



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

February 21, 2024 at 7:30 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 Joy Navarrete, Vice Chair Daniel Hamilton; Members Brendan Bloom, Erin Gillett, Leslie Mendez, Abhijeet Singh, and Nathan Tinclair
- 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. 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.
- 5. PUBLIC HEARING: CONDITIONAL USE PERMIT – 1224 RICHMOND STREET**

Application:	PL23-0173
Applicant:	Sally Lang
Location:	1224 Richmond Street
APN:	503-060-023
Zoning:	RS-5 (Single Family Residential)
General Plan:	Low Density Residential
Request:	Planning Commission consideration of a Conditional Use Permit request for exceeding building envelope requirements for a second story addition to a single-family house (ECMC Section 19.06.030.D and ECMC Chapter 19.34)
CEQA:	This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

6. ADOPTION OF CONSENT CALENDAR

A. Approval of Minutes

Adoption of the December 20, 2023 meeting minutes.

B. General Plan Annual Progress Report

Applicant: City of El Cerrito

Location: Citywide

Request: Planning Commission consideration of a recommendation to the City Council to receive and file the 2023 General Plan Annual Progress Report.

CEQA: The adoption of the General Plan Annual Progress Report does not constitute a project pursuant to Public Resources Code Section 21065, and CEQA Guidelines Sections 15060.

C. Acquisition of Property for Public Purposes– 10936 San Pablo Avenue

Applicant: City of El Cerrito

Location: 10936 San Pablo Avenue

Request: Planning Commission consideration of a resolution finding that the acquisition of property for public purposes at 10936 San Pablo Avenue is consistent with the El Cerrito General Plan.

CEQA: This action and the property acquisition are exempt from environmental review pursuant to the common-sense exemption in CEQA Guidelines Section 15061(b)(3).

7. STAFF COMMUNICATIONS

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

8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact 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.



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

PLANNING COMMISSION CONDITIONAL USE PERMIT REPORT

FEBRUARY 21, 2024

1224 RICHMOND STREET

DETAILS

Application Number: PL23-0173

Applicant: Sallie Lang

Location: 1224 Richmond Street

APN: 503-060-023

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a proposed two-story addition to a single-family house that requires a Conditional Use Permit for exceeding building envelope requirements (Chapter 19.34, ECMC).

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 requested entitlement for consideration by the Planning Commission is a Conditional Use Permit to allow an exception to the main building envelope for a proposed second story addition of an existing single-family house.

The applicant is proposing a 528 sq. ft. addition on the second story which would exceed the building envelope requirements for the north side of the building. The proposed height of the building at the norther side setback would be 18 ft. 9 in. tall, whereas the daylight plane starts at a height of 15 feet at the side setback. The proposed addition would extend the existing roof ridge line that is 23 ft. 3 in. tall, and the project would not exceed the base height of 25 feet.

Based on the evidence and analysis contained in this report, staff are recommending approval of the Conditional Use Permits.

Background

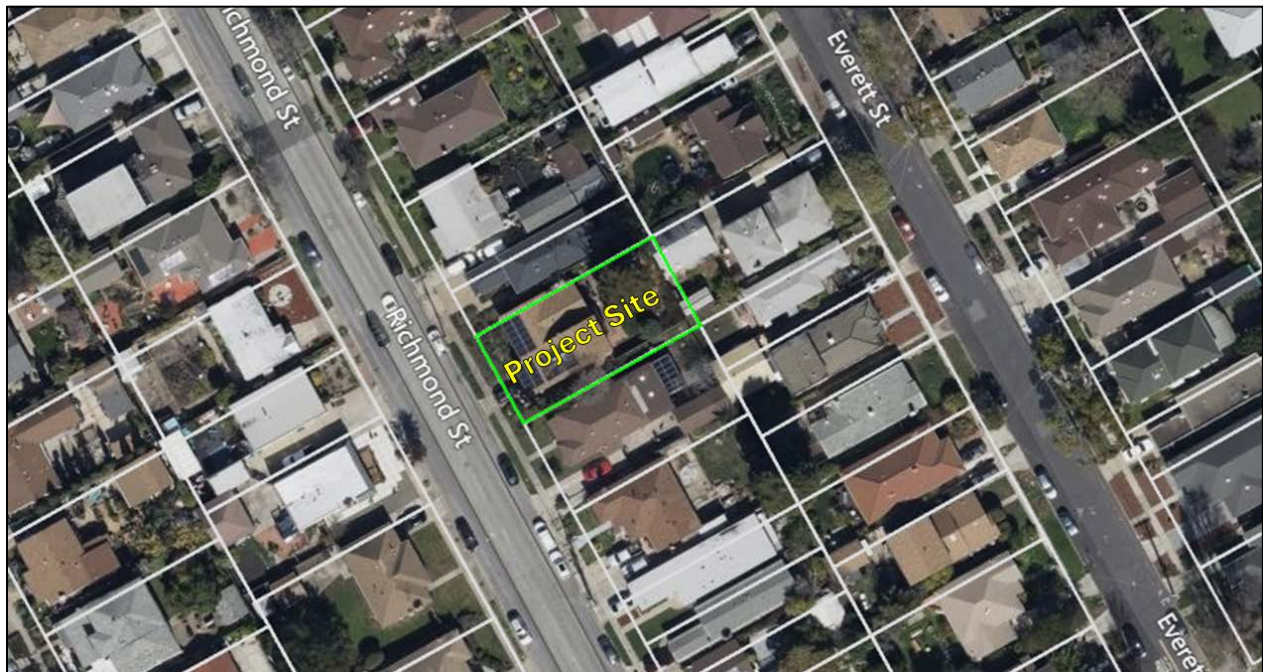
Site Location and Layout

The existing two-story house at 1224 Richmond Street is 1,976 square feet. The house sits on a 5,000-square-foot lot that is relatively flat. The lot is located in the RS-5 (Single Family Residential) zoning district. The existing lot coverage of the property is 39 percent.

The existing house has a kitchen, a dining room, a living room, a den, three bedrooms, two bathrooms, and a one-car attached garage. The existing house complies with all setback requirements of the RS-5 zoning district. The southern side of the house is considered existing non-conforming with regards to daylight plane requirements in El Cerrito Municipal Code (ECMC) Section 19.06.030 (D).

The surrounding neighborhood contains mostly single-family houses. The surrounding houses are a mixture of one-story and two-story houses.

Vicinity Map



Site Photos



West (Front) Facade



East (Rear) Facade

Adjacent Designations and Land Uses

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

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

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

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

Analysis

Project Description

The applicant is proposing a 528 sq. ft. addition on the second story which would exceed the building envelope requirements for the north side of the building.

The resulting addition would have a maximum height of 23 ft. 3 in., with the height of the addition at the setback line being 18 ft. 9 in. The proposed addition would provide an additional two bedrooms and an additional bathroom resulting in a total of five bedrooms and three bathrooms.

The addition would not comply with the required main building envelope, including the required daylight plane.

Table 1: Comparative Development Standards – RS-5 Zone and Proposed Project

Development Standard	Zoning Ord. Requirement	Existing	Proposed	Complies
Height (maximum)	25' maximum	23'-3"	No change	Yes
Height (at setback lines)	15' maximum	15'-11" (north side setback)	18'-9" (north side setback)	No. Use Permit required.
Setbacks				
Front	10'	22'-10"	No change	Yes
Side (north)	5'	5'	No change	Yes
Side (south)	5'	5'	No change	Yes
Rear	15'	41'-6"	No change	Yes
Parking spaces (covered)	2 spaces	1 spaces	No change	No. Existing non-conforming.
Lot Coverage	50% maximum	39%	No change	Yes

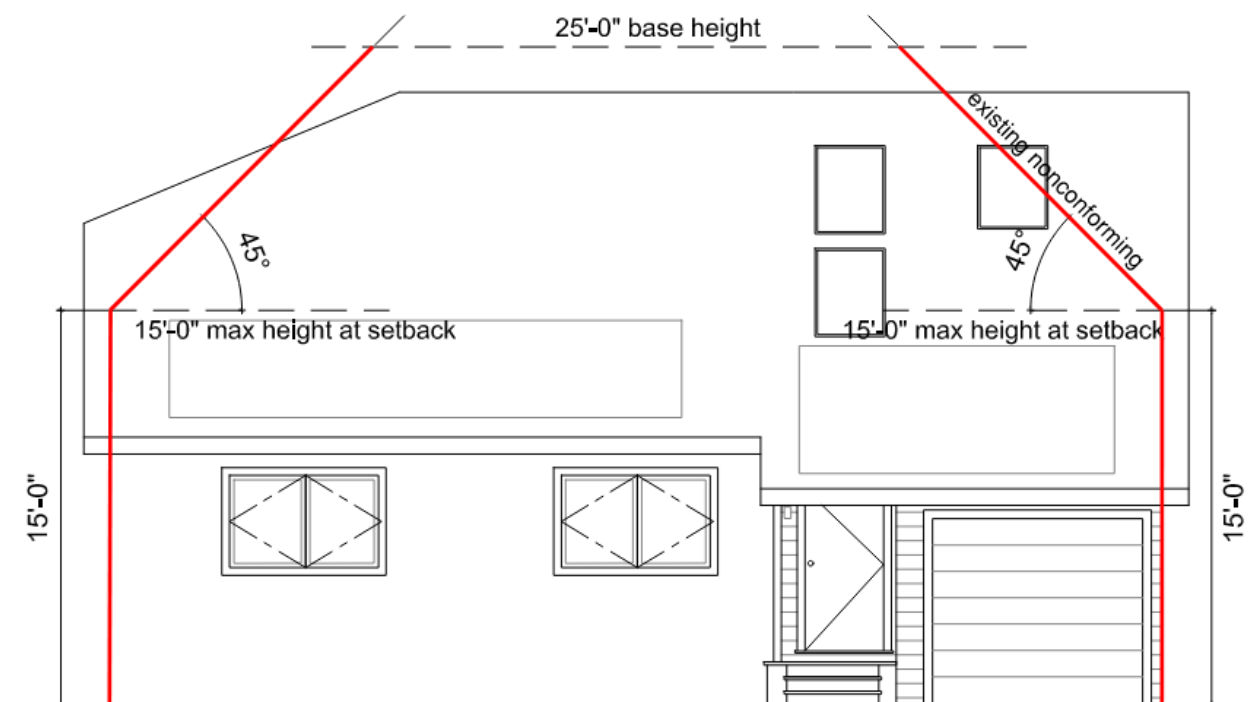
Main Building Envelope

Figure 19.06-B of the El Cerrito Zoning Ordinance establishes the permitted height limits and daylight planes for development in the RS zoning districts.

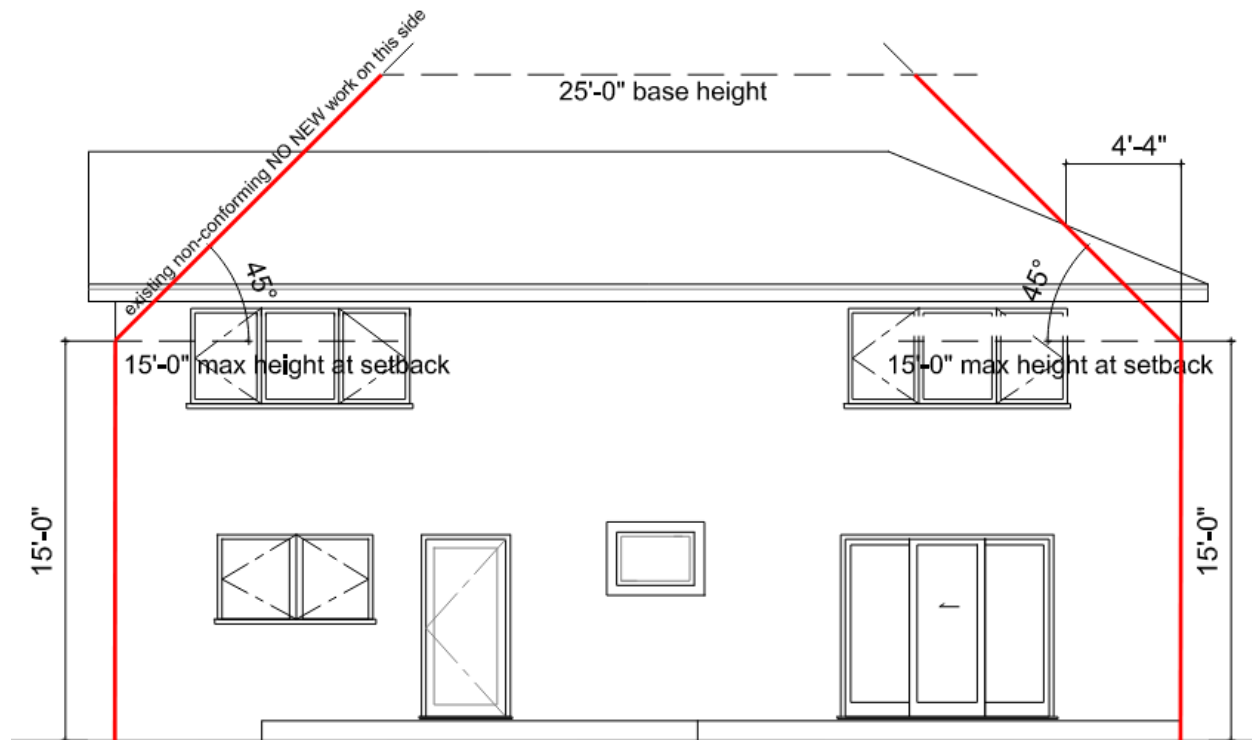
Maximum heights and daylight planes are dependent on the slope of the subject property. The subject property has an average lot slope of less than 10%. The permitted maximum building envelope, therefore, reaches a height of 15 feet at the required setback lines and then slopes toward the center of the property at a 45-degree angle (the required daylight plane), until it reaches a base height of 25 feet. The 'base height' is the maximum height permitted by-right.

The proposed addition exceeds the daylight plane along the northern side of the building (see the West Elevation and the East Elevation on Sheet A4.04 of Attachment 2). The height of the northern side of the proposed addition ranges from 17 ft. 7 in. to 18 ft. 6 in. tall at the side setback, whereas the daylight plane starts at a height of 15 feet at the side setback. No portion of the existing house or of the proposed addition exceeds the base (by-right) 25-foot height limit (see images below).

Proposed West (Front) Elevation



Proposed East (Rear) Elevation



The findings required for approval of Conditional Use Permits are discussed in detail below. In addition to the standard findings required for Conditional Use Permits, Section 19.06.030(D)(3)(a) of the El Cerrito Municipal Code (ECMC) contains an additional finding which is required for approval of Conditional Use Permits which grant exceptions to the main building envelope. This finding requires that “the proposal when viewed in its entirety represents a superior design solution to that which would be possible if the project were built in full compliance with the required standards for the main building envelope and will not cause a significant adverse impact on residences to the side, rear or directly across the street with respect to solar access, view blockage and privacy.” These issues are discussed in greater detail below.

Project Design

The applicant’s objectives for the development of the proposed addition are described below. As described below for each objective, the proposed project represents a superior design solution with regard to these areas:

1. Usable Rooms. The requested daylight plane exception allows for improved and usable rooms on the second floor. Without these extra few feet that are allowed by the requested daylight plane exception, these two rooms would be sub-standard sizes.
2. Open space. If the addition was located on the ground floor behind the existing house instead, then that would significantly reduce the open space in the rear yard.
3. Aesthetics. The proposed second story addition is more aesthetically balanced than if the addition complied with daylight plane requirements. Attachment 4 includes renderings of a second story addition that complies with daylight plane requirements, to illustrate this point.
4. Hip roof. A hip roof on the north side of the addition is proposed in order to minimize the impact of the proposed addition on the neighbor located directly north of the project site.

5. Structural simplification. If the second story addition was designed to comply with daylight plane requirements, it would require the second story wall to be setback a few feet from the first story wall. This would complicate the structural and seismic design of the building as well as the process of framing the addition such that construction costs would significantly increase.

Solar Access

The proposed addition would extend the existing roof ridge line that is 23 ft. 3 in. tall. Given that the proposed addition will not increase the overall building height and that the addition is a maximum of 3 ft. 6 in. taller than the daylight plane, it will not cause a significant solar access impact to the house to the north located at 1228 Richmond Street. The house located at 1225 Everett Street that is directly east of the project site is more than 70 feet from the proposed addition.

Consequently, the proposed house will not cause a significant adverse impact on adjacent residences with respect to solar access.

Views

The El Cerrito General Plan acknowledges the presence of views of bridges, the San Francisco and San Pablo bays, Mt. Tamalpais and Marin County, and of the East Bay hills from uphill locations in El Cerrito. Due to the gently sloping topography, location and scale of surrounding houses, and existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited. City staff note that this is based on staff's assessment of the best available information. City staff did not have access to adjacent properties and were not able to observe the views from inside adjacent residences.

Privacy

The requested daylight plane exception is located on the north side of the building. There are two proposed windows on the second story that face the house located at 1228 Richmond Street, directly north of the project site. The property owner of 1228 Richmond Street has confirmed that he is supportive of the proposed addition (see Attachment 3) and that these two proposed windows do not raise privacy concerns for him given that they face his kitchen window. Thus, the proposed addition is not anticipated to result in privacy impacts upon adjacent neighbors.

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 February 5, 2024.

Public comments were received by Larry Harmon (see Attachment 3). Mr. Harmon is the property owner of 1228 Richmond Street. His comments are supportive of the project.

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 Conditional Use Permit to allow an exception to the main building envelope is consistent with the following policies of the El Cerrito General Plan:

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

The proposed second story addition would add extra bedrooms to an existing single-family home, providing suitable housing for a large family or multi-generational household.

CD1.1: Neighborhood Character. Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.

The project is not expected to have substantially greater impacts to views, solar access, and privacy than it would if it were designed to comply with the main building envelope requirements. The project does not exceed the overall height limit for the RS-5 zoning district.

CD4.1: Compatibility in Building Scale. Avoid big differences in building scale and character between developments on adjoining lots.

The proposed two-story addition at 1224 Richmond Street would comply with the height limit, setback and lot coverage regulations of the RS-5 zone that control building scale. The addition's overall height and roof line would be consistent with many of the other single-family buildings on the 1200 block of Richmond Street. The addition's materials, colors, and design would match those of the existing house.

Required Findings

Conditional Use Permit – Building Envelope

In order to approve the Conditional Use Permit to allow an exception to the main building envelope, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

1. The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

The surrounding houses are predominantly single-family houses with a mixture of two-story and one-story houses. The proposed addition would not increase the footprint of the house and would result in a 2,504 square foot house on a 5,000 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood. As described in the staff report, the proposed addition has been designed to limit privacy, view, and solar access impacts to the adjacent properties.

2. The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the City.

The proposed two-story addition would provide an additional bedroom to an existing single-family home and would result in five bedrooms, a kitchen, a dining room, a living room, a den, three bathrooms, and a one-car attached garage. The resulting house will be an attractive addition to the neighborhood.

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

The Conditional Use Permit will allow the expansion of a single-family home, which is a permitted land use in the RS-5 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD4.1: Compatibility in Building Scale.

In addition, to approve the Conditional Use Permit to allow an exception to the main building envelope, the Planning Commission must make the following findings in Section 19.06.030.D.3.i:

4. The proposal when viewed in its entirety represents a superior design solution to that which would be possible if the project were built in full compliance with the required standards for the main building envelope and will not cause a significant adverse impact on residences to the side, rear or directly across the street with respect to solar access, view blockage and privacy.

The proposed house addition allows for usable bedrooms; maintains rear yard open space; provides an aesthetically balanced building design; minimizes massing impacts with a proposed hip roof; and simplifies the structural and seismic design of the building. Therefore, the proposed addition represents a superior design solution to that which would be possible if the project were built in full compliance with the required standards for the main building envelope. The proposed house addition has been designed to limit privacy, view, and solar access impacts to the adjacent properties. It is not expected that the proposed house will significantly impact the solar access of adjacent houses due to the location of the proposed addition. Due to the location of the addition and scale of surrounding houses, and existence of trees on and adjacent to the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited. There are two proposed second-story windows on the north side of the building where a daylight plane exception is requested. However, these two windows face a kitchen window on the adjacent house to the north. The proposed addition is not anticipated to result in privacy impacts upon adjacent neighbors.

Staff Recommendation

Based on the information contained in this report, staff recommend approval of Planning Application PL23-0173, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC2024-01 approving the Conditional Use Permit to allow an exception to the main building envelope for a proposed two-story addition of an existing single-family house at 1224 Richmond Street.

Appeal Period

Within ten (10) calendar days after the date of the decision, the Planning Commission action may be appealed to the City Council.

Attachments

1. Draft resolution
2. Project plans

3. Public Comment from Larry Harmon
4. Daylight Plane Compliant Building

Planning Commission Resolution PC 2024-01

APPLICATION NO. PL23-0173

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW PROPOSED TWO-STORY ADDITION TO A SINGLE-FAMILY HOUSE WHICH EXCEEDS THE BUILDING ENVELOPE REQUIREMENTS AT 1224 RICHMOND STREET

WHEREAS, the site is located at 1224 Richmond Street; and

WHEREAS, the existing Assessor's Parcel Number of the site is 503-060-023; and

WHEREAS, the General Plan land use classification of the site is Low Density Residential; and

WHEREAS, the zoning district of the site is RS-5 (Single Family Residential); and

WHEREAS, the 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 November 27, 2023, Sallie Lang (the "applicant") submitted an application for a Conditional Use Permit to allow proposed two-story addition to a single-family house which exceeds the building envelope requirements at 1224 Richmond Street (pursuant to Section 19.34 of the El Cerrito Municipal Code); and

WHEREAS, on February 21, 2024, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The surrounding houses are predominantly single-family houses with a mixture of two-story and one-story houses. The proposed addition would not increase the footprint of the house and would result in a 2,504 square foot house on a 5,000 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood. As described in the staff report, the proposed addition has been designed to limit privacy, view, and solar access impacts to the adjacent properties.
2. The proposed two-story addition would provide an additional bedroom to an existing single-family home and would result in five bedrooms, a kitchen, a dining room, a living room, a den, three bathrooms, and a one-car attached garage. The resulting house will be an attractive addition to the neighborhood.
3. The Conditional Use Permit will allow the expansion of a single-family home, which is a permitted land use in the RS-5 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD4.1: Compatibility in Building Scale.
4. The proposed house addition allows for usable bedrooms; maintains rear yard open space; provides an aesthetically balanced building design; minimizes massing impacts with a proposed hip roof; and simplifies the structural and seismic design of the building. Therefore, the proposed addition represents a superior design solution to that which would be possible if the project were built in full compliance with the required standards for the main building envelope. The proposed house addition has been designed to limit privacy, view, and solar access impacts to the adjacent properties. It is not expected that the proposed house will significantly impact the solar access of adjacent houses due to the location of the proposed addition. Due to the location of the addition and scale of surrounding houses, and existence of trees on and adjacent to

the project site, potential view impacts to residences of key landmarks that would result from the proposed addition appear to be limited. There are two proposed second-story windows on the north side of the building where a daylight plane exception is requested. However, these two windows face a kitchen window on the adjacent house to the north. The proposed addition is not anticipated to result in privacy impacts upon adjacent neighbors.

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 Planning Commission hereby approves Application No. PL23-0173, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on November 27, 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 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 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.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on February 21, 2024, upon motion of Commissioner _____, second by Commissioner _____:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager

GENERAL NOTES:

All work shall conform to all applicable permits, regulations, codes, and ordinances of public authorities, Federal, State, and local, having jurisdiction, including, but not limited to, the 2022 California State Building, Residential, Mechanical, Electrical, Plumbing, Energy, Historical, Existing and Green Building Standards Code as amended by the City of El Cerrito and as applicable. (CAC 1-201(a)).

Contractor shall visit site and be fully cognizant of all field conditions prior to submitting bid. Any conflicts or discrepancies between the drawings and site conditions shall be immediately brought to the attention of the Designer.

Contractor to verify all existing dimensions in field. On drawings, only written dimensions shall be used. DO NOT SCALE DRAWINGS.

Contractor shall verify and be made completely responsible for all dimensions and conditions on the job. Designer must be notified in writing of any proposed or required variations from the dimensions and conditions shown, and a written change order issued before making any changes at the job site.

By accepting and using these drawings, Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify, and hold the Owner, the Designer, it's employees and consultants, harmless from any and all liability, real or alleged, in connection with the performance of the work on this Project, excepting for liability arising from the sole negligence of the Owner, the Designer, or it's employees and consultants.

Contractor acknowledges that he has thoroughly familiarized himself with the building site conditions, with the drawings and specifications, with the delivery facilities, and all other matters and conditions which may affect the operation and completion of the work, and assumes all risk there from.

The drawings schematically indicate new construction and existing site conditions. Due to the nature of the work, adjustments may be required in the field to meet the existing site conditions. Such adjustments that could be reasonably expected, based on general experience in this type of construction, are part of the contract and shall be made by the Contractor without additional cost to the Owner.

Note locations of light fixtures on interior and exterior elevations and floor plan. Adjust framing as required for proper placement of fixtures. Notify Designer if conflicts arise. All dimensions are to exterior face of rough framing unless otherwise noted.

These drawings and all ideas, arrangements and plans, either indicated or represented by these drawings are owned by, and are the property of, bliss design build, and were created, evolved and developed for use on, and in connection with the project so designated in the title block. None of these ideas, designs, arrangements or plans shall be used by, or disclosed to, any person,firm or corporation for any purpose whatsoever, nor shall any changes whatsoever be made on this drawing without the written permission from bliss design build.

Structural observation, if required, shall be done by the engineer.

HERS verification required by T24 Energy Report. Contractor to provide evidence of Third Party verification to project Building Inspector prior to final inspection.

The primary residence does NOT have a fire sprinkler system

The O'Connor Residence

1224 RICHMOND ST EL CERRITO, CA 94530

Addition + Remodel



WEST (FRONT) FACADE



NORTH (SIDE) FACADE



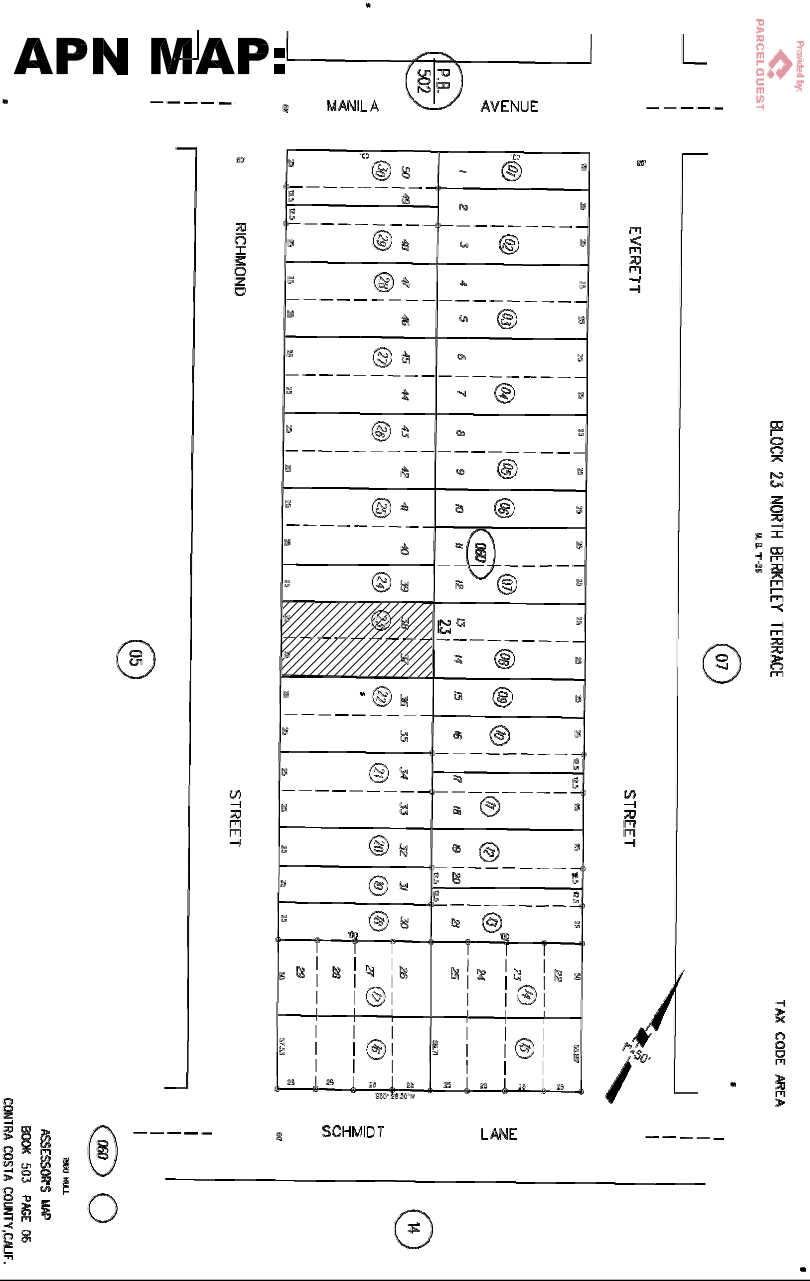
EAST (REAR) FACADE



EAST (REAR) FACADE



SOUTH (SIDE) FACADE



PROJECT SCOPE:
The overall house will be remodeled including, new siding, new insulation, electrical, mechanical, plumbing and windows. The Main floor remodel consists of a kitchen and bath renovation while on the second floor we will be doing a 528 SF addition as well as creating a new full primary bathroom. This addition will include two new bedrooms and bathroom.

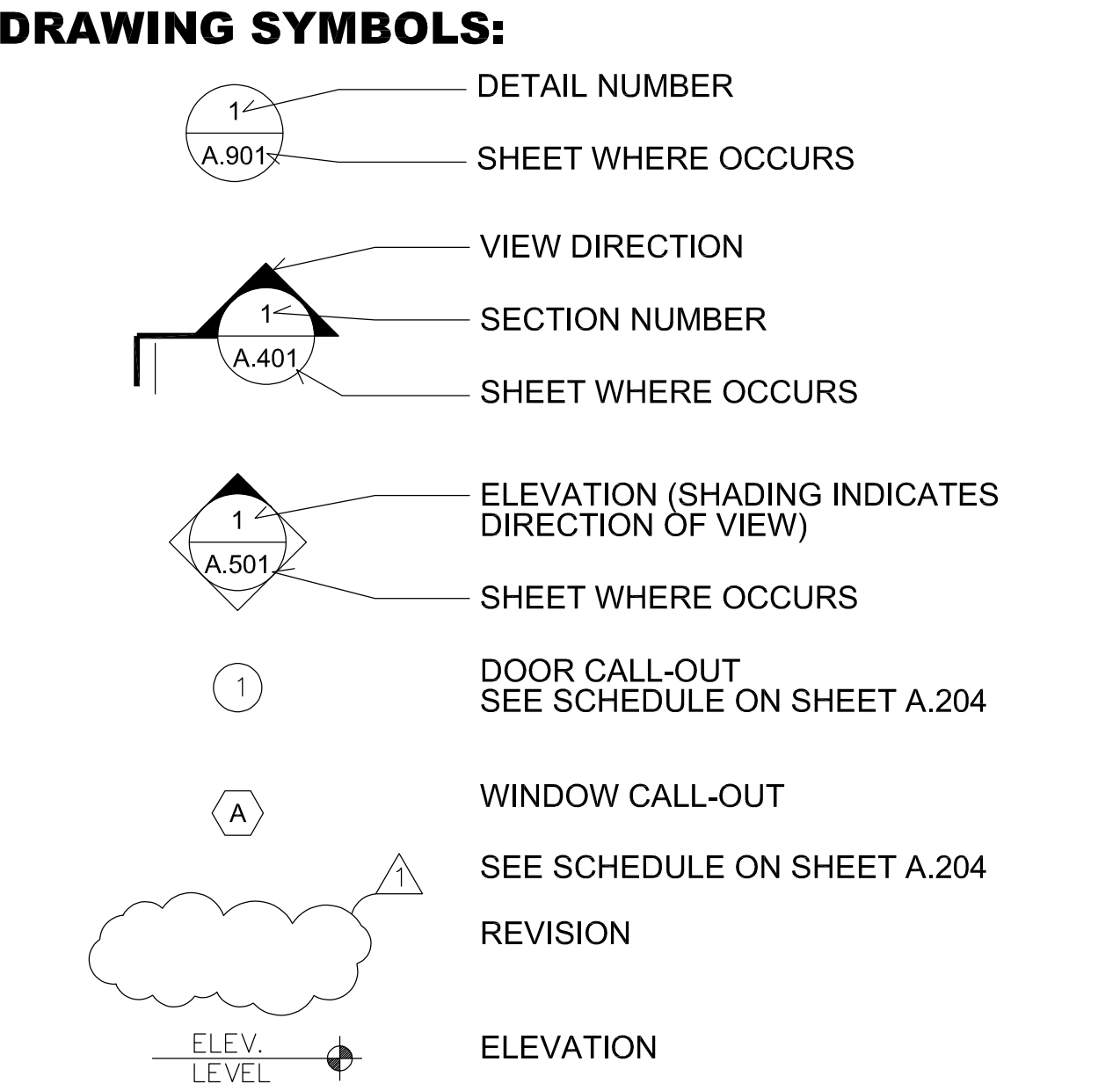
ZONING: RS-5
LOT AREA: 5000 sf
OPEN SPACE: NO CHANGE
LOT COVERAGE: NO CHANGE 2500' ALLOWABLE
EXISTING= 1952 SF
PARKING: NO CHANGE

EXISTING SF:
MAIN FLR= 1481 SF
SECOND FLR= 495 SF

TOTAL EXISTING SF= 1976 SF

PROPOSED SF
MAIN FLR= 0
SECOND FLR= 528 SF

TOTAL PROPOSED SF= 2504 SF



- INDEX TO DRAWINGS:**
- ARCHITECTURAL**
- A0.01 COVER SHEET, INDEX, PROJECT DATA, PHOTOS
 - A1.01 SITE PLAN /WINDOW/DOOR SCHEDULES
 - A2.00 EXISTING FLOOR PLANS
 - A2.01 PROPOSED FLOOR PLANS
 - A2.02 EXISTING + PROPOSED ROOF PLANS
 - A3.01 REFLECTED CEILING PLANS
 - A4.01 EXTERIOR ELEVATIONS
 - A4.02 EXTERIOR ELEVATIONS
 - A4.03 SECTIONS
 - A5.01 INTERIOR ELEVATIONS
 - A5.02 INTERIOR ELEVATIONS
 - A5.03 INTERIOR ELEVATIONS

