size, location, design, color, number, lighting, and materials of signs
- Design of the streetscape, including but not limited to landscaping, furniture and materials

The project features both a modern and a traditional architectural aesthetic, including stucco and ACRE Shiplap siding.

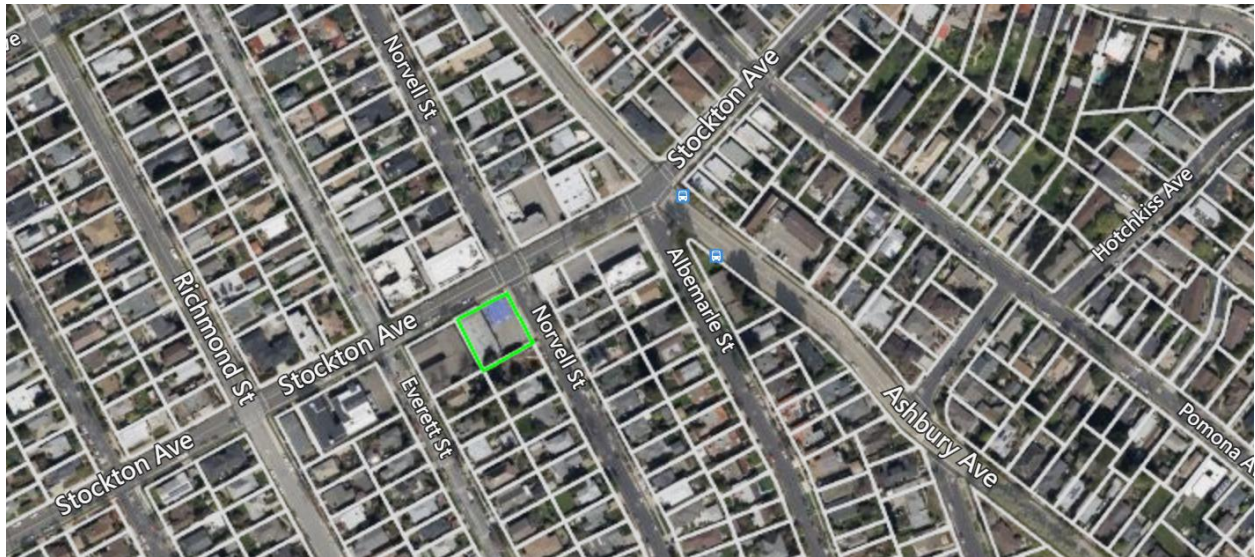
Based on the information in this report, which supports the required findings, staff recommend approval of the project.

Background

Site Location and Layout

The project site is an approximately 10,000 square foot lot located at 6922 Stockton Ave. The project site is located in the Neighborhood Commercial zoning district. Roughly half of the site is building area with the rest of the site devoted to parking. The site has street access from Stockton Ave. and Norvell St.

Vicinity Map



Site Photo



View from Stockton Ave

Existing/Previous Land Use

An existing 4,750 square foot building is located at the project site. A fencing studio operated at the site approximately from 2015 to 2023.

Adjacent Designations and Land Uses

North: Neighborhood Commercial (NC) Zoning and Commercial General Plan designation.

Commercial Business.

East: Neighborhood Commercial (NC) Zoning and Commercial General Plan designation.

Commercial Business.

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

Single family house.

West: Neighborhood Commercial (NC) Zoning and Commercial General Plan designation.

Commercial Business.

Analysis

Project Description

The applicant proposes to open an ophthalmology clinic at the project site which would be open Monday through Friday from 8:30 a.m. to 5:00 p.m. There would be 8 employees on the site at any given time, and it is expected that approximately 45 to 50 patients would visit the site each business day. The proposed clinic will provide minor ophthalmological procedures including various laser procedures such as laser treatments for glaucoma or treatment of styes. No major surgeries will be performed at this location. The applicant operates an existing business in Berkeley which they are proposing to relocate to the proposed site.

The applicant is proposing to make major modifications to the exterior of the existing building. In addition, the project includes new landscaping and modifications to the existing parking lot. The removal of one parking space from 12 parking spaces to 11 parking spaces is proposed to create an accessible parking space. Since this site is less than a half mile from a major transit stop, there are no applicable minimum off-street parking requirements to the site pursuant to [Assembly Bill 2097](#). The project also includes a remodel of the interior of the building to create a reception and waiting area, 12 exam rooms, three bathrooms, a staff room lounge, and office spaces.

Design Review Process

Pursuant to Chapter 19.38 of the El Cerrito Municipal Code, the Design Review Board is authorized to review and act upon Design Review applications involving proposed major nonresidential projects which significantly alter the visual character or function of a building. Generally, this review includes authority over the following elements:

- Building articulation, facade treatment and architectural details
- Exterior colors and materials
- Character defining features and the relation to existing settings
- Design of fences, walls, and screen plantings, including but not limited to height of those structures, materials, colors, and type
- Location and type of landscaping including selection and size of plant materials and design of hardscape including landscape lighting
- The size, location, design, color, number, lighting, and materials of signs
- Design of the streetscape, including but not limited to landscaping, furniture and materials

Zoning Standards

The site lies within the NC (Neighborhood Commercial) zoning district, just outside the San Pablo Avenue Specific Plan area. A summary of the zoning standards is provided in the table below.

	Required	Existing	Proposed	Comment
Maximum Height	35 ft.	22 ft. 9 in.	21 ft. 8 in.	
Setbacks				
Building Setback on Street Frontages	0-10 ft.	0 ft (Stockton Ave) 52 ft (Norvell st)	No Change	
Side/Rear	None unless adjacent to a residential district (5 ft)	5 ft 5 in (West Elevation)	No change	For any portion of a structure adjacent to a residential district boundary the minimum required setbacks of the residential district shall apply
Parking				
Vehicle Parking	None required (AB 2097)		None	

Architectural Design

As shown on the color and materials board (see Attachment 2), the project would predominantly feature stucco siding painted Dulux Light Grey and ACRE Shiplap siding. The project is proposing to add bronze anodized aluminum store front windows along the Norvell St and Stockton Ave frontages. The project also features black aluminum awnings, 48" Ozarke Svelte outdoor wall lamps, and a climbing landscape vine on the south elevation of the building.

Landscape Design

The project proposes new landscaping on the site. The landscaping features a mixture of drought tolerant plants. The project is proposing new raised planters along the front of the building which will feature Acacia 'Cousin Itt', Lomandra 'Platinum Beauty', Lavandula 'Munstead', Ficus pumila, Pittosporum 'Golf Ball', Trachelospermum jasminoides, Achillea 'Moonshine', and Carex divulsa.

Project Renderings



Proposed South Elevation



Proposed East Elevation

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 December 19, 2025. City Staff have not received written comments for this project as of the date of the publication of this staff report.

Environmental Review

This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Compliance with the General Plan

The proposed project is consistent with the following goals and policies of the El Cerrito General Plan:

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 include high-quality building materials including stucco siding, ACRE Shiplap siding, and bronze anodized aluminum store front windows. The project would also provide new landscaping that will enhance the aesthetics of the site. The project will be considered by the Design Review Board as required to ensure high-quality materials and design.

CD3.3 Site Landscaping. Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas.

The project proposes substantial new landscaping to the site. The landscaping features a mixture of drought tolerant plants. The proposed landscaping will aesthetically enhance the project site.

CD4.2 Building Articulation. Ensure that buildings are well articulated. Avoid large unarticulated shapes in building design. Ensure that building designs include varied building facades, rooflines, and building heights to create more interesting and differentiated building forms and shapes. Encourage human scale detail in architectural design. Do not allow unarticulated blank walls or unbroken series of garage doors on the facades of buildings facing the street or the Ohlone Greenway.