BLISS design/build

4132 SHAFTER AVE.
OAKLAND, CA 94609
p: 415.215.7668
e: amy@blissdb.com

OWNER

The O'Connor Residence

1224 RICHMOND ST
EL CERRITO, CA 94530

APN: 503060023

SUBMITTAL

11/21/23 C.U.P SET

12/21/23 REVISION 1

11/21/23

DATE

VARIES- SEE PLANS

SCALE

TITLE/GEN NOTES
SITE PLAN

DRAWING TITLE

A0.01

WINDOW/DOOR SCHEDULES

"r" = replacement= VERIFY EXACT DIMENSIONS IN THE FIELD

WINDOW SIZE	MANUF.	TYPE	INT FIN	EXT FIN	HARDWARE FINISH	NOTES
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FINISH						
A	5'-5" X 2'-11 5/8"	MARVIN ELEVATE	DBL CASEMENT			KITCHEN
B ₁	3'-9" X 2'-5"	MARVIN ELEVATE NARROW	GLIDER?			KITCHEN
C ₁	5'-9" X 3'-10"	MARVIN ELEVATE NARROW	DBL CASEMENT			
D ₁	5'-9" X 3'-10"	MARVIN ELEVATE NARROW	DBL CASEMENT			
E	5'-9" X 3'-10"	MARVIN ELEVATE NARROW	DBL CASEMENT			MUST MEET EGRESS
F	3'-5"X1'-7 5/8"	MARVIN ELEVATE	AWNING			HEAD HGT=+7'-6"
G ₁	16" DIA ROUND	MARVIN ELEVATE	FIXED			VIF DIM IN FIELD
H	6'-1" X 3'-7 3/4 "	MARVIN ELEVATE	DBL CASEMENT			MUST MEET EGRESS
H ₂	4'-9" X 3'-7 3/4 "	MARVIN ELEVATE	DBL CASEMENT			MUST MEET EGRESS
I	8'-1" X 3'-7 3/4 "	MARVIN ELEVATE	CASEMENT/FIXED CASEMENT			MUST MEET EGRESS
J	8'-1" X 3'-7 3/4 "	MARVIN ELEVATE	CASEMENT/FIXED CASEMENT			MUST MEET EGRESS
K ₁	3'-9"X1'-9"	MARVIN ELEVATE NARROW	AWNING			
L ₁	14" ROUND, VIF	MARVIN ELEVATE	FIXED			
M	3'-1"X1'-11 5/8"	MARVIN ELEVATE	AWNING			TEMPERED
N	4'-1"X1'-11 5/8"	MARVIN ELEVATE	AWNING			TEMPERED
R	4'-1"X1'-7 5/8"	MARVIN ELEVATE	FIXED			HEAD HGT=+6'-8"

	30 9/16"X54 1/16"	SOLAR OPERABLE VELUX	VSS- M08	
	30 9/16"X46 1/4"	SOLAR OPERABLE VELUX	VSS- M06	
	21"X27 3/8"	SOLAR OPERABLE VELUX	VSS-C02	

	WIDTH	SIZE	TYPE	HDWRE	NOTES
①	1 3/4"	2'-6" X 6'-8"	STL	A	1 HR RATED - SELF-CLOSING + SELF LATCHING DEVICE
②	1 3/4"	3'-0" X 6'-8"	FR	A	
③	1 3/8"	2'-6" X 6'-8"	SC	C	
④	1 3/8"	2'-6" X 6'-8"	SC	B	
⑤	1 3/8"	4'-0" X 6'-8"	FR	C	
⑥	1 3/4"	7'-5 1/2" X 6'-8"	FR	A	
⑦	1 3/8"	2'-6" X 6'-8"	SC	C	
⑧	1 3/8"	6'-0" X 6'-8"	SC		BYPASS CLOSET DOOR
⑨	1 3/8"	2'-6" X 6'-8"	SC	C	
⑩	1 3/8"	5'-0" X 6'-8"	SC		BYPASS CLOSET DOOR
⑪	1 3/8"	6'-0" X 6'-8"	SC		BI-FOLD CLOSET DOOR
⑫	1 3/8"	2'-6" X 6'-8"	SC	B	
⑬	1 3/8"	2'-8" X 6'-8"	SC	B	
⑭	1 3/8"	2'-6" X 6'-8"	SC	C	
⑮	1 3/8"	2'-6" X 6'-8"	SC	B	
⑯	1 3/8"	2'-6" X 5'-2"	SC	C	STORAGE DOOR- HEIGHT V/F
⑰	1 3/8"	2'-6" X 6'-8"	SC	C	
⑱	1 3/4"	3'-0" X 6'-8"		A	FRONT ENTRY DOOR
⑲		8'-0" X 7'-0"			GARAGE DOOR- VERIFY SIZE IN FIELD
㉔	1 3/8"	3'-0" X 6'-8"	SC		POCKET DOOR

1. All glazing shall be dual-glazed, low-e type.

1. All glazing shall be dual-glazed, low-e type.
2. Head height shall be as shown on the drawings to align with finished door opening. U.O.N.
3. All operable exterior doors and windows shall have screens.
4. All bedrooms must have window openings 24" high and 20" wide. The window sill must not be higher than 44" off the finished floor.
5. Safety glazing is required for windows located in the plane of the door and within 24 inches of either side or perpendicular to the door and located within 24 inches of the hinge side of an in-swinging door. [CRC §R308.4.2]
6. Safety glazing (Tempered glass) shall be provided in walls or enclosures containing bathtubs or showers, or facing tubs where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface.
7. All door hardware and finish TBD

SC Solid Core Wood- Match Existing

FR Glass and Wood French 2 All Doors should match existing door panel style

21. All Doors should match existing door panel style

A. KEYED PATIO DOOR

- A KEYED PATIO DOOR**
 Schlage lever set
 Threshold
 Door Stop

B PRIVACY LATCHSET
 Latchset
 Door Stop

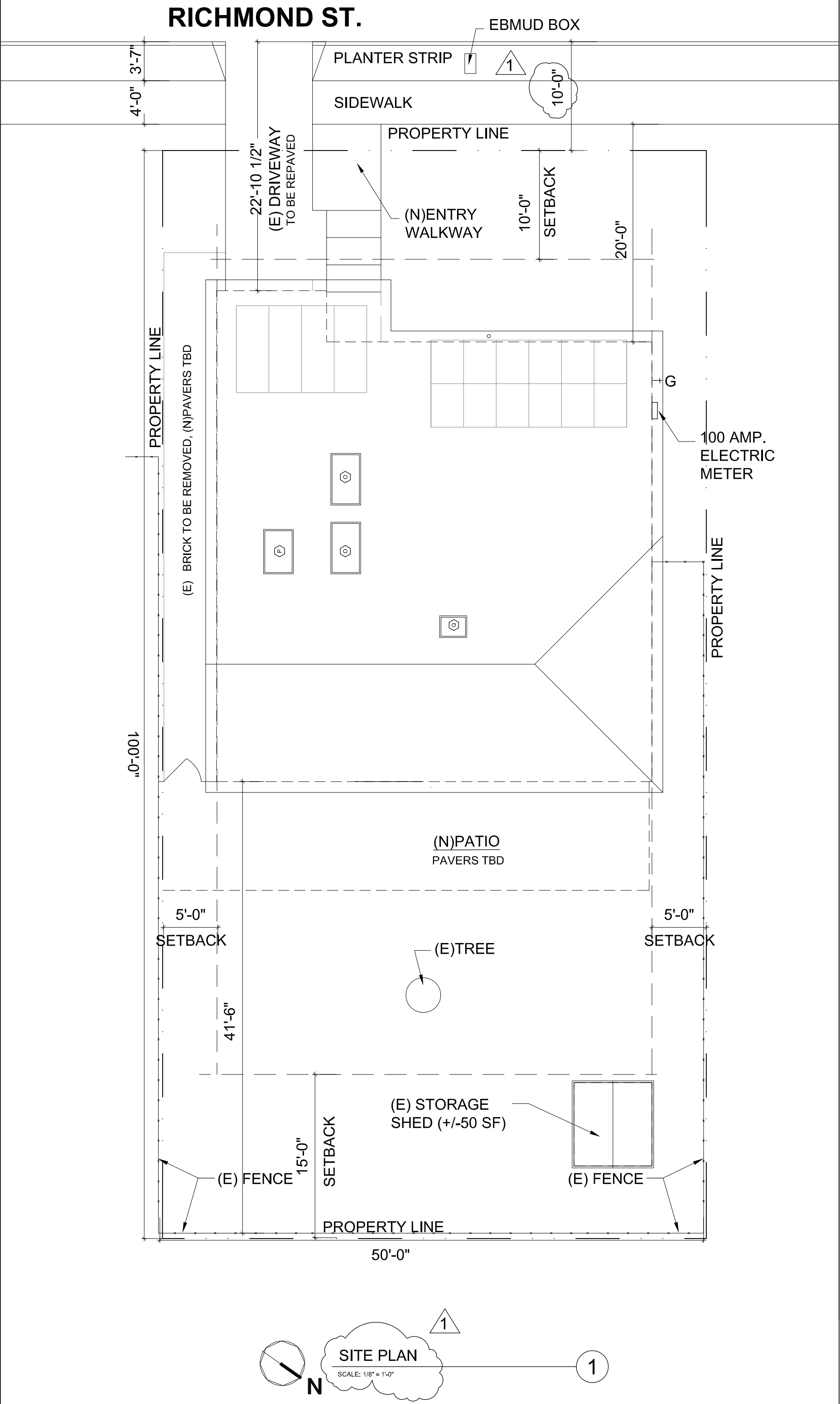
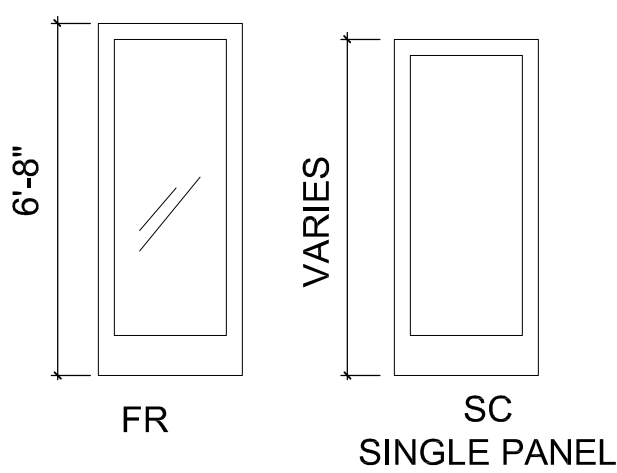
C PASSAGE
 Latchset
 Door Stop

Diagram showing door frame (FR) and door panel (SC SINGLE PANEL) dimensions. The height of the door frame is 6'-9". The height of the door panel varies.

1. Glazing openings within 40" of door lock shall be fully

1. Glazing openings within 40" of door lock shall be fully tempered glass as per Section 6713.
2. All Doors should match existing door panel style

Figure 1. Schematic diagram of the experimental setup.



01. ALL WATER WILL BE DIVERTED FROM ENTERING EITHER NEIGHBORS PROPERTY AND WILL REMAIN

02. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT OF WAY

02. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT OF WAY

03. SUB PANEL LOCATION TO BE DETERMINED BY ELECTRICAL SUBCONTRACTOR. OVER CURRENT PROTECTION MUST NOT BE LOCATED IN BATHROOMS OR A CLOTHES CLOSET.

04. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY, INCL. BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED.

05. DUMPSTERS, IF USED, SHALL BE COVERED WITH A TARP AT THE END OF EVERY DAY + DURING WET WEATHER.

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11/24/22 01:15:55

12/21/23 REVISION 1

DATE _____

SITE PLAN - WINDOW//

*SITE PLAN + WINDOW/
DOOR SCHEDULE*

Δ101

— — — — —

The O'Connor Residence

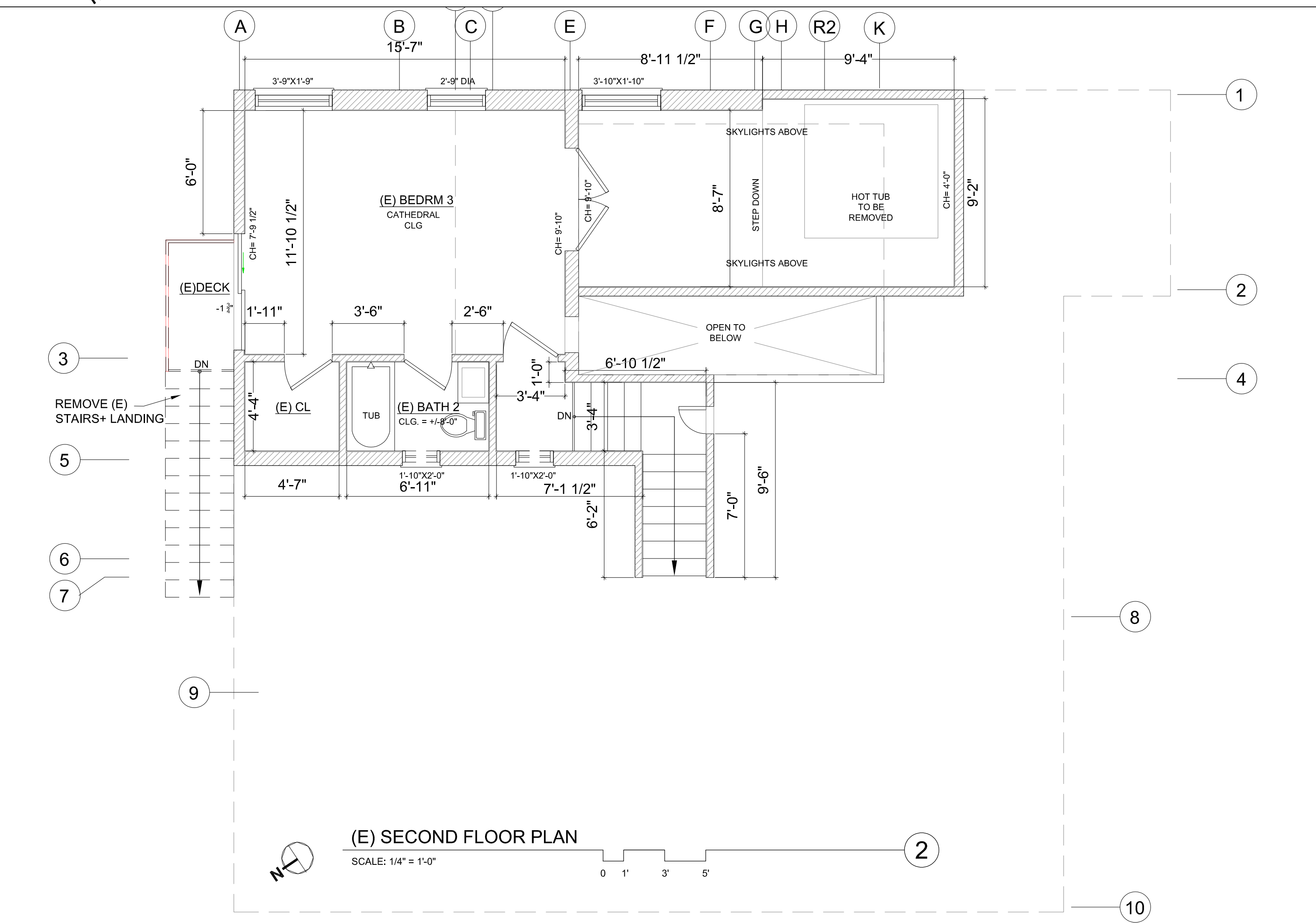
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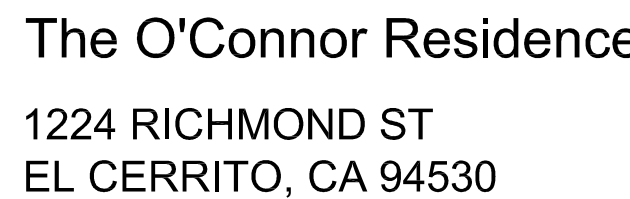
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EXISTING + PROPOSED
LOWER FLOOR PLANS

A2.00





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11/21/23 C.U.P SET

11/21/23

SCALE

PROPOSED MAIN +
LOWER FLOOR PLANS

DRAWING TITLE

A2.01

01- USE DU-ROCK OR EQUAL BEHIND TILE IN SHOWERS + TUBS TO A MIN. HEIGHT OF 72 INCHES ABOVE THE FLOOR. [CRC SEC.R307.2,R702.4].

03- SHOWER THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MIN. 22" DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS.

05- FLOW RATE FOR LAVATORY FAUCETS IS 1.2 GALLONS PER MINUTE MAX. AND .8 GALLONS PER MINUTE MINIMUM

FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION
NOR CLOSER THAN 30" CENTER TO CENTER TO ANY OTHER
PLUMBING FIXTURE.

08- MAX. FLOW RATE FOR SHOWERHEADS IS 1.8 GALLONS PER MINUTE. FOR MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 LBS. PER SQ. IN. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HANDHELD SHOWER IS CONSIDERED A SHOWERHEAD.

10- SAFETY GLAZING SHALL BE PROVIDED IN WALLS OR ENCLOSURES CONTAINING BATHTUBS OR SHOWERS, OR FACING TUBS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY + IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA OR WHIRLPOOL. [CRC §R308.4.5]

12. SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC §314] A) IN EACH EXISTING SLEEPING ROOM B) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS C) ON EACH STORY INCL. BASEMENTS + HABITABLE ATTICS + NOT INCLUDING CRAWL SPACES + UNINHABITABLE ATTICS.D) INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC §R314.3.

14. SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI (CPC 408.2.1 + CGBSC 4.303.1.3.1)

B) ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCL. BASEMENTS C) WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM.

16. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC §314 AND §315]

19. LANDING AT EXTERIOR SIDE OF EGRESS DOOR. WIDTH OF LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. DEPTH OF THE LANDING SHALL HAVE A MIN. DIM. OF 36" MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE SHALL NOT EXCEED $\frac{1}{4}$ " UNIT VERTICAL IN 12 UNITS HORIZONTAL. [CRC R311.3]

21. A LOCAL MECH EXHAUST SYSTEM SHALL BE INSTALLED IN THE KITCHEN. THE DEMAND CONTROLLED VENTILATION RATES SHALL BE 100 CU. FT/MIN MIN. AND CONTINUOUS VENTILATION RATES SHALL PROVIDE 5 AIR CHANGES PER HR. THE RANGE HOOD MUST VENT TO THE OUTSIDE; RECIRCULATING RANGE HOODS CANNOT BE USED TO SATISFY THIS REQUIREMENT. [CENC 150.0 (O) + ASHRAE - 62.2

22. SHOWER STALL THRESHOLD SHALL BE NOT LESS THAN 1 INCH LOWER THAN THE SIDES AND BACK OF SUCH RECEPTOR. IN NO CASE SHALL A THRESHOLD BE LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH WHERE MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. [CPC 408.5]

23. IN NO CASE SHALL ANY SHOWER THRESHOLD BE LESS THAN 2" OR MORE THAN 9" IN DEPTH WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DRAIN. THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THAN $\frac{3}{8}$ " PER FT. [CPC 408.5] THE THRESHOLD SHALL BE 4" ABOVE FINISHED FLOOR

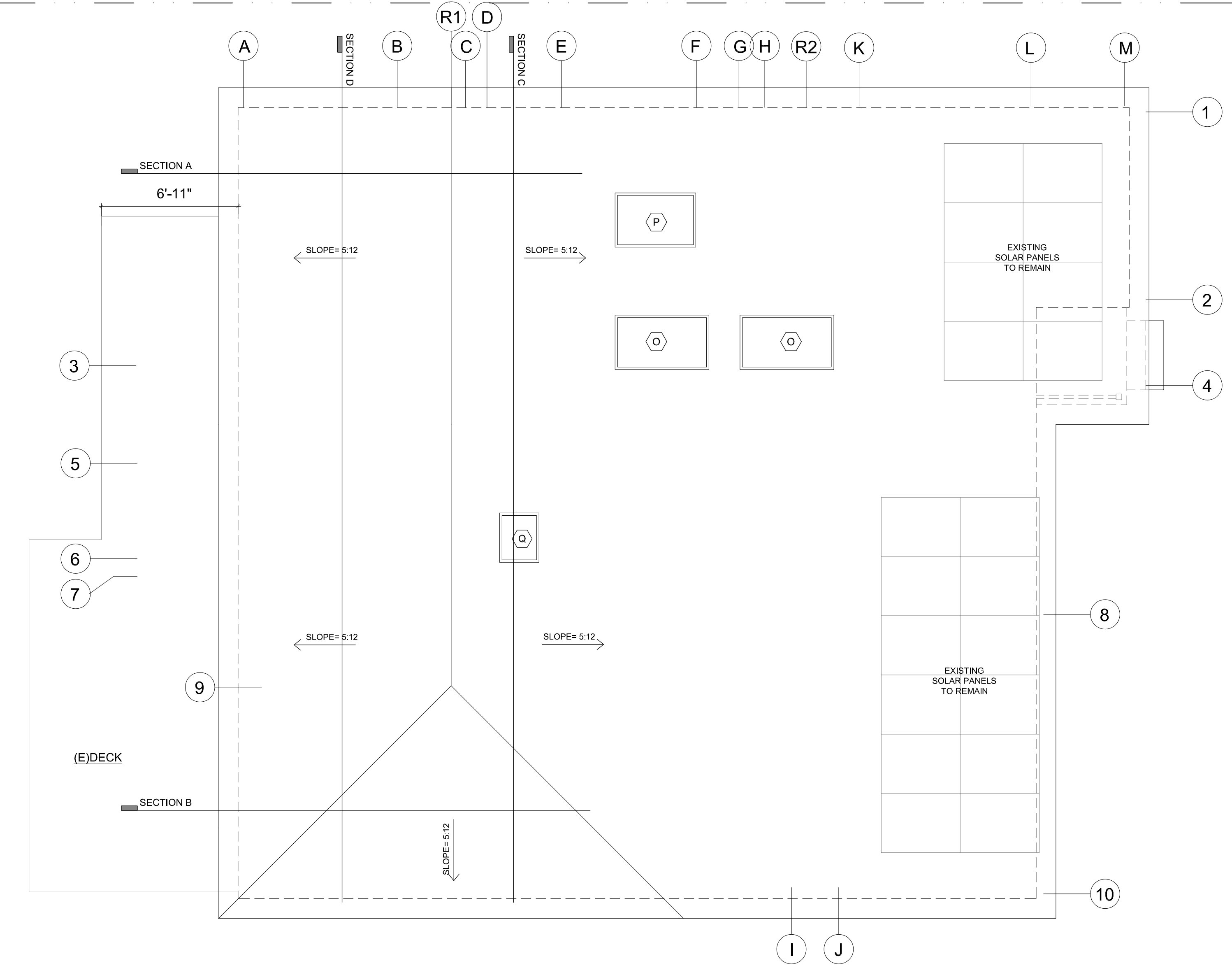
24- PROTECTION FROM DECAY SHALL BE PROVIDED FOR WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS 8" FROM EXPOSED GROUND. [CRC R317.1]

25- ALL FLOORING ON MAIN FLOOR TO BE REPLACED, MATERIAL TBD.



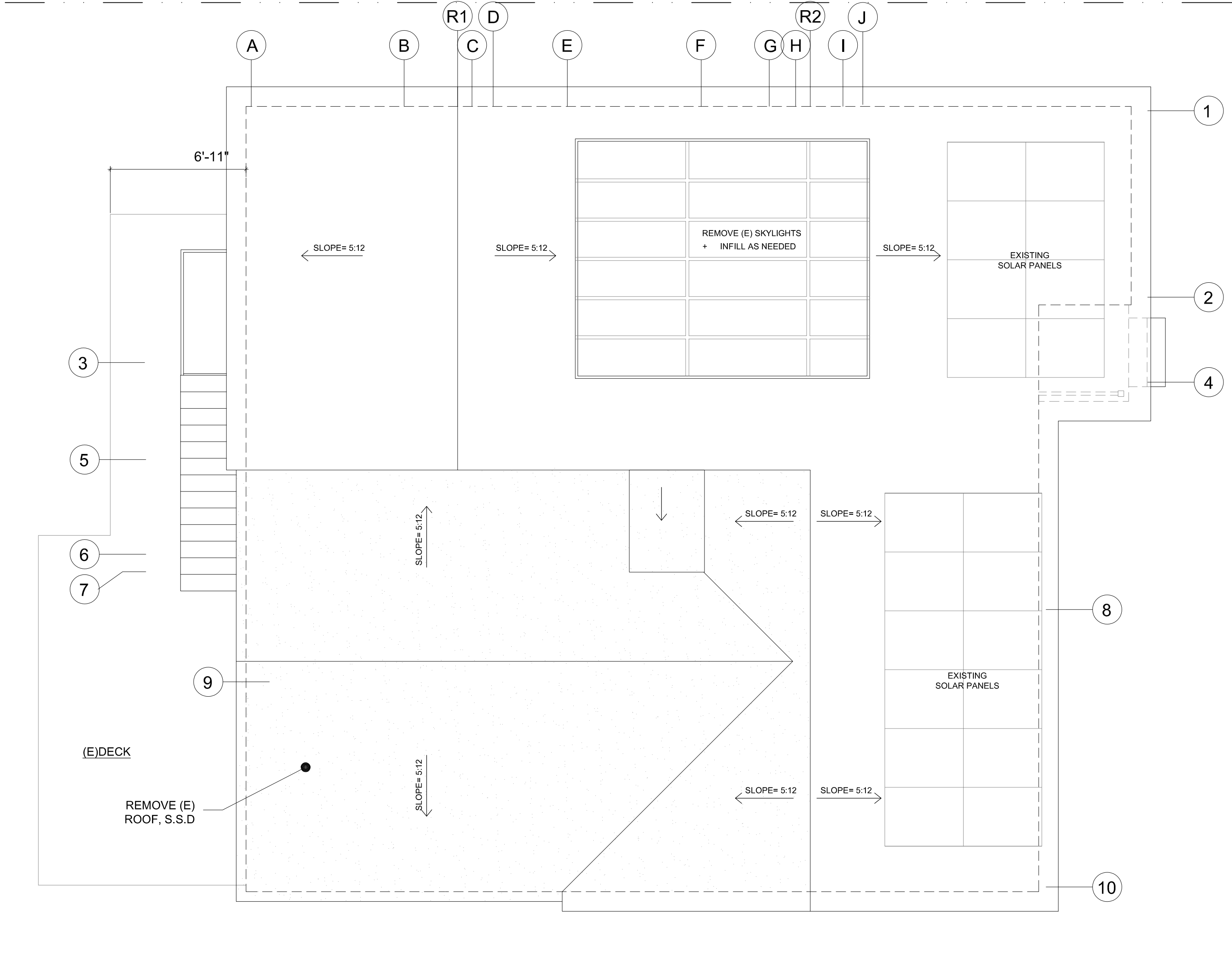
SCALE: 1/4" = 1'-0"

ADDITION: 452 S



(N) ROOF PLAN

SCALE: 1/4" = 1'-0"



(E) ROOF PLAN

SCALE: 1/4" = 1'-0"

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DATE

SCALE

EXISTING + PROPOSED
ROOF PLANS

DRAWING TITLE

A2.02

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GENERAL NOTES:

1. AT LEAST ONE 120 VOLT, 20 AMP CIRCUIT SHALL BE PROVIDED FOR BATHROOM RECEPTACLE OUTLETS OR PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EA. INDIVIDUAL BATHROOM BEING ALTERED. BATHROOM LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT.
2. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY FIXTURES.
3. IN BATHROOMS AND LAUNDRY RMS. AT LEAST ONE LUMINAIRE IN EA. OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
4. ALL RECESSED CAN LIGHTS SHALL BE LED + IC RATED AND CERTIFIED AS AIR-TIGHT CONSTRUCTION.
5. ALL OUTLETS IN EXTERIOR LOCATIONS, REMODELED BATHROOMS AND LAUNDRY AREAS SHALL BE GFCI PROTECTED. GFCI SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION.
6. WALL MTD. SWITCH HEIGHT IS +48" TO CTR. OF BOX, A.F.F. (OWNER TO VERIFY)
7. AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED WITHIN 3'-0" OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN OR ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12" BELOW THE COUNTERTOP.
8. LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMITTHE LUMINARIES TO BE MANUALLY SWITCHED ON AND OFF. FIXTURES CONTROLLED EXCLUSIVELY BY OCCUPANT SENSING ARE NOT PERMITTED.
9. CONTRACTOR SHOULD SUBSTITUTE NON I.C. HOUSINGS FOR ANY LUMINAIRES THAT ARE NOT INSTALLED IN INSULATED CLGS.
10. ALL BATHROOM EXHAUST FANS, SHOWN ON DWGS., ARE THERE FOR DIAGRAMMATICAL PURPOSES, ONLY TO ENSURE THAT THESE LOADS WILL BE PROPERLY CONTROLLED BY THE LIGHTING CONTROL SYSTEM. CONTRACTOR MUST VERIFY EXHAUST FAN LOCATIONS + MODEL NUMBERS.
11. ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER RESISTANT AND PROVIDED ARC-FAULT CIRCUIT PROTECTION.
12. RECEPTACLES ARE INSTALLED WITHIN 6'-0" OF THE OUTSIDE EDGE OF A SINK, BATHTUB OR SHOWER STALL SHALL BE GFCI PROTECTED.
13. PER TABLE 4-7, IN SECTION 4.6 OF THE INDOOR AIR QUALITY AND MECH VENTILATION OF THE RESIDENTIAL COMPLIANCE MANUAL, 75 CFM OF CONTINUOUS VENTILATION IS REQ'D. THE FAN WILL BE THE PANASONIC FV-08VQ5 OR SIMILAR. IT MUST MEET THE REQUIRED ASHRAE STANDARDS. SEE PLAN FOR LOCATION.
14. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS,SUN ROOMS. REC ROOMS, CLOSETS, HALLWAYS, LAUNDRY SIM. SPACES, BEDROOMS AS REQUIRED PER, CEC. ART. 210-12 (A + B))

15. FANS SHALL BE ENERGY STAR COMPLIANT + DUCTED TO TERMINATE OUTSIDE THE BLDG.
16. ALL NEW SMOKE/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CBC SEC.907.2.10.3)

17. DWELLINGS ARE TO BE EQUIPPED W/SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: (E) SLEEPING ROOMS, OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, ON EA. STORY INCL. BASEMENTS + HABITABLE ATTICS + NOT INCL. CRAWL SPACES + UNIHABITABLE ATTICS AND INSTALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQ'D BY CRC R314.3.
18. WALL BOX DIMMERS WILL BE LUTRON DIVA STYLE. ALL ROOMS TO BE ON DIMMER- U.O.N.
19. SHOW ADDITIONAL OUTLETS IN THE ADDITION IF REQ'D:
A. ANY WALL SPACE 2'-0" OR MORE WIDE CEC210.52 (A) (2)
B. IN ANY HALLWAY 10 FEET OR MORE AND LENGTH
20. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLET RECEPTACLES INSTALLED AT KITCHEN COUNTERTOPS.

21. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP IS MORE THAN 24" FROM A RECEPTACLE IN THAT SPACE.

22. RECEPTACLE OUTLETS SHALL BE INSTALLED AT EA. KITCHEN COUNTER SPACE WIDER THAN 12".

23. ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS + DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION.

24. BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDSTAT WHICH SHALL BE READILY ACCESSIBLE. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN + IS NOT REQ'D TO BE INTEGRAL. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.

25. TOILET RMS. WHICH ARE NOT EQUIPPED WITH A WINDOW THAT PROVIDES A VENTILATION OPENING OF AT LEAST 1.5 SF SHALL BE PROVIDED W/MECH. VENTILATION W/AN EXHUAUST CAPACITY OF AT LEAST 50 CUBIC FT. PER MINUTE.

26. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3'-0" FROM A PROPERTY LINE + FROM OPENINGS INTO THE BLDG. + 10' FROM A FORCED AIR INLET.

GENERAL NOTES CONT:

27. AT LEAST TWO SEPERATE 20 AMP. BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL + COUNTER SPACE OUTLETS ONLY + CAN'T SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL ETC.

28. SMOKE ALARMS INSTALLED LESS THAN 20'-0" HORIZ. DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE MUST BE AN IONIZATION SMOKE ALARM WITH AN ALARM-SLIENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM. [CRC R314.3.3]

29. SMOKE ALARMS MUST BE LISTED IN ACCORDANCE WITH UL 217 AND CA STATE FIRE MARSHAL APPROVED FOR SMOKE ALARMS PER [CRC R314.1.1]

30. CARBON MONOXIDE ALARMS MUST BE LISTED IN ACCORDANCE WITH UL 2034 [CRC R315.1.1]

31. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MUST BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217 AND CA STATE FIRE MARSHAL APPROVED FOR SMOKE ALARMS PER CRC R314.1.1

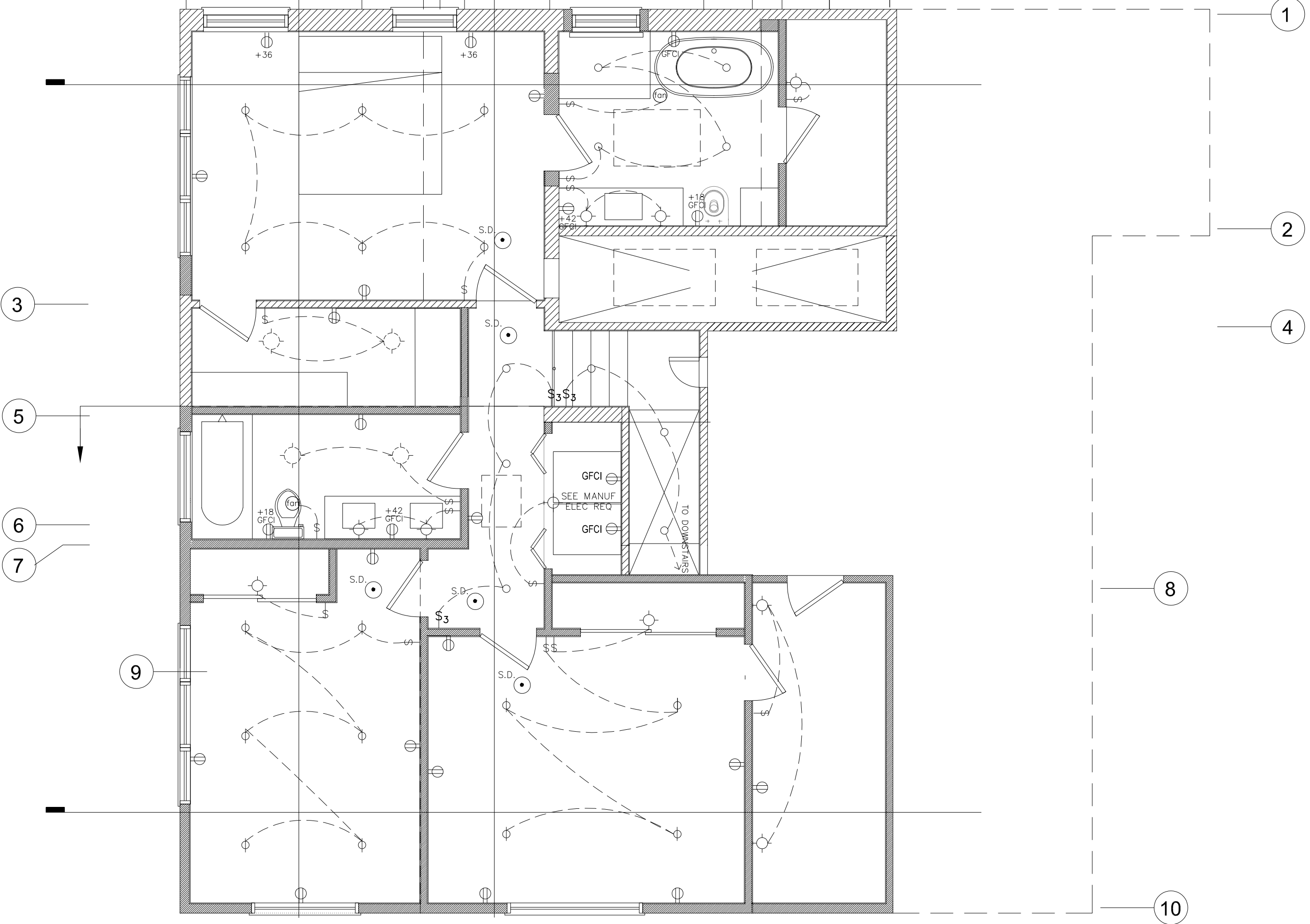
32. POWER SOURCE: ALL COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S ELECTRICAL SYSTEM AND SHALL HAVE A BATTERY BACKUP POWER SUPPLY PER CRC R314.6 AND R315.5

33. FOR A ONE-FAMILY DWELLING, THE SERVICE DISCONNECTING MEANS SHALL HAVE A RATING OF NOT LESS THAN 100 AMPS, 3-WIRE. [CEC 230.79 (C)] A MIN. 100 AMP SUBPANEL IS REQ'D FOR THE NEW ACCESSORY DWELLING UNIT.

34. EA. KITCHEN + BATH ARE REQ'D TO HAVE A LOCAL VENTILATION EXHAUST SYSTEM INSTALLED THAT EXHAUSTS INDOOR AIR TO OUTSIDE THE DWELLING. KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CU FT. PER MIN. OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HR FOR CONTINUOUS SYSTEMS. BATHROOMS REQUIRE VENTILATION AIR FLOW AT 50 CU FT PER MIN OR MORE FOR INTERMEDIATE SYSTEMS OR 20 CU. FT PER MINUTE FOR CONTINUOUS SYSTEMS.

35. FAN/LIGHT/HEATER SWITCHES SHALL BE BROAN 3-ROCKER 4-FUNCTION WALL SWITCH IN WHITE OR SIM.

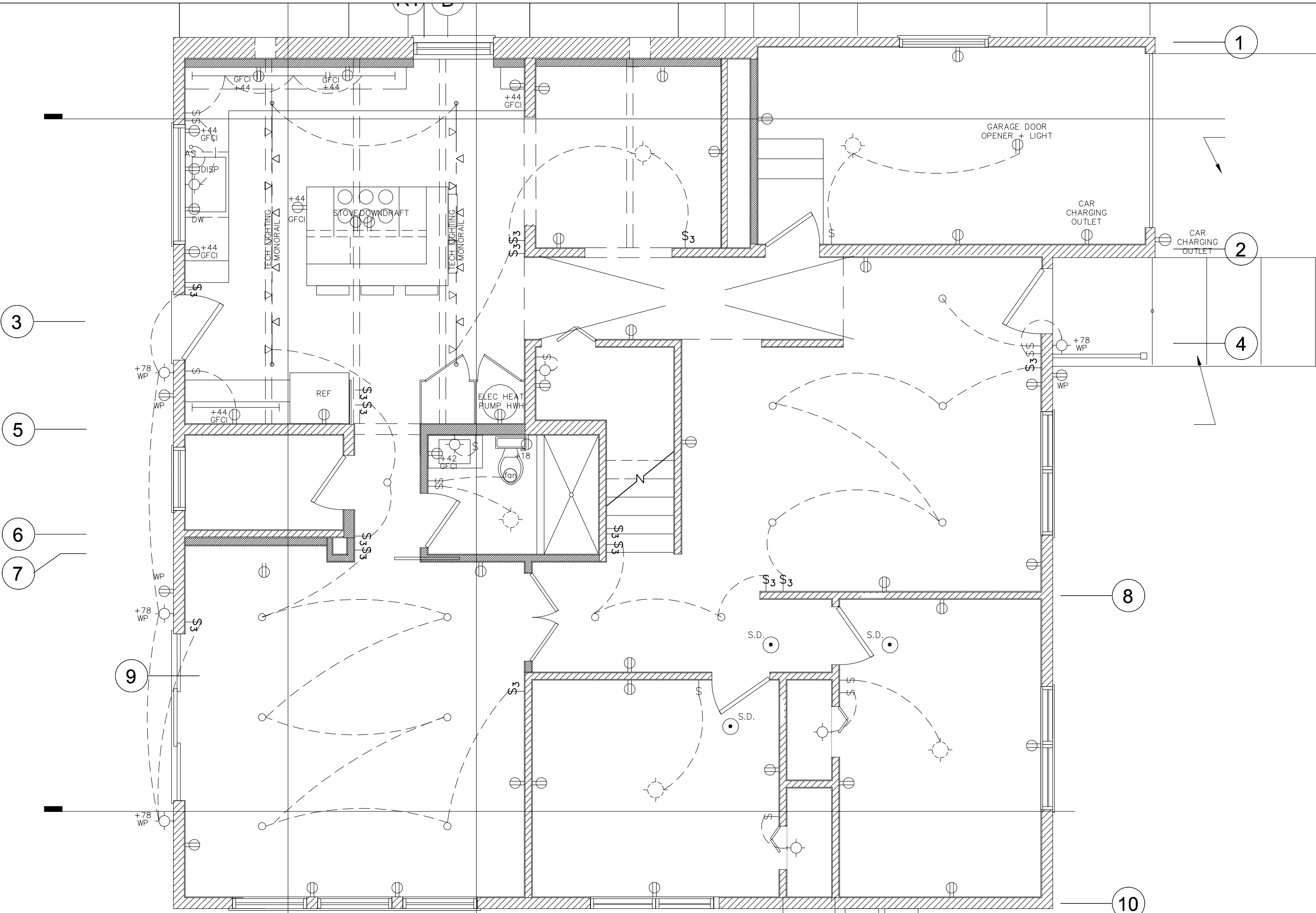
36. EA. KITCHEN RANGE SHALL BE PROVIDED W/A VENTED HOOD DUCTED TO THE OUTSIDE THE BLDG, WITH A MIN. AIR FLOW OF 100 CFM + A MAX. SOUND RATING OF 3 SONES OR SHALL BE EQUIPPED W/ A LOCAL MECH EXHAUST SYSTEM INSTALLED IN ACCORDANCE WITH ASHRAE 62.2



SECOND FLOOR RCP

SCALE: 1/4" = 1'-0"

2



MAIN FLOOR RCP

SCALE: 1/4" = 1'-0"

1

ELECTRICAL LEGEND

- 2PLEX RECEPTACLE
- GROUND FAULT INTERRUPTER RECEPTACLE
- RECEPTACLE W/ USB
- WATERPROOF RECEPTACLE
- 240V RECEPTACLE FOR INDUCTION/ ELECTRIC STOVE
- 4PLEX RECEPTACLE
- 220V RECEPTACLE
- COAX
- TV BOX
- TV BOX/CAT 6 W/TWO OUTLETS
- ELEC. SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- SMOKE DETECTOR/CO2 DETECTOR

LIGHTING LEGEND

- 4" RECESSED LED CAN 2700K W/ 90 CRI
- 4" HALO RL. SLOPE DIRECT MT
- SUSPENDED LIGHT
- PENDANT LIGHT
- WALL SCONCE
- AIR SWITCH
- LED UNDERCAB LIGHT
- PANASONIC EXHAUST FAN W/HUMIDSTAT
- PANASONIC WHISPER GREEN EXHAUST FAN/LIGHT COMBO W/HUMIDSTAT
- PANASONIC EXHAUST FAN W/HUMIDSTAT

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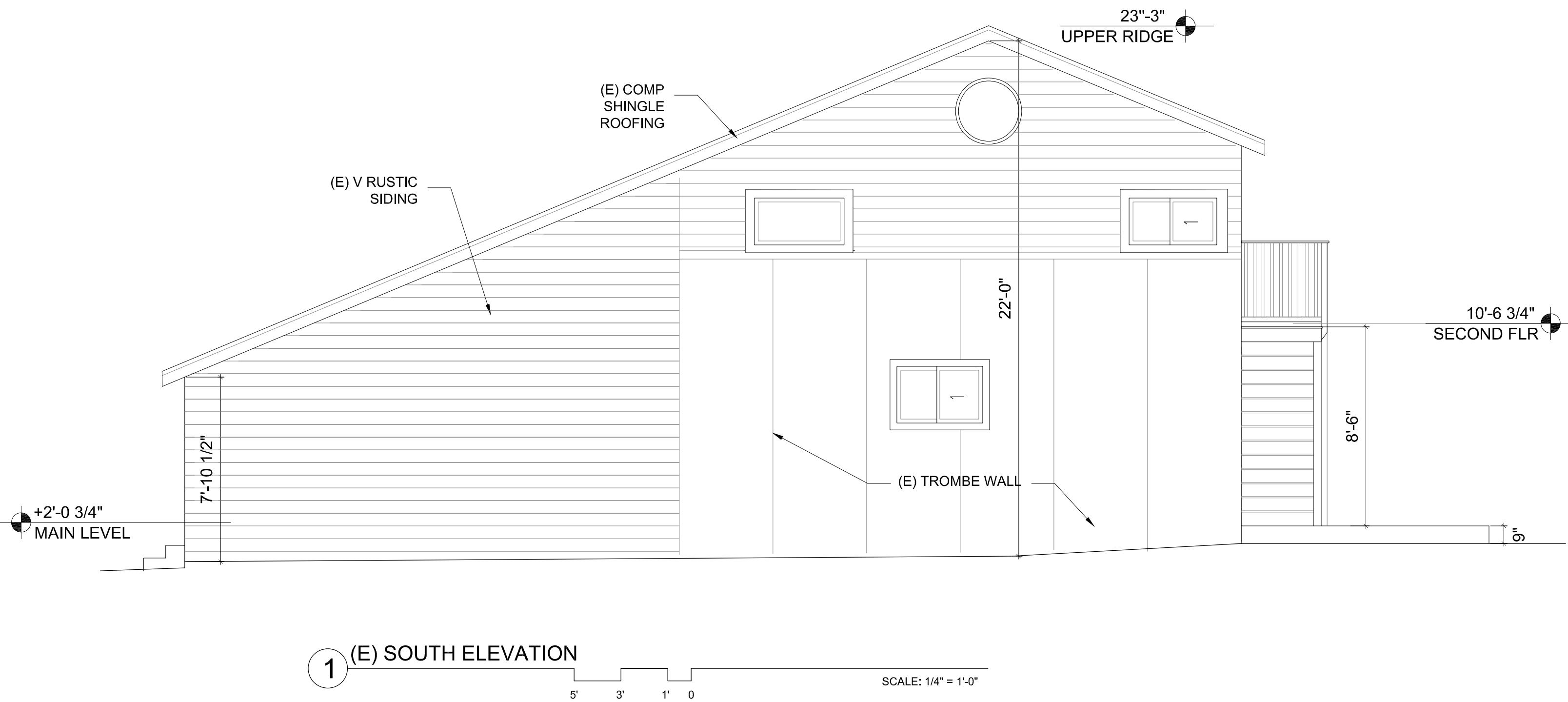
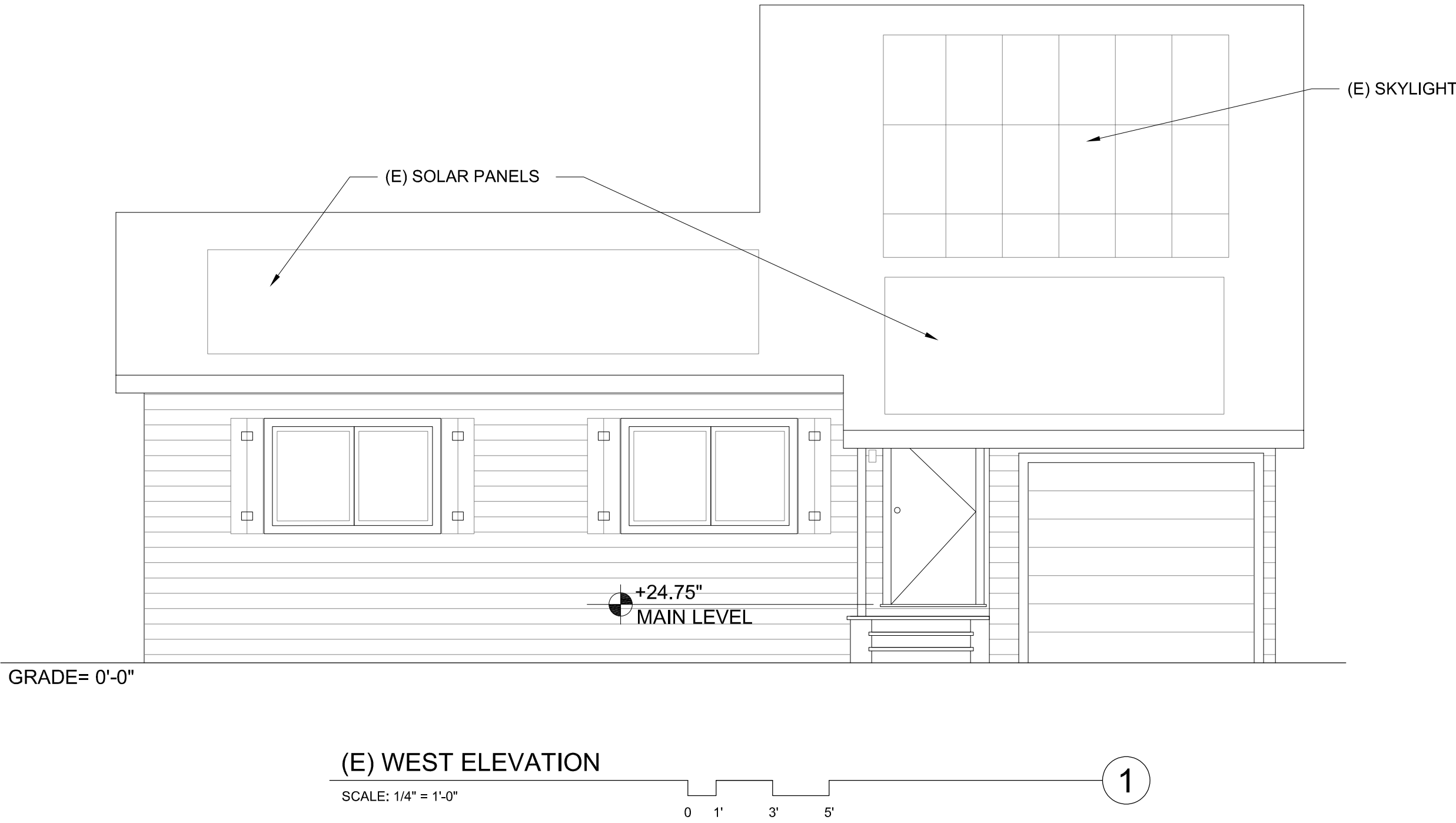
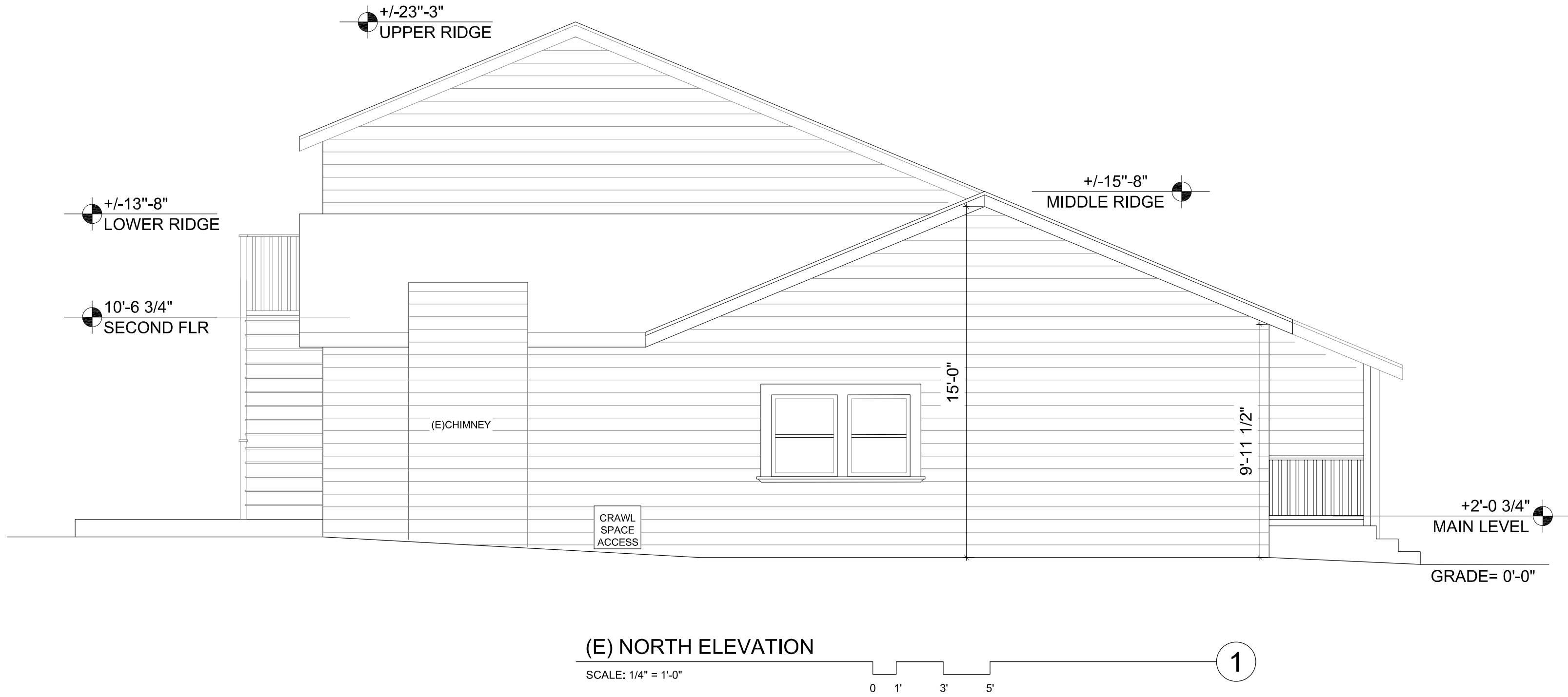
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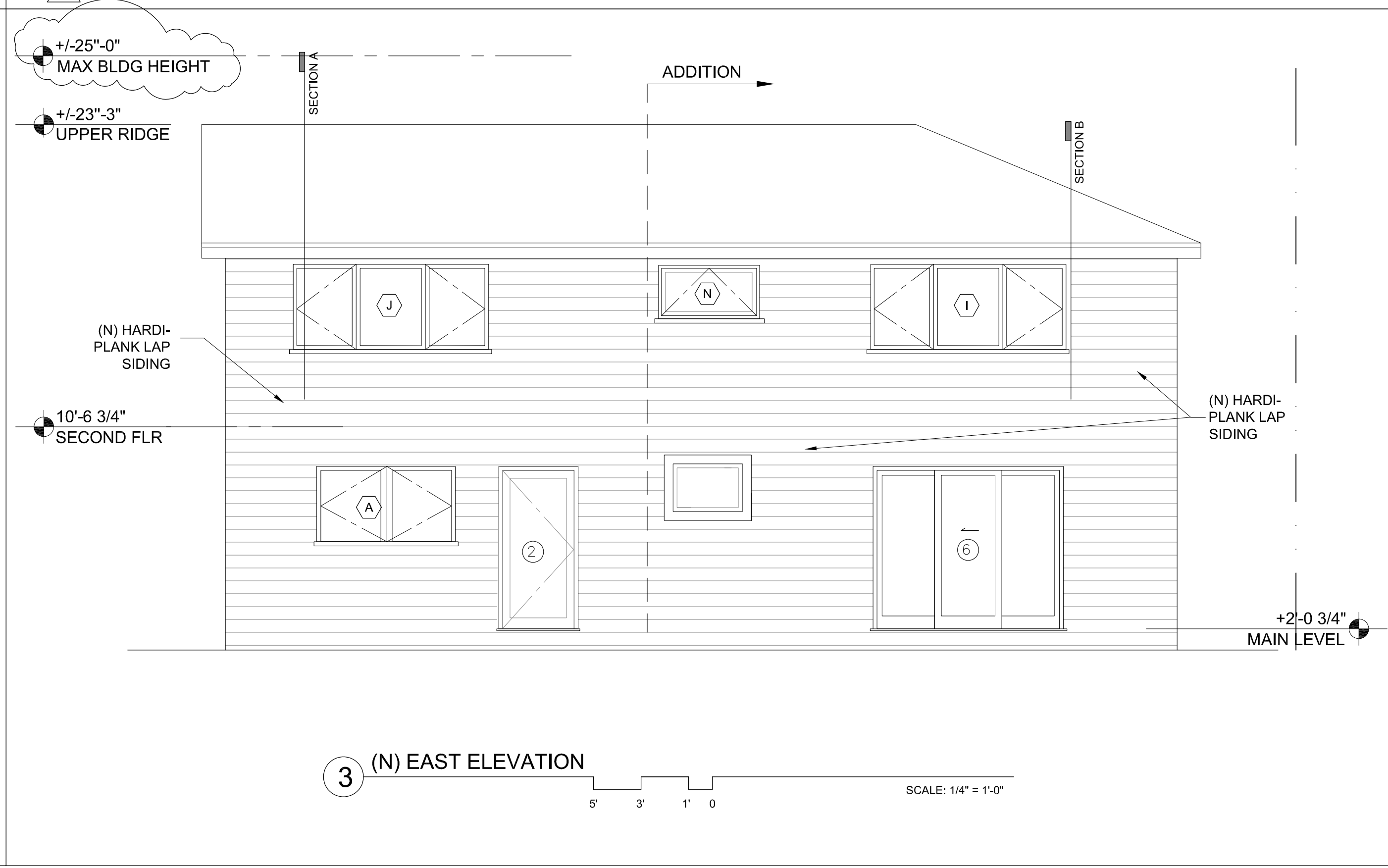
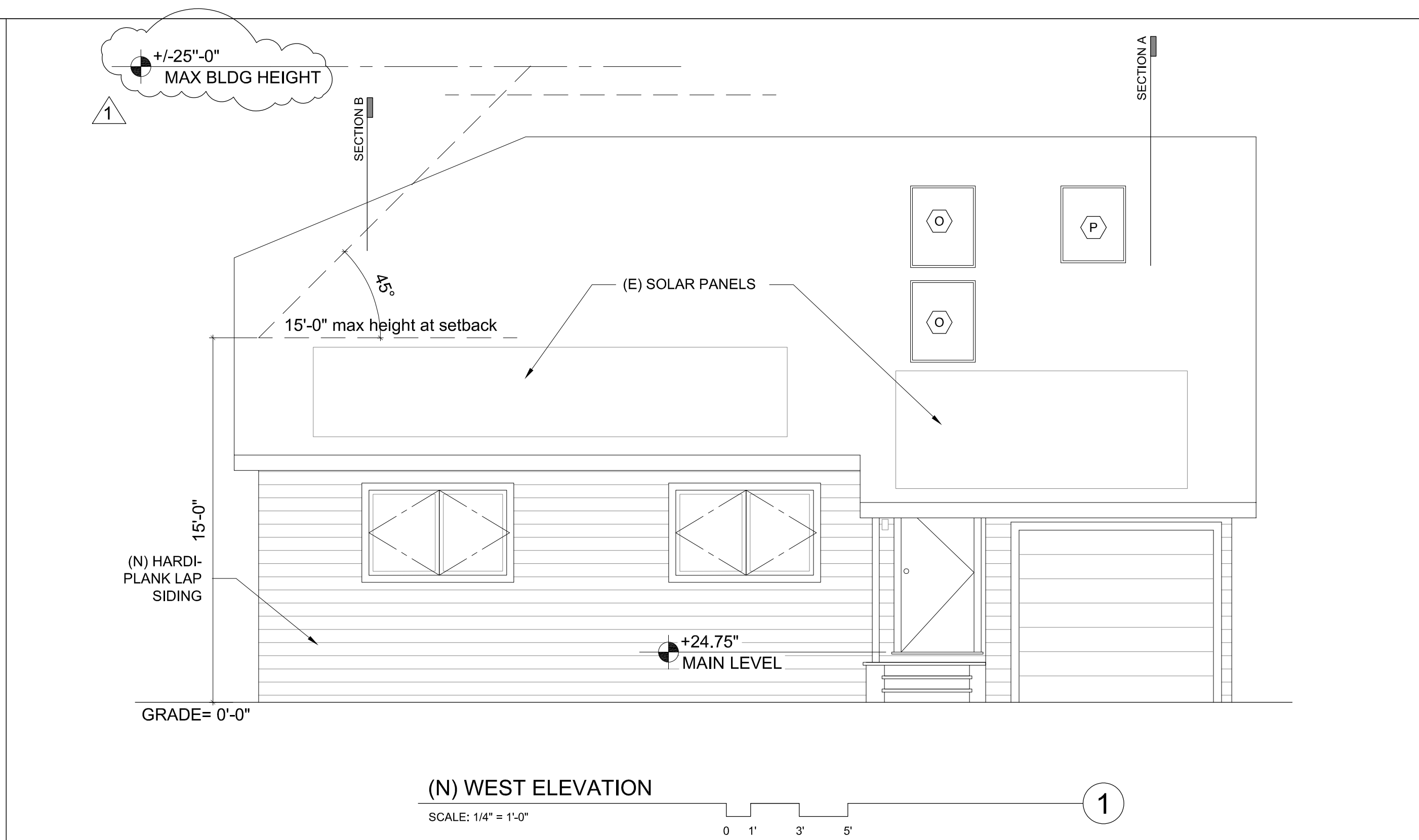
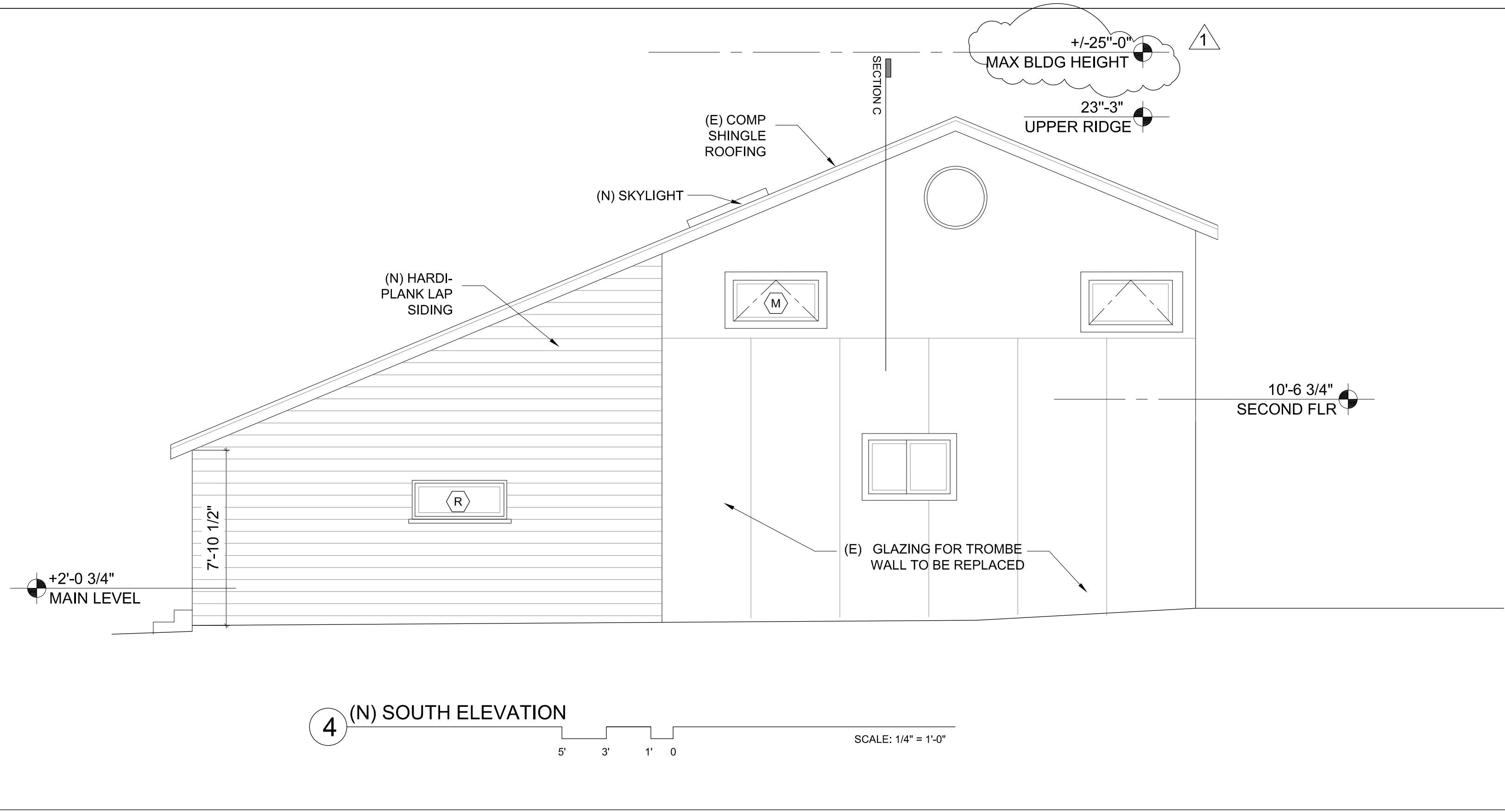
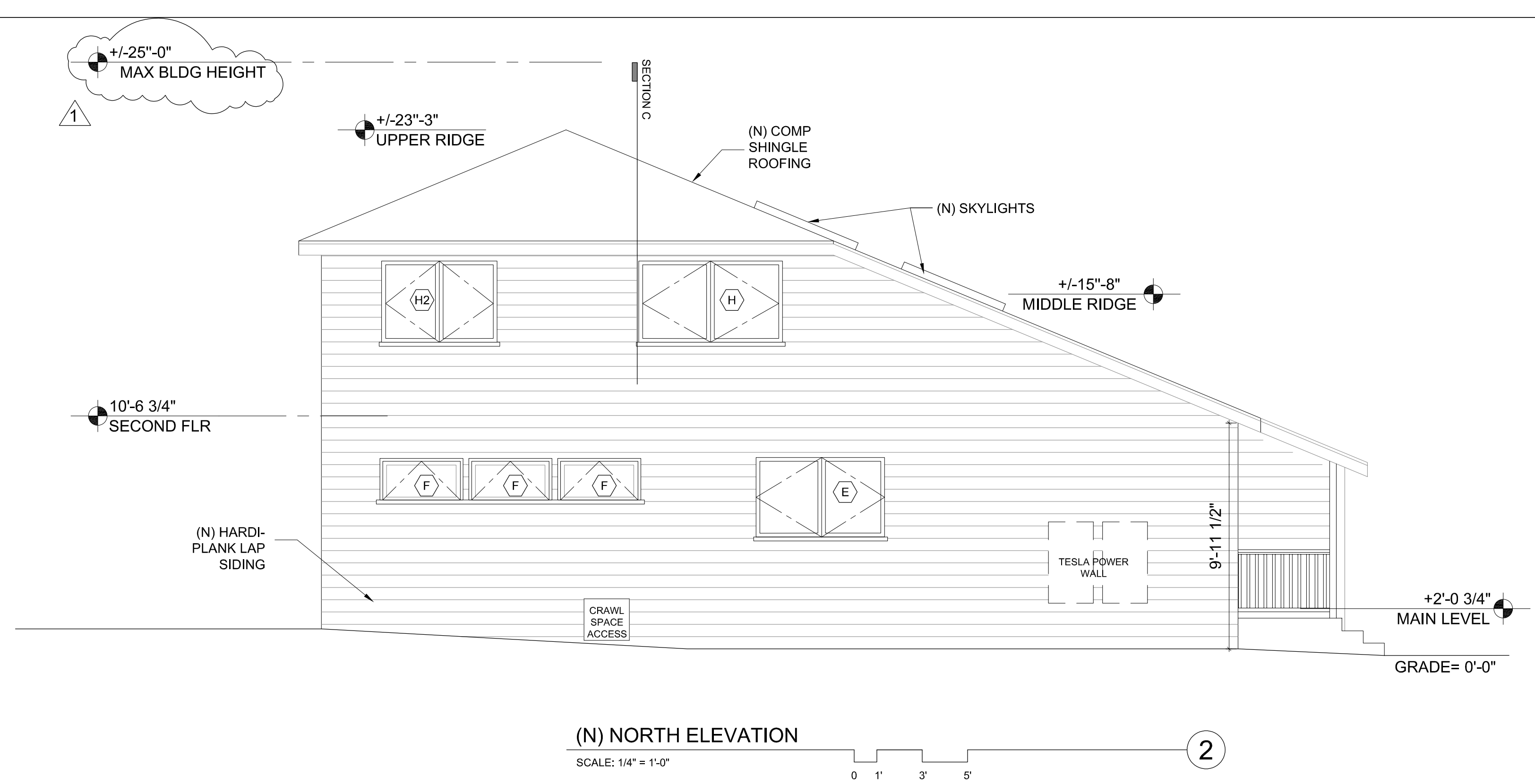
SCALE