The building façades are articulated with architectural projections; metal awnings; wood trim on roof eaves and surrounding windows and new doors; and accent wood siding.

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 project requires approval by the Design Review Board.

Required Findings

Pursuant to ECMC Section 19.38.060, in acting to approve or conditionally approve a Design Review application, the Design Review Board shall find that the application is consistent with the following:

1. The applicable standards and requirements of this Zoning Ordinance;

As described in the Zoning Standards portion of this staff report, the project complies with the requirements of the Zoning Ordinance.

2. The design policies of the General Plan and specific plans adopted by City Council;

The design is consistent with the General Plan policies that influence design, specifically, CD 1.3 High Quality Design, CD 3.3 Site Landscaping, CD 4.2 Building Articulation and CD 5.1 Design Review Process.

3. Any applicable design guidelines adopted by the City Council;

There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

4. The design review criteria set forth in the following subsection;

The project is in keeping with the design review criteria as outlined below (Section 19.38.060 B of the El Cerrito Municipal Code). (See discussion below).

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

The project complies with the requirements of the Zoning Ordinance and it does not require any approvals by the Planning Commission or the Zoning Administrator.

6. Any other relevant policies or regulations of the City.

Compliance with other relevant standards will be ensured through the City's building permit and plan check process.

Pursuant to ECMC Section 19.38.060 (B), when conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval.

1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project includes attractive modifications to an existing building with high-quality materials that are well articulated and includes new landscaping.

2. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

3. The project has been designed with consideration of neighboring development.

The surrounding neighborhood contains commercial and residential buildings. The project includes minimal changes to the massing of the existing building. Therefore, the project will not affect the scale of development at the project site.

4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The proposed building is articulated with architectural projections and recesses, metal awnings, variety in building materials, and new windows. The proposed building will also feature a roof line with varying heights. The El Cerrito Plaza Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a half of a mile away from the project, making it an ideal walking or biking distance to mass transit.

5. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The project will include new windows that face both street frontages which will allow for improved surveillance of both Stockton Ave. and Norvell St.

6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.

7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

The project includes minimal changes to the massing of the existing building. Therefore, the project will not affect the scale of development at the project site.

8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

The project includes substantial new landscaping on the site. The plant palette incorporates drought-tolerant plants. The proposed landscaping will soften the building walls.

9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

The project will be required to comply with the energy requirements of Title 24 of the 2022 CalGreen building code (or 2025 if they submit the building permit application on or after January 1, 2026).

10. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

The project site does not include natural features and is not adjacent to the Ohlone Greenway. This finding is not applicable.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL25-0054, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Design Review Board Resolution DRB 2025-04 granting Design Review approval to Planning Application No. PL25-0054 for proposed modifications to the exterior of an existing building and other exterior site improvements at 6922 Stockton Ave.

Appeal Period

Within ten (10) calendar 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 DRB 2025-04

APPLICATION NO. PL25-0054

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL TO PLANNING APPLICATION NO. PL25-0054 FOR PROPOSED MODIFICATIONS TO THE EXTERIOR OF AN EXISTING BUILDING AND OTHER EXTERIOR SITE IMPROVEMENTS AT 6922 STOCKTON AVE

WHEREAS, the site is located at 6922 Stockton Ave; and

WHEREAS, the existing Assessor's Parcel Number of the site is 503-371-001; and

WHEREAS, the General Plan land use classification of the site is Commercial; and

WHEREAS, the zoning district of the site is NC (Neighborhood Commercial); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities ; and

WHEREAS, on February 19, 2025, the Planning Commission adopted Resolution PC 2025-02 granting Conditional Use Permit approval for an offices, medical and dental land use to be located at 6922 Stockton Avenue; and

WHEREAS, on July 17, 2025, the applicant submitted a Design Review application for proposed modifications to the exterior of an existing building and other exterior site improvements at 6922 Stockton Ave; and

WHEREAS, on December 3, 2025, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

Pursuant to ECMC Section 19.38.060, in acting to approve or conditionally approve a Design Review application, the Design Review Board shall find that the application is consistent with the following:

1. As described in the Zoning Standards portion of the staff report, the project complies with the requirements of the Zoning Ordinance.
2. The design is consistent with the General Plan policies that influence design, specifically, CD 1.3 High Quality Design, CD 3.3 Site Landscaping, CD 4.2 Building Articulation and CD 5.1 Design Review Process.
3. There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.
4. The project is in keeping with the design review criteria as outlined below (Section 19.38.060(B) of the El Cerrito Municipal Code).
5. The project complies with the requirements of the Zoning Ordinance and it does not require any approvals by the Planning Commission or the Zoning Administrator.
6. Compliance with other relevant standards will be ensured through the City's building permit and plan check process.

Pursuant to ECMC Section 19.38.060 (B), when conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose, as follows:

1. The project includes attractive modifications to an existing building with high-quality materials that are well articulated and includes new landscaping.
2. The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.
3. The surrounding neighborhood contains commercial and residential buildings. The project includes minimal changes to the massing of the existing building. Therefore, the project will not affect the scale of development at the project site.
4. The proposed building is articulated with architectural projections and recesses, metal awnings, variety in building materials, and new windows. The proposed building will also feature a roof line with varying heights. The El Cerrito Plaza Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a half of a mile away from the project, making it an ideal walking or biking distance to mass transit.
5. The project will include new windows that face both street frontages which will allow for improved surveillance of both Stockton Ave. and Norvell St.
6. This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.
7. The project includes minimal changes to the massing of the existing building. Therefore, the project will not affect the scale of development at the project site.
8. The project includes substantial new landscaping on the site. The plant palette incorporates drought-tolerant plants. The proposed landscaping will soften the building walls.
9. The project will be required to comply with the energy requirements of Title 24 of the 2022 CalGreen building code (or 2025 if they submit the building permit application on or after January 1, 2026).
10. The project site does not include natural features and is not adjacent to the Ohlone Greenway. This finding is not applicable.

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. PL25-0054, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on October 9, 2025. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
4. If not used, this approval shall expire two years from the date of this action.
5. A construction staging and site security plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging and site security plan shall illustrate where the construction equipment will be staged, the location of parking for the construction employees, and how the site security will be provided at all times. This construction and staging plan may also require the submission of a Temporary Use Permit.
6. All conditions of approval under resolution PC2025-02 shall remain in effect.

Fire Department:

7. Panic hardware shall be installed for the front door and the furthest 2nd exit door.

Public Works:

8. Prior to issuance of a certificate of occupancy, the applicant shall address the following to the satisfaction of the Public Works Department:
 - a. Replace sidewalk, curb and gutter along the frontage of the property to current City standards for curb and gutter, and driveway aprons.

Operations and Environmental Services Division:

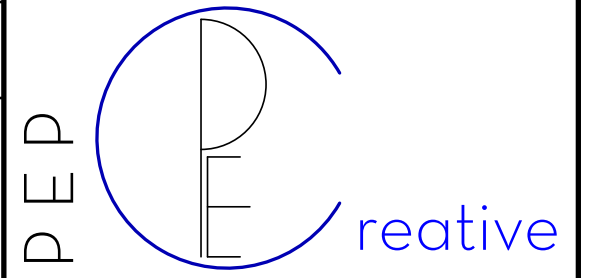
9. All solid waste containers shall be brought to the staging area at a frequency established by the Operations and Environmental Services Division and East Bay Sanitary.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on December 3, 2025, upon motion of Commissioner _____, second by Commissioner _____:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

Jeff Ballantine, AICP
Senior Planner



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925.339.1101

THIS SHEET IS NOT TO BE USED ALONE. THIS SHEET IS NOT FOR CONSTRUCTION UNLESS CONSTRUCTION STATUS IS NOTED IN RELEASE STATUS BOX AND ARCHITECT STAMP AND SIGNATURE APPEAR.