ELEVATIONS

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A4.01





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11/21/23 C.U.P SET

11/21/23

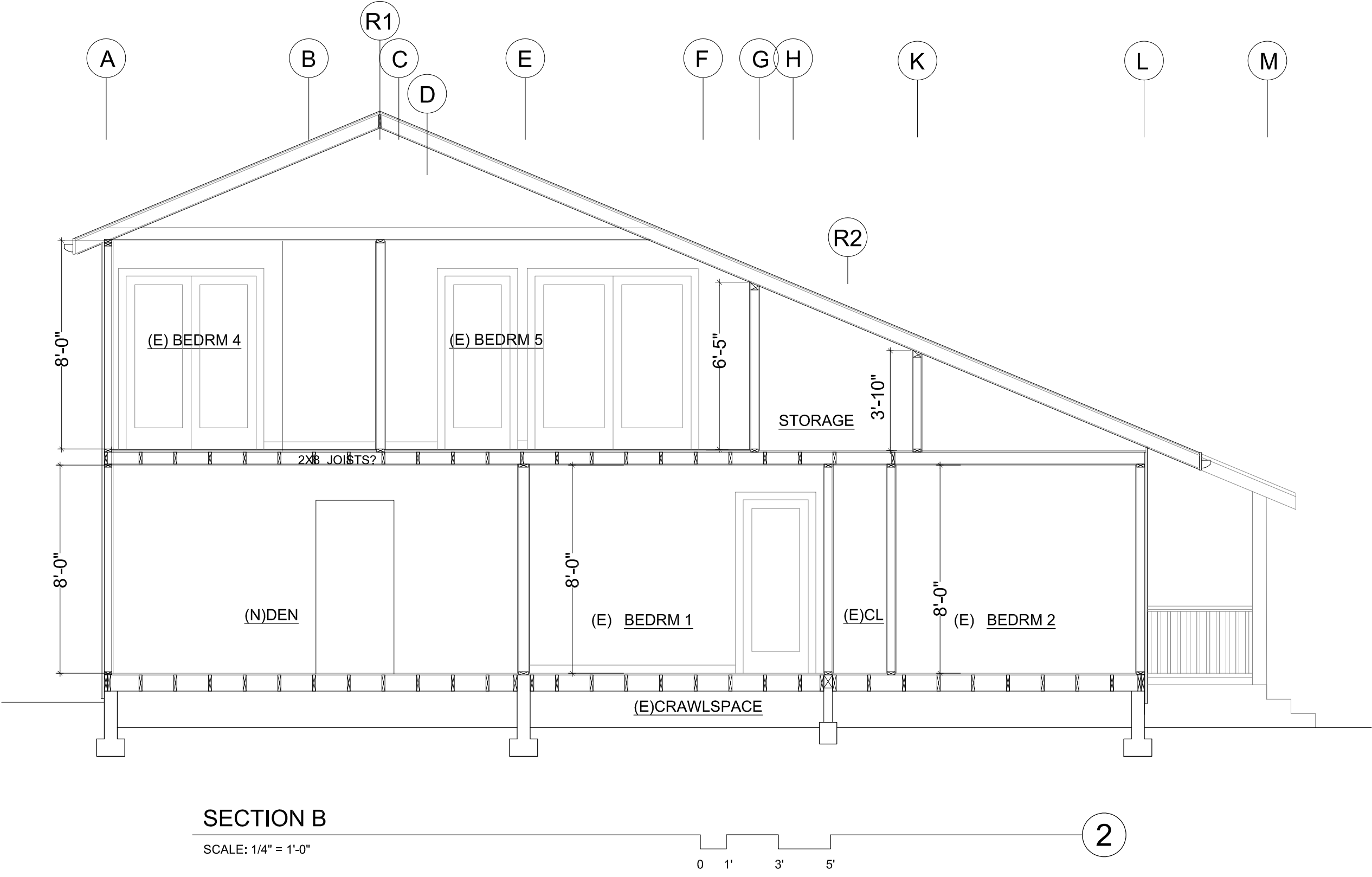
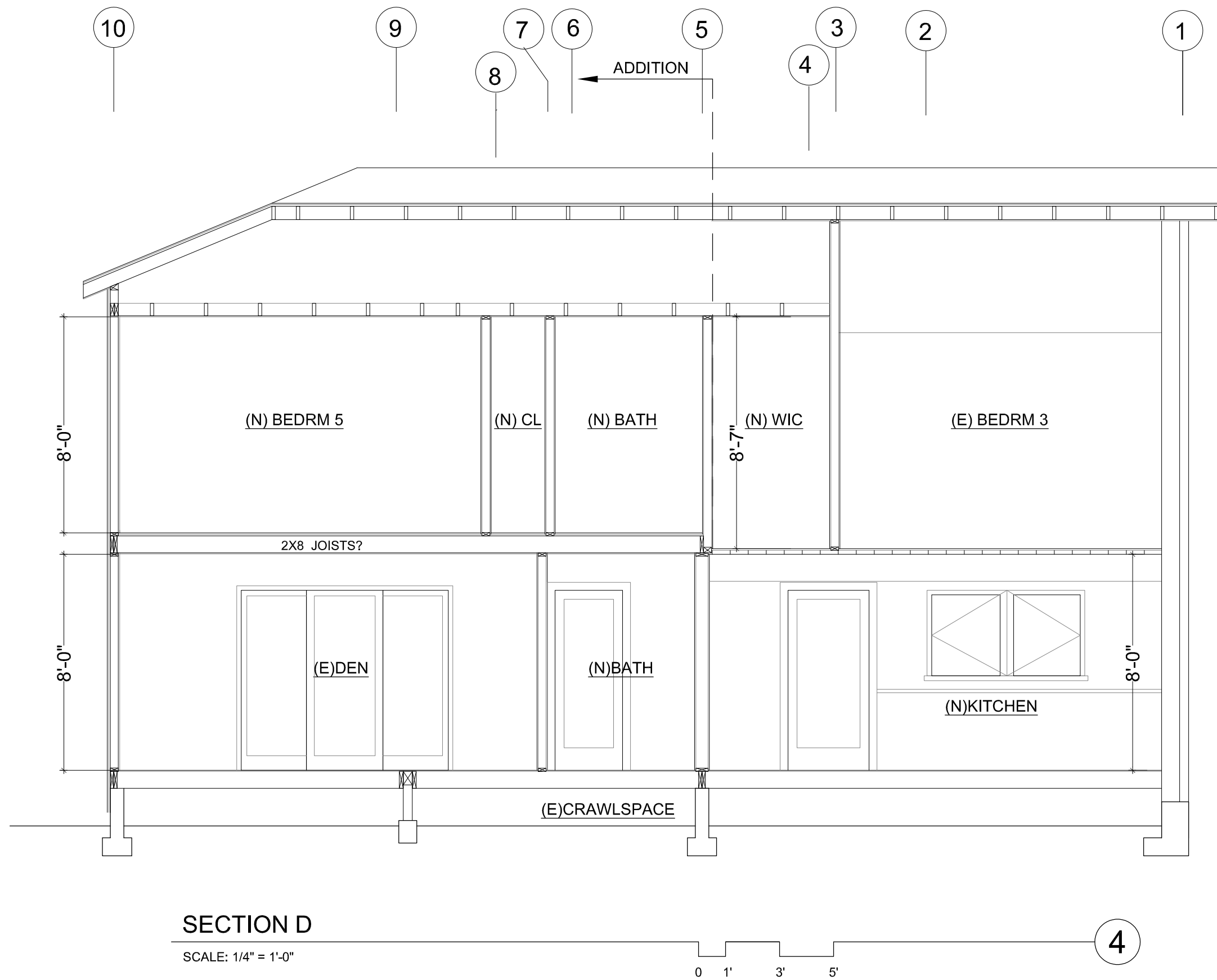
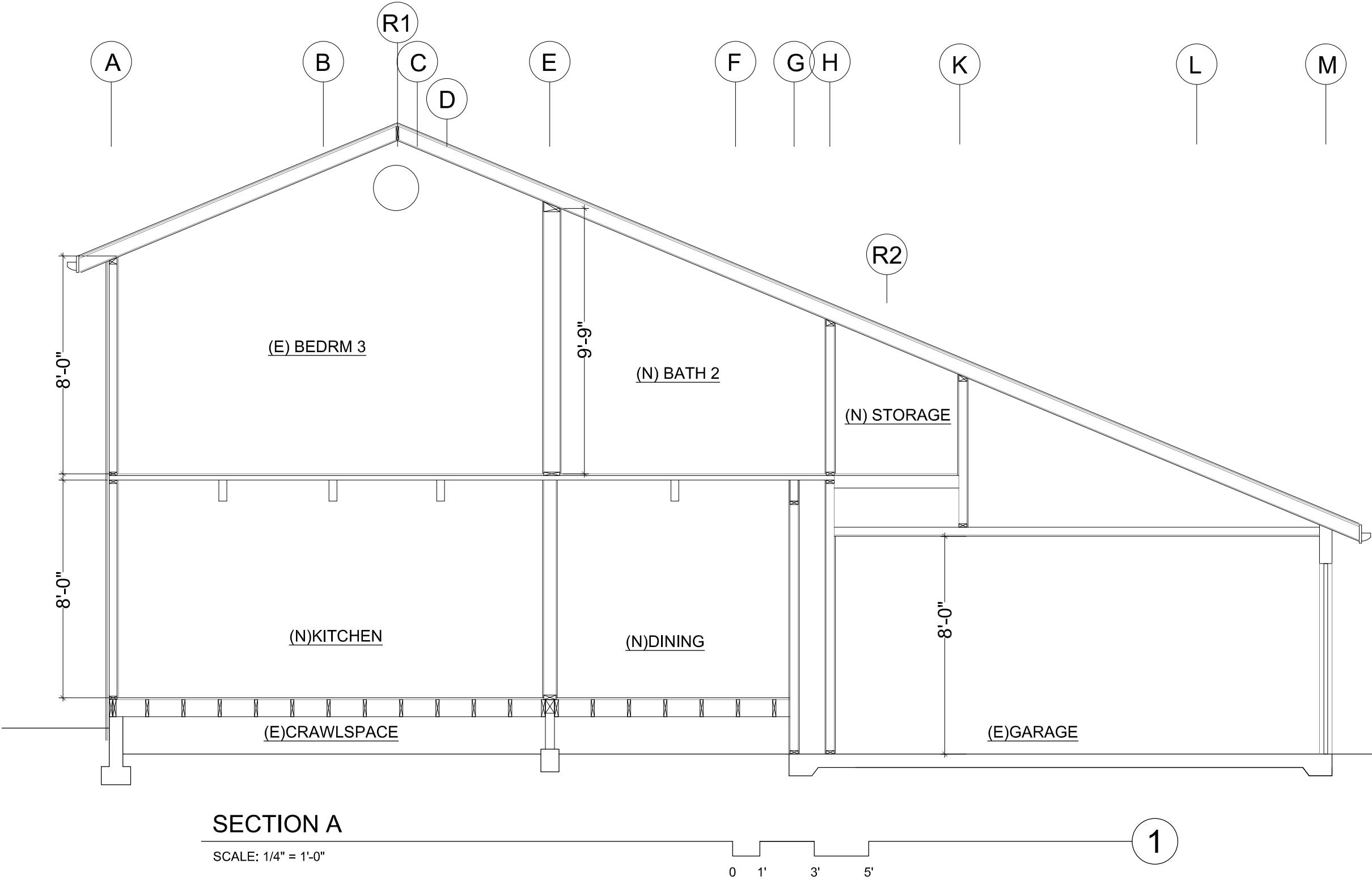
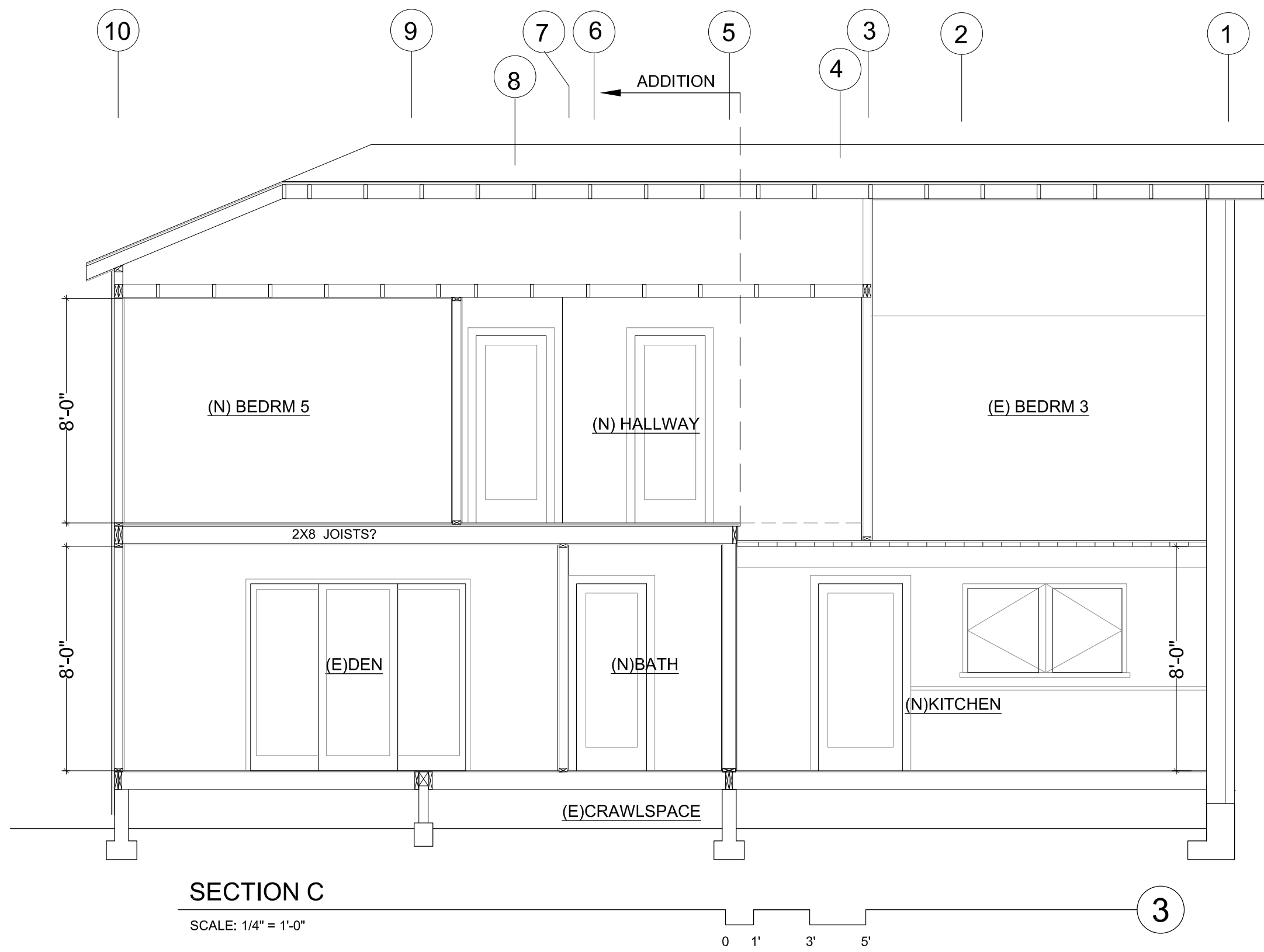
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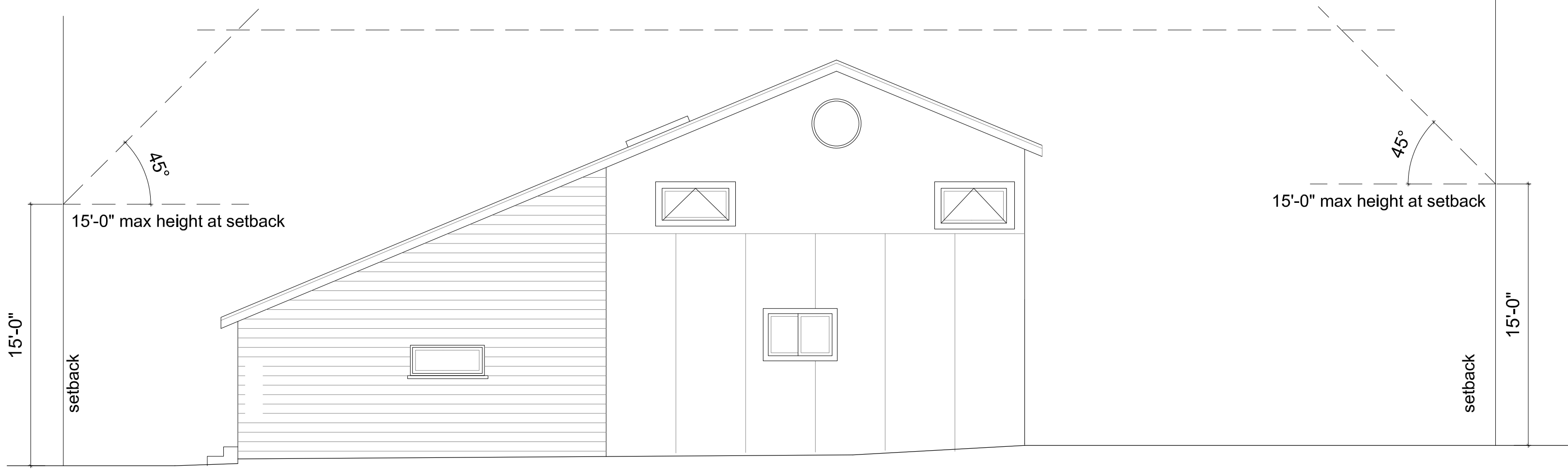
SCALE

SECTIONS

DRAWING TITLE

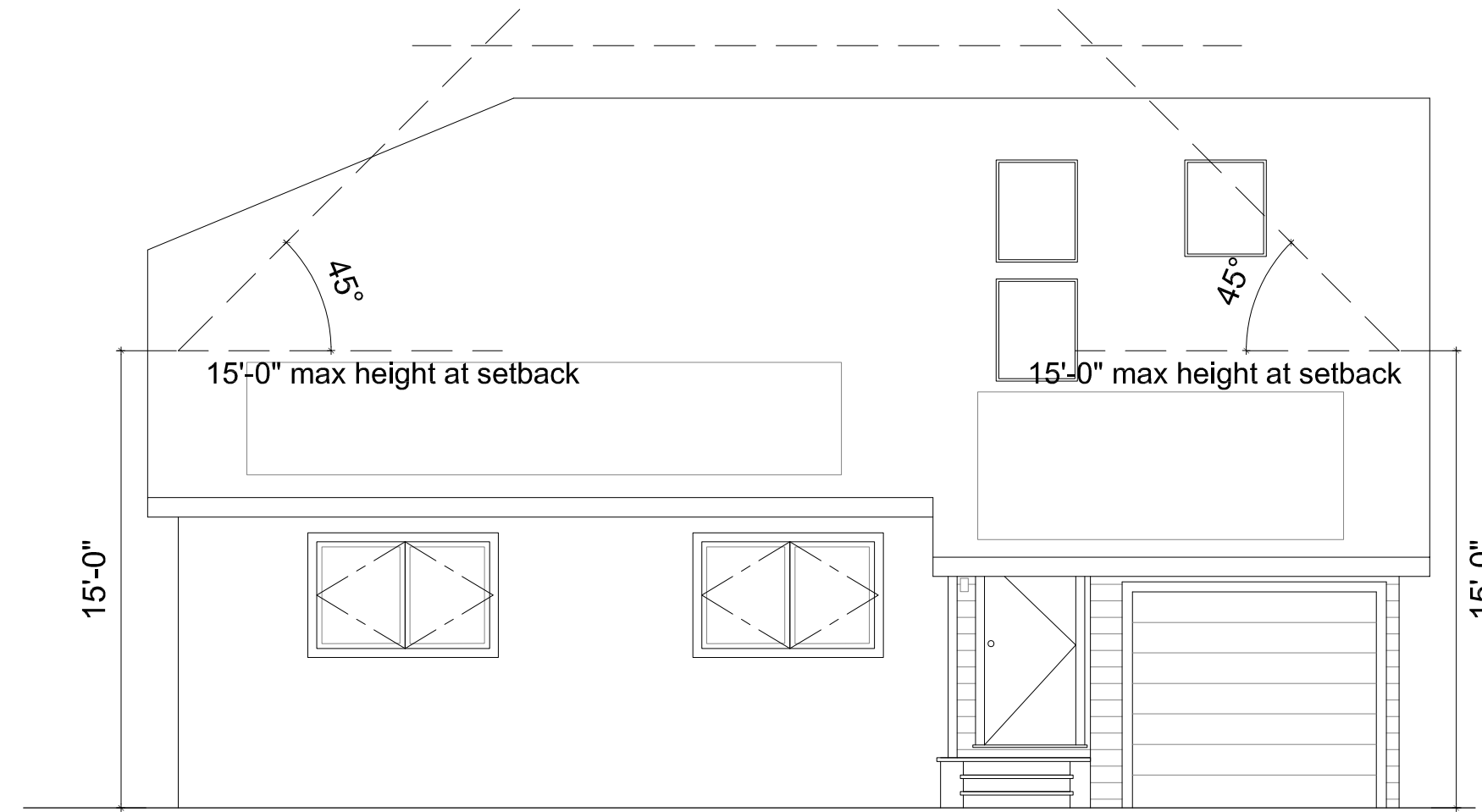
A4.03





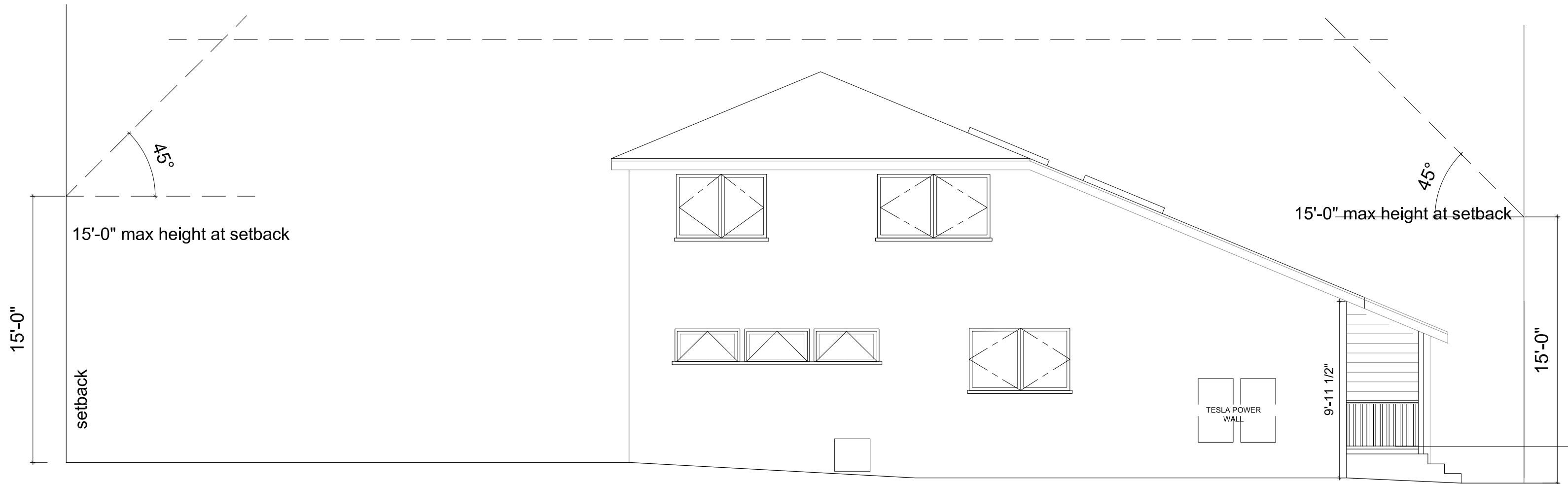
(N) SOUTH ELEVATION- daylight plane

4



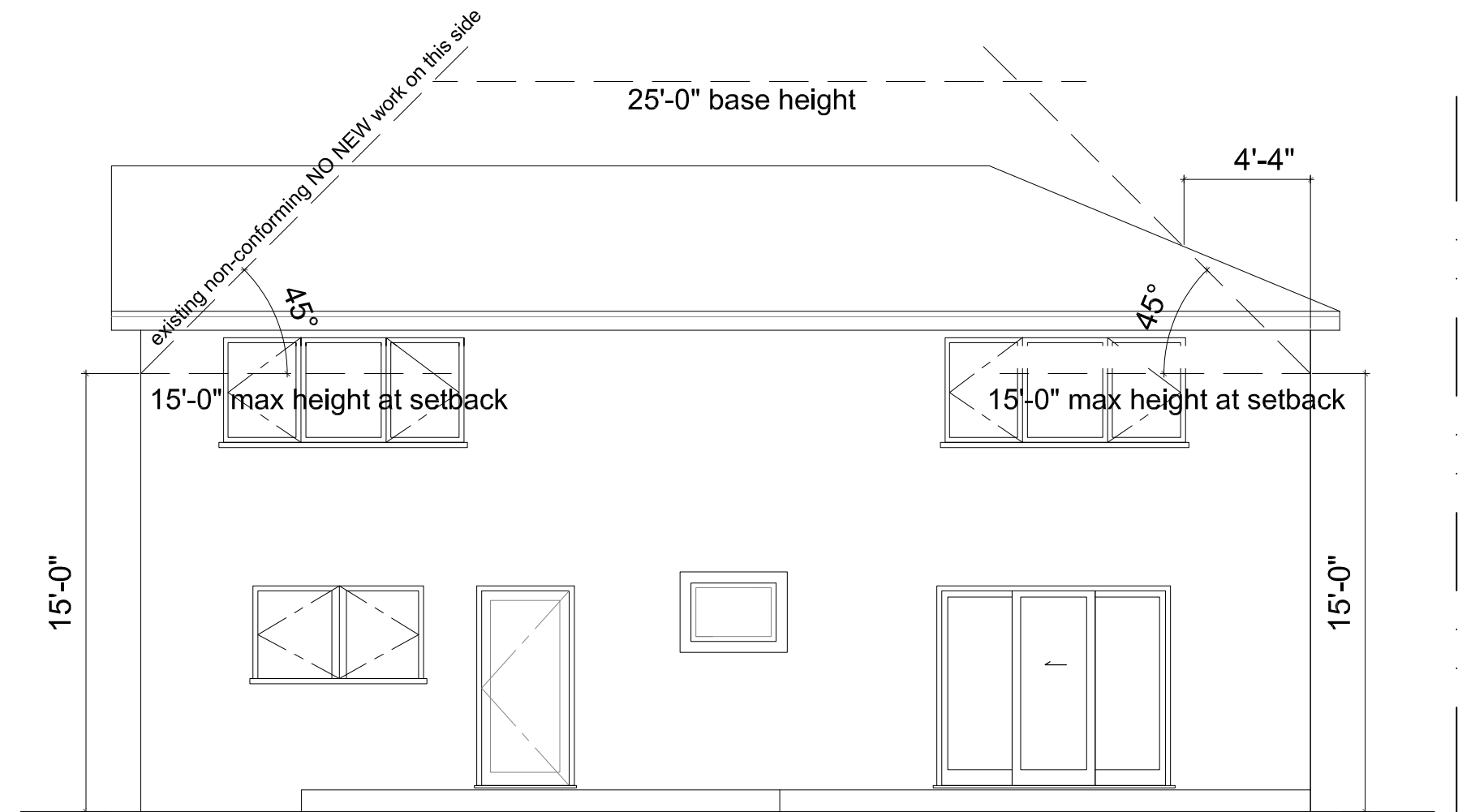
(N) WEST ELEVATION

1



(N) NORTH ELEVATION- daylight plane

3



(N) EAST ELEV- daylight plane

2

BLISS design/build

4132 SHAFTER AVE.
OAKLAND, CA 94609
p: 415.215.7668
f: 510.601.8686
e: amyres@gmail.com

OWNER

The O'Connor Residence
1224 RICHMOND ST
EL CERRITO, CA 94530

APN: 503060023

SUBMITTAL

12/21/23 REVISION 1

12/21/23

DATE

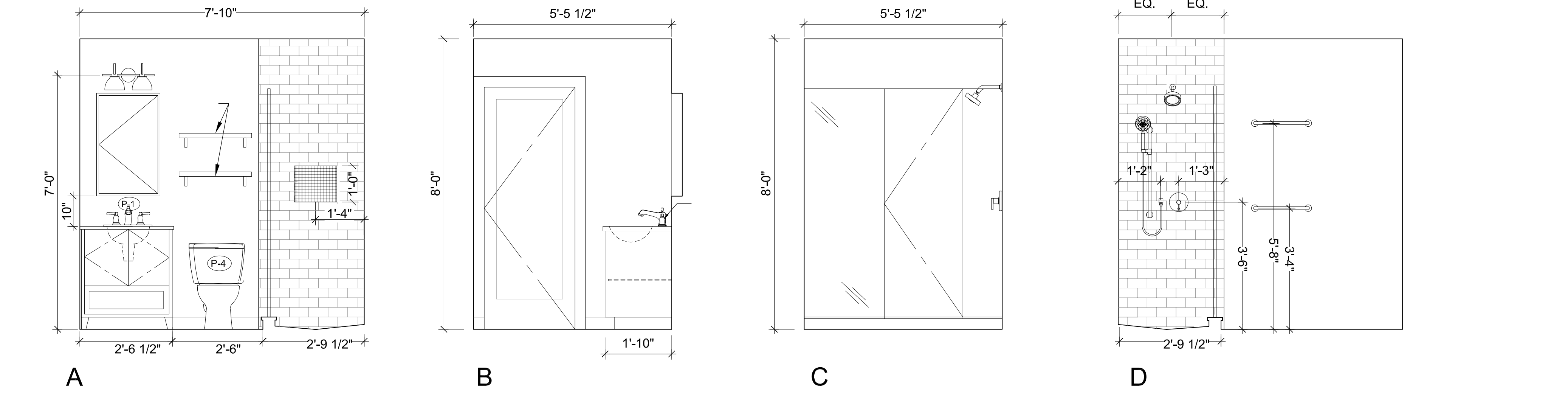
$\frac{3}{16}'' = 1'-0''$

SCALE

daylight plane - elevations

DRAWING TITLE

A4.04



A

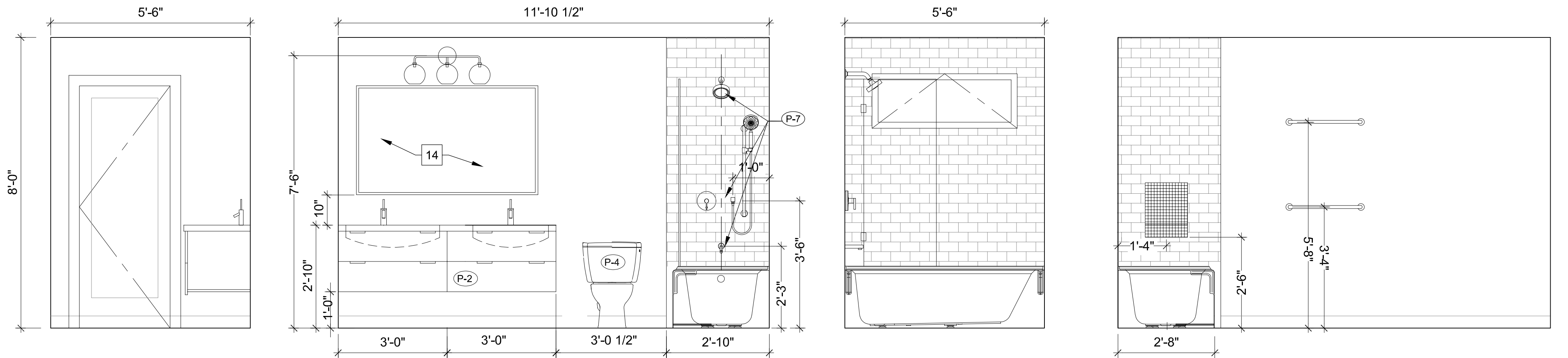
B

C

D

MAIN FLOOR BATH 1

SCALE: 1/2" = 1'-0"



SECOND FLOOR BATH 2

SCALE: 1/2" = 1'-0"

PLUMBING FIXTURE LEGEND:

- BATH 1:
- P-1 LAVATORY FAUCET: TBD
 - P-2 LAVATORY SINK: SEE VANITY
 - P-3 SHOWER HEAD/CONTROLS/HANDSHOWER: TBD
 - P-4 TOILET: TBD

SHEET NOTES:

- 1 VANITY: TBD
- 2 MEDICINE CABINET: TBD
- 3 FLOOR TILE: TBD
- 4 SHOWER FLOOR TILE: TBD
- 5 SHOWER CURB: TBD
- 6 WALL TILE: TBD
- 7 NICHE: TBD
- 8 Shower Glass Door by WILSON'S GLASS, clips TBD
- 9 BASEBOARD - PTD WOOD TO MATCH WALLS
- 10 PTD DRYWALL: COLOR TBD
- 11 18" TOWEL BAR: TBD- PROVIDE NECESSARY BLOCKING
- 12 BATH ACCESSORIES: PROVIDE NECESSARY BLOCKING

PLUMBING FIXTURE LEGEND:

- BATH 2:
- P-5 LAVATORY FAUCET:
 - P-6 LAVATORY SINK: SEE VANITY
 - P-7 SHOWER HEAD/CONTROLS/HANDSHOWER: TBD
 - P-8 TUB:
 - P-9 TOILET:

BATH 2 SHEET NOTES:

- 13 VANITY: TBD
- 14 MEDICINE CABINET/MIRROR:
- 15 FLOOR TILE:
- 16 WALL TILE:
- 17 NICHE:
- 18 GLASS DOOR BY WILSON'S GLASS, 'X' CLIPS/HANDLE
- 19 BASEBOARD - PTD WOOD TO MATCH WALLS
- 20 PTD DRYWALL: COLOR TBD
- 21 24" TOWEL BARS: TBD- PROVIDE NECESSARY BLOCKING
- 22 BATH ACCESSORIES: PROVIDE NECESSARY BLOCKING

BLISS design/build

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11/21/23

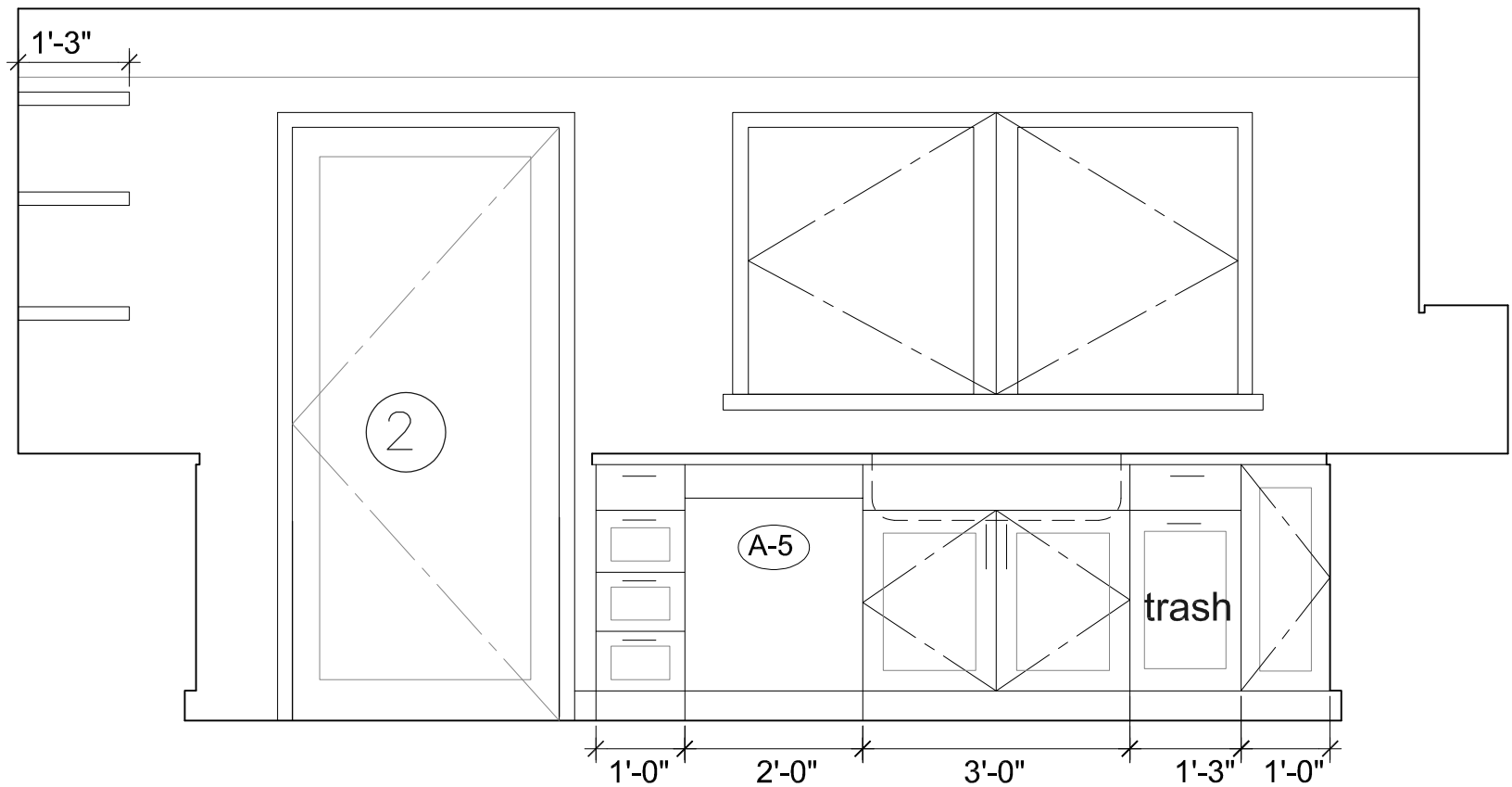
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SCALE

INTERIOR
ELEVATIONS

DRAWING TITLE

A5.01



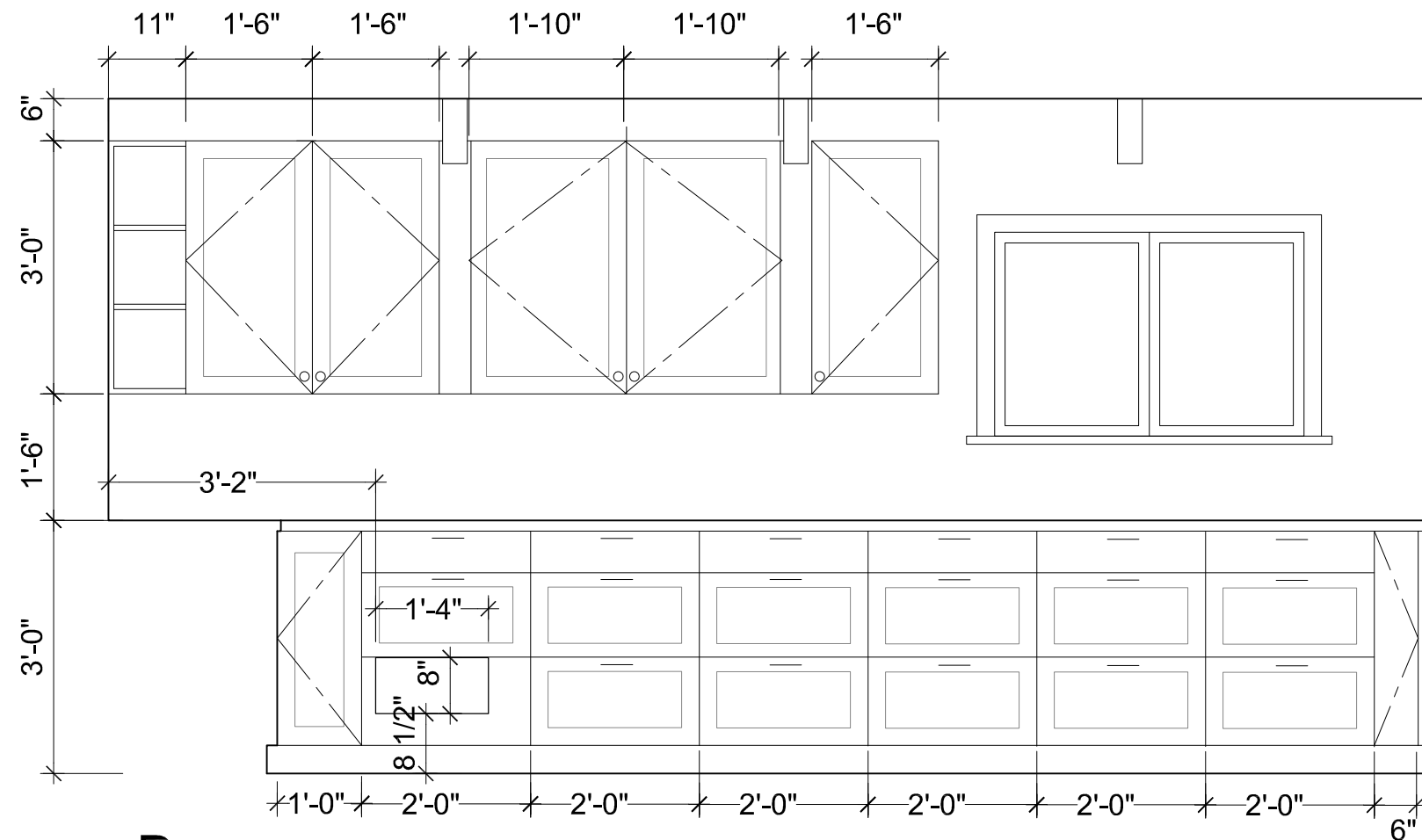
B

A

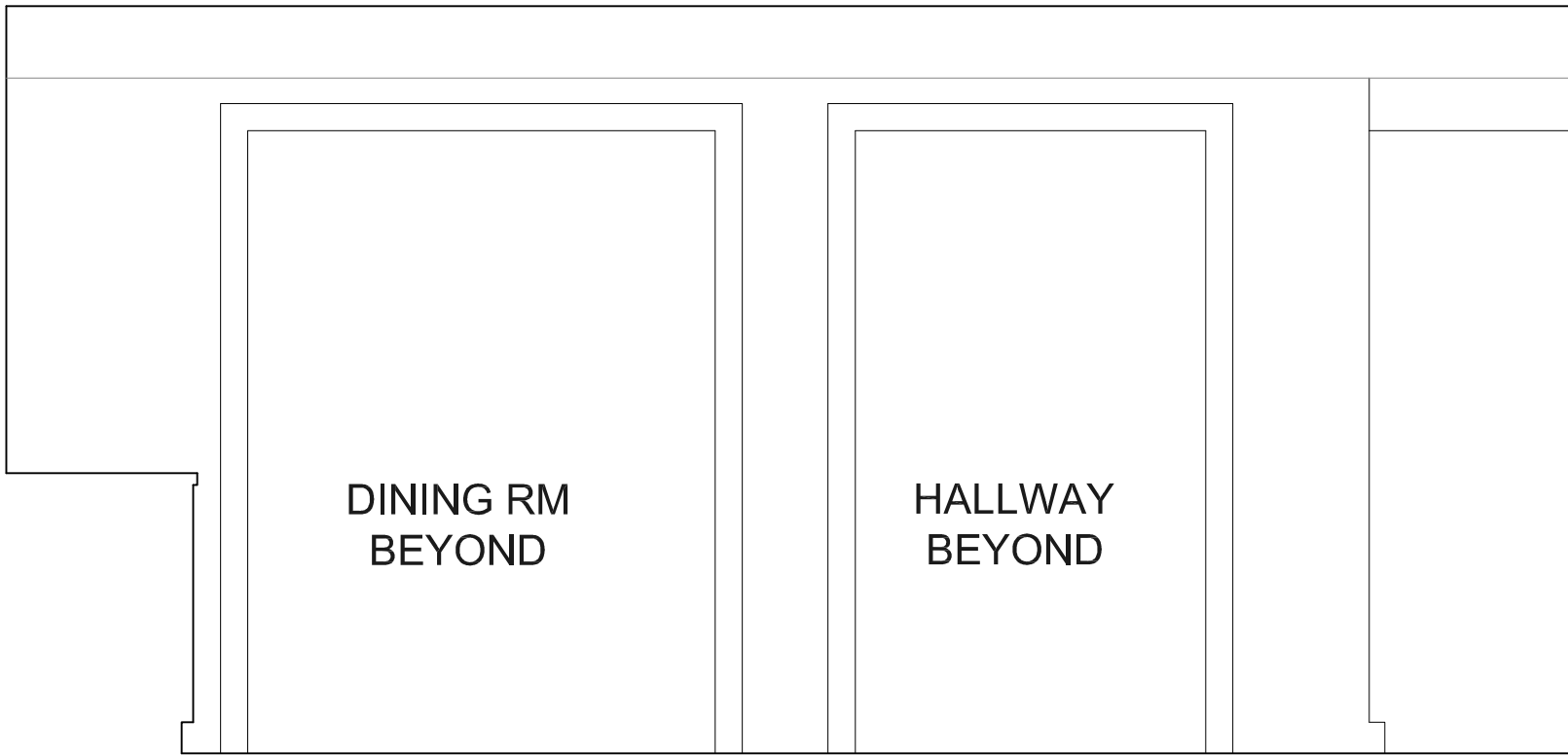
KITCHEN- INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"

1



D

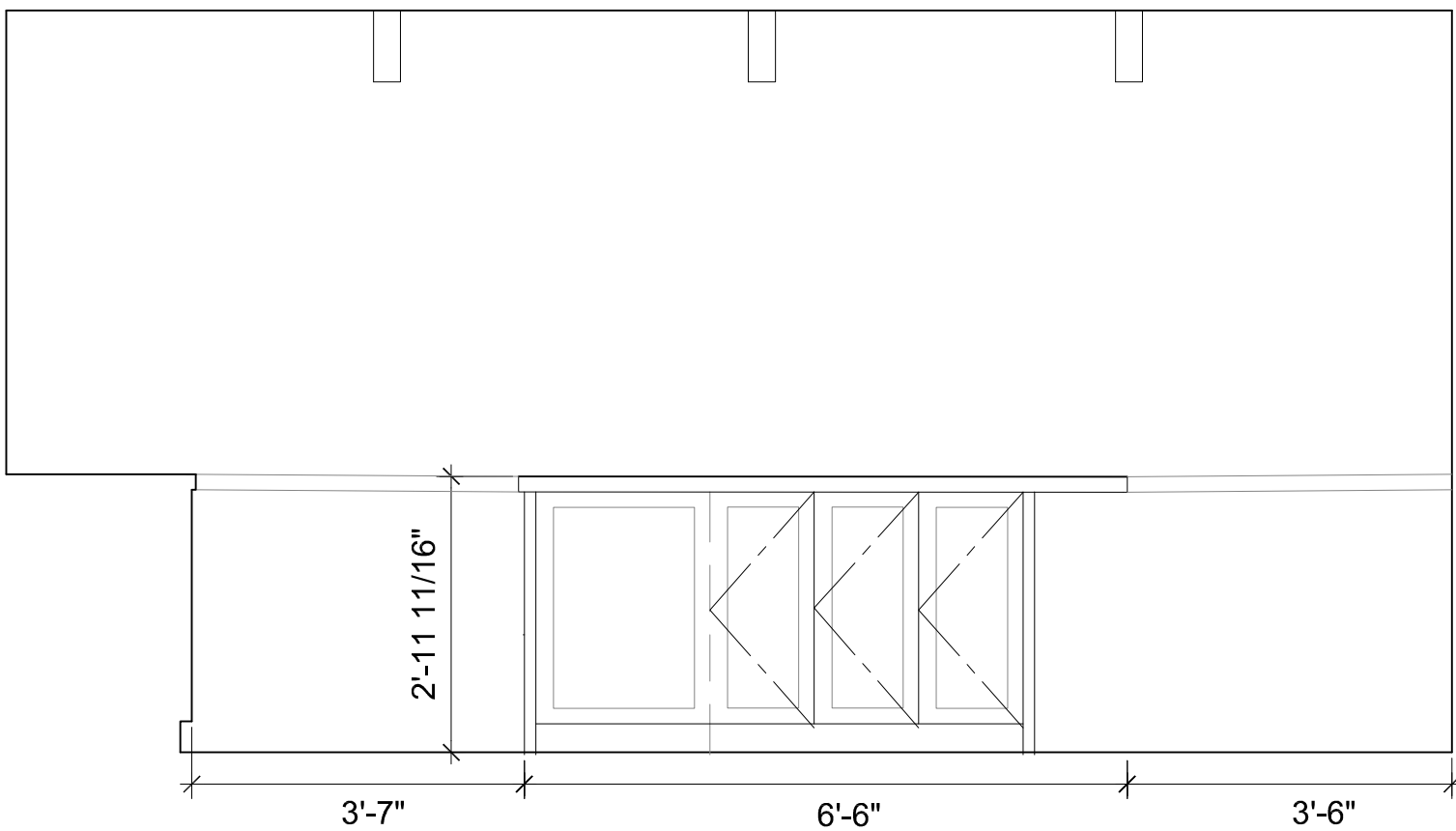
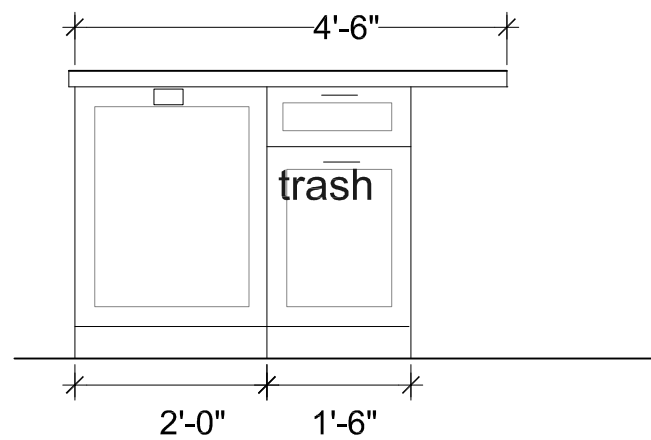
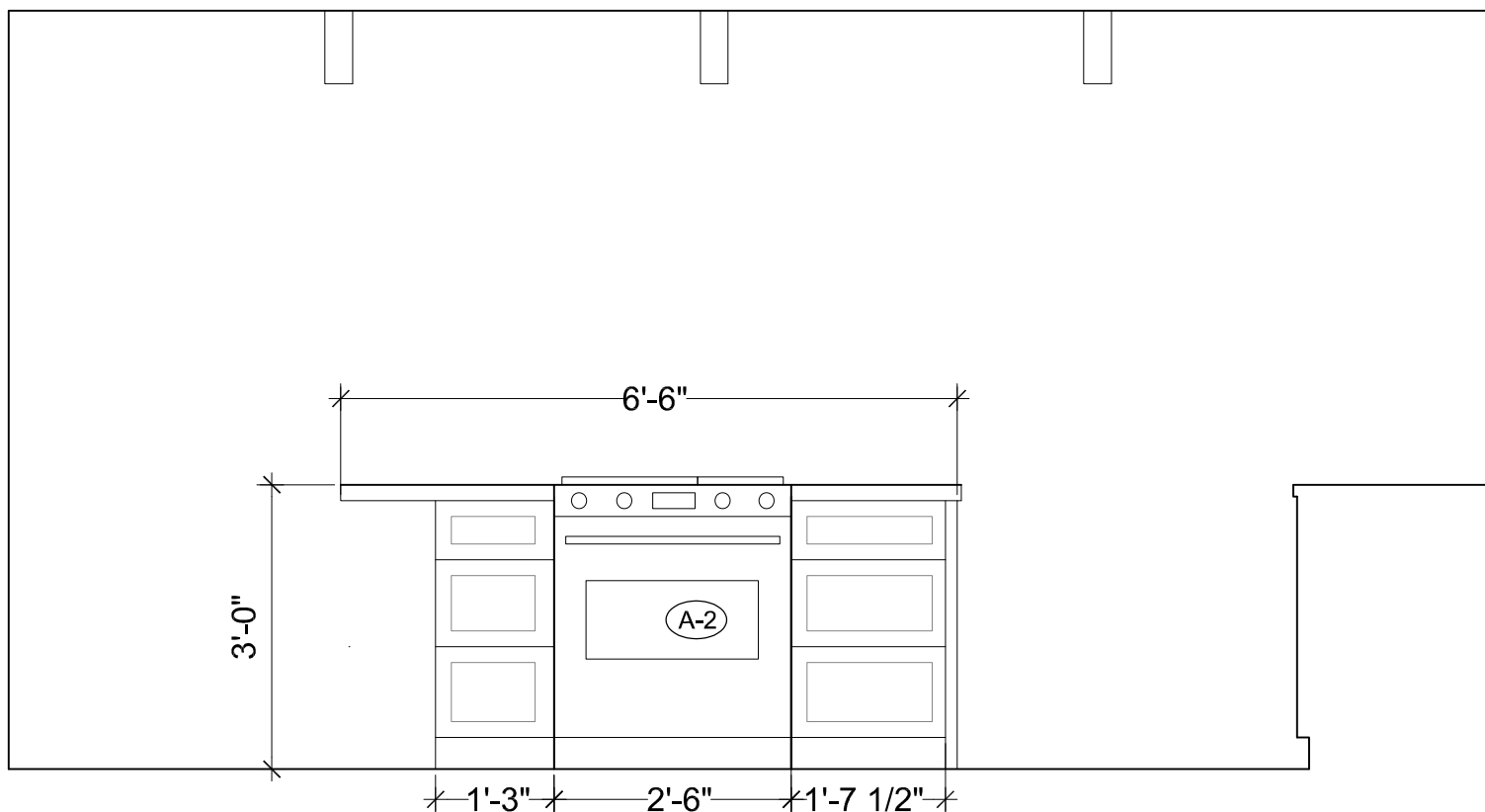


C

KITCHEN- INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"

2



KITCHEN ISLAND

SCALE: 1/2" = 1'-0"

3

KITCHEN GENERAL NOTES:

- ALL CABINETRY TO BE SHAKER STYLE REFER TO CABINET DRAWINGS FOR EXACT DIMENSIONS
- KITCHEN COUNTERTOPS TBD
- THROUGHOUT HOUSE NEW FLOORING TO BE KAHRS OAK ETCH - 13106AEK15KW185

PLUMBING FIXTURE LEGEND:

KITCHEN:

- (P-1) KITCHEN FAUCET: Delta Essa Pull-Down Kitchen Faucet with Magnetic Docking Spray Head - Model:9113-BL-DST
- (P-2) KITCHEN SINK: Kraus Kore 32" Undermount Single Basin Stl with Basin Rack, Basket Strainer, Cutting Board, and Drain Board Model:KWU110-32

APPLIANCE LEGEND (FURNISHED BY CLIENT):

- (A-1) REFRIGERATOR: RE-USE EXISTING
- (A-2) STOVE: Smeg Professional Series SPR36UGGX 36 Inch Freestanding Gas Range with 6 Sealed Burners, Continuous Cast Iron Grates, Convection Bottom, and 66k BTU

- (A-3) DISHWASHER: RE-USE EXISTING
- (A-4) HOOD: TBD

- (A-5) MICROWAVE: TBD

- (A-6) BAR FRIDGE:

SHEET NOTES:

- 1 WINE RACK- wrought iron in black TBD

BLISS design/build

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OWNER

The O'Connor Residence
1224 RICHMOND ST
EL CERRITO, CA 94530

APN: 503060023

SUBMITTAL

11/21/23 C.U.P SET

11/21/23

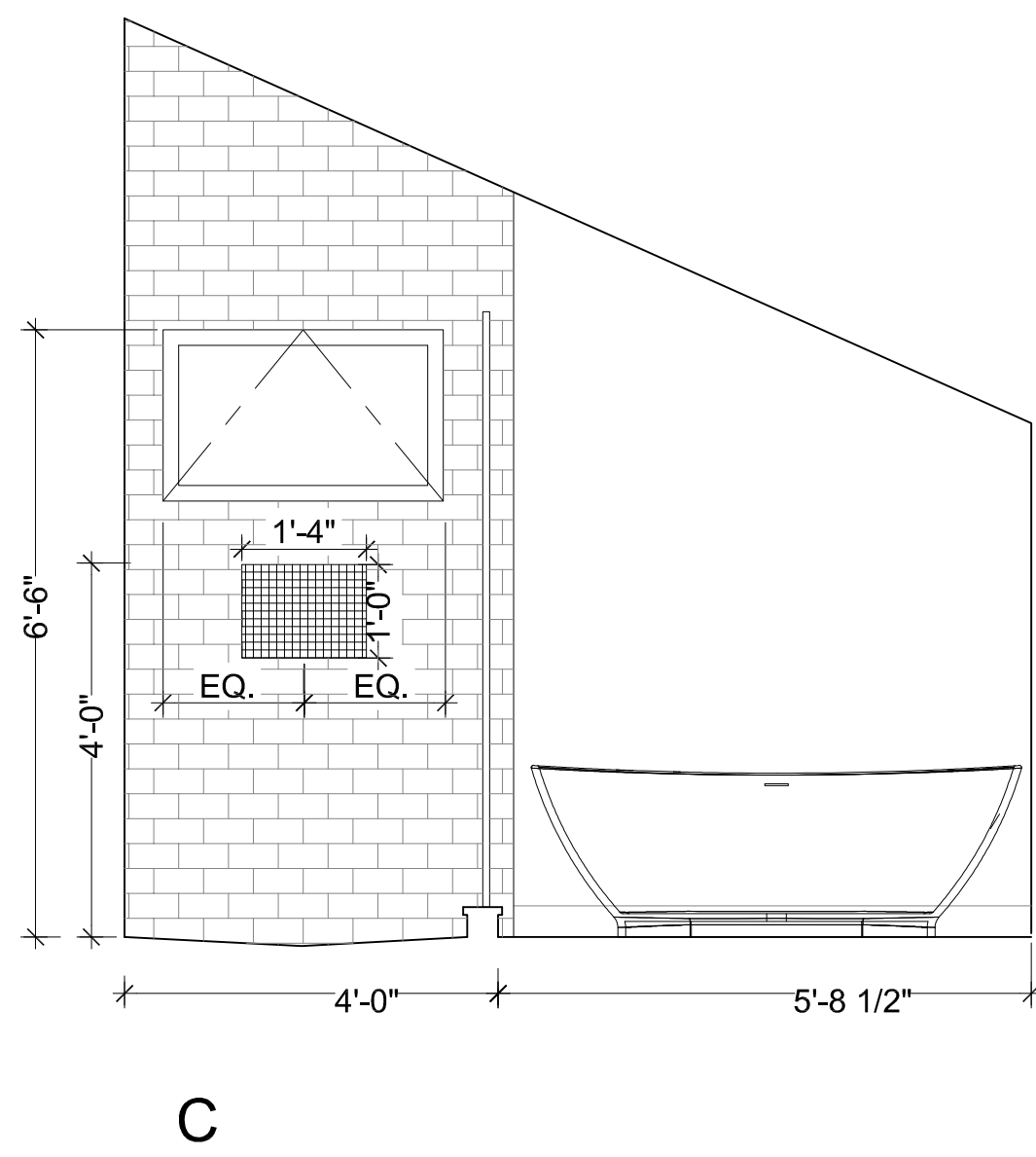
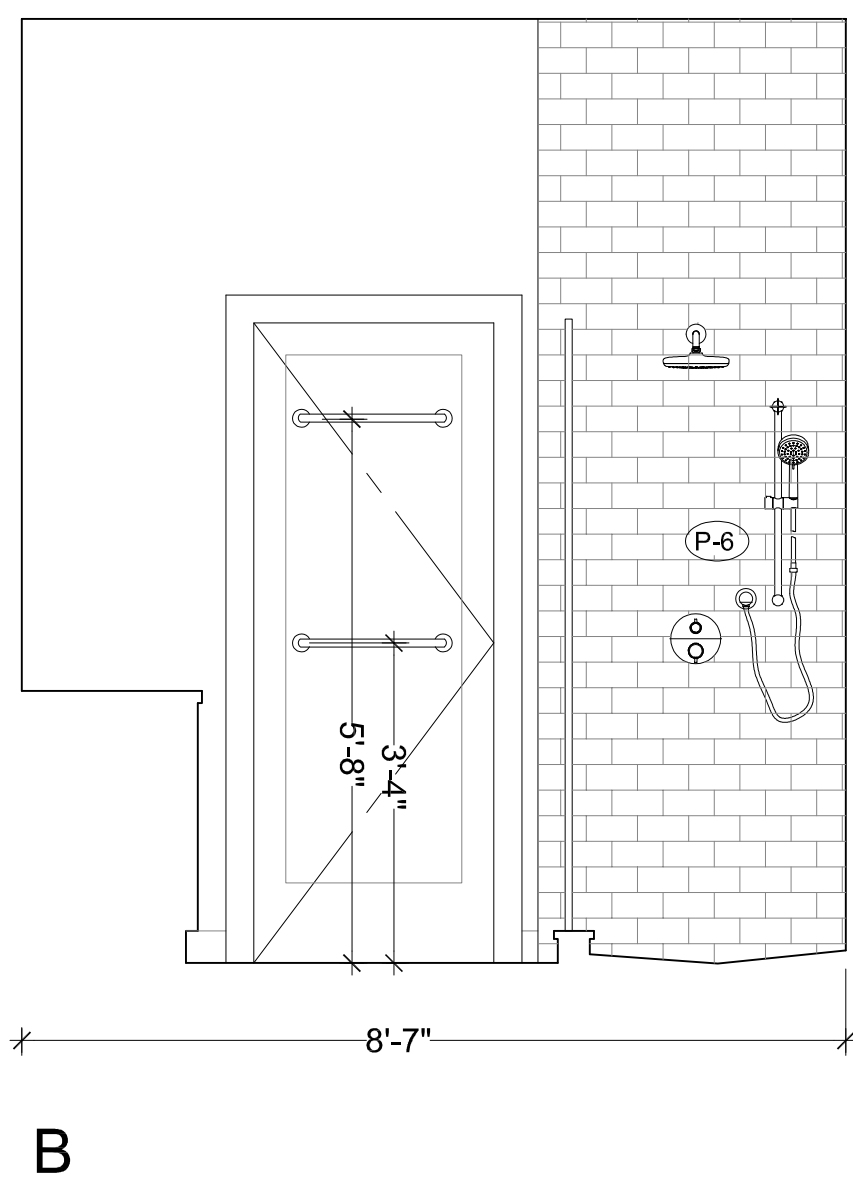
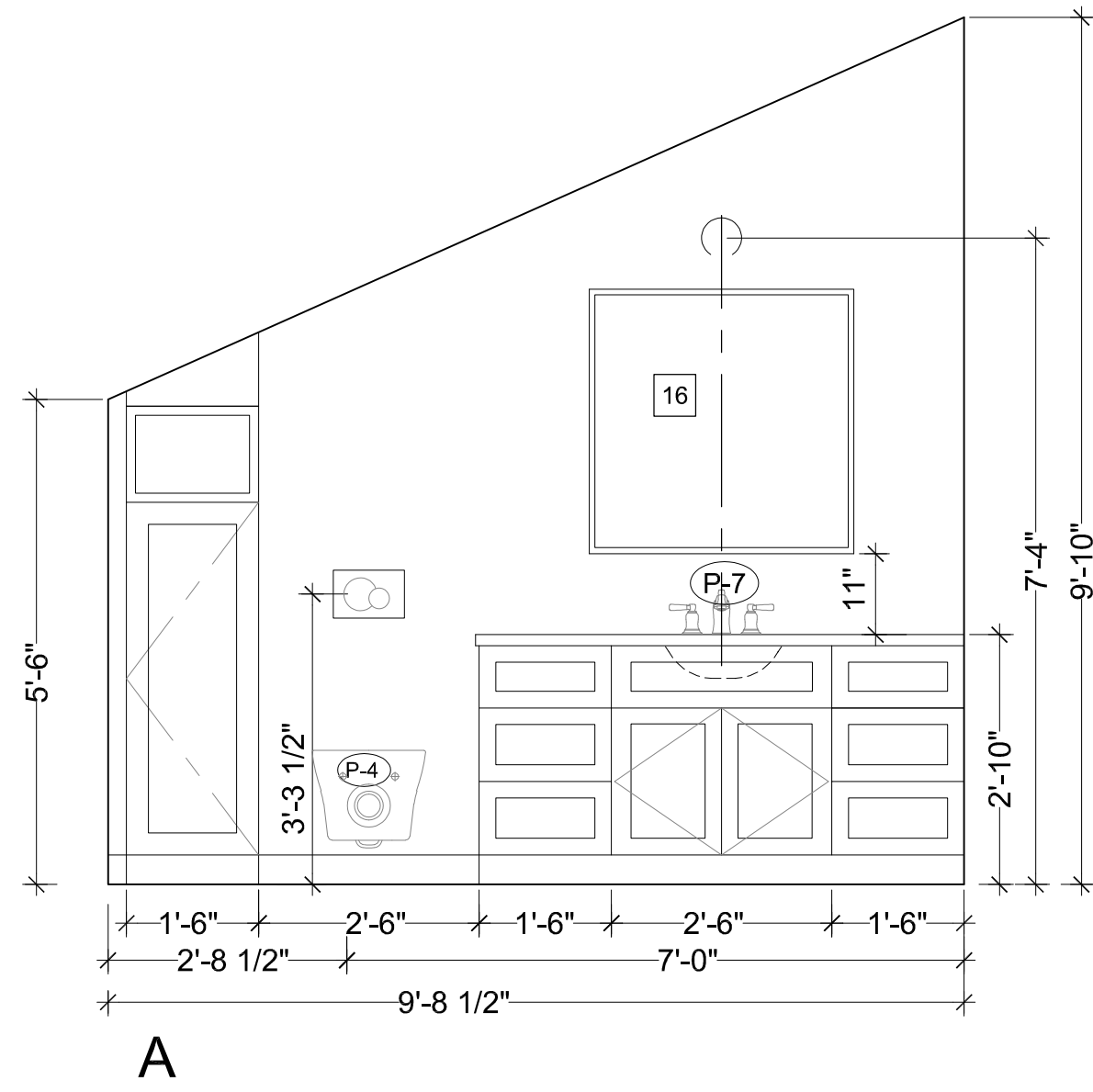
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SCALE

INTERIOR
ELEVATIONS

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A5.02



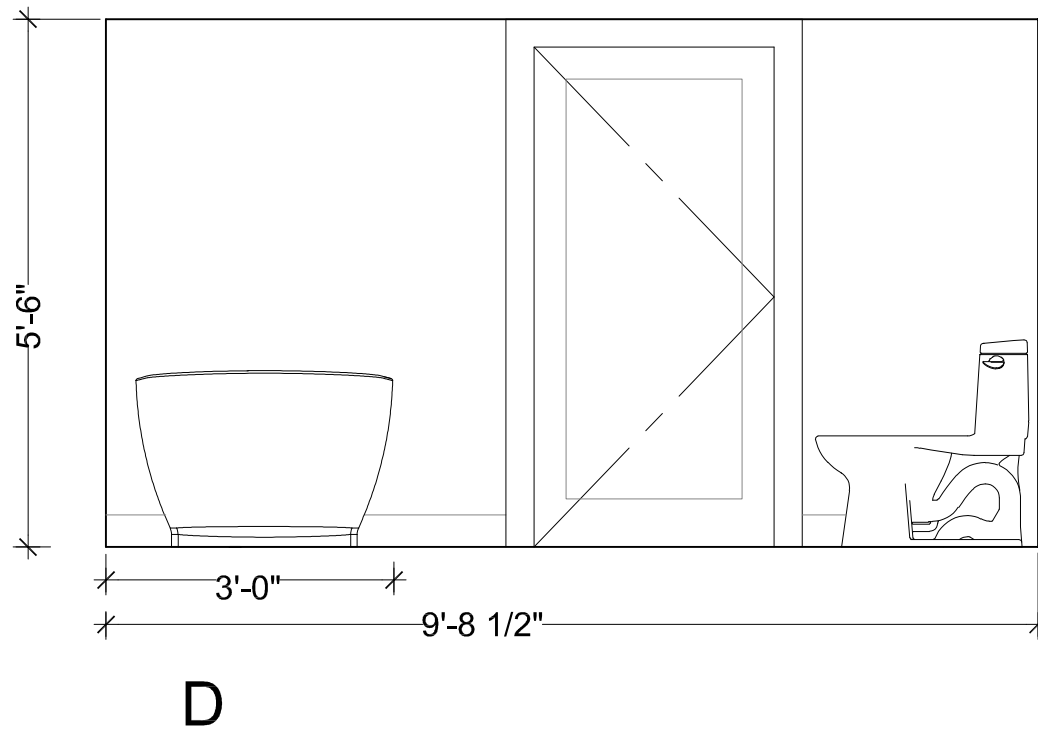
- PLUMBING FIXTURE LEGEND:
PRIMARY BATH :
- P-1 LAVATORY FAUCET: TBD
 - P-2 VANITY:
 - P-3 SHOWER HEAD/CONTROLS:
 - P-4 TOILET:
 - P-5 FREESTANDING TUB:
 - P-6 TUB CONTROLS:

- SHEET NOTES:
- 1 WALL TILE:
 - 2 NICHE:
 - 3 18" WIDE TOWEL BARS: PROVIDE BLOCKING
 - 4 PTD DRYWALL: COLOR TBD
 - 5 BASEBOARD: PTD. WOOD TO MATCH WALLS
 - 6 MIRROR:
 - 7 FLOOR TILE:
 - 8
 - 9

SECOND FLOOR PRIMARY BATH

SCALE: 1/2" = 1'-0"

1



SECOND FLOOR PRIMARY BATH

SCALE: 1/2" = 1'-0"

2

BLISS design/build

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OAKLAND, CA 94609
p: 415.215.7668
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OWNER

The O'Connor Residence
1224 RICHMOND ST
EL CERRITO, CA 94530

APN: 503060023

SUBMITTAL

11/21/23 C.U.P SET

11/21/23

DATE

SCALE

INTERIOR
ELEVATIONS

DRAWING TITLE

A5.03

Larry C. Harmon
1228 Richmond St.
El Cerrito, California

(208) 559- 5303

larrycharmon@gmail.com

November 12, 2023

City of El Cerrito
Community Development Department
10890 San Pablo Ave.
El Cerrito, CA 94530

I am writing to inform you that I have been apprised of the plans of Mr. Michael O'Conner, owner of 1224 Richmond St, to renovate his property and apply for a conditional permit for this purpose. I own the house at 1228 Richmond St. that is next door and north of his property.

Based on the architectural drawings of the renovation plans that Mr. O'Conner has provided to me and the conditional permit requirements that he has discussed with me, I have no objection to his renovation plans or his request for a conditional permit. Please feel free to contact me if you have further questions or if I can provide any further information.