COPYRIGHT PEP CREATIVE 2023 THESE PLANS AND PRINTS THEREOF AS INSTRUMENTS OF SERVICE ARE OWNED BY PEP CREATIVE AND ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND OR DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.



Table with 4 columns: BY, ISSUED FOR, DATE, REV. Contains revision history entries for design review and final review.

Bellevue Eye Medical Center
6922 Stockton Ave
El Cerrito, CA
94530

TITLE SHEET

A0.1

Plotted On: 10/9/25

Bellevue Eye Medical Center

ABBREVIATIONS

Table of abbreviations including symbols like &, @, #, AB, ADA, ADJ, AFF, ALUM, ANOD, APPROX, BLDG, CBC, CLR, CONC, DIA, DIM, DR, DWG, (E), EXST, E/S, EA, EL, EQ, EQUIP, EXT, FF, FLR, FOS, GA, GALV, GSM, HT, ISA, HEIGHT, INTERNATIONAL SYMBOL OF ACCESSIBILITY, POUNDS, M.E., MAX, MIN, MISC, MTD, (N), NIC, NTS, O.C., OPNG, O/, PLYWD, PTDF, DOUGLAS FIR, SCHEDULED, SGL, SHT, SIM, SL, SF, SS, STD, STL, TYP, UNLESS OTHERWISE NOTED, VIF, VTR, W/, WD, AND, AT, POUND, ANCHOR BOLT, AMERICANS WITH DISABILITY ACT, ADJUSTABLE, ABOVE FINISHED FLOOR, ALUMINUM, ANODIZED, APPROXIMATELY, BUILDING, CALIFORNIA BUILDING CODE, CLEAR, CONCRETE, DIAMETER, DIMENSION(S), DOOR, DRAWING, EXISTING, EXISTING, EACH SIDE, EACH, ELEVATION, HEIGHT, EQUAL, EQUIPMENT, EXTERIOR, FINISHED FLOOR, FLOOR, FACE OF STUD GAUGE, GALVANIZED, SHEET METAL.

GENERAL NOTES

- 1. ALL DRAWINGS IN THIS SET AND THE DESIGNS THEROF ARE THE PROPERTY OF THE ARCHITECT
2. THOROUGHLY EXAMINE THE JOB SITE AND REVIEW EXISTING CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN FIELD CONDITIONS AND DRAWINGS ASAP. ALLOW SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING THE WORK.
3. PROVIDE WORK AND MATERIALS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
4. REPORT ANY HAZARDOUS MATERIALS ENCOUNTERED TO THE OWNER IMMEDIATELY.
5. MAINTAIN ALL BUILDING LIFE SAFETY, FIRE PROTECTION AND SECURITY SYSTEMS AT ALL TIMES.
6. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.
7. BIDDERS SHALL MAKE KNOWN TO THE OWNER ANY LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE PROJECT DURING THE BIDDING PHASE OF THE PROJECT. UNLESS NOTED, THEY WILL BE PRESUMED INCLUDED BY THE OWNER.
8. PERMITS: THE OWNER SHALL OBTAIN AND PAY FOR GENERAL CONSTRUCTION PERMITS REQUIRED FOR THE WORK. PLUMBING, HVAC AND ELECTRICAL SUB CONTRACTORS SHALL OBTAIN AND PAY FOR THE PERMITS REQUIRED FOR THEIR RESPECTIVE WORK. DO NOT BEGIN OPERATIONS UNTIL ALL SUCH AGENCIES HAVE BEEN NOTIFIED AND PERMITS HAVE BEEN ISSUED FOR THE CONSTRUCTION PROJECT.
9. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED ON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.
10. THE SUB-CONTRACTORS SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDENCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.
11. ANY INFORMATION REQUIRED BY THE SUB-CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED PRIOR TO BID OR COMMENCING OF WORK.
12. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND SUB-CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. THE SUB-CONTRACTORS SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
13. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO DO SO BECOMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTORS.
14. THE CONTRACTOR OR SUB-CONTRACTORS SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT AND / OR OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.
15. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND TRANSPORTATION FOR THE COMPLETION OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
16. THE CONTRACTOR SHALL PROVIDE ANY AND ALL CONSTRUCTION FACILITIES TO ACCOMPLISH THE WORK. THESE FACILITIES SHALL BE REMOVED AS WORK PROGRESSES OR UPON COMPLETION. THESE INCLUDE BUT ARE NOT LIMITED TO: TEMPORARY UTILITIES, BRACING, BARRIERS, WEATHER PROTECTION, ETC.
17. CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS, STRUCTURE AND DIMENSIONS FOR ACCURACY TO RECEIVE NEW WORK BEFORE COMMENCING WORK. CONTRACTORS SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR CONFLICTS. CONSEQUENCES OF FAILING TO NOTIFY THE ARCHITECT IMMEDIATELY BECOMES THE RESPONSIBILITY OF THE CONTRACTOR AND / OR SUBCONTRACTORS.
18. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS. ALL DIMENSIONS ARE TO THE FACE OF FINISH SURFACES UNLESS OTHERWISE INDICATED. DO NOT SCALE DRAWINGS.
19. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVED POTENTIAL SOURCES OF AIR AND WATER LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
20. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND FREE OF VIBRATION AS POSSIBLE.
21. ALL ROOFING MATERIALS (AS NOTED ON DRAWINGS) SHALL BE APPLIED IN STRICT CONFORMANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS AND THE 2019 CBC.
22. ALL SYSTEMS ARE MEANT TO BE COMPLETE AND OPERATIVE THOUGH NOT FULLY DESCRIBED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, AGENCY AND THE CITY OR COUNTY REQUIREMENTS.
23. WHERE INDICATED ON PLANS, ALIGN NEW CONSTRUCTION WITH EXISTING CONSTRUCTION FOR A FLUSH CONDITION.
24. CONTRACTOR IS SOLEY RESPONSIBLE FOR THE COMPLETENESS OF HIS/HER SCOPE OF WORK AND FOR PROJECT SAFETY.
25. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP FOR A PERIOD OF AT LEAST ONE YEAR FROM APPROVAL FROM FINAL PAYMENT UNLESS OTHERWISE SPECIFIED.
26. THE CONTRACTOR SHALL MAKE NO CHANGE, SUBSTITUTION, OR ALTERATION FROM THESE PLANS WHICH INCREASES THE CONTRACT AMOUNT OR EXTENDS THE CONSTRUCTION PERIOD WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER OR HIS/HER AGENT.
27. FIRE SPRINKLER WORK (AS APPLICABLE) IS TO BE PERFORMED ON A "DESIGN / BUILD" BASIS. EACH SUBCONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ENGINEERING AND PERMITS ASSOCIATED WITH HIS / HER SCOPE OF WORK.
28. THE HVAC UNIT(S) SHALL PROVIDE A VENTILATION SYSTEM CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FT. PER MIN. RE-BALANCE (E) SYSTEM AS REQUIRED.