Sincerely,

Larry C. Harmon

1224 Richmond St

01/25/24

After modeling the existing home, we produced a three dimensional model of a second story addition showing what the home would look like if we met the full compliance of the daylight plane. (See attached images). Based on that, we decided we should pursue the CUP as it seemed the addition would not have any major negative impacts on the adjacent resident. We reached out to the neighbor at 1228 to discuss the addition and shared these drawings. You can see his letter attached to this summary in support of the project. Our reasons for this proposed design are the following:

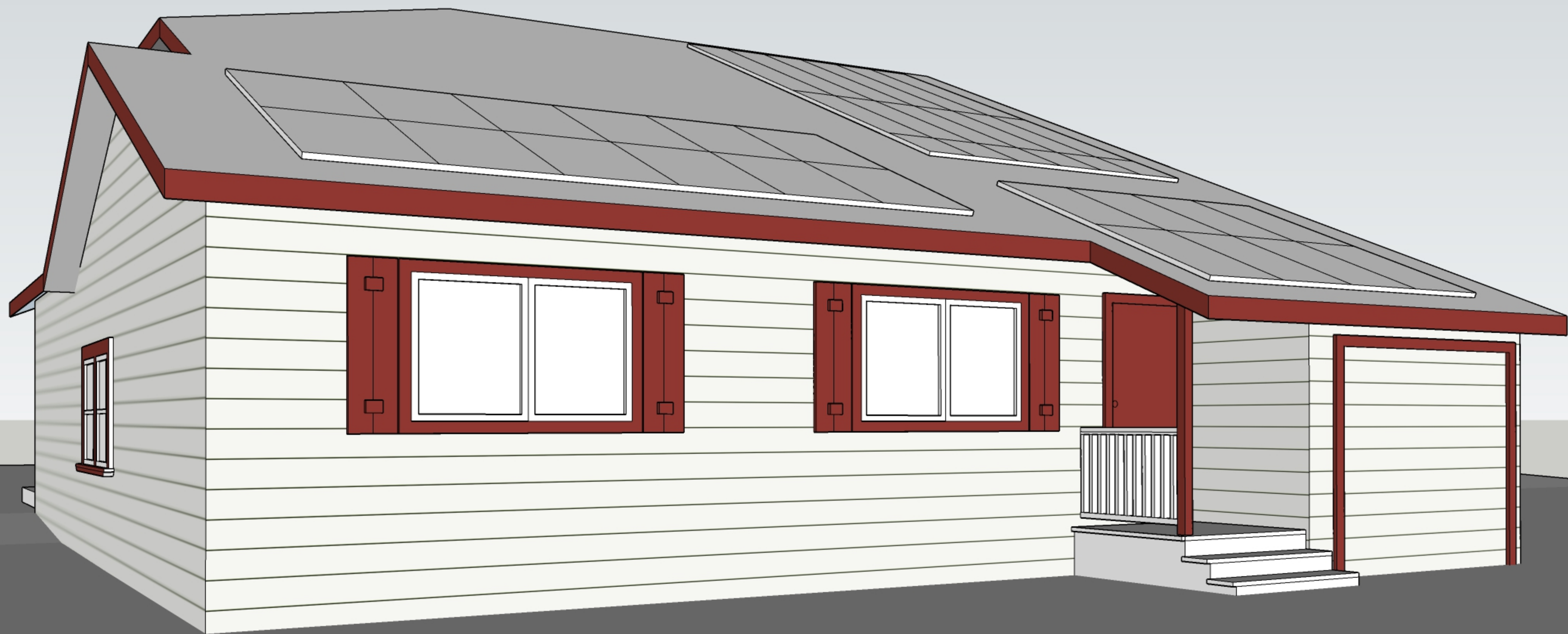
- 01- Structural simplification, ease of construction and cost. If we can stack the second story exterior wall over the existing first floor exterior wall, framing the structure would be much more straight forward. This would also simplify the seismic design. Based on our experience, we know framing a second story without support below is more complicated and therefore will increase costs.
- 02- We looked at doing an addition at the rear, however, staying within the existing footprint to maintain the most yard space was an important part of the client's goals
- 03- Aesthetically speaking we also feel our proposed design is more balanced. We are aware the south side is already not in compliance; however, this was done decades ago when these requirements were not in place. To try and minimize our impact we have designed a hip roof on the north side vs matching the gable roof on the south.
- 04- The daylight exception also allows for improved and usable rooms on the second floor as it creates more floor area for the bedrooms. They would be quite tight, and sub-standard sizes without this extra few feet.

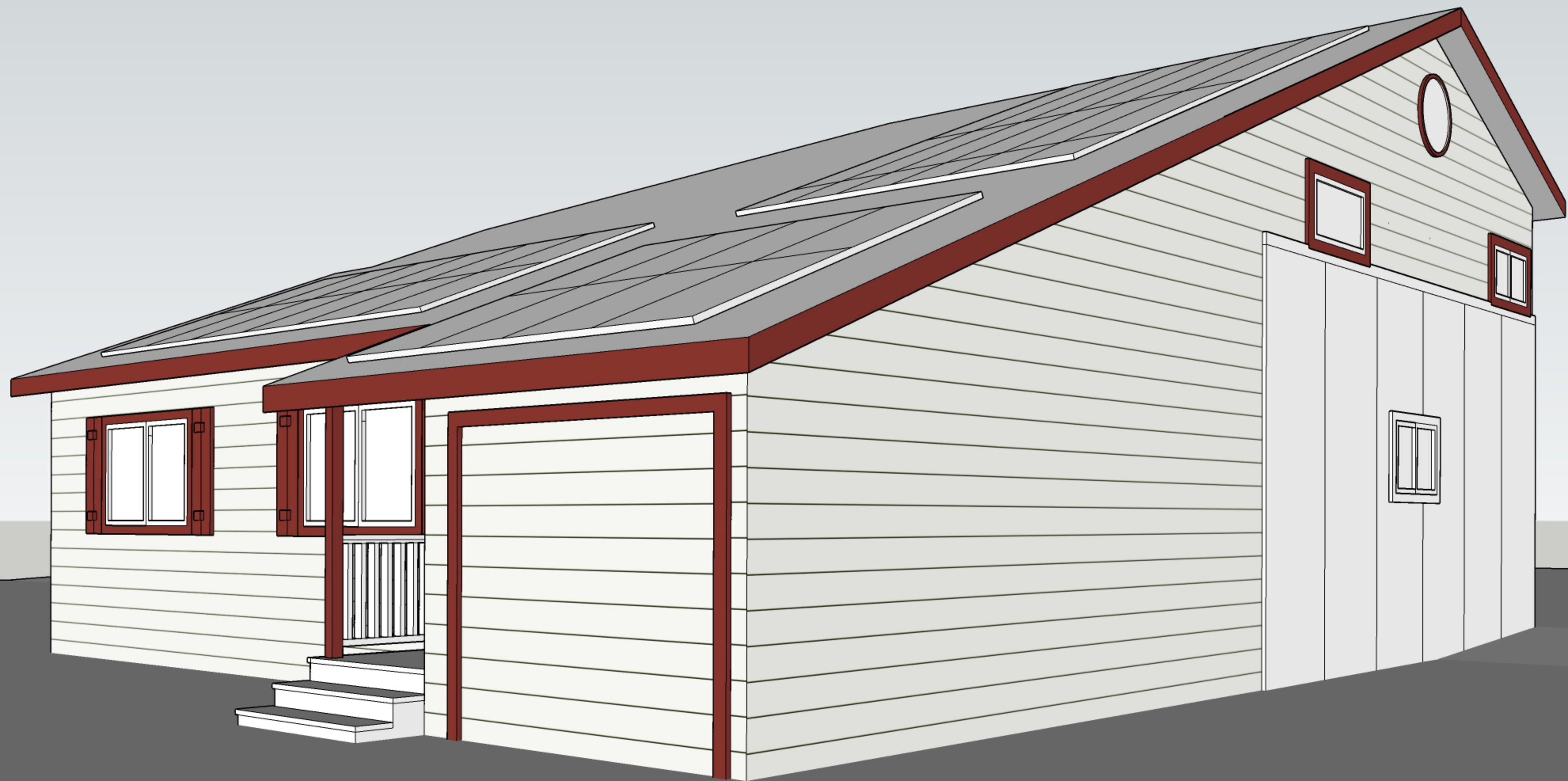
We believe what we are proposing is a superior design solution to what would be possible if the project was built with full compliance.

Thank you for your time and consideration.

Bliss Design Build

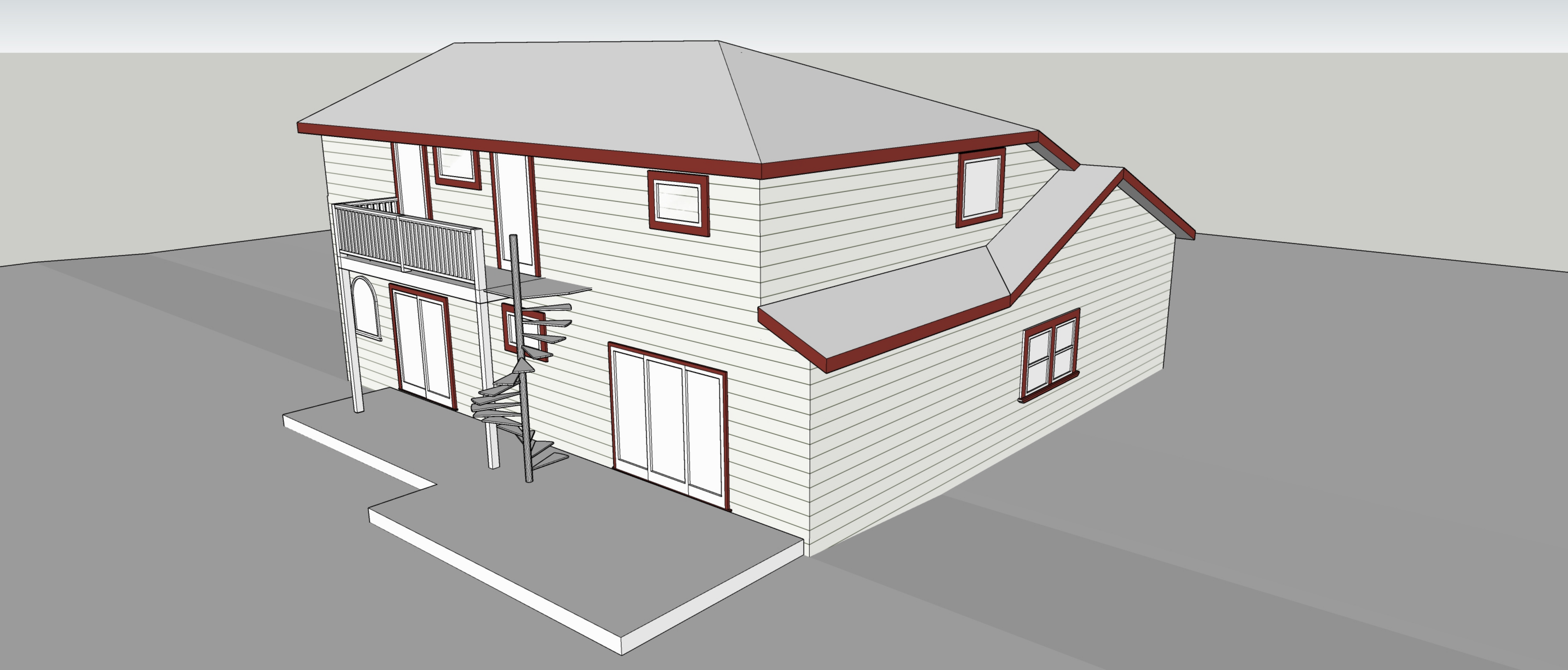
Amy Harwin + Sallie Lang

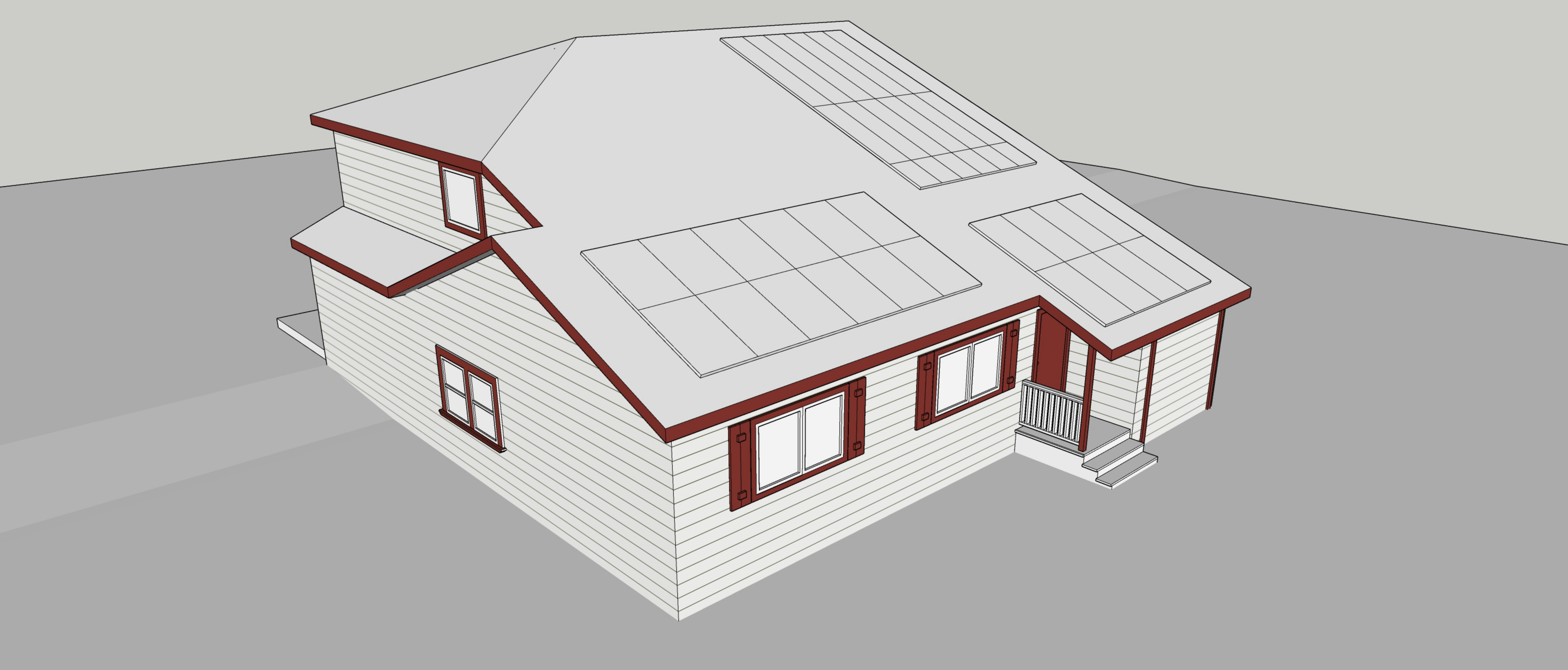


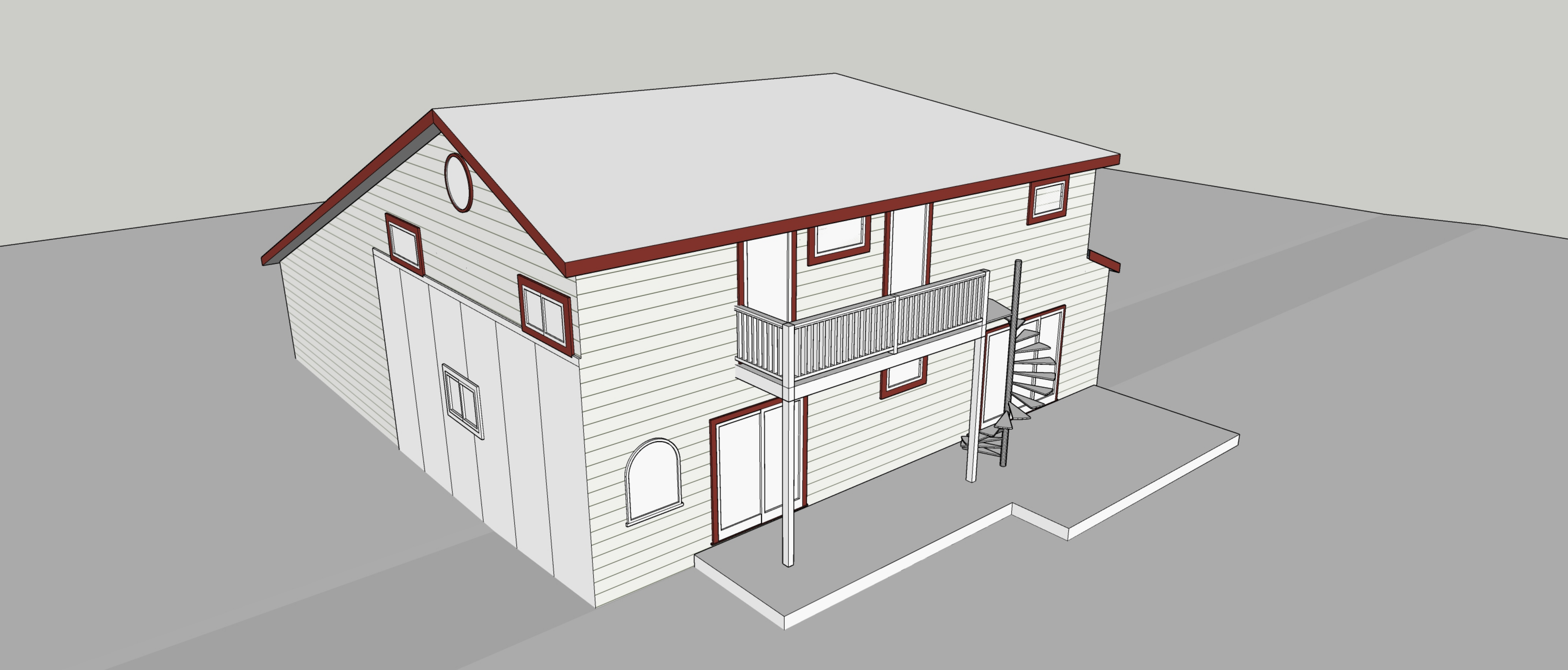




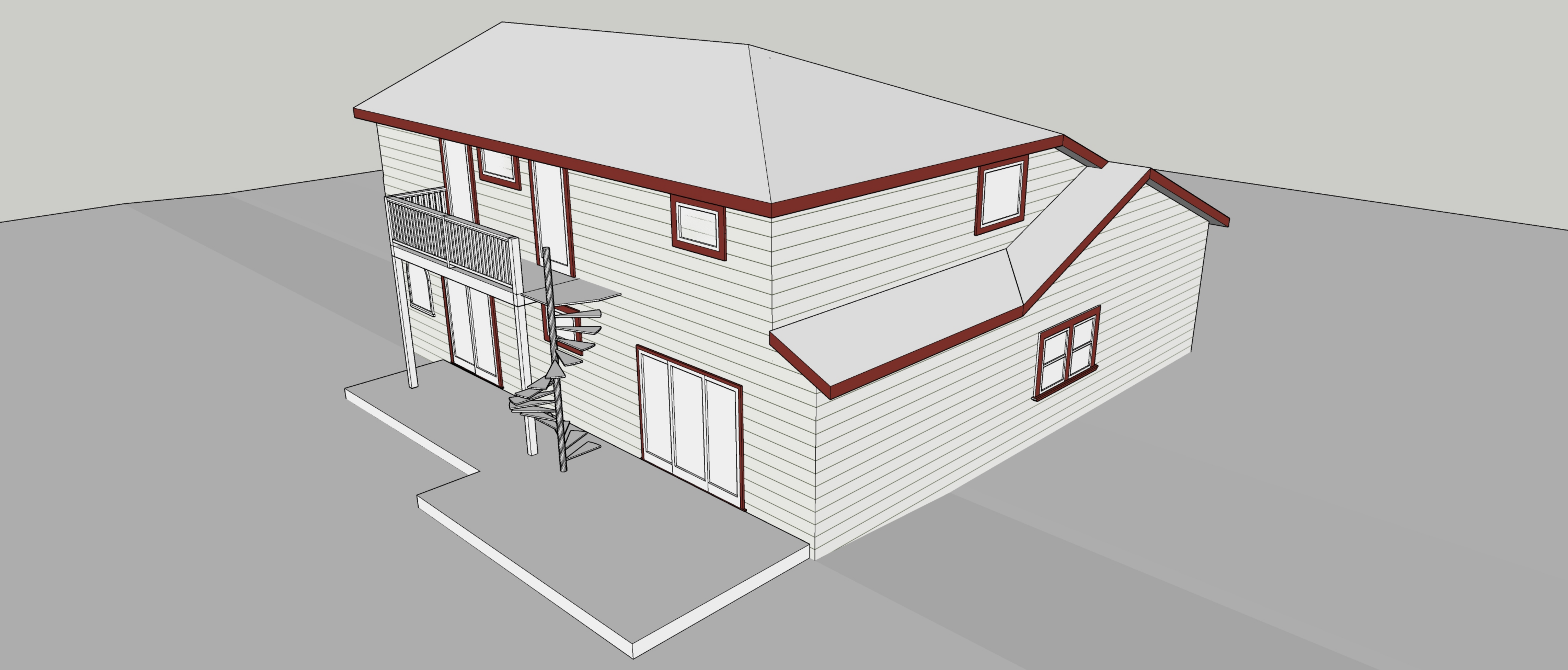


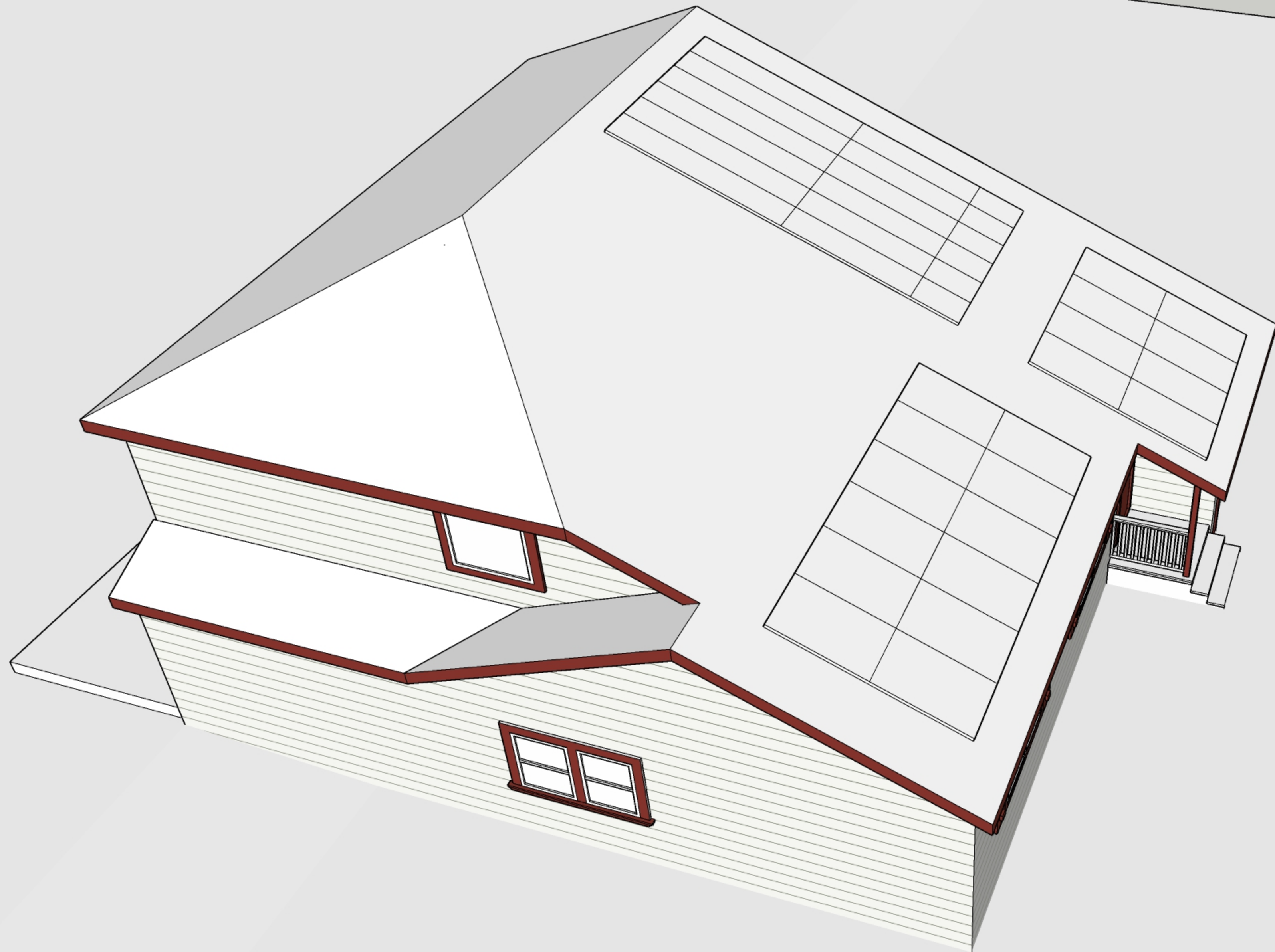


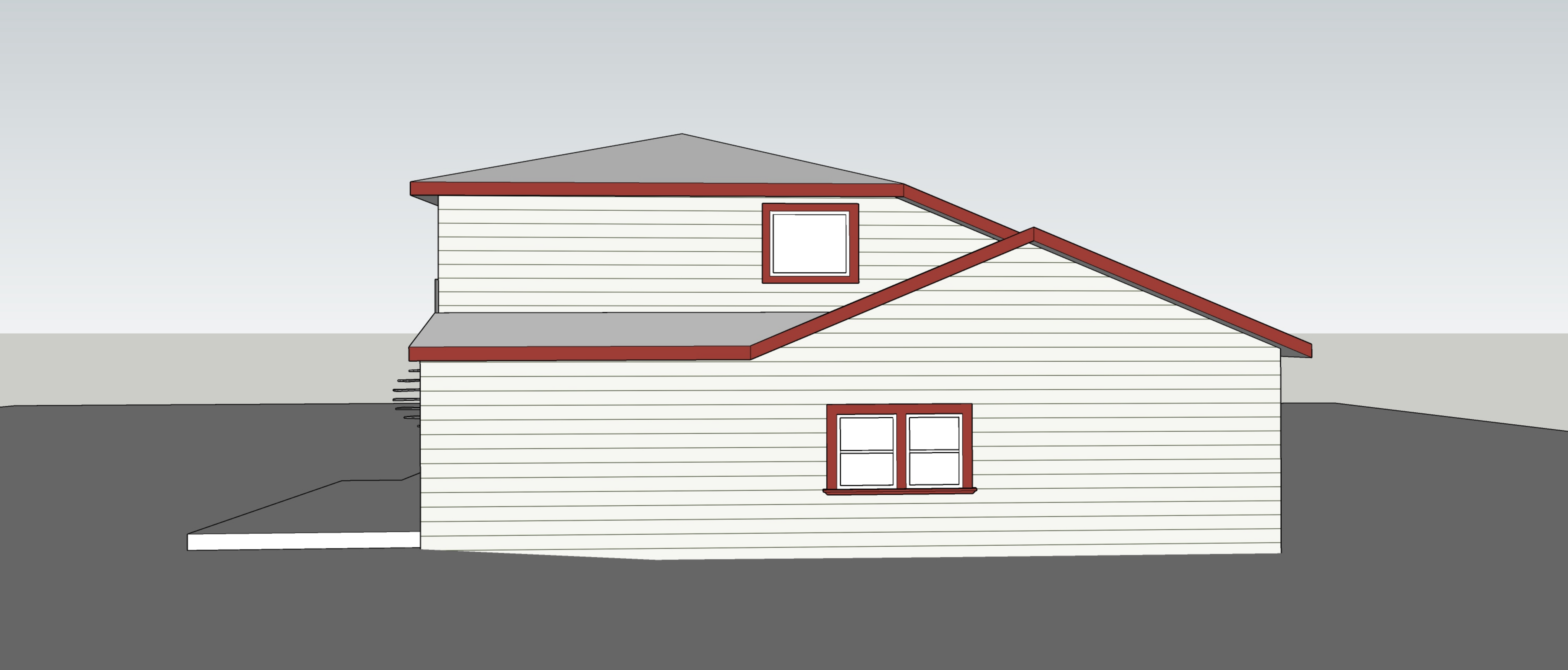














**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

Sean Moss | 510.215.4330
smoss@ci.el-cerrito.ca.us

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

December 20, 2023 at 7:30 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 Joy Navarrete, Vice Chair Daniel Hamilton, Members Leslie Mendez, and Nathan Tincclair. Commissioners Brendan Bloom, Erin Gillett, Abhijeet Singh were absent.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
No report was given.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No comments were received.
4. **ADOPTION OF THE 2024 REGULAR PLANNING COMMISSION MEETING SCHEDULE**
Moved/Second: Commissioners Mendez/Hamilton. Action: Passed a motion to adopt the 2024 Regular Commission Meeting Schedule.
Ayes: Hamilton, Mendez, Navarrete, Tincclair.
Noes: None.
Abstain: None.
Absent: Bloom, Gillett, Singh.
5. **ADOPTION OF MINUTES**
Moved/Second: Commissioners Tincclair/Mendez. **Action:** Passed a motion to adopt the November 15, 2023 meeting minutes.
Ayes: Mendez, Navarrete, Tincclair.
Noes: None.
Abstain: Hamilton.
Absent: Bloom, Gillett, Singh.
6. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
7. **CONDITIONAL USE PERMIT – 7211 VIEW DRIVE**
Application: PL23-0153
Applicant: Ran Haimoff
Location: 7211 View Drive
APN: 505-021-010

Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow expanding a nonconforming side setback (Chapter 19.27 and Chapter 19.34, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

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

The public hearing was opened.

No speakers addressed the Commission.

The public hearing was closed.

Moved/Second: Commissioners Hamilton/Navarrete. Action: Passed a motion to approve Conditional Use Permits to allow an addition expanding a nonconforming side setback to an existing single-family house at 7211 View Ave.

Ayes: Hamilton, Mendez, Navarrete, Tincclair.

Noes: None.

Abstain: None.

Absent: Bloom, Gillett, Singh.

8. STAFF COMMUNICATIONS

Senior Planner Jeff Ballantine updated the Commission about upcoming projects.

9. ADJOURNMENT

7:45 p.m.



Annual Progress Report on the General Plan 2023

March 2024

City of El Cerrito
Community Development Department
10890 San Pablo Avenue
El Cerrito, CA 94530

INTRODUCTION

As required by Government Code Section 65400, each local jurisdiction (city council or board of supervisors) must submit an annual progress report to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of the jurisdiction's *General Plan*. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

Each jurisdiction's Annual Progress Report (APR) must be submitted to HCD and OPR by April 1 of each year, covering the previous calendar year. This General Plan Annual Progress Report covers the period from January 1, 2023 to December 31, 2023.

The purpose for the Annual Progress Report is to assess how the *General Plan* is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the *General Plan* as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the *General Plan*; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

The City's *Strategic Plan* identifies updating the *General Plan* to reflect and address current community needs as strategy within the goal of *Livability and Belonging*. The current *General Plan* was adopted in 1999. The prior *General Plan* was adopted in 1975.

BACKGROUND

On August 30, 1999, the El Cerrito City Council adopted the City's current *General Plan*. The *General Plan* contains four chapters: Community Development and Design, Transportation and Circulation, Public Facilities and Services, and Resources and Hazards. The state-required elements (land use, circulation, housing, conservation, open space, safety, and noise) as well as one county-required element (growth management) are contained within these chapters. The State allows the combining of elements or the addition of new elements as long as the required elements are present.

The *General Plan* is intended to be the City's vision for achieving balanced residential, commercial, and civic uses within the city. The process of preparing the *General Plan* took place in 1998 and 1999 as the City embarked on a program to bring its 1975 General Plan up to date so that it could better meet future challenges. The process resulted in the following ten key principles designed to improve the quality of development and the long-term fiscal health of the City so that it can remain an attractive place to live and work:

1. No major changes in land-use patterns are expected to occur.
2. Emphasis will be on quality of development.
3. Incentives, if used, will have clear criteria and limits.
4. Emphasis will be on impacts of development, not on the type of development itself.

5. Increased residential development, where allowed, must be done with care in order to enhance neighborhoods.
6. New development in the San Pablo Avenue Corridor will be encouraged to take place in mixed-use activity centers that may extend up selected perpendicular streets in order to allow a more pedestrian friendly environment.
7. The preservation and enhancement of natural features – trees, creeks, natural open space areas – and historical features will be a high priority for the City.
8. The City should have distinct destination areas, including commercial areas, a civic center and community meeting places.
9. Development should contribute to the fiscal health of the City while minimizing adverse impacts.
10. Access should be improved by balancing automobile use with improved transit, bicycle, and pedestrian opportunities.

The *General Plan* sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of development as well as the process for how development should proceed.

While the *General Plan* can address many City issues, factors beyond El Cerrito's control have significant influence over its land use and development patterns, including the following:

- Market forces play an important role in determining what types of uses are economically feasible and, therefore, built.
- Land use and transportation decisions in other cities and counties, and by state and regional agencies, affect El Cerrito.
- Our system of property rights places certain limitations on what cities can do in prescribing future land uses.
- California environmental law requires that we designate land uses in accordance with available infrastructure capacity (streets, sewer, water, natural resources, etc.).
- State laws that require housing development and limit the ability to restrict development or impose certain requirements.

Thus, in creating the current *General Plan*, El Cerrito went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights. An updated *General Plan* will respond to how these factors have changed over time.

The El Cerrito General Plan reflects the aspirations and values of El Cerrito's residents and their elected representatives. The City Council, Planning Commission and staff use the Plan in considering land use and planning-related decisions. City staff uses the Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the Plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

In order to continue to make progress on the principles listed above regarding the San Pablo Avenue Corridor and improved access, the City Council adopted the *San Pablo Avenue Specific Plan, Complete Streets Plan, and a General Plan amendment* in 2014 and updated the *San Pablo Avenue Specific Plan* in 2022. The Specific Plan required an amendment to the *General Plan*. Consistent with the policies of the *General Plan*, the *San Pablo Avenue Specific Plan* articulates a vision for the future of San Pablo Avenue, identified improvements, and adopted context-sensitive regulations for the San Pablo corridor. The Plan created a framework for transforming the Avenue into a multimodal corridor that functions, not just as a thoroughfare, but as a place that provides a multitude of opportunities for living, working and community life.

GENERAL PLAN ADOPTION AND AMENDMENTS

1. Adoption Dates of Mandatory General Plan Elements

General Plan Element	Latest Adoption
Land Use	1999
Circulation	1999
Housing	2023
Open Space	1999
Conservation	1999
Safety	1999
Noise	1999

2. List of General Plan Amendments

- 2013 Growth Management Element Update.
- 2014 amendments to enable adoption of the *San Pablo Avenue Specific Plan*, including amendments to *Chapter 2: Strategic Approach, Chapter 4: Community Development and Design, Chapter 5: Transportation and Circulation* and amendments to the General Plan land use map.
- 2023-2031 Housing Element.

GENERAL PLAN UPDATES

Safety Element

In accordance with various state laws, including SB 1035 and SB 379, which require that the *Safety Element* be updated every eight years, the City is currently updating its *Safety Element*. In fall of 2023 the City commenced a process to update the *Safety Element*. Adoption of updated *Safety Element* is expected in the spring of 2025.

Overall General Plan Update

The City's Strategic Plan states that updating the *General Plan* to reflect and address current community values is a priority. Funding for a *General Plan* update has not yet been identified or secured.

GENERAL PLAN IMPLEMENTATION

Chapter 4: Community Development and Design

Land Use

Goal LU1: A high-quality residential character within El Cerrito.

The City continued to implement the 2008 Zoning Ordinance and the *San Pablo Avenue Specific Plan*, which promote a high-quality of development. In 2023, the City issued 1,562 building permits, took in 2,215 building permit applications, conducted 7,398 building inspections, and 227 rental housing inspections. It also reviewed 169 planning entitlements.

Goal LU2: A land use pattern and mix of uses that contribute to the financial health and stability of the community.

The City continued to implement the *San Pablo Avenue Specific Plan* and processed several land use applications in the Specific Plan area that represented a range of land uses, including a preschool and mixed use project. This included six Tier I Design Review applications that improved the façades, added signs and generally improved storefronts of many new and existing businesses. In 2023, three new applications (El Cerrito Plaza TOD master plan, 921 Kearney, and 10167 San Pablo Ave.) were submitted to the City for new multifamily development projects, which propose 816 new dwelling units.

An update to the *San Pablo Avenue Specific Plan* and a *Supplemental Environmental Impact Report* were adopted in December 2022 to allow for additional development capacity.

New developments often entail a transfer of property and are reassessed both at transfer and upon development and contribute substantially higher property taxes to the City than the previous uses, as well as providing both opportunities for new businesses (for properties containing commercial and/or live-work space) and new customers and pedestrian-traffic for existing commercial properties and businesses.

In 2022, the City used grant funding, including SB2 funds, to assist in the preparation of program *Supplemental Environmental Impact Report (SEIR)* for the *San Pablo Avenue Specific Plan* update, which was certified in December 2022. In 2023, the City also used a *Local Early Action Planning (LEAP)* from the California Department of Housing and Community Development grant to help fund the City's Housing Element update. The City's Housing Element update was adopted by the City Council and certified by the State in the summer of 2023. These updates will allow for continued development pursuant to the Specific Plan, building on the plan's success, to date.

Goal LU3: A development pattern that enhances a strong sense of community.

Implementation of the *San Pablo Avenue Specific Plan* continued to move forward. In 2023, the City continued to process development applications for the El Cerrito Plaza Transit Oriented Development (TOD) project located on the existing surface parking lots of the El Cerrito Plaza BART station. In 2023, the Design Review Board provided advisory

comments on one proposed building within the project. This proposed 70-unit multifamily residential building at 515 Richmond Street was given ministerial approval on April 3, 2023, pursuant to the streamlined ministerial process created by Senate Bill 35.

The City continued to process the application for the master plan for the remainder of the site. The El Cerrito Plaza TOD project proposes a total of 743 new residential units, 47% of which will be below market rate units, approximately 2,100 square-feet of commercial ground-floor retail, 446 automobile parking spaces, an approximately 0.5-acre community open space plaza along Fairmount Avenue, and connectivity improvements to the existing Ohlone Greenway for pedestrians and bicyclists of all ability levels. This project includes the potential for a new City Library which would help enhance the sense of place of the downtown node. In addition, the vision of the master plan is to create a mixed-income, mixed-use transit-oriented community that serves as a central downtown node for existing and future residents, patrons, businesses, customers, commuters, and visitors.

The City is also currently reviewing the building permit application for BRIDGE Affordable Housing at Mayfair and the 67 unit building is expected to break ground in Summer.

Goal LU4: A safe, attractive, and interesting community

The City continued to implement community policing to promote public safety.

The City's building projects, both large and small were subject to a vigorous review and inspection process.

The City's Arts and Culture Commission continued to promote efforts to support public art in the community, including considering the incorporation of public art into new public bike parking areas.

New development participates in the City's 1% for Art program with new art installations recently completed at the Mayfair project adjacent to del Norte BART and a mural being installed on the facade of a freeway facing self storage facility currently under construction.

Goal LU5: A land use pattern and types of development that support alternatives for the movement of people, goods, and ideas.

The City continued implementation of *San Pablo Avenue Specific Plan* which aims for development that contributes to walkability and is located in transit rich areas. The City's Transportation Impact Fee (TIF), which was adopted in 2019 (see discussion under Goal GM4) applies to new development and contributes funding and leverages outside funding toward building and improving the City's bicycle and pedestrian network.

The City continuously seeks funding and develops projects for improvements identified in the Active Transportation Plan, which promotes transportation modes that are alternatives to the automobile. Numerous Active Transportation Plan projects are being pursued in conjunction with the El Cerrito Plaza TOD discussed above. Notably, the El Cerrito del Norte TOD Complete Streets Improvement Project, which implements key elements of both the *Specific Plan* and *Active Transportation Plan*, is slated to begin construction in spring 2024. This project is intended to support and catalyze Transit Oriented Development (TOD) and create a safe and comfortable environment that balances the

needs of all street users, to improve pedestrian and bicyclist safety and access to housing and the del Norte BART Station, to encourage mode-shift to walking, biking and taking transit, and to support economic development in Uptown El Cerrito by creating a “sense of place”.

As mentioned previously, in 2023, the City continued to process development applications for the El Cerrito Plaza TOD project located on the existing surface parking lots of the El Cerrito Plaza BART station. This project incorporates connectivity improvements to the existing Ohlone Greenway for pedestrians and bicyclists of all ability levels. This project will encourage existing and future residents to consider and use alternative modes of transportation.

Goal LU6: Development patterns that promote energy efficiency, conservation of natural resources, and use of renewable rather than nonrenewable resources.

The City continued to implement the Zoning Ordinance, adopted in 2008, and the *San Pablo Avenue Specific Plan*, adopted in 2014, and updated in 2022. The Specific Plan puts a focus on more intense development within the Plan area and specifically near the City’s two BART stations. By focusing development near existing public transportation infrastructure, the *San Pablo Avenue Specific Plan* aims to achieve mode shift, reduce dependence on automobile trips and increasing public transportation, bicycle and pedestrian trips. Additionally, in updating the *San Pablo Avenue Specific Plan* in 2022, the City now requires residential projects of 5 units or more located in the Specific Plan Area to only use electricity, with limited exceptions for natural gas use, which will help transition buildings to run on 100% renewable energy as the energy grid transitions to a higher levels of renewable energy.

The City continued to implement the *Climate Action Plan* which identifies encouraging higher-density, transit-oriented development and improving pedestrian and bicycle infrastructure to reduce overall vehicle miles traveled and resource conservation measures to achieve greater energy and water efficiency as methods to achieve the City’s greenhouse gas reduction targets. The City also continued to monitor and evaluate energy use in the organization’s operations to identify opportunities to reduce usage, greenhouse gas emissions, and costs. In 2022, the City issued an RFP for the preparation of an update to the City’s *Climate Action Plan*. In 2023, the City began developing the *Climate Action and Adaptation Plan (CAAP)* to achieve more ambitious targets, with the citywide goal of achieving carbon neutrality by 2045. The CAAP will include strategies and actions to reduce greenhouse gas emissions, increase resilience and prepare for climate impacts. In late 2023, the City entered into a contract to procure renewable diesel fuel for City vehicles, which estimates a 65-75% reduction in CO2 emissions in addition to reductions in fine particles, nitrogen oxides, hydrocarbons, carbon monoxide, and polyaromatic hydrocarbons as compared to petroleum-based diesel.

The City continued to implement the *California Green Building Standards Code*, which requires high levels of energy efficiency in new construction.

In 2023, the City continued to implement a property transfer tax and offered a rebate program for qualifying energy and water conservation measures and for seismic upgrades. In 2023, 28 properties utilized this rebate.

As discussed above, the City continued to process development applications for the El Cerrito Plaza TOD project, which proposes to add 743 total units (including 53% market rate & 47% below market rate units) adjacent to a major transit station, providing sustainable transportation options for new residents consistent with the City's climate action goals.

Community Design

Goal CD1: A city organized and designed with an overall attractive, positive image and "sense of place."

The City continued to implement the *San Pablo Avenue Specific Plan* which promotes high-quality development along San Pablo Avenue in order to promote vibrant public spaces and enhance the sense of place. The *Specific Plan* also requires the provision of publicly accessible open space in larger projects, or payment of an in-lieu fee for the City to invest in open space. Development of new open spaces along San Pablo Avenue will further enhance the attractiveness and sense of place along the City's primary mixed use corridor.

The El Cerrito Plaza TOD project proposes approximately 22,000 square feet of new public open space area which primarily consists of a proposed new 20,700 square foot public plaza immediately south of a potential 20,000 square foot public library. The proposed plaza and potential library present an opportunity to have a 21st century library with a full complement of contemporary services that would serve as a destination and anchor El Cerrito's downtown, in proximity to other amenities and services. The City's *Strategic Plan* identifies creating a downtown community hub anchored by the Plaza Transit Oriented Development and a new library as a key strategy supporting the *Strategic Plan* goal of Livability and Belonging.

Goal CD2: A city with attractive, safe, and functional streets, parking areas, and pedestrian walkways.

In 2023, the City continued to implement the *El Cerrito Active Transportation Plan*. The plan provides a blueprint for continuing the City's investment in improving safety and providing facilities and infrastructure for bicyclists and pedestrians, based on the changing demands and standards as well as the current goals of the City.

The City has also continued implementation of the *Green Infrastructure Plan*, approved by the El Cerrito City Council in 2019, to add stormwater facilities to public spaces while making streets more attractive for pedestrians and cyclists. In 2021, construction was completed on the San Pablo Avenue Green Stormwater Spine Project, which was included in the *Urban Greening Plan*.

As noted above, in 2022, the design of the El Cerrito del Norte TOD Complete Streets Improvement Project, which implements key elements of both the *Specific Plan* and *Active Transportation Plan*, was substantially completed, and construction is anticipated to begin in March 2024. Improvements to be constructed as part of the project consist of enhanced and new protected crosswalks, new context-sensitive bikeways, bus boarding islands, circulation improvements, and various streetscape enhancements.

Projects within the Specific Plan area are also required to improve their sidewalk frontages. The Mayfair development, near the del Norte BART station, which is nearly complete also adds a public pedestrian “mew” or walkway which cuts through the block from San Pablo Avenue to Kearney Street.

Goal CD3: A city with attractive landscaping of public and private properties, open space, and public gathering spaces.

The Design Review Board continued to review new landscaping plans on private properties within the Specific Plan area. The *Specific Plan* continued to require the provision of publicly accessible, privately maintained open space or the payment of an in-lieu fee to create new open spaces and enhance existing open spaces.

As mentioned previously the El Cerrito Plaza TOD project proposes approximately 22,000 square feet of new public open space area which primarily consists of a proposed new 20,700 square foot public plaza. The plaza would function as a park and include paved gathering space, possible play areas, and stormwater treatment planters, along with a variety of benches, pathways, trees and landscaping. The potential public library also presents the opportunity to offer both expanded and new programs including adult, teen and children’s areas, multipurpose rooms, community meeting spaces, enhanced services and technologies, and emergency response capabilities such as providing clean air, warming, cooling, and electronics charging in the event of extreme weather and other emergencies.

Goal CD4: Well designed buildings that are compatible with their surroundings.

The City continued to implement the design review process pursuant to the Zoning Ordinance and the *San Pablo Avenue Specific Plan* to ensure that new development is well-designed.

Through advisory reviews for the El Cerrito Plaza TOD project, the Planning Commission and the Design Review Board continued to ensure that the El Cerrito Plaza TOD project would be a well-designed asset for the community.

Goal CD5: A design process that achieves design objectives while being efficient and allowing for flexibility.

The City continued to utilize the design review process to achieve the *General Plan* goals above. Design review in the City of El Cerrito is intended to encourage high-quality design, well-crafted and maintained buildings and landscaping, the 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 *San Pablo Avenue Specific Plan’s* Tier IV Design Review process is intended to provide flexibility for projects that do not comply with all development standards in the *Specific Plan*. Additionally, the *Specific Plan* also allows administrative approval waivers to specified development standards. The *San Pablo Avenue Specific Plan* update, adopted in December 2022 revised and clarified the Tier IV Design Review and waivers processes to improve flexibility.

Goal CD6: An urban form that sustains a vital commercial community to meet the diverse needs of the local and regional population.

The City continued to implement the *San Pablo Avenue Specific Plan*. It encourages mixed use development including commercial uses in addition to intensified residential uses along San Pablo Avenue. The plan strives to create a range of residential unit types which will provide diverse housing types along the Avenue. The new residents of these units will help support successful commercial businesses along San Pablo Avenue and contribute to more vitality in the commercial nodes along San Pablo Avenue.

Housing

See attachment for Housing Element annual report.

Growth Management

Goal GM1: A coordinated regional and sub-regional planning system that provides better service and less congestion for residents of El Cerrito.

City staff continued to serve on the West Contra Costa Transportation Advisory Committee (WCCTAC), Technical Advisory Committee and Contra Costa Transportation Authority (CCTA), Technical Coordinating Committee on planning and funding efforts for regional transportation improvements in Contra Costa County. City staff provided input on various planning studies for the region including: AC Transit's *Realign*, a systemwide evaluation and restructuring of the agency's existing bus service network prompted by the pandemic's effect on travel patterns; and, the next phase of the San Pablo Avenue Multimodal Corridor Study, which will be led by CCTA and focus on public outreach and engagement around potential Bus Rapid Transit (BRT) and/or other transit priority features on San Pablo Avenue.

The City is collaborating with the CCTA in a Countywide Smart Signals Project to upgrade traffic signal and communication systems at 328 intersections within Contra Costa County, 7 of which are in El Cerrito. Implementation of the planned Intelligent Transportation System (ITS) elements will unify Contra Costa County's signal technology and communication systems to optimize traffic flow. It will provide an interconnected Advanced Traffic Management System (ATMS) with the ability to monitor traffic conditions in real-time, safely and efficiently manage incidents, and share information between agencies and the public.

City staff concluded their involvement in BART's *Berkeley El Cerrito Corridor Access Plan (BECCAP)*, upon its completion in 2023. Development of the *BECCAP*, was a collaborative effort between BART and the cities along its R-line to identify station access strategies for communities served by the El Cerrito Plaza, North Berkeley, Downtown Berkeley, and Ashby BART stations before 2,500 mixed-income apartments are built on the three parking lots. The proposed development will change how BART riders in the surrounding communities get to and from the stations. The goal of the plan is to develop strategies that equitably distribute investments in walking, rolling, biking, riding transit, driving, and parking.

Caltrans is planning to repave State Route 123 (San Pablo Avenue between Cutting Blvd and the Alameda County line and Cutting Boulevard between San Pablo Ave and I-80) within El Cerrito and City staff are currently collaborating with Caltrans staff to include new and upgraded pedestrian crosswalks and safety features as part of the project, which is principally a pavement maintenance and rehabilitation project. However, Caltrans' policy, consistent with the state's Complete Street Act, identifies routine maintenance projects as an opportunity to better accommodate the needs of all road users. The project is in the development and design stage now and Caltrans staff anticipates construction will start in 2026 and conclude in 2027.

Finally, the City executed a grant pass-through agreement with BART to receive up to \$10 million from the State's Transit and Intercity Rail Capital Program (TIRCP) to plan, develop, and implement on-street parking management and complete street upgrades that support the El Cerrito Plaza TOD project. In 2022, BART applied for and received approximately \$49 million in TIRCP funding for transportation infrastructure that supports station access and transit-oriented development on BART land around East Bay BART stations. Approximately \$24 million is allocated to the El Cerrito Plaza station with \$10 million supporting the above-mentioned access strategies, and the remaining \$14 million supporting infrastructure on BART property such as the BART rider parking garage and bus transit center. Since parking management and complete street upgrades are primarily within City right-of-way, the City is best suited to lead implementation of these projects, in the manner of a typical street improvement project.

Goal GM2: Compliance with applicable level of service standards.

The City, through the CEQA review process, continued to ensure that new development meets the level of service standards in the *General Plan* and *San Pablo Avenue Specific Plan*.

The City continued to implement the *San Pablo Avenue Specific Plan*. The Plan adopted new service standards for streets within the plan area. These service standards are in greater compliance with the City's complete streets goals.

City staff collaborated with other public agencies in Contra Costa County on the update to the CCTA Growth Management Program to implement SB743. This state legislation changed CEQA evaluation methods for transportation from level of service (LOS) to vehicle miles traveled (VMT). The CCTA, with input from local and sub-regional agencies, developed a countywide evaluation method and recommended VMT significance criteria, and is now working on a mitigation framework. In November 2021 consistent with this guidance, the City adopted VMT thresholds of significance and local criteria for purposes of analyzing transportation impacts under CEQA.

Goal GM3: Timely review of projects that are heavy traffic generators.

All development projects processed by the City are evaluated against and comply with applicable service standards. All applications, regardless of traffic generation, are processed in a timely fashion.

Goal GM4: Effective community-wide programs to reduce traffic impacts of new projects.

City staff developed and the City Council adopted the El Cerrito Transportation Impact Fee (TIF) Program in 2019 to ensure new development pays its fair share of the transportation improvements needed to accommodate growth in El Cerrito. In Fiscal Year 2022-23, the City collected approximately \$91,148 in fees for the TIF Program. The list of potential capital improvements eligible for funding with the TIF is based on prior planning studies completed to support the City's growth and the impact of that growth on the transportation system, as well as to support the City's Climate Action and Active Transportation goals. The focus of these improvements is to connect El Cerrito residents to employment and activity centers and major transit facilities within the City and in neighboring jurisdictions. These improvements focus on San Pablo Avenue, the City's primary transportation corridor serving all modes. More specifically, the TIF project list is a selection of projects from the following City-Council adopted plans: *San Pablo Avenue Specific Plan*, *Active Transportation Plan*, and *Ohlone Greenway Master Plan*.

Goal GM5: An effective system of providing urban services.

The City continued to offer a high-level of services to residents and the City continued to work with other agencies (such as the Stege Sanitary District) to ensure that services are provided effectively.

Chapter 5: Transportation and Circulation

Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.

In 2023, the City continued implementation of the El Cerrito *Active Transportation Plan (ATP)*. The *ATP* provides a blueprint for continuing the City's investment in improving traffic safety and providing facilities and infrastructure for bicyclists and pedestrians, based on the changing demands and standards as well as the current goals of the City.

The City also continued to implement the *San Pablo Avenue Specific Plan*, specifically the Complete Streets component to encourage all modes of transportation and creates opportunities to maximize mode shift away from auto use and towards transit use, walking and biking.

These efforts included developing multi-modal projects in several areas of town as described below.

- El Cerrito del Norte TOD Complete Streets Improvements - completing design and bidding of the El Cerrito del Norte TOD Complete Streets Improvements Project, which consists of access, safety and circulation improvements for bicyclists, pedestrians, transit riders, and motorists to support the El Cerrito del Norte BART Station and transit-oriented development in the San Pablo Avenue Uptown district. The project limits span several streets including San Pablo Avenue from Ohlone Greenway near the northern city limit to Potrero Avenue, Eastshore Boulevard from Potrero Avenue to San Pablo Avenue, Hill Street from San Pablo Avenue to Liberty Street, Cutting Boulevard from I-80 to Key Boulevard, and Knott Avenue from San Pablo Avenue to Key Boulevard. The project is expected to begin construction in early 2024.

- Richmond Street Complete Streets Project – securing \$8 million in federal funding to improve pedestrian safety and accessibility along the entire length of Richmond Street to connect El Cerrito’s residential neighborhoods, schools, civic and recreational destinations, and commercial districts to the El Cerrito Plaza BART Station. Project elements include high-visibility crosswalk markings, rectangular rapid flashing beacons (RRFBs), safety lighting, and red curb daylighting at intersections to enhance visibility and safety of pedestrians; teardrop median striping, a raised intersection, and more street trees to further calm speed of vehicles and beautify the area; and installing curb ramps, replacing non-conforming sidewalks, and rehabilitating the pavement to meet current standards for ADA compliance.
- In February 2023, the City executed a Cooperative Agreement between the City of El Cerrito (City) and the Alameda-Contra Costa Transit District (AC Transit) for Design, Construction, Operations and Maintenance of the Rapid Corridors Project. The project will improve the transit signal priority (TSP) system along San Pablo Avenue as well as Telegraph Avenue and West Grand/Grand Avenues in the cities of Albany, Berkeley, El Cerrito, Emeryville, Oakland, Richmond, and San Pablo. In addition, the project will update signal timing coordination and, together with the TSP system, will provide more efficient transit operations.

In May 2023, the City continued its support of the regional “Bike to Work Day” initiative, a regional effort to increase bicycling. In 2023, 278 cyclists were counted, either passing through or stopping to check out the City’s “Energizer Station” at El Cerrito Plaza BART Station.

The El Cerrito Plaza TOD project will feature a variety of transportation system improvements in the area surrounding the El Cerrito Plaza station which will help to make alternative modes of travel more efficient and safer for the users of this system. These improvements include a Class IV separated bikeway along the project’s Central Avenue frontage. The project also proposes to narrow Fairmount Ave. by removing the existing center median and converting the existing angled parking along the north side of the street to parallel parking, this will provide additional space to be allocated to the Project’s public open space. The existing one-way busway on the east side of the station is proposed to be removed and the west side busway is proposed to be reconfigured from one-way to two-way travel. This reconfiguration will allow for Eight bus bays to be provided along the new busway and three pedestrian crosswalks, and it allows for additional capacity for future bus service increases.

The City continues to monitor opportunities to add bike-sharing and other “micro-mobility” infrastructure and programs to support alternatives to the single-occupant vehicle.

Goal T2: A land use pattern that encourages walking, bicycling, and public transit use.

The City continued to implement the *San Pablo Avenue Specific Plan* which includes a *Complete Streets Plan*. It serves to implement contemporary land use planning strategies near transit and amenities and thereby encourages walking, biking and public transit use. Those strategies include increased heights, lower parking minimums, a flexible approach to mixed-use development, and complete streets guidelines to accommodate all modes of transportation on San Pablo Avenue specifically prioritizing pedestrians and public transit along this corridor.

In 2023, the City continued to process development applications for the El Cerrito Plaza TOD project located on the existing surface parking lots of the El Cerrito Plaza BART station. This project will feature connectivity improvements to the existing Ohlone Greenway for pedestrians and bicyclists of all ability levels. This project will encourage existing and future residents to consider and use alternative modes of transportation. The El Cerrito Plaza TOD project will total of 743 new residential units directly adjacent to the El Cerrito Plaza BART Station which will encourage the future residents to consider using Public Transit.

Goal T3: A transportation system that maintains and improves the livability of the City.

The City continued to implement the *San Pablo Avenue Specific Plan* which includes a *Complete Streets Plan*. The *Complete Streets Plan* includes facilities along San Pablo Avenue that will enhance the usability for pedestrians, transit riders and bicyclists.

The City continued to implement the *Urban Greening Plan*, which identifies strategies for creating a greener, more environmentally sustainable and livable city. Key objectives and strategies include Greener Gateways to reinforce community identity and sense of place that improve and highlight natural elements and Green Streets to continue to invest in making the public right-of-way more sustainable by reducing impervious surfaces, accommodating additional modes of transportation, adding landscaping, and creating streets that are safe, comfortable and attractive for everyone. In 2021, construction was completed on the San Pablo Avenue Green Stormwater Spine Project, which was included in the *Urban Greening Plan*.

Goal T4: A minimum amount of land used for parking and minimal parking intrusion in neighborhoods.

The City continued to implement the *San Pablo Avenue Specific Plan*. The Plan adopted new parking standards for both commercial and residential development. It generally reduced parking requirements within the plan area, while ensuring that adequate parking is provided. Further reductions of parking require preparation of a parking study and may require enhanced transportation demand management, e.g. measures beyond those which are already required in the *Specific Plan*. In addition, *Assembly Bill 2097* was signed into law in 2023, it now prohibits a public agency from imposing any minimum parking requirement on any residential, commercial, or other development project that is located within 1/2 mile of a major transit stop.

Additionally, in 2023, the City continued to implement the revised development standards for Accessory Dwelling Units (ADUs) which do not require off-street parking. These standards allow for the development of additional housing units without requiring further land in residential areas to be used for parking. In 2023, the City's Planning Division reviewed 48 applications for ADUs.

As part of BART's planned Transit-Oriented Development (TOD) project at the El Cerrito Plaza BART Station, BART staff, in collaboration with City staff, finalized the *Berkeley-El Cerrito Corridor Access Plan (BECCAP)*. Enabled by state law, the TOD project addresses city, state, and regional goals to provide new housing near transit, build new public spaces, and encourage alternatives to driving alone. Because the TOD development will not

replace all existing rider parking spaces, the *BECCAP* identified multimodal access strategies at the El Cerrito Plaza BART station, which include new bicycle and pedestrian linkages; new and enhanced existing bus service; and a new on-street parking management program around the El Cerrito Plaza BART station to maintain station access for those who don't have alternatives to driving and parking.

The *BECCAP*'s on-street parking management concept study proposed several key features, including the use of pricing and a modern permit management system to make it easy for anyone to find a space around the station and, at a minimum, sufficient revenue generation to cover all costs of operation. Due to the timing of the TOD project's first phase breaking ground in approximately 2025, and the remaining surface lots being built on over the subsequent 2-4 years, City staff are developing the parking program and anticipate presenting parking regulation concepts with the public and City Council for discussion and feedback starting in Summer-Fall 2024. This program will maximize the efficient use of the available parking supply for various user groups.

Chapter 6: Public Facilities and Services

Parks, Recreations and Open Space

Goal PR1: Adequate, diverse, and accessible recreational opportunities for all residents – including children, youth, seniors, and others with special needs – in parks, school yards, and open space.

In 2023, the City was able to use proceeds from Measure H to improve several recreational facilities and resurface the activity pool at the El Cerrito Swim Center. Utilizing funds from Measure H, California Proposition 68 (Parks & Water Bonds), and the City's General Fund, renovations to the Arlington Clubhouse and four picnic sites began and are expected to be completed in the spring of 2024.

The City raised funds for the City's David Hunter Memorial Scholarship Fund which helps families pay for classes and services for their children through the Recreation Department which they would otherwise not be able to afford.

In 2023, the City was able to return to sponsoring and increasing the number of special events including the popular world One 4th of July Festival at Cerrito Vista Park, Holiday Pancake Breakfast, Senior Resources Fair, Blood Drivers, and new events such as Adult Line Dances and Play Like a Girl+. The City also hosted, supported, and participated in a number of environmental events and programs in 2023. These included: Bike to Work Day t and hosting a number of volunteer work parties.

The City continued to offer a range of programs for seniors at the El Cerrito Community Center as well as a range of programs for youth at various City facilities. The City also has a Joint Facilities Use Agreement with the West Contra Unified School District to increase program offerings especially on the Fairmont, Harding and Madera Elementary schools' and Korematsu Middle school's (Castro Park) campuses.

Goal PR2: High quality open space protected for the benefit of present and future generations, reflecting a variety of important values: ecological, educational, aesthetic,

economic and recreational. These values are interwoven throughout the community in numerous ways so that the preservation of open space is very important to the well being of the City.

The City has completed plans for additional new wayfinding signage in the Hillside Natural Area that will be installed in the next year.

The *Parks and Recreation Facilities Master Plan's* (mentioned in Goal PR1) Goal E is to Improve Natural Areas and identifies a series of policies and actions based on previous City planning efforts and community engagement.

Over the last few years, the City also rehabilitated pathways at Arlington Park, Castro Park, and Cerrito Vista, painted all the clubhouses, resurfaced multiple tennis courts, and completed a major roof repair at Harding Clubhouse. Utilizing Measure H, Proposition 68 funds and developer related fees, the City plans to continue improving City Parks including picnic areas at Arlington and Cerrito Vista Parks, Arlington Park Clubhouse renovation, Phase II of Centennial Park. Additionally Measure H continues to fund “immediate work priority” projects identified in the Parks and Recreation Facilities Master Plan, and a number of small Immediate Work Priorities were completed in 2022.

The City continued to implement the *Urban Greening Plan*. The Hillside Natural Area (HNA) Pilot Project was identified in the *Urban Greening Plan* and included acquiring the 8-acre Madera property that became part of the HNA open space in 2015, as well as, improving vegetation management, trail rehabilitation, and development throughout. As described in the *Urban Greening Plan*, the project provides multiple opportunities to increase service levels including “connectivity” to improve trail connections between natural areas, schools and other community assets using best practice trail building techniques; “Park Expansion Integration” by integrating the Madera property, investigating opportunities to acquire additional property, and exploring other opportunities for access, recreation and/or conservation easements on adjacent properties; “natural amenities” by celebrating and preserving creek corridors, diverse plant and animal communities, forests, and grasslands; “green gateways/trailheads” by creating more welcoming park gateways and trailheads; and “active recreation” by enhancing opportunities for active recreation through construction of bicycle trails, parks and other amenities.

The City continued to implement the *San Pablo Avenue Specific Plan* which requires that new projects greater than 25,000 square feet either provide public open space or contribute funds toward the creation or enhancement of open space.

In 2023, the City continued to implement the expanded Public Tree and Shrub Ordinance, adopted by the City Council in 2019, providing greater protections for public trees throughout the community to support the long-term health of the urban forest.

In 2022, the City received a \$145,000 grant from the California Coastal Conservancy to develop a *Fire Resilience and Forest Conservation Management Plan* for the El Cerrito Hillside Natural Area (HNA), which began development in 2023. The Plan will include a public process that ultimately identifies fire hazard mitigation projects, recommends forest conservation activities, and includes a CEQA analysis. The resulting Plan will also address emergency access and public recreation elements in the HNA.

Goal PR3: Public access to open space areas while protecting important habitats.

In 2023, the City continued to design wayfinding signage for trails within the Hillside Natural Area with installation planned by Summer 2024. The overall goal of the project is to continue to enhance the City's largest open space, which is 102.5 acres in size and a home to small creeks, grasslands and forests. The Hillside Natural Area provides a very large active recreation space for hikers, bikers, and dog walkers who have easy access through several neighborhood entry points and enjoy the quiet oak groves, open fields, and expansive views of the San Francisco Bay. The project will increase visibility, access, and use of the city's existing network of trails, pathways, and stairs within the open space and improve connectivity between identified citywide bicycle and pedestrian routes, key community destinations, and existing trails. In 2020, several fire trails in the Hillside Natural Area were repaired using grants funds from FEMA and the final and sixth site was completed in 2021. Utilizing Measure H funds, the City was able to almost double funding for fire mitigation projects in the HNA in 2020 and that level of funding continued in 2023.

The City also continued to organize and support volunteer work parties, led by the El Cerrito Green Teams, El Cerrito Trail Trekkers, and Friends of Five Creeks, throughout the year, to support and enhance habitats and wildlife throughout the City's owned and controlled open spaces. The City continued to support several annual events that increase public awareness and access to the Hillside Natural Area, including Earth Day and an Annual Hillside Festival each Spring.

Non-Recreational Facilities

Goal CF1: Safe and adequate community facilities that allow the City to offer better services and inspire a sense of community pride.

The City continued to provide high-quality services to the community at the Recycling and Environmental Resources Center which was completed in 2012.

The City continued to serve the community from the City Hall facility which was completed in 2009.

In 2023, the City continued to collaborate with BART and the developer of the El Cerrito Plaza TOD project to explore the potential to include a new public library as part of the project. The need for a new library was identified in numerous needs assessments and would provide 20,000 square feet in a contemporary building allowing both the Contra Costa County Library system and the City to expand programs and services to better serve the public, including the provision of a cooling-heating, clean air and charging center in the event of an emergency.

Public Services and Infrastructure

Goal PS1: An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

The City continued its deployment of both patrol and specialty police units to address crime trends. These units coordinated their efforts internally, by sharing and collaborating

on projects and investigations, and externally, with residents and community groups, to continue to meet the safety needs of the community.

Goal PS2: A community that has minimized the risks to lives and property due to fire hazards.

The City continues to minimize fire hazards by enforcing its comprehensive fire hazard reduction program that focuses upon reducing fire hazards in four areas: (1) on City property, (2) on property owned by other public agencies (3) large landowners, and (4) on residential property.

In 2023, the Fire Department continued to implement the Vegetation Management Policy which was rewritten in 2020 to make it easier to understand and align it with the State guidelines. The policy creates zones centered around structures on the property with goals to avoid home ignition from ember assault, and to reduce the heat and movement of the fire.

The history of the fire hazard abatement program was designed to reduce fire hazards on a large number of private properties with efforts concentrating during the spring and early summer months, prior to the State entering the annual “Fire Season”. However, with climate change, continued below average rainfall and increasing northeast wind events leading to more Red Flag Warnings, the City faces fire season almost year-round.

A process of advance notice and hearings for property owners is coupled with a public education program involving the promulgation of standards for vegetation management in residents’ yards and vacant lots. These notices and public education are aimed at increasing the resident’s knowledge and awareness of proper management of combustible materials on their property, especially within the first five feet of the structure.

This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate these hazards without Fire Department involvement. For the small number of property owners that do not abate the hazards, the City completes the necessary abatement and places the costs on the property owner’s tax bill.

Based on lessons learned over the last five years of record fires in the State, improved efforts have been made for the incorporation of fire and ember resistant construction materials and careful selection of landscape material, proper placement and maintenance of residents landscaping. Further amendments will need to be incorporated into the vegetation management program to comply with AB3074, a state bill passed in 2020 addressing fire prevention, wildfire risk, defensible space, and ember-resistant zones requiring enforcement of more intense fuel reductions to create an ember resistant zone within five feet of any structure.

Over the past 25 years, the City’s public education efforts and annual fire hazard abatement program has been very successful in reducing fire hazards throughout the hills which are designated Very High Fire Hazard Severity Zones.

Additionally, the Public Works Department completes vegetation management activities and projects each year to reduce the risk of fire hazards in the El Cerrito community.

Goal PS3: Safe and adequate public infrastructure to serve El Cerrito's residents, now and in the future.

In addition to the projects noted under Goal T1, the City continued implementation of the Annual Street Improvement Program funded by Measure A and the Access Modifications (Streets) Program funded by SB 1. Also, as a result of new transportation funding provided by SB 1, the City has continued funding annual sidewalk projects to repair tripping hazards throughout the City.

Implementation of the Complete Streets component of the *San Pablo Avenue Specific Plan* and implementation of the *Active Transportation Plan* will enhance pedestrian and bicycle safety throughout the City and provide infrastructure which accommodate all modes of transportation. Implementation of these plans will continue to occur as new development occurs and as funding is secured.

Goal PS4: An adequate storm drainage system to serve existing and future planned development

In March 1993, the voters of the City of El Cerrito approved the issuance of \$6.3 million in revenue bonds for the reconstruction of the City's storm drain system. In June 1993, the City Council adopted Ordinance 93-4, providing for the imposition and collection of Storm Drain Fees to pay the debt service on the revenue bonds. Ordinance 93-4 set the Storm Drain Fee and provided that the fees are collected through the property tax based on amounts specified in an annual Engineer's report. This Engineer's report contains the description of each parcel of real property receiving storm drain services and the amount of the annual fee for each parcel.