- 29. THROUGH AND MEMBRANE PENETRATIONS OF FIRE-RESISTIVE WALLS SHALL BE PROTECTED BY APPROVED PENETRATION FIRE-STOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH UBC STANDARD 7-5 AND 7-1, AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED RATING OF THE WALL BEING PENETRATED.
30. ALL VENTS, DUCTS, PIPES, ETC. WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, SEALED, FLASHED AND COUNTER-FLASHED FOR A COMPLETE WATER TIGHT ASSEMBLY.
31. ALL THRESHOLDS SHALL BE A MAXIMUM OF 1/2" HIGH (ABOVE THE FLOOR AND LANDING ON BOTH SIDES) AT ALL ENTRANCES AND DOORS.
32. MAXIMUM DOOR OPENING EFFORTS SHALL BE AS FOLLOWS: 5.0 lbs AT EXTERIOR AND 5 lbs AT INTERIOR AND 15 lbs AT FIRE DOORS.
33. WALLS ADJACENT TO WATER CLOSETS SHALL BE FINISHED IN A NON-ABSORBENT WAINSCOT OVER WATER RESISTANT GYP. BD.
34. PROVIDE DRAFT STOPS IN THE WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE. SUCH DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 3000 SQUARE FEET AND SPACES ARE NOT MORE THAN 100 FEET APART.
35. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL: (1) BE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) BE A MINIMUM OF 48" IN WIDTH, (4) HAVE A MAXIMUM 1/4" PER FOOT SLOPE.
36. ALL GRILLES, SPEAKER ENCLOSURES AND CEILING-MOUNTED EQUIPMENT TO BE PAINTED TO MATCH RESPECTIVE ADJACENT CEILING BACKGROUND. ALL ELECTRICAL WALL PLATES TO MATCH ADJACENT WALLS (VERIFY WITH OWNER OR AGENT).
37. PROVIDE 1 APPROVED & ACCESSIBLE FIRE EXTINGUISHER (2A-10-BC) FOR EVERY 1500 SF OF FLOOR SPACE (FOR THIS SCOPE OF WORK) OR IF EXTINGUISHERS ARE MORE THAN 75' MAX APART
38. CONTRACTOR TO COORDINATE LOCATIONS OF ELECTRICAL AND TELEPHONE / DATA OUTLETS MOUNTED ABOVE MILLWORK COUNTERS, AND WITHIN MILLWORK CABINETS WITH THE MILLWORK CONTRACTOR. VERIFY LOCATIONS WITHIN PRE-FABRICATED CABINETS WITH RESPECTIVE SUPPLIER. VERIFY LOCATIONS ON WALL, CEILING OR FLOOR WITH OWNER OR OWNERS AGENT.
39. FOR NEW CONSTRUCTION, VERIFY GYP. BOARD FINISH WITH OWNER OR OWNERS AGENT. FOR REMODELING, GYP. BD. FINISH TO BE SAME AS ADJACENT WALL OR CONTINUED WALL OR CEILING, ETC. (U.O.N.).
40. ALL FLOORING TO BE INSTALLED IN ACCORDANCE AND COMPLIANCE WITH MFR'S. WRITTEN SPEC'S. TILE INSTALLATION (IF USED ON PROJECT) SHALL BE IN ACCORDANCE WITH THE TCA INSTALLATION MANUAL, LATEST EDITION.
41. OWNER & OWNER'S CONTRACTOR MUST COORDINATE ACCESS & CONSTRUCTION ACTIVITY RELATED TO THE UTILITY/ PLUMBING WORK TO BE INSTALLED BELOW THE FLOOR WITH THE OWNER OF THE SUITE IMMEDIATELY BELOW THE UNIT or adjacent neighbors. THIS WORK SHALL BE COMPLETED DURING NON-BUSINESS HOURS.
42. CONTRACTOR SHALL PROVIDE A DEBRIS DUMPSTER AND PORTABLE TOILET TO BE LOCATED IN THE PARKING AREA FOR USE BY THE CONTRACTOR AND SUB-CONTRACTORS DURING CONSTRUCTION. THE LOCATION OF THE DUMPSTER & TOILET SHALL BE APPROVED BY BUILDING MANAGEMENT PRIOR TO START OF CONSTRUCTION.
43. TELECOMMUNICATIONS SYSTEMS INSTALLATION AND OTHER WORK NOT INCLUDED IN THIS CONTRACT WILL BE EXECUTED DURING THE CONTRACT TIME. MAKE PROVISIONS FOR N.I.C. ITEMS. COOPERATE WITH PERSONNEL AND PROVIDE ACCESS TO AREAS, SERVICES, ETC.
44. CONFIRM APPROPRIATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS. NOTIFY THE OWNER IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS.
45. ALL WORK SHALL BE PLUMB, SQUARE, LEVEL, TRUE IN PROPER ALIGNMENT AND SECURELY FASTENED.
46. AS APPLICABLE, SECURELY ANCHOR ALL WORK INCLUDING N.I.C. ITEMS SUCH AS FIRE CABINETS, ETC. TO ADJACENT STRUCTURE AND SCRIBE TO ADJACENT SURFACES AS APPLICABLE. VERIFY N.I.C. ITEM INSTALLATION DATES AND COORDINATE AS REQUIRED.
47. LAYOUT PARTITIONS ON THE FLOOR FOR THE ARCHITECT AND OWNERS TO REVIEW AND APPROVE PRIOR TO FRAMING ANY WALLS.
48. COORDINATE ALL EQUIPMENT LAYOUT WITH THE APPROPRIATE EQUIPMENT SPECIALIST AND GAIN THEIR APPROVAL PRIOR TO SAW CUTTING AND/ OR ROUGHING IN ANY REQUIRED PLUMBING OR ELECTRICAL.
49. PARTITIONS ARE DIMENSIONED TO THE FACE OF FINISH U.O.N.
50. CLEAR DIMENSIONS NOTED ARE NOT ADJUSTABLE.
51. DIMENSIONS TO EXTERIOR PERIMETER WINDOW WALL ARE TO FACE OF WALL BELOW SILL.
52. DIMENSIONS SHALL BE EXACT TO WITHIN 1/8" IN 10'-0" ALONG FULL HEIGHT AND LENGTH OF PARTITIONS.
53. VERIFY PARTITION THICKNESS FOR ITEMS SUCH AS PLUMBING, PANELS, CABINETS, ETC. AND NOTIFY THE ARCHITECT ASAP OF ANY CONFLICTS. FAILURE TO DO SO BECOMES THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS.
FIRE DEPARTMENT NOTES
1. INSTALL FIRE EXTINGUISHER(S) WHERE INDICATED ON THE PLANS. AS NOTED, THE FIRE EXTINGUISHER(S) ARE TO BE 2A:10 BC TYPE, MOUNTED NO MORE THAN 48" A.F.F PER 2022 CFC 906.6 & 2022CBC 118-308.2.1 FOR FORWARD GRASP/REACH.
2. THE FIRE SPRINKLER SYSTEM (IF APPLICABLE) SHALL PROTECT ALL NEWLY CREATED UNPROTECTED AREAS. PERMIT REQUIRED FROM FIRE PREVENTION.
3. INSTALL MONITORING EQUIPMENT TO MONITOR all fire sprinkler systems
4. A SIGN SHALL BE POSTED ABOVE THE MAIN ENTRANCE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
5. PROVIDE SIGNAGE AS REQUIRED FOR ROOMS HOUSING ELECTRICAL PANELS, FIRE SPRINKLER RISER, ALARM PANELS, etc.
6. PLACE ENTRANCE KEYS IN BUILDING KNOX BOX AS DIRECTED BY FIRE DEPARTMENT.
7. INSTALL EXIT SIGNS AT EACH EXIT; THEY SHALL BE ILLUMINATED W/ AN ELECTRICAL POWER SOURCE, BATTERY BACK UP, RED FACE & LED. PER CFC SECTION 1013, 2022 EDITION.
8. EMERGENCY ILLUMINATION SHALL BE PROVIDED BY AN ELECTRICAL POWER SOURCE & HAVE BATTERY BACK UP PER CFC SECTION 1018, 2022 EDITION.
9. THIS BUSINESS OCCUPANCY MUST CONFORM WITH NFPA LIFE SAFETY CODE, 2022 EDITION, CALIFORNIA CODE OF REGULATIONS, TITLE 24, CBC & CFC, 2022 EDITION.

PROJECT DATA

Table with 2 columns: Field Name, Value. Includes APN: 503 371 001, ZONING: CN (Commercial Neighborhood), LOT AREA EXISTING: 10,019 sf, LOT AREA PROPOSED: 10,019 sf, EXISTING BUILDING AREA: 4561 sf, PROPOSED BUILDING AREA: 4561 sf, LOT COVERAGE EXISTING: 45.5%, LOT COVERAGE PROPOSED: 45.5%, RESIDENTIAL UNITS EXISTING: 0, RESIDENTIAL UNITS PROPOSED: 0, FLOOR AREA RATIO EXISTING: 45.5%, FLOOR AREA RATIO PROPOSED: 45.5%, EXISTING HEIGHT & STORIES: 24'-10.5"; 1 STORY, PROPOSED HEIGHT & STORIES: 24'-10.5"; 1 STORY, EXISTING PARKING SPACES: 12 (NO ADA), PROPOSED PARKING SPACES: 11 (W/ ADA), EXIST. % IMPERVIOUS: 12.5%, PROPOSED % IMPERVIOUS: 13.3%, EXIST. % SITE TO LANDSCAPE: 1.5%, PROPOSED % SITE TO LANDSCAPE: 2.3%, EXISTING USE: MEETING HALL, PROPOSED BLDG USE: OPTOMOLOGY OFFICE, OCC. UPANCY GROUP: B, CONST. TYPE: V-B, FIRE SPRINKLERS: NO, CUP APPROVAL: YES

SCOPE OF WORK

- 1. DEMOLITION OF INTERIOR OF BUILDING.
2. BUILD INTERIOR WALLS PER PLAN.
3. ADD HVAC DUCTING PER PLAN.
4. REVISE PLUMBING PER PLAN.
5. RE-STRIPE & RE PAVE PARKING AREA PER PLAN.
6. FACADE MODIFICATIONS PER EXTERIOR ELEVATIONS.
7. EXTERIOR TRASH ENCLOSURE PER PLAN & ELEVATIONS.
8. MOVE EXISTING MONUMENT / SIGN TO NEW LOCATION.
9. ADD NEW EXTERIOR WINDOWS.
10. REMOVE FLAG POLE.

PROJECT TEAM

ARCHITECT: PepCreative, Joe Pennisi, 1553 4th St San Rafael, CA, joe@pepcreative.net, 925-339-1101
TENANT: Dr. Leo Dacanay, leonardodacanay@gmail.com
CONTRACTOR: RinnovoGroup, Mike Pennisi, mike@rinnovogroup.com, 925-858-6011
LANDSCAPE DESIGNER: Landesign, Claire Wonnemberg, Claire@landesign-inc.com
STRUCTURAL ENGINEER: TBD
MEP ENGINEER: TBD

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ENERGY STANDARDS
2022 CAL GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE (CFC)
ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

DEFERRED SUBMITTALS

- 1. -

SHEET INDEX

Table with 2 columns: Sheet ID, Title. Lists sheets A0.1 through L2 including Title Sheet, Site Survey, Demolition Site Plan, Proposed Site Plan, Demolition Plan, Proposed Floor Plan, Demo Exterior Elevations, Proposed Exterior Elevations, Proposed Exterior Elevation Photos, Proposed Exterior Renderings, Landscape Plan, Landscape Irrigation Plan.

VICINITY MAP

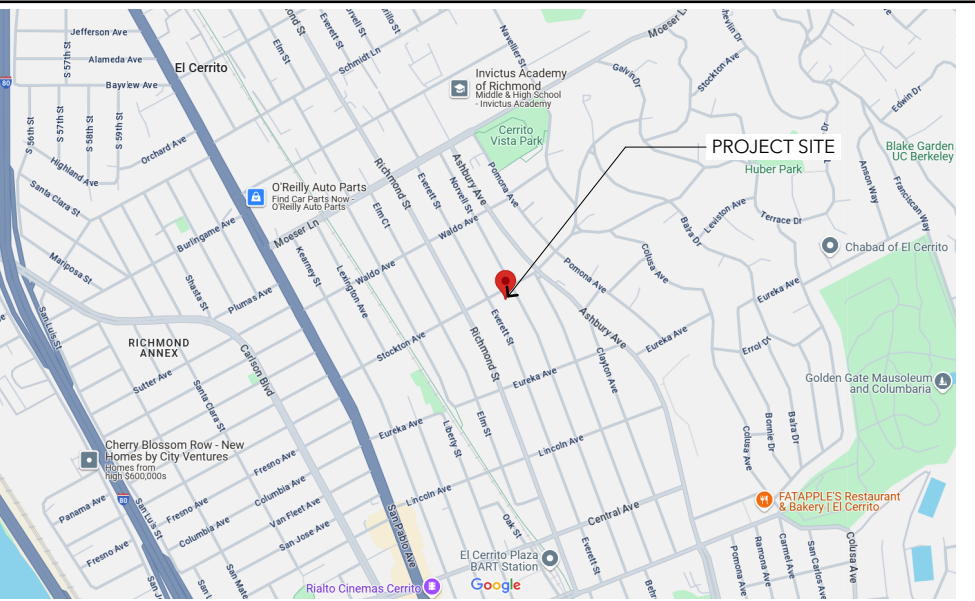
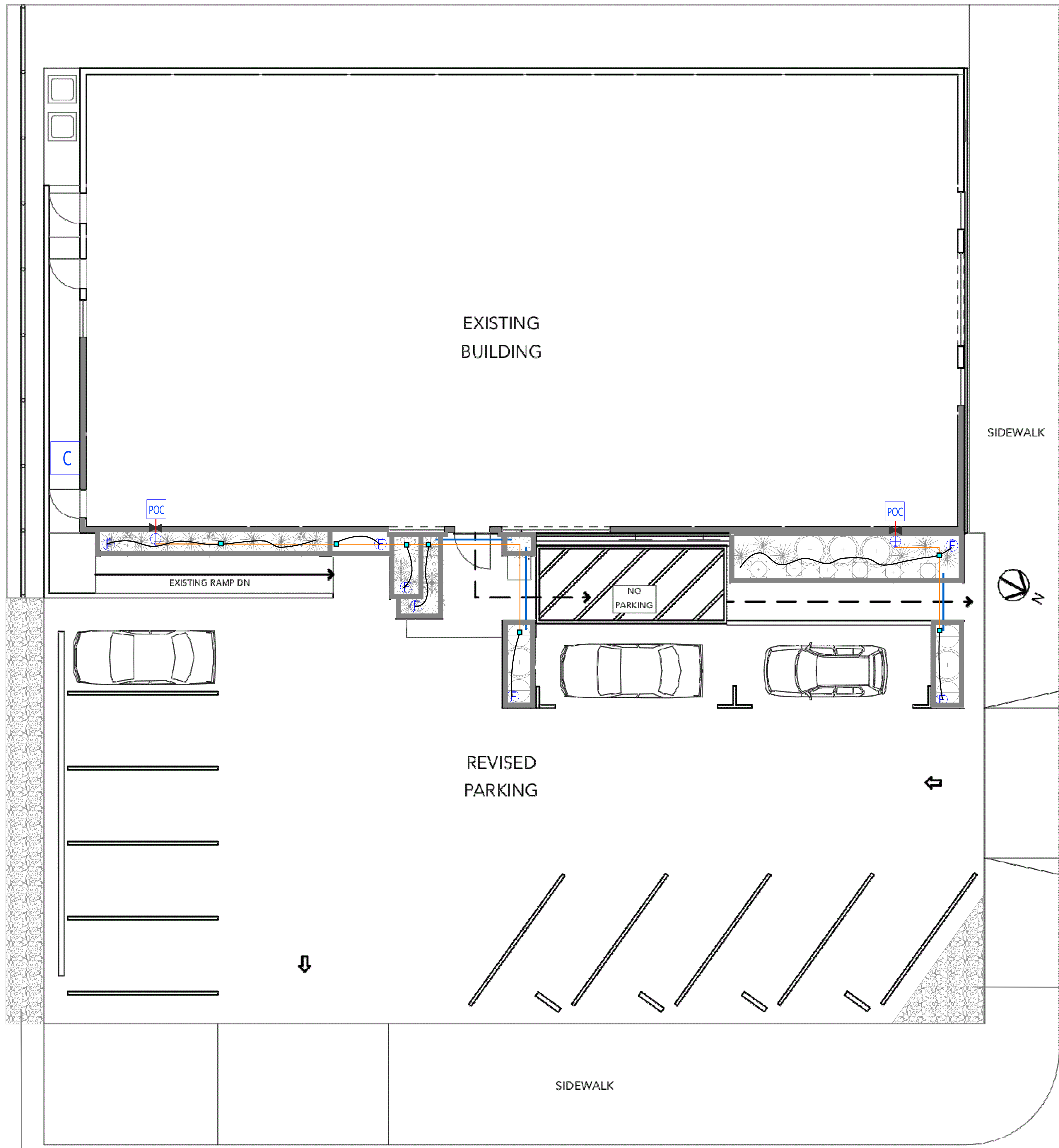


Table with 2 columns: Field Name, Value. Includes Date: 10/9/25, Scale: AS NOTED, Drawn: (blank), Job: (blank)



IRRIGATION LEGEND

POC	PROPOSED IRRIGATION POINT OF CONNECTION
C	HUNTER PRO-C WITH RAIN SENSOR
[Valve Symbol]	SCH 40 KBI BALL VALVE
[Valve Symbol]	PGV-075-ASV 3/4" ANTI-SYPHON VALVE WITH DRIP ZONE HUNTER ACZ-075-25
F	FLUSH POINT
[Square]	CA COMPRESSION ADAPTER
[Orange Line]	3/4" SCH 40 PVC
[Wavy Line]	BLANK 1/2" DRIP TUBING
[Blue Line]	2" SCH 40 PVC SLEEVE
[Red Line]	1" SCH 40 PVC

WATER CONSERVATION STATEMENT:

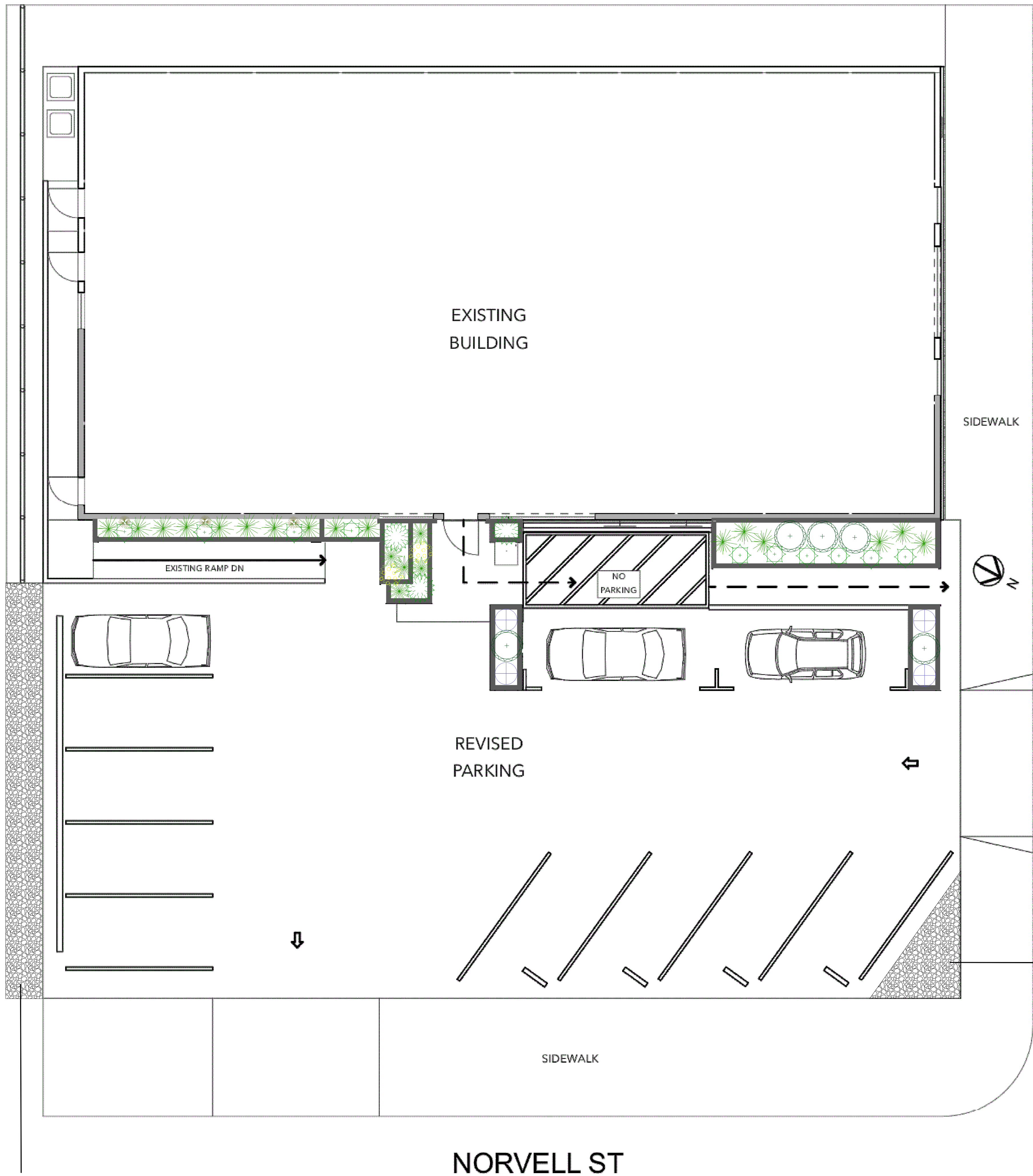
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN
 PREPARER NAME: CLAIRE WONNENBERG
 PREPARER SIGNATURE: CLAIRE WONNENBERG

Noyo COBBLE (6" SECTION) WITH WEED FABRIC (NON-IRRIGATED AREA)

NOTES:

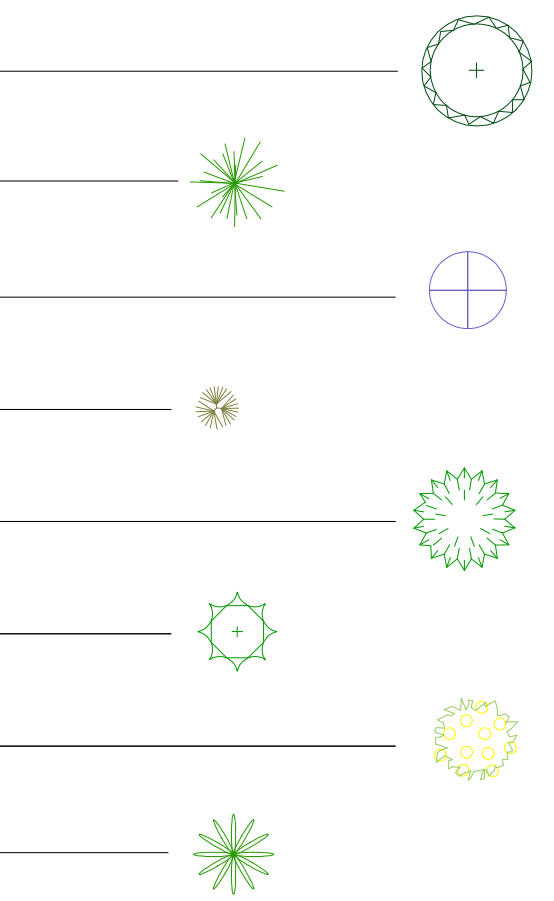
- FOR ILLUSTRATIVE PURPOSES AND SHOULD ONLY BE USED AS A GUIDELINE.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION DETAILS SUCH AS WIRING, EQUIPMENT AND ANY OTHER RELATED MATERIALS.
- ALL MEASUREMENTS TO BE FIELD VERIFIED.

Noyo COBBLE (6" SECTION) WITH WEED FABRIC (NON-IRRIGATED AREA) NORVELL ST



PLANT LEGEND

BOTANICAL NAME	SZ	QTY
ACACIA 'COUSIN ITT'	5 GAL	5
LOMANDRA 'PLATINUM BEAUTY'	5 GAL	16
LAVANDULA 'MUNSTEAD'	5 GAL	4
FICUS PUMILA	5 GAL	3
PITTIOSPORUM 'GOLF BALL'	5 GAL	3
TRACHELOSPERMUM JASMINOIDES	5 GAL	10
ACHILLEA 'MOONSHINE'	1 GAL	2
CAREX DIVULSA	1 GAL	5



LANDSCAPING NOTES:

- RAISED PLANTING AREAS TO RECEIVE ULTRA POTTING MIX & ADEQUATE DRAINAGE
- PLANTING AREA TO RECEIVE 2" SECTION OF 3/8" FRENCH COUNTRY GRAVEL
- PLANTING AREA TO RECEIVE DRIP IRRIGATION

NOTES:

- FOR ILLUSTRATIVE PURPOSES AND SHOULD ONLY BE USED AS A GUIDELINE.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION DETAILS SUCH AS WIRING, EQUIPMENT AND ANY OTHER RELATED MATERIALS.
- ALL MEASUREMENTS TO BE FIELD VERIFIED.

NOYO COBBLE (6" SECTION) WITH WEED FABRIC (NON-IRRIGATED AREA)

NOYO COBBLE (6" SECTION) WITH WEED FABRIC (NON-IRRIGATED AREA)

NORVELL ST

LANDSCAPE IRRIGATION PLAN

L2

REVISION #: 1

DATE: 10/8/2025

SCALE:

1" = 6'

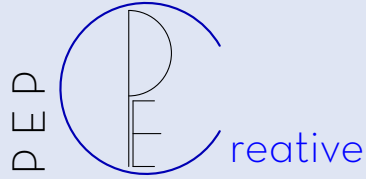
BELLEVUE EYE: PLANTING PLAN

6922 STOCKTON AVE, EL CERRITO, CA 94530

LANDSCAPE DESIGN BY: CPW

LANDSCAPE CONSTRUCTION & MAINTENANCE, INC.





Architecture + Interior Design
www.pepcreative.net
San Rafael, CA
joe@pepcreative.net
925.339.1101

Bellevue Eye Medical Center

Exterior Specifications & Materials

For Design Review

PROFILE DETAIL TECHNICAL DOCUMENTS WHY ACRE?

ADD SAMPLE TO CART

ACRE SHIPLAP SIDING

ELEVATE YOUR HOME'S EXTERIOR
WITH AN ORGANIC AND MODERN FLAIR



This grain w/
clear coat

EASE OF USE

LIGHT, STRONG, AND STRAIGHT

COMPATIBLE WITH WOODWORKING TOOLS

PAINT AND STAIN WITHOUT PRIMER



EDGES

RESISTS
BREAKAGE

UNMATCHED SUSTAINABILITY

MADE FROM
UPCYCLED RICE HULLS

100% TREE-FREE AND RECYCLABLE

MADE IN THE USA IN A ZERO-WASTE
MANUFACTURING



RESISTS WATER, WEATHER, ROT,
AND PESTS

WON'T
ROT OR
SPLINTER

SUITABLE FOR GROUND CONTACT WITHOUT
SEALING

PROPRIETARY ACRE GRAIN GIVES AN
ORGANIC, AUTHENTIC WOOD APPEARANCE
AND FEEL

PROFILE DETAILS



MEASUREMENTS

Actual Thickness (A)

3/4"

Tongue (D)

1-3/16"

Actual Width (B)

5-7/16", 7-3/16", 9-3/16"

Gap (E)

1/4"

Reveal (C)

4-1/2", 6 - 1/4", 8-1/4"

Lengths

12', 16', 20'

AESTHETIC



Similar Awning





Similar Door
with vertical
wood

PRODUCT GUIDE

LIME PLASTERS

Polished Stucco

- The timeless beauty of Venetian Plaster™
- Silky to the touch
- Rich in colour and depth
- The shiniest product in the range

Size	Product Code	Typical Number of coats	Maximum Spread m ² per 15L [^]	Gloss Level
15L	194X2010-20KG	3 – 4 over class 4 substrate	33	Gloss

Marmorino Fine

- Natural decorative finish with fine grain marble
- Can be high polished or matt
- Can be burnished with varying degrees of gloss levels

Size	Product Code	Typical Number of coats	Maximum Spread m ² per 15L [^]	Gloss Level
15L	194X2020-22KG	3 over class 4 substrate	32	Gloss

Marmorino Naturale

- A perfect blend of marble and lime
- Designed to reflect a mottled stone finish

Size	Product Code	Typical Number of coats	Maximum Spread m ² per 15L [^]	Gloss Level
15L	194X2030-22KG	3 over class 4 substrate	14	Gloss/Satin

Concrete Stucco

- An elegant polished concrete finish for most contemporary environments
- Available in two pre-packaged factory tinted colours: Light Grey and Grey

Colour	Size	Product Code	Typical Number of coats	Maximum Spread m ² per 15L [^]	Gloss Level
Light Grey	15L	194X2082-22KG	3 over class 4 substrate	15	Gloss/Satin
Grey	15L	194X2083-22KG	3 over class 4 substrate	15	Gloss/Satin

Or approved equal look

Raw Concrete

- Coarse marble grain
- Achieve a raw concrete finish look in less than 2mm thickness
- Ideal for public spaces looking for some character
- Factory tinted to a natural raw concrete light grey

Size	Product Code	Typical Number of coats	Maximum Spread m ² per 15L [^]	Gloss Level
15L	194X2075-24KG	2 over class 3 substrate	9	Matt/Satin

Modello

- Inspire imagination with Modello's versatility
- Finished in one application
- Allows for an array of effects from textured to a smooth Tadelakt look
- Available in White and Concrete

Colour	Size	Product Code	Typical Number of coats	Maximum Spread m ² per 15L [^]	Gloss Level
White	15L	194X2050-24KG	1 over class 3 substrate	12	Matt/Satin
Concrete	15L	194X2055-24KG	1 over class 3 substrate	12	Matt/Satin

Learn more at venetianplaster.com.au Dulux® Customer Service **13 23 77**

[^]Spread rates are typical usage rates and will vary according to surface porosity and application. For detailed product and system information refer to relevant DuSpec® data sheets.

Dulux AcraTex, 1 Jeanes Street, Beverley SA 5009. Dulux AcraTex is a division of DuluxGroup (Australia) Pty Ltd. ABN 67 000 049 427. Dulux, AcraTex and DuSpec are registered trade marks and Venetian Plaster is a trade mark of DuluxGroup (Australia) Pty Ltd.

Dulux®

venetian
PLASTER

Concrete look



Storefront

- B350
- B425
- B450
- B450N
- SV100 (PO)
- BH01
- B460XT
- B450XT



Don't see your configuration? Don't worry, we make it.



Anodized Bronze
Aluminum Fixed
Window (or approved
equal)

LIVE CURIAL

Series B450

Boyd has designed the **Series B450 storefront system** to meet various storefront applications and individual building specifications. The Series 450 system is ASTM rated and thermally broken. Our 2" by 4.5" storefront system is rigorously tested to ensure quality performance and reliability. Boyd also offers all storefront system accessories including accompanying vents.

Your Direct Assistance[™] representative is available to help you order the appropriate storefront system for your specific application. Boyd also makes rush jobs possible with our attentive service and quick shipping. By maintaining a full inventory of Series B450 storefront, we can ship your products anywhere while cutting normal delivery times in half. For details or to place an order now, please call 800.737.2800.

Storefront System Accessories

We maintain a full inventory of storefront system accessories, so we can prepare, package, and ship your order anywhere in the US—cutting normal delivery times in half. To order storefront accessories, contact your Boyd Storefront Representative at 800.737.2800.

Series B450 Specifications

Terrace LED Sign Light

By Hinkley

LUMENS

Call Us (877) 445-4486

Terrace LED Sign Light
By Hinkley

Product Options

Finish: Museum Bronze,
Size: 28 Inch

Details

Linear head rotates 360 degrees for precise adjustments
Dimmable with CL dimmer
Wiring kit is supplied

Dimensions

28 Inch Option Fixture: Width 28.25", Height 5.25",
Depth 12", Weight 34.25Lbs

Lighting
28 Inch

Lamp Type	LED Built-in
Total Lumens	2400
Total Watts	25.00
Volts	120
Color Temp	3000 (Soft White)
CRI	95
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

Horizontal Lights

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/terrace-led-sign-light-by-hinkley-HKY2394791.html>
Rating: UL Listed Wet

ITEM#: HKY2394791



Created July 9th, 2025



OZARKÉ

Vertical Lights

Svelte Outdoor Wall Lamp IP65 | Minimalist Lighting

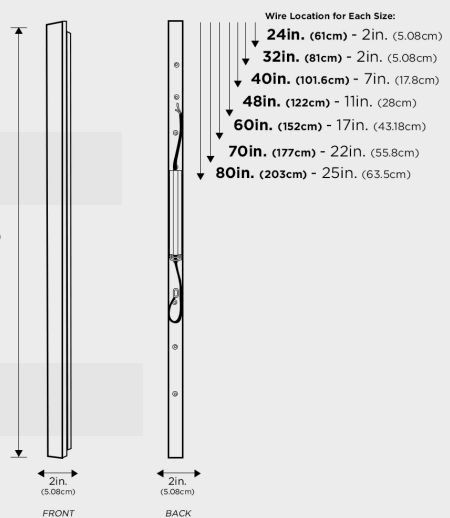
The Svelte Outdoor Linear Wall Lamp brings a balance between your indoor and outdoor atmosphere. With an industrial take on a classic wall sconce design, it casts a gentle glow to any space of your home, wherever you may be. From driving into your driveway or sipping a glass of wine at the dinner table; this light brings a classy ambiance to a luxury lifestyle.

Made by hand in Zhongshan, China

Pictured with the lights on

Multiple Sizes Available:

- 24in. (61cm)
- 32in. (81cm)
- 40in. (101.6cm)
- 48in. (122cm)
- 60in. (152cm)
- 70in. (177cm)
- 80in. (203cm)



Length	Emitting Color	Lumens	Watts	Weight	Dimmable?
24 inches	3000K, 4000K, 6000K	950	19W	1.1 kg	Dimmable Version Only
32 inches	3000K, 4000K, 6000K	1200	24W	1.4 kg	Dimmable Version Only
40 inches	3000K, 4000K, 6000K	1500	30W	1.7 kg	Dimmable Version Only
48 inches	3000K, 4000K, 6000K	1850	38W	2 kg	Dimmable Version Only
60 inches	3000K, 4000K, 6000K	2300	45W	2.4 kg	Dimmable Version Only
70 inches	3000K, 4000K, 6000K	2800	55W	2.8 kg	Dimmable Version Only
80 inches	3000K, 4000K, 6000K	3100	60W	3.1 kg	Dimmable Version Only

Length	Emitting Color	Lumens	Watts	Weight	Dimmable?
24 inches	2700K-6500K	1150	15W	1.1 kg	Yes, with Remote
32 inches	2700K-6500K	1550	20W	1.4 kg	Yes, with Remote
40 inches	2700K-6500K	1900	25W	1.7 kg	Yes, with Remote
48 inches	2700K-6500K	2300	30W	2 kg	Yes, with Remote
60 inches	2700K-6500K	2850	38W	2.4 kg	Yes, with Remote
70 inches	2700K-6500K	3450	46W	2.8 kg	Yes, with Remote
80 inches	2700K-6500K	3600	48W	3.1 kg	Yes, with Remote

Type Outdoor Light Sconce

Dimensions Height: 24", 32", 40", 48", 70", 80"
Width: 2"
Depth: 2"

Weight 2.5lbs, 3lbs, 4.5lbs, 5lbs, 6lbs, 7lbs

Materials & Finish Material: Steel + Acrylic
Color: Black Finish

Certification  us Wet location

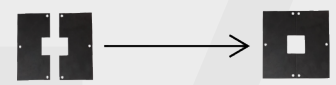
Illumination Voltage: 100-240V suitable for all countries
Type: LED
Wattage: See table

Control Remote control for 3-color dimmable version (Not compatible with dimmer switch). One color dimmable only compatible with dimmer switch (Does not come with remote)

Power Source Hardwired

Lead Time 2 days

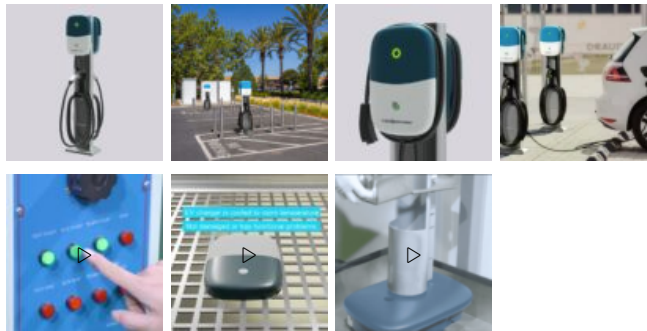
Important Note: This product doesn't cover a standard US junction box due to the slim design. We can include a junction box cover that you can install to cover the box. The wall plate comes in two pieces, combined together they make a square cover. See image below:



EV Charger (or approved equal)

Home (<https://cyberswitching.com/>) / Shop (<https://cyberswitching.com/shop/>) / Commercial Dual EV Charging station, Dual CSE1 Level-2, 48A, RFID

Sale!



COMMERCIAL DUAL EV CHARGING STATION, DUAL CSE1 LEVEL-2, 48A, RFID

★★★★★ (21 Customer Reviews)

Hassle-Free Returns. 2-Year Warranty.

CSE1 Dual commercial Level-2 EV charging station could supply up to 48A on each charging port. Easily accept payments, set up charging rates, let your customers reserve and schedule charging sessions via the mobile app. With the highest uptime rate in the industry, CSE1 guarantees up to 40 miles on every hour of charging.

~~\$2,890.00~~ **\$2,790.00**

[Add to cart](#)

SKU: CSE-1-Dual

DESCRIPTION SPEC REVIEWS (21)

- **48A (11.5kW)** on each charging port
- **Voltage:** 200-240VAC
- **Power/Amperage:** 3.5kW/16A, 7kW/32A, 10kW/40A, 11.5kW/48A
- **Frequency:** 50-60 Hz
- **User Authentication:** RFID
- **Network:** LAN, WIFI, 4G
- **Connectivity:** OCPP 1.6J
- **Cable Length:** 18ft
- **Certificates:** UL and Energy Star
- **Charging Interface:** SAE J1172, Type 1