The San Pablo Avenue Green Stormwater Spine Project in El Cerrito was completed in June 2021, retrofitting portions of the public right-of-way to install green infrastructure. Green infrastructure is a landscape-based stormwater treatment approach that uses natural processes to infiltrate, retain, re-use, and filter stormwater runoff to reduce the amount of pollutants that reach local waterways and ultimately the San Francisco Bay.

The City actively participated in the Contra Costa Clean Water Program to implement the National Pollution Discharge Elimination System (NPDES), Municipal Regional Permit Order No. R2-2015-0049 (MRP 2.0) which became effective January 1, 2016. In 2022, City Staff also began to prepare for and implement the newly issued Municipal Regional Permit Order No. R2-2022-0018 (MRP 3.0), which became effective July 1, 2022. This included taking specific stormwater management actions to control trash litter, 303(d) listed pollutants, and other pollutants of concern (POCs). In compliance with the MRP, the City developed a *Green Infrastructure Plan*, adopted by the City Council in 2019.

The City will be updating the City's *Storm Drain Master Plan*, which was last updated in 1999. The scope considers the green infrastructure requirements and is expected to be finalized in 2024. Moreover, it will identify opportunities to improve the City's Storm Drain system by improving the condition and capacity of the storm sewer network.

Goal PS5: A system that minimizes the City's generation and disposal of solid waste materials by providing an adequate and integrated waste management program and related facilities to serve existing and future planned development.

In 2012, the City completed construction of a new state-of-the-art Recycling + Environmental Resource Center. In addition to the City's continued curb-side collection program, the Recycling + Environmental Resource Center (RERC) provides convenient drop-off facilities for a wide array of items. The Center allows the City to expand the range of items accepted for disposal, improving collection options for all constituents and for many residents of surrounding communities. The Center has expanded the items that the City is able to accept, including compact fluorescent light bulbs, books, sharps, expired medications, and scrap textiles. The Center has been designed as a facility that will provide maximum flexibility to meet future, changing waste disposal needs. In 2018, the City began to collect household hazardous waste at the Recycling + Environmental Resource Center with a popular once per week collection event. Notably, in 2020, the RERC was one of the first City facilities to reopen to the public after the first COVID-19-related shelter at home order, with safety protocols in place.

Additionally, in 2021, the City Council adopted two ordinances moving related goals forward. The City Council adopted an updated *Foodware Ordinance* that requires all foodware (e.g., cups, plates, utensils, etc.) served by food providers in El Cerrito to be either reusable or compostable, starting July 1, 2022. This Ordinance will serve to significantly reduce the amount of single-use plastic waste in El Cerrito and increase waste diversion. In 2021, the City Council also adopted a "Mandatory Organics Recycling" Ordinance, implementing the requirements of California *Senate Bill (SB) 1383* and requiring participation in the City's recycling and composting programs with limited exceptions.

In 2022, City Staff entered into a new franchise agreement with the City's garbage and green waste hauler, East Bay Sanitary, which adds a number of integrated waste management services to the community, including new programs targeting waste diversion in multi-family apartment complexes. A new brochure was developed outlining all the services available and mailed to all solid waste accounts. Staff is also continuing to move forward with other programs to implement *SB 1383* and to increase composting and recycling in El Cerrito.

In July 2023, the City completed a citywide curbside cart swap project in order to comply with State Law, *Senate Bill 1383*. Over the course of three weeks, the City successfully collected approximately 8,500 old grey recycling and blue garbage carts, swapping them for new blue recycling and black garbage carts. This standardizing of cart colors will take place throughout California for ease of separating materials and recycling statewide.

Chapter 7: Resources and Hazards

Natural and Historic Resources

Goal R1: Protected natural resources (important habitat, ecological resources, key visual resources, ridges and ridgelines, creeks and streambanks, steeper slopes, vista points, and major features), and clean air and water.

The City continued to implement the Zoning Ordinance, which contains specific standards aimed at protecting creeks and hillside areas.

In 2023, the City continued to implement Chapter 13.28 of the El Cerrito Municipal Code, the Public Tree and Shrub Ordinance, the primary purpose of which is to preserve and protect public trees.

City Staff also actively participated in the Contra Costa Clean Water Program to implement the City's National Pollution Discharge Elimination System (NPDES), Municipal Regional Permit to protect stormwater.

For additional Clean Water activities, see Goal PS4.

Goal R2: Protected and rehabilitated architectural, historical, cultural, and archaeological resources that are of local, state, or federal significance.

In 2014, the City Council approved the 1715 Elm Street project. As part of the project, the existing house will be relocated on the property and rehabilitated to the Department of the Interior's standards. In 2021, the City issued the building permit application which will allow the construction of the project and the relocation and rehabilitation of the existing house. Construction of the project began in 2022. The project is expected to be completed in 2024.

Hazards

Goal H1: Minimal potential for loss of life, injury, damage to property, economic and social dislocation and unusual public expense due to natural and man-made hazards, including protection from the risk of flood damage, hazards of soil erosion, fire hazards, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability, seismic activity, and release of hazardous materials from refineries and chemical plants in West County.

The City continued to oversee the residential rental inspection program.

The City continued implementation of the Unreinforced Masonry (URM) building hazard mitigation ordinance. The last URM building was demolished in 2021.

In 2021, City staff issued a Request for Qualifications for seeking qualified engineers/consultants to complete an inventory and analysis of soft story residential buildings in El Cerrito and develop program recommendations. In 2022, the City completed the soft-story inventory for multi-unit buildings with three or more units through a Planning Grant from Cal OES. This grant funded an analysis of potential at-risk residential buildings and provided the City with data to inform future policy direction in consideration with the needs of the residents and property owners. This program aims to reduce risks to human life, structures and infrastructure in the event of a powerful earthquake. The program was completed in 2023. The City will continue to monitor the availability of funding through State/Federal programs to develop/implement further risk reduction policies.

Goal H2: Government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.

Due to the COVID-19 pandemic, the City was not able to continue the very popular Community Emergency Response Team (CERT) program. The program teaches neighbors to help themselves and help each other. Through CERT, citizens receive hands-on training in Disaster First Aid, Disaster Preparedness, Basic Firefighting, Light Search and Rescue, Damage Assessment, and How to Turn Off Utilities.

During the COVID-19 pandemic, the City was also not able to continue internal National Incident Management System (NIMS) and the Incident Command System (ICS) training for City staff. Through the training, staff members directly involved in managing an emergency would understand command reporting structures, common terminology, and roles and responsibilities inherent in a response operation. In 2023 City began to offer this program once again.

On March 25, 2020, the City Council adopted an Urgency Ordinance enacting a temporary moratorium to halt evictions for residential and commercial tenants financially impacted by COVID-19, which expired on February 28, 2023. The Ordinance did not establish rent forgiveness but provided temporary rent forbearance to those who qualify by providing 180 days, from the Ordinance expiration date, to catch up on unpaid rent and suspends late fees from being charged for qualified residential and commercial tenants who can demonstrate loss of income or revenue due to COVID-19.

Goal H3: New development complies with the noise standards established in the General Plan, all new noise sources are within acceptable standards, and existing objectionable noise sources are reduced or eliminated.

All new development is evaluated under CEQA using the noise standards currently in the *General Plan*. These noise standards were incorporated into updated Zoning Ordinance in 2008 as performance standards required of all development.

CONCLUSION

The City has continued to faithfully implement the City's *1999 General Plan* as the actions, plans, programs and projects documented in this report represent the City's commitment to achieve the goals and objectives set forth in the elements of the El Cerrito General Plan.

ATTACHMENTS:

1. HCD - Housing Element Annual Report

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	El Cerrito	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		50
Total Units		50

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	1	4
2 to 4 units per structure	1	1	0
5+ units per structure	70	0	162
Accessory Dwelling Unit	3	48	23
Mobile/Manufactured Home	0	0	0
Total	74	50	189

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	39	50
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	25
Number of Proposed Units in All Applications Received:	94
Total Housing Units Approved:	85
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	1
Number of SB 35 Streamlining Applications Approved	1

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	2	2
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	25	94
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	70
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	35
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	El Cerrito	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								35	0	34	0	0	0	25	94	85	0						
	502-202-005	1601 Norvell Ave		PL23-0015	ADU	R	2/8/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	503-260-021	834 Ashbury		PL23-0031	2 to 4	R	11/21/2023								1	1	1	SB 9 (2021) - Duplex in SF Zone	No	No	Approved	Ministerial	
	500460020	2545 Arlington		PL23-0089	ADU	R	9/1/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	502360021	1420 Richmond st		PL23-0172	ADU	R	11/27/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	504050012	RICHMOND ST		PL22-0150	5+	R	3/2/2023	35		34					1	70	70	SB 35 (2017)	Yes	Yes	Approved	Ministerial	
	505303017	800 ARLINGTON BLVD		BD23-0012	ADU	R	1/9/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	505230029	804 SEA VIEW DR		BD23-0172	ADU	R	3/1/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	503201001	6742 PORTOLA DR		BD23-0206	ADU	R	3/8/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	503421005	615 NORVELL ST		BD23-0263	ADU	R	3/22/2023								1	1		NONE	No	No	Pending	Ministerial	
	501201009	2210 HUMBOLDT ST		BD23-0314	ADU	R	3/29/2023								1	1		NONE	No	No	Pending	Ministerial	
	504226014	19 POMONA AVE		BD23-0423	ADU	R	4/13/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	503311013	851 GALVIN DR		BD23-0429	ADU	R	4/14/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	573120024	1115 IVY CT		BD23-0453	ADU	R	4/24/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	504151023	430 KEARNEY ST A		BD23-0491	ADU	R	4/28/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	505273009	868 GELSTON PL		BD23-0736	ADU	R	6/16/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	503253023	930 RICHMOND ST		BD23-0848	ADU	R	7/14/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	502440003	1341 RICHMOND ST		BD23-0944	ADU	R	8/4/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	500291003	5416 BARRETT AVE		BD23-0953	ADU	R	8/7/2023								1	1	1	NONE	No	No	Approved	Ministerial	
	502113010	1736 LEXINGTON AVE		BD23-0621	ADU	R	5/24/2023								1	1		NONE	No	No	Pending	Ministerial	
	509080005	6250 CYPRESS AVE		BD23-0757	ADU	R	6/20/2023								1	1		NONE	No	No	Pending	Ministerial	
	503384003	647 ELM ST		BD23-0891	ADU	R	7/24/2023								1	1		NONE	No	No	Pending	Ministerial	
	500302008	5337 ROSALIND AVE		BD23-0973	ADU	R	8/11/2023								1	1		NONE	No	No	Pending	Ministerial	
	503241026	925 RICHMOND ST		BD23-0986	SFD	O	8/16/2023								1	1		NONE	No	No	Pending	Ministerial	
	503330004	751 BALRA DR		BD23-1065	ADU	R	9/5/2023								1	1		NONE	No	No	Pending	Ministerial	
	504011026	528 KEARNEY ST		BD23-1547	ADU	R	12/27/2023								1	1		NONE	No	No	Pending	Ministerial	
																0							
																0							
																0							

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	0	50		50
502-202-005	1601 Norvell Ave										0
503-260-021	834 Ashbury										0
500460020	2545 Arlington										0
502360021	1420 Richmond st										0
504050012	RICHMOND ST										0
503244014	802 ELM ST								1	4/17/2023	1
505181017	1319 BREWSTER CT UNIT A								1	3/7/2023	1
504111023	428 EVERETT ST UNIT A								1	4/3/2023	1
504212002	139 BEHRENS ST								1	4/24/2023	1
505130025	1531 REGENCY CT								1	3/9/2023	1
505130025	10810 SAN PABLO AVE								4	5/1/2023	4
504283011	24 SAN CARLOS AVE UNIT A								1	2/28/2023	1
502440029	6706 DONAL AVE								1	10/10/2023	1
504231037	216 ASHBURY AVE UNIT A								1	6/26/2023	1
505061041	7409 POTRERO AVE UNIT A								1	3/1/2023	1
503020007	6415 SCHMIDT LN								7	6/26/2023	7
503130016	6530 SCHMIDT								1	6/20/2023	1
504310007	227 COLUSA AVE UNIT A								1	2/3/2023	1
504090026	7200 CENTRAL AVE								1	6/5/2023	1
504192005	317 BEHRENS ST								1	2/13/2023	1
504192005	317 BEHRENS ST								1	2/13/2023	1
505102007	1102 SHEVLIN DR								1	5/8/2023	1
504425017	300 SEA VIEW DR								1	7/14/2023	1
503040026	6615 SCHMIDT LN								2	3/15/2023	2
503413001	622 ELM ST								1	4/12/2023	1
503392023	743 KEARNEY ST UNIT A								1	3/16/2023	1

[illegible]

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

503392023	743 KEARNEY ST UNIT A										0
503256013	813 EVERETT ST UNIT A										0
504011029	540 KEARNEY ST										0
502260025	6516 POTRERO AVE										0
503130016	6540 SCHMIDT LN										0
503010015	6420 SCHMIDT LN										0
502202005	1601 NORVELL ST										0
505273006	8336 TERRACE DR							1	11/21/2023		1
505303017	800 ARLINGTON BLVD										0
505230029	804 SEA VIEW DR										0
503201001	6742 PORTOLA DR							1	10/17/2023		1
504226014	19 POMONA AVE										0
503311013	851 GALVIN DR										0
573120024	1115 IVY CT							1	8/24/2023		1
504151023	430 KEARNEY ST A							1	11/7/2023		1
505273009	868 GELSTON PL										0
503253023	930 RICHMOND ST										0
502440003	1341 RICHMOND ST										0
500291003	5416 BARRETT AVE										0
500430016	2332 ALVA AVE							1	10/24/2023		1
501110017	7140 CUTTING BLVD							1	5/30/2023		1
502100032	1739 LEXINGTON AVE							1	5/1/2023		1
502300012	6919 GLADYS AVE							1	5/9/2023		1
503256020	816 RICHMOND ST							1	1/10/2023		1
503402008	601 LEXINGTON AVE							6	12/19/2023		6
504112002	441 EVERETT ST							1	4/19/2023		1
503440003	635 ASHBURY AVE UNIT A							1	3/23/2023		1
502290006	1528 RICHMOND ST							1	3/23/2023		1
503256017	804 RICHMOND ST UNIT A							1	1/19/2023		1
500020036	464 CARLSTON ST							1	1/5/2023		1
503330029	752 COLUSA AVE							1	3/9/2023		1
504111011	409 NORVELL ST							1	2/7/2023		1

[illegible]

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
502-202-005	1601 Norvell Ave		0	NONE	Y					0						
503-260-021	834 Ashbury			SB 9 (2021) - Duplex in SF Zone	Y											
500460020	2545 Arlington			NONE	Y											
502360021	1420 Richmond st			NONE	Y											
504050012	RICHMOND ST			SB 35 (2017)	Y	IG, RDA	Other		55							
503244014	802 ELM ST			NONE	Y											
505181017	1319 BREWSTER CT UNIT A			NONE	Y											
504111023	428 EVERETT ST UNIT A			NONE	Y											
504212002	139 BEHRENS ST			NONE	Y											
505130025	1531 REGENCY CT			NONE	Y											
505130025	10810 SAN PABLO AVE			NONE	Y											
504283011	24 SAN CARLOS AVE UNIT A			NONE	Y											
502440029	6706 DONAL AVE			NONE	Y											
504231037	215 ASHBURY AVE UNIT A			NONE	Y											
505061041	7409 POTRERO AVE UNIT A			NONE	Y											
503020007	6415 SCHMIDT LN			NONE	Y											
503130016	6530 SCHMIDT			NONE	Y											
504310007	227 COLUSA AVE UNIT A			NONE	Y											
504090026	7200 CENTRAL AVE			NONE	Y											
504192005	317 BEHRENS ST			SB 9 (2021) - Duplex in SF Zone	Y											
504192005	317 BEHRENS ST			SB 9 (2021) - Duplex in SF Zone	Y											
505102007	1102 SHEVLIN DR			NONE	Y											
504425017	300 SEA VIEW DR			NONE	Y											
503040026	6615 SCHMIDT LN			NONE	Y											
503413001	622 ELM ST			NONE	Y											
503392023	743 KEARNEY ST UNIT A			NONE	Y											
503256013	813 EVERETT ST UNIT A			NONE	Y											
504011029	540 KEARNEY ST			NONE	Y											
502260025	6516 POTRERO AVE			NONE	Y											
503130016	6540 SCHMIDT LN			NONE	Y											

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/De stroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
502-202-005	1601 Norvell Ave			NONE	Y											
503-260-021	834 Ashbury			SB 9 (2021) - Duplex in SF Zone	Y											
500460020	2545 Arlington			NONE	Y											
502360021	1420 Richmond st			NONE	Y											
504050012	RICHMOND ST			SB 35 (2017)	Y	IG, RDA	Other		55							
503244014	802 ELM ST			NONE	Y											
505181017	1319 BREWSTER CT UNIT A			NONE	Y											
504111023	428 EVERETT ST UNIT A			NONE	Y											
504212002	139 BEHRENS ST			NONE	Y											
505130025	1531 REGENCY CT			NONE	Y											
505130025	10810 SAN PABLO AVE			NONE	Y											
504283011	24 SAN CARLOS AVE UNIT A			NONE	Y											
502440029	6706 DONAL AVE			NONE	Y											
504231037	215 ASHBURY AVE UNIT A			NONE	Y											
505061041	7409 POTRERO AVE UNIT A			NONE	Y											
503020007	6415 SCHMIDT LN			NONE	Y											
503130016	6530 SCHMIDT			NONE	Y											
504310007	227 COLUSA AVE UNIT A			NONE	Y											
504090026	7200 CENTRAL AVE			NONE	Y											
504192005	317 BEHRENS ST			SB 9 (2021) - Duplex in SF Zone	Y											
504192005	317 BEHRENS ST			SB 9 (2021) - Duplex in SF Zone	Y											
505102007	1102 SHEVLIN DR			NONE	Y											
504425017	300 SEA VIEW DR			NONE	Y											
503040026	6615 SCHMIDT LN			NONE	Y											
503413001	622 ELM ST			NONE	Y											
503392023	743 KEARNEY ST UNIT A			NONE	Y											
503256013	813 EVERETT ST UNIT A			NONE	Y											
504011029	540 KEARNEY ST			NONE	Y											
502260025	6516 POTRERO AVE			NONE	Y											
503130016	6540 SCHMIDT LN			NONE	Y											
503010015	6420 SCHMIDT LN			NONE	Y											
502202005	1601 NORVELL ST			NONE	Y											
505273006	8336 TERRACE DR			NONE	Y											
505303017	800 ARLINGTON BLVD			NONE	Y											
505230029	804 SEA VIEW DR			NONE	Y											
503201001	6742 PORTOLA DR			NONE	Y											
504226014	19 POMONA AVE			NONE	Y											
503311013	851 GALVIN DR			NONE	Y											
573120024	1115 IVY CT			NONE	Y											
504151023	430 KEARNEY ST A			NONE	Y											
505273009	868 GELSTON PL			NONE	Y											
503253023	930 RICHMOND ST			NONE	Y											
502440003	1341 RICHMOND ST			NONE	Y											
500291003	5416 BARRETT AVE			NONE	Y											
500430016	2332 ALVA AVE			NONE	Y											
501110017	7140 CUTTING BLVD			NONE	Y											
502100032	1739 LEXINGTON AVE			NONE	Y											
502300012	6919 GLADYS AVE			NONE	Y											

[illegible]

Jurisdiction	El Cerrito	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	334	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	334
Low	Deed Restricted	192	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	192
Moderate	Deed Restricted	241	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	241
Above Moderate		624	13	50	-	-	-	-	-	-	-	-	63	561
Total RHNA		1,391												
Total Units			13	50	-	-	-	-	-	-	-	-	63	1,328
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		167		-	-	-	-	-	-	-	-	-	-	167

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	El Cerrito		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1.A	Maintain Sites Inventory	Ongoing	The City developed a tracking spreadsheet that is to be used by all planners processing entitlements to compare actual unit count by income level to assumptions in the inventory.
H-1.B	Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area (no discrete actions)	Ongoing	In 2023 the City entitled one project in the San Pablo Avenue Specific Plan Area which included 35 very low-income and 34 low-income units.
H-1.C	Accessory Dwelling Unit Tools and Resources	Annual	The City started developing an ADU handout, which provides infromation for property owner wishihng to develop and ADU in 2023, this hand out is expect to be completed in the spring of 2024. In 2023 the City issued 48 building permits for ADUs.
H-1.D	Objective Design Standards	2024	In progress
H-1.E	Zoning to Expand Housing Choice in Single-family Neighborhoods	2025-2028	A consultant was selected for the Safety Element, as part of their scope they will conduct fire risk evaluation and development mitigation program to allow more development in the VHFHSZ of the City.
H-1.F	Facilitate Development of Pipeline Projects	Ongoing	ongoing
H-1.G	SB 35 Ministerial Approval Procedure	2024	An appllicaiton and a checklist shall be developed and made available on the City website
H-1.H	Monitor Land Use Controls	Ongoing	The City has developed an internal tracking spreadsheet to track specific land use controls that developers are seeking exceptions from.
H-2.A	Inclusionary Zoning Ordinance	2024	Not yet started. The City is drafting a request for proposals to hire an economic consultant to update the City's Inclusionary Financial Feasibility Analysis.
H-2.B	Affordable Housing Trust Fund Priorities	2024	The City will hold a stakeholder meetings and workshop to establish priorities for the allocation of Affordable Housing Trust Funds once such funds are available
H-2.C	New Local Sources of Affordable Housing Funding	Ongoing	In progress
H-2.D	Assist in Affordable Housing Development	Ongoing	ongoing
H-2.E	Develop Mixed Income Housing and Amenities on BART Lands	Ongoing	The City has established a main point of contact with BART, and the City meets regularly with BART Staff regarding the development of housng at El Cerrito Plaza and Del Norte Stations.
H-2.F	Coordinate Transportation Projects with Affordable Housing	Ongoing	ongoing
H-2.G	Shelter and Housing Solutions for Persons Experiencing Homelessness	Ongoing	ongoing
H-2.H	Zoning Amendments for Special Needs Housing	2024	In progress
H-2.I	State Density Bonus	2024	In progress
H-2.J	Affordable Housing and Places of Assessmbly	2026	In progress
H-2.K	Infrastructure Priority for Affordable Housing	2023	The City has sent a copy of the Housing Element with a cover memo, explaining the requirements of Government Code Section 65589.7, to East Bay Municipal Utility District and to Stege Sanitary District.
H-3.A	Residential Rental Inspection Program	Ongoing	The Residential Rental Inspection Program (RRIP) continued in 2023. 104 initial RRIP inspections and 92 reinspections were conducted in 2023.
H-3.B	Continue to encourage the rehabilitation of existing housing units	Ongoing	ongoing
H-3.C	Tenant Protections	2024, 2028	In progress
H-3.D	Continue to maintain a database of assisted housing units	Annual	ongoing
H-3.E	Direct City investments in ways that serve to maintain older residential neighborhoods and transform low and moderate resource areas into areas of opportunity	Annual	ongoing
H-3.F	Seismic Retrofit Program	Ongoing	In 2021, City staff issued a Request for Qualifications for seeking qualified engineers/consultants to complete an inventory and analysis of soft story residential buildings in El Cerrito and develop program recommendations. In 2022, the City completed the soft-story inventory for multi-unit buildings with three or more units through at Planning Grant from Cal OES. This grant funded an analysis of potential at-risk residential buildings and provided the City with data to inform future policy direction in consideration with the needs of the residents and property owners. This program aims to reduce risks to human life, structures and infrastructure in the event of a powerful earthquake. The program was completed in 2023. The City will continue to monitor the availability of funding through State/Federal programs to develop/implement further risk reduction policies
H-4.A	Continue to distribute information about fair housing services offered by the Contra Costa Housing Services Collaborative, including tenant-landlord counseling, fair housing services, and legal advice and representation for residents.	Annual	ongoing
H-4.B	Review and update Reasonable Accommodation Ordinance	2026	In progress
H-4.C	Housing Choice Voucher (HCV) Program	2024	In progress
H-4.D	Community Opportunity to Purchase Act	2025/2026	In progress
H-4.E	Home Match Contra Costa	2027	In progress
H-4.F	Community Engagement and Capacity Building	2025	In progress
H-5.A	Partnerships for Energy and Water Efficiency	Ongoing	The City adheres to the the CA Green, Energy and Plumning Codes.
H-5.B	Marketing Strategy	Ongoing	ongoing
H-5.C	Develop and/or Pursue Funding for Energy Efficiency Programs	Annual	ongoing
H-5.D	Encourage homeowners to undertake energy and water conservation projects that save energy, lower costs and protect the environment	Ongoing	The City's transfer tax includes a rebate to property owners who make energy efficiency and water conservation improvements.

Jurisdiction	El Cerrito	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

[illegible]

[illegible]

[illegible]

[illegible]

Jurisdiction	El Cerrito	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	El Cerrito	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	El Cerrito	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00	LEAP Grant Closeout submitted on 10/25/2023 which funded the <i>Other</i> tasks listed below
--------------------	---------------	--

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
HE 2023-2031: Project Admin.	\$ 20,249.00	\$ 20,249.00	Completed	Other	Winter 2021 - Fall 2023
HE 2023-2031: Community Engagement	\$ 12,253.00	\$ 12,253.00	Completed	Other	Spring 2022 - Summer 2023
HE 2023-2031:Draft HE Preparation	\$ 65,426.00	\$ 65,426.00	Completed	Other	Spring 2022 - Summer 2023
HE 2023-2031: HCD Review	\$ 27,680.00	\$ 27,680.00	Completed	Other	Fall 2022 - Summer 2023
HE 2023-2031: Environmental Compliance	\$ 11,520.00	\$ 11,520.00	Completed	Other	Spring 2022 - Summer 2023
HE 2023-2031: Final Documents & Adoption	\$ 3,606.00	\$ 3,606.00	Completed	Other	Summer 2023
Technology Upgrade	\$ 9,266.00	\$ 9,265.66	Completed	Other	Summer 2021

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	35
	Non-Deed Restricted	0
Low	Deed Restricted	34
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		5
Total Units		74

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		50
Total Units		50

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		189
Total Units		189



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

PLANNING COMMISSION STAFF REPORT
February 21, 2024

**10936 SAN PABLO AVENUE – ACQUISITION OF
PROPERTY FOR PUBLIC PURPOSES**

DETAILS

Applicant: City of El Cerrito

Location: 10936 San Pablo Avenue

APN: 502-411-006

Zoning: Transit Oriented Mid-Intensity
Mixed Use (TOMIMU)

General Plan: Transit Oriented Mid-
Intensity Mixed Use (TOMIMU)

Request: Planning Commission
consideration of a resolution finding that
the acquisition of property for public
purposes at 10936 San Pablo Avenue is
consistent with the El Cerrito General Plan.

CEQA: This action and the property
acquisition are exempt from environmental
review pursuant to the common-sense
exemption in CEQA Guidelines Section
15061(b)(3).

EXECUTIVE SUMMARY

The City of El Cerrito is purchasing the real property located at 10936 San Pablo Avenue for the purpose of assembling it with two adjacent City-owned parcels. Pursuant to Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property), as part of any land acquisition for a public purpose, the El Cerrito Planning Commission must find it is consistent with the City's General Plan.

Based on the information contained in this report, staff recommends adoption of the draft resolution finding that the acquisition of real property at 10936 San Pablo Avenue is in conformance with the El Cerrito General Plan and is not subject to environmental review pursuant to the common-sense exemption in CEQA Guidelines Section 15061(b)(3).

Background

Site Location and Layout

The property located at 10936 San Pablo Avenue was developed in 1952 and has continuously operated as a religious facility since then. It is located between by two City owned parcels: the Public Safety Building to the south and the parking lot to the north, as shown in the site photos. The City has long had an interest in acquiring the property given its location between both City-owned parcels. The property is 10,000 square feet. Structures on the property consist of two buildings that total 5,698 SF. The main building is comprised of 4,498 SF and includes a kitchen, cafeteria, and auditorium. The secondary building is 1,200 SF with classrooms and offices. The adjacent City-owned parking lot has housed modular buildings that have served as a temporary site for City Hall, the Midtown Activity Center, and are currently leased by the Kensington Police Department.

Site Photos



Analysis

This item is a limited inquiry to consider only whether the location, purpose and extent of the property acquisition is consistent with the General Plan and to evaluate whether the property acquisition itself is subject to CEQA.

On June 20, 2023, the Property was listed for sale by [Coldwell Banker Bartels](#) at \$1,910,000. The listing notes that the Property is 20,000 SF (0.46 acres) without dedicated parking. During closed session on August 15, 2023, the City Council authorized the City Manager and City Attorney to negotiate purchase terms and perform related tasks for acquiring the Property. These tasks included determination of purchase price, site investigations, and other due diligence actions.

On October 13, 2023, the City submitted a Letter of Interest to purchase the property. The seller replied with a counteroffer. After entering into a Purchase and Sale agreement, and through several addendums and negotiation, the City and Seller eventually agreed to a purchase price of \$1,500,000 with the City (Buyer) paying all closing costs. The total Buyer's cost including sales prices and all closing costs is \$1,582,862.22. Although the future use of the site has not yet been determined, the City's Capital Improvement Program identifies the need to reconstruct the current Public Safety Building and this site plays an important role in making such a project feasible.

Environmental Review

The acquisition of the property has been reviewed for compliance with the CEQA, the CEQA Guidelines, and the City's environmental procedures. CEQA Guidelines Section 15061(b)(3) (common-sense exemption) states that when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA. The evaluation of General Plan consistency for the purchase of the subject property will not have any effect on the environment. Ownership will change; however, no physical changes are proposed or authorized with the purchase. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects and the purchase is not subject to CEQA. It should be noted that the potential future use of the property for any use determined by the City Council would be subject to a separate discretionary action and CEQA compliance review at that time.

Compliance with the General Plan

The Conditional Use Permit to allow an exception to the side setback and covered parking requirements is consistent with the following policies of the El Cerrito General Plan:

LU3.2: Midtown Center. Promote the organization of properties along San Pablo Avenue from south of Moeser to north of Manila Avenue into a “Midtown Center” which may include a civic center.

The acquisition of 10936 San Pablo Avenue by the City of El Cerrito will help organize properties along San Pablo Avenue north of Manila Avenue. The acquisition could potentially aid in the future development of a “Midtown Center” and/or civic center.

CF1.1: Safety. Place the highest priority on ensuring the safety of existing community facilities, especially the Public Safety Building, Community Center, and neighborhood clubhouses, including seismic retrofits and necessary upgrades.

The acquisition of 10936 San Pablo Avenue by the City of El Cerrito could potentially aid in the future development of a renovated or new Public Safety Building. Any future project would be reviewed pursuant to the California Environmental Quality Act.

CF1.6: New Facilities. Building a new City Hall/Public Safety Building, gymnasium/teen center/multi-purpose facility, cultural and arts center, and children’s art center in the Canyon Trail.

The acquisition of 10936 San Pablo Avenue by the City of El Cerrito could potentially aid in the future development of a renovated or new Public Safety Building. Any future project would be reviewed pursuant to the California Environmental Quality Act.

Required Findings

In order to adopt the resolution, the Planning Commission must make the following findings, pursuant to Government Code Section 65402:

1. The Planning Commission adopts this report as its general plan conformity report pursuant to Government Code Section 65402; and
2. The Planning Commission finds that the proposed acquisition of real property at 10936 San Pablo Avenue is in conformance with the City of El Cerrito General Plan and is not subject to CEQA pursuant to CEQA Guidelines Section 15061 (b)(3).

Staff Recommendation

Based on the information contained in this report, staff recommend adoption of the draft resolution in Attachment 1 finding that the acquisition of property for public purposes at 10936 San Pablo Avenue is consistent with the El Cerrito General Plan and exempt from review under the California Environmental Quality Act.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC2024-02 resolution finding that the acquisition of property for public purposes at 10936 San Pablo Avenue is consistent with the El Cerrito General Plan and exempt from review under the California Environmental Quality Act.

Attachments

1. Draft resolution

Planning Commission Resolution PC 2024-02**A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION FINDING THAT THE ACQUISITION OF PROPERTY FOR PUBLIC PURPOSES IS CONSISTENT WITH THE EL CERRITO GENERAL PLAN**

WHEREAS, the property at 10936 San Pablo Avenue (“Property”) was listed for sale on June 20, 2023; and

WHEREAS, the Property is located adjacent to and between two City-owned properties, including the Public Safety Building; and

WHEREAS, the City’s Capital Improvement Program has identified the need to reconstruct the current Public Safety Building and ownership of the property improves the feasibility of such a project; and

WHEREAS, on August 15, 2023 the City Council authorized the City Manager and City Attorney to negotiate purchase terms and performance related task for Property; and

WHEREAS, the City Manager conducted due diligence regarding the Property, including an appraisal, and, with City Council authorization, made an offer to purchase the Property as approved by the City Council on January 17, 2024; and

WHEREAS, the Property closed escrow on January 31, 2024;

WHEREAS, Section 65402 of the California Government Code requires that the Planning Commission report to the City Council as to whether the acquisition of real property for public purposes conforms with the El Cerrito General Plan; and

WHEREAS, the Planning Commission did receive information regarding the location, purpose and extent of the acquisition of the Property on February 21, 2024 and heard recommendations regarding this proposed action; and

WHEREAS, the Planning Commission has considered the relevant portions of the El Cerrito General Plan with regards to the acquisition of Property.

NOW, THEREFORE, the Planning Commission of the City of El Cerrito does hereby Resolve as follows:

1. The foregoing recitals are true, correct, and incorporated herein by reference.
2. The acquisition of the Property conforms with the El Cerrito General Plan because it implement the following policies of the General Plan as detailed below:

LU3.2: Midtown Center. Promote the organization of properties along San Pablo Avenue from south of Moeser to north of Manila Avenue into a “Midtown Center” which may include a civic center.

The acquisition of 10936 San Pablo Avenue by the City of El Cerrito will help organize properties along San Pablo Avenue north of Manila Avenue. The acquisition could potentially aid in the future development of a “Midtown Center” and/or civic center. Any future project would be reviewed pursuant to the California Environmental Quality Act.

CF1.1: Safety. Place the highest priority on ensuring the safety of existing community facilities, especially the Public Safety Building, Community Center, and neighborhood clubhouses, including seismic retrofits and necessary upgrades.

The acquisition of 10936 San Pablo Avenue by the City of El Cerrito could potentially aid in the future development of a renovated or new Public Safety Building. Any future project would be reviewed pursuant to the California Environmental Quality Act.

CF1.6: New Facilities. Building a new City Hall/Public Safety Building, gymnasium/teen center/multi-purpose facility, cultural and arts center, and children's art center in the Canyon Trail.

The acquisition of 10936 San Pablo Avenue by the City of El Cerrito could potentially aid in the future development of a renovated or new Public Safety Building. Any future project would be reviewed pursuant to the California Environmental Quality Act.

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

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on February 21, 2024, upon motion of Commissioner _____, second by Commissioner _____:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager