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AGENDA

SPECIAL MEETING OF THE PLANNING COMMISSION

March 4, 2026 at 7:00 p.m.

Hana Gardens
10870 San Pablo Avenue
El Cerrito, CA 94530

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Joy Navarrete; Vice Chair Erin Gillett; Members Daniel Hamilton, Courtney Helion, Cara Houser, Michael Norwood, and Nathan Tinclair
2. **ELECTION OF CHAIR AND VICE CHAIR**
3. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.
4. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first. Remarks on agenda items will be heard at the time the item is discussed.
5. **ADOPTION OF MINUTES**
Adoption of the February 18, 2026 meeting minutes.
6. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

7. INTERVIEW AND POTENTIAL APPOINTMENT OF YOUTH MEMBER
Interview and potential appointment of James Takano to serve as a non-voting youth member of the Planning Commission.

8. 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 2025 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 1506.

9. STAFF COMMUNICATIONS

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

10. ADJOURNMENT

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

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at 10890 San Pablo Avenue El Cerrito, CA 94530 during normal business hours.



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MINUTES

SPECIAL MEETING OF THE PLANNING COMMISSION

February 18, 2026 at 7:00 p.m.

Hana Gardens
10870 San Pablo Avenue
El Cerrito, CA 94530

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Joy Navarrete; Vice Chair Erin Gillett; Members Courtney Helion, Cara Houser, and Nathan Tinclair. Members Daniel Hamilton and Michael Norwood had excused absences.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No comments were received.
4. **ADOPTION OF MINUTES**
Moved/Second: Member Gillett/Tinclair
Action: Passed a motion to adopt the November 19, 2025 meeting minutes
Ayes: Members Gillett, Helion, Houser, Navarrete, Tinclair
Noes: None
Abstain: None
Absent: Hamilton, Norwood
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
6. **PUBLIC HEARING: Outdoor Dining Uses and Retail Sales Ordinance**

Applicant: City of El Cerrito
Location: Citywide
Request: Planning Commission consideration of a recommendation to the City Council for adoption of the Outdoor Dining Uses and Retail Sales Ordinance.
CEQA: Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

Associate Planner Diego Romero and Planning Manager Sean Moss 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: Member Navarrete/Gillett

Action: Passed a motion to recommend that the City Council adopt the Outdoor Dining Uses and Retail Sales Ordinance.

Ayes: Members Gillett, Helion, Houser, Navarrete, Tinclair

Noes: None

Abstain: None

Absent: Hamilton, Norwood

7. **STAFF COMMUNICATIONS**

Planning Manager Sean Moss updated the Commission on the ground breaking of Parcel A South of the El Cerrito Plaza TOD project; a pending youth member application; potential appointments to the Planning Commission; the upcoming retirement of the Community Development Director; the citizens initiative petition measure for a new El Cerrito Library and Library Services Parcel Tax, and the City Council's action to place the measure on the June 2, 2026 ballot; and upcoming agenda items.

8. **ADJOURNMENT**

7:46 p.m.



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
March 4, 2026

2025 GENERAL PLAN ANNUAL PROGRESS REPORT

DETAILS

Applicant: City of El Cerrito

Location: Citywide

Request: Review of the 2025 General Plan Annual Progress Report.

CEQA: Exempt, Common Sense Exemption (CEQA Guidelines Section 15061(b)(3))

EXECUTIVE SUMMARY

Government Code Section 65400 requires that a city must provide an annual General Plan Progress Report to the local legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD). The purpose of the report is to discuss the City's progress in implementing the General Plan, meeting its share of regional housing needs, and removing governmental constraints to the maintenance, improvement and development of housing. The attached report covers calendar year 2025.

Staff recommends that the Planning Commission recommend that the City Council receive the Report and direct staff to file it with the required agencies.



Annual Progress Report on the General Plan 2025

March 2026

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 Land Use and Climate Innovation (LCI), 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 LCI by April 1 of each year, covering the previous calendar year. This General Plan Annual Progress Report covers the period from January 1, 2025 to December 31, 2025.

The purpose for the APR 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 current *Strategic Plan* (2024-2029) 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* (*Resolution 99-66*). The *General Plan* contains four chapters: Community Development and Design, Transportation and Circulation, Public Facilities and Services, and Resources and Hazards. State-required topic areas, known as "elements," (land use, circulation, conservation, open space, 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 Housing Element and the Safety Element, which have been updated most recently, are now separate, stand-alone components of the General Plan.

The *General Plan* is intended to be a blueprint for meeting the City's long-term vision of the future consistent with state law. 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 1998 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 a determining role in 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 or restricting future land uses.
- California environmental law requires that a city to evaluate the potential environmental impacts of new development and mitigate those impacts, as achievable.
- State laws that require the City to allow for a minimum level of housing development and that limit the ability to restrict development or impose certain requirements.

Thus, in creating the current (1999) *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. When funding is identified, an updated *General Plan* will aim to understand how these values and factors have changed over time and become a blueprint for the next approximately twenty years.

The City's *General Plan* reflects the aspirations and values of El Cerrito residents, business owners 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, 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. The Specific Plan and associated documents are the most significant amendments that have occurred since the General Plan’s 1999 adoption. Also, as shown in the tables below, the Housing Element is regularly updated pursuant to State law, and the Safety Element, similarly, is currently being updated.

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	2025
Noise	1999

2. List of General Plan Amendments

- 2013 Growth Management Element Update (Required by Contra Costa County Measure J-2004; Resolution 2013-06).
- 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 (Resolution 2014-51).
- 2022 amendment to the General Plan land use map to enable the adoption of the San Pablo Avenue Specific Plan update (Resolution 2022-91).
- 2023-2031 Housing Element (Required by State Housing Element Law [Government Code Sections 65580-65589]; Resolution 2023-64).

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. In 2025 the City Council adopted an updated *Safety Element*.

Overall General Plan Update

The City's Strategic Plan (2024-2029) 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.

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 2025, the City issued 1,312 building permits, took in 1,533 building permit applications, conducted 5,860 building inspections, and 169 rental housing inspections. It also reviewed 92 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. The City processed eight Tier I Design Review applications that improved the façades, added signs and generally improved storefronts of new and existing businesses. In 2025, one new application (11965 San Pablo Ave.) was submitted to the City for a new multifamily development project, which proposes 154 new below market rate dwelling units.

New developments often entail a transfer of property and are reassessed both at transfer and upon development (if an exemption does not apply, such as for Affordable Housing.) New development also provides opportunities for new businesses (for properties containing commercial, live-work space or home occupations) and new customers and pedestrian-traffic for existing commercial properties and businesses.

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

Implementation of the *San Pablo Avenue Specific Plan* continued to move forward, albeit at a slower pace than hoped for due to market forces. New applications slowed, several entitled projects have not moved forward to submit building permit applications, and several in the building permit review phase have not proceeded to pull permits.

In 2025, the City approved a Design Review application construct a new two-story duplex and a new single-story primary residential unit at 1735 Liberty Street and also received

one design review application for a proposed new multifamily residential building pursuant to the City's streamlined review process in the San Pablo Avenue Specific Plan.

In 2024, the City approved the Master Plan for the El Cerrito Plaza BART Station Transit Oriented Development (TOD). 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. In 2025, the City approved the building permit application for at the first phase of the El Cerrito Plaza TOD project (Parcel A South). This 70-unit below market rate building commenced construction in November 2025.

Goal LU4: A safe, attractive, and interesting community

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

Building projects within the City, 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 approving the incorporation of public art at a improved pedestrian crossing as part of the El Cerrito del Norte TOD Complete Streets Improvement Project.

New development participates in the City's 1% for Art program, by either contributing to the City's public art fund or installing art on site. New art installations have recently been completed at the Mayfair project facing the del Norte BART station and a on the facade of a freeway facing self storage facility. A new preschool will also be installing art on site.

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 the *San Pablo Avenue Specific Plan* which promotes development in transit rich areas that contributes to walkability and transit use. 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 *Specific Plan* and *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. Additionally, the El Cerrito del Norte TOD Complete Streets Improvement Project, which implements key elements of both the *Specific Plan* and *Active Transportation Plan*, with completion is scheduled in early 2026.

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 El Cerrito 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”.

The City conducted public outreach and engagement and design for the Richmond Street Complete Streets Project, which aims to provide safe and accessible multimodal connections between El Cerrito’s residential neighborhoods to the El Cerrito del Norte and El Cerrito Plaza BART Stations and TOD, schools, civic and recreational destinations, commercial districts, and the City’s San Pablo Avenue Priority Development Area.

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 fulfill goals of the City’s *Climate Action and Adaptation Plan (CAAP)* by facilitating mode shift, reducing per capita dependence on automobile trips and increasing public transportation, bicycle, and pedestrian trips.

In 2024, the City adopted the updated *Climate Action and Adaptation Plan* to achieve more ambitious targets, with the citywide goal of achieving carbon neutrality by 2045. The CAAP includes strategies and actions to reduce greenhouse gas emissions, increase resilience and prepare for climate impacts. The CAAP 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. The City continues to have a contract to procure renewable diesel fuel for City vehicles. This program 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 2025, the City continued to implement a property transfer tax which includes a rebate program for qualifying energy conservation, water conservation, and seismic upgrades. In 2025, 24 properties utilized this rebate.

As discussed above, the City previously approved the master plan 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. This project also proposes the following sustainable initiatives:

- Each building within the TOD will be fully electric with no connections to natural gas or installation of gas appliances to reduce long-term reliance on fossil fuels.
- The affordable housing buildings will seek a minimum GreenPoint Rating Gold certification. This includes exceeding the applicable California Energy Code efficiency requirements, WaterSense plumbing fixtures, and reducing waste during construction and once operational.
- A new public bike station with storage capacity up to approximately 275 bikes of varying sizes to accommodate users of various mobility levels.
- A series of east-west protected bike lanes connecting the San Pablo Avenue commercial corridor to the eastern residential neighborhoods.

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* 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 adjacent to 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 2025, the City continued to implement the *San Pablo Avenue Specific Plan*, *Complete Streets Policy*, and *Active Transportation Plan* along with the more recently adopted *Climate Action and Adaption Plan*. These plans and policies provide 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 low-impact development (LID) stormwater

facilities to public spaces while making streets more attractive through the addition of landscaping and water features.

As noted above, the El Cerrito del Norte TOD Complete Streets Improvement Project, which implements key elements of both the *Specific Plan* and *Active Transportation Plan*, began construction in March 2024 with completion scheduled in early 2026. Improvements to be constructed as part of the project consist of enhanced and new protected crosswalks, new bikeways, bus boarding islands, circulation improvements, and various streetscape enhancements.

The City conducted public outreach and engagement and design for the Richmond Street Complete Streets Project, which aims to provide safe and accessible multimodal connections between El Cerrito's residential neighborhoods to the El Cerrito del Norte BART Station, the El Cerrito Plaza BART Station and El Cerrito Plaza TOD project, schools, civic and recreational destinations, commercial districts, and the City's San Pablo Avenue Priority Development Area.

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 *San Pablo Avenue 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.

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* in order to improve feasibility and respond to specific site conditions. 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 ground floor commercial uses in specific commercial nodes, 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 Commission's (WCCTC) Technical Advisory 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 COVID-19 pandemic's effect on travel patterns; and, the next phase of the San Pablo Avenue Multimodal Corridor Study, which will be led by the Contra Costa Transportation Authority (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.

Caltrans is planning to repave State Route 123 within El Cerrito (San Pablo Avenue between Cutting Blvd. and the Alameda County line and Cutting Boulevard between San Pablo Ave and I-80). In 2025, City staff continued to collaborate with Caltrans staff to

advocate for the inclusion of safety upgrades, consistent with the City's *San Pablo Avenue Specific Plan*.

Goal GM2: Compliance with applicable level of service standards.

The City continued to implement the *San Pablo Avenue Specific Plan* and the *Active Transportation Plan*. The *Specific 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. 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. The City continues to utilize these thresholds as part of the environmental review process for new development.

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. 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*. To date, the TIF revenues have been used for design and construction of the El Cerrito del Norte Complete Streets Improvement Project.

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 2025, the City continued implementation of the City Complete Streets Policy and 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 support mode shift away from auto use and towards transit use, walking and biking.

In 2025, these efforts included developing multi-modal projects in several areas of town as described below.

- **El Cerrito del Norte TOD Complete Streets Improvement Project:** The City neared completion of the construction 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.
- **Richmond Street Complete Streets Project:** The City conducted public outreach and engagement and design for the Richmond Street Complete Streets Project. The City previously collaborated with CCTA to secure \$8 million in federal funding. The project will improve safety, connectivity, and comfort for all travel modes along the entire length of Richmond Street to connect El Cerrito's residential neighborhoods, schools, civic and recreational destinations, and commercial districts to BART Stations and Transit Oriented Development. 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; bikeway improvements; curb bulb-outs, raised intersections, 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.
- As part of regional efforts with WCCTC and CCTA, City staff has been participating in 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.

In May 2025, the City continued its support of the regional “Bike to Wherever Day” initiative, a regional effort to increase bicycling. In 2025, 377 cyclists were counted either passing or stopping at the City’s “Energizer Station” at El Cerrito Plaza BART Station between the hours of 7:00 a.m. and 9:00 a.m. The City also collaborated with the City of Berkeley, BART, El Cerrito/Richmond Annex Walk and Roll, and Bike East Bay to host a Go Green Mobility Fair to share information regarding how our region is transforming streets into safe spaces that bring neighbors together, improve our air quality, fight climate change and connect our Bay Area communities. Over 20 community organizations were at the event and a range of electric mobility devices including e-bikes, e-scooters, and neighborhood electric vehicles (NEVs) were displayed and available for test rides.

In late 2024, Gig Car Share ended all operations in its remaining market areas, which included the Bay Area and in parts of El Cerrito. Following the end of Gig Car Share’s service, the City partnered with Zipcar to maintain and expand car share access in the City, with a new on-street dedicated car share parking space across from City Hall. This location, combined with Zipcar locations at the El Cerrito Plaza and El Cerrito del Norte BART stations, provides shared vehicle access to the Uptown, Midtown, and Downtown areas along the San Pablo Avenue corridor.

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 residential density, 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 2025, the City issued a building permit for the first phase of the El Cerrito Plaza TOD project (Parcel A South) which broke ground in November 2025. The overall El Cerrito Plaza TOD 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.

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

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* to transform San Pablo Avenue into a multimodal, livable corridor.

The City also 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 2024, the City submitted a grant application to design & construct improvement near Key & Conlon as identified in the *Urban Greening Plan*.

As discussed previously, in 2025, the City continued construction of the El Cerrito del Norte Complete Streets Improvement Project and conducted community outreach, planning and design of the Richmond Street Complete Streets project. Both projects include safety improvements aimed at improving livability by increasing safety and improving comfort for pedestrians and bicyclists.

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 off-street parking requirements within the plan area, while ensuring that adequate parking is provided.

The City also continues to implement Assembly Bill 2097 which prohibits a public agencies from imposing minimum parking requirement on any residential, commercial, or other development project that is located within 1/2 mile of a frequent transit stop.

Additionally, 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 2026, the City's Planning Division reviewed 14 applications for ADUs.

In 2025 the City continued to coordinate with BART and the developers of the El Cerrito Plaza TOD project to implement the *Berkeley-El Cerrito Corridor Access Plan (BECCAP)*. The *BECCAP* identifies multimodal access strategies to maintain and enhance access to the El Cerrito Plaza BART station. 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. City staff launched development of the parking program in 2024 with the Parking Management Action Plan. In 2025, the City collected parking data and completed an existing conditions report for the areas around the BART stations and along the San Pablo Avenue corridor, the places where new development is expected to increase on-street parking demand in the future. City staff and anticipate presenting parking regulation concepts with the public and City Council for discussion and feedback starting in Summer 2026. 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 2025, the City worked with two community groups to fund and construct pickleball courts at Castro Park and the Arlington Tennis Center at Arlington Park. The roof was replaced at the El Cerrito Community Center to ensure continued programming at this popular community activity hub. At the El Cerrito Swim Center, the City designed and allocated funding for the Emery G. Weed, III Lap Pool replaster project and ADA Parking Lot & Related Amenities with construction beginning in early 2026.

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 2025, the City sponsored a number of special events including the popular City of El Cerrito & worldOne 4th of July Festival at Cerrito Vista Park, Holiday Pancake Breakfast, Senior Resources Fair, Blood Drives, Adult Line Dances, Spring Tea, Pumpkin Splash, Spring Egg Hunt and Play Like a Girl+. The City also hosted, supported, and participated in a number of environmental events and programs in 2025. These included: Go Green! Mobility Fair, Arbor Week, Bike to Wherever Day, Earth Day, Repair Workshop, Spring and Winter Makers Fairs, and hosting a number of volunteer work parties.

The City continued to offer a range of programs for all ages at the El Cerrito Community Center and various other 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.

Goal E of the *Parks and Recreation Facilities Master Plan* is to improve natural areas. The *Master Plan* identifies a series of policies and actions based on previous City planning efforts and community engagement.

As discussed in more detail below, the City adopted the *Hillside Natural Area Fire Resilience and Forest Conservation Management Plan* in 2025.

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 2025, 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.

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

In 2025, the City adopted the *Hillside Natural Area Fire Resilience and Forest Conservation Management Plan*. The Hillside Natural Area (HNA) is the largest open space in El Cerrito (107 acres) and is popular with residents and visitors for its recreational opportunities, scenic vistas, and natural landscape. Over the last few years, community concerns regarding fire risk in the HNA and surrounding communities have significantly increased. The purpose of the *Plan* to guide the City's fire fuel reduction, native forest conservation, and maintenance activities. The *Plan* includes the most effective, sustainable, and cost-effective activities to reduce fuels for wildfires and conserve the forest ecosystem. This *Plan* also evaluated the fire road and trail network and proposes suggestions for access improvements.

In 2025 the City was awarded a \$510,000 grant from the California Coastal Conservancy to be used to remove invasive trees and perform native plant restoration from 3.5 acres in the HNA to reduce fire risk and improve the natural environment. Preparation of an RFP is underway to implement the work in 2026.

The City also continued to organize and support volunteer work parties, led by the El Cerrito Green Teams, El Cerrito Trail Trekkers, Friends of the Hillside, 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 2025, 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 2025, 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 with efforts concentrated on private properties, in the spring and early summer months, prior to the State entering the annual "Fire Season". However, as the effects 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 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. In 2025, the City adopted amendments to 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. At the same time, the City also adopted updated Fire Hazard Severity Zones mapped by the State Fire Marshal.

Over the past 25 years, the City's public education efforts and annual fire hazard abatement program have 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 along easements, in City parks, and in the Hillside Natural Area 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.

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 City actively participated in the Contra Costa Clean Water Program to implement the National Pollution Discharge Elimination System (NPDES), Municipal Regional Permit which first became in 2016 and was revised and reissued in 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 is currently 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 2026. 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.

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.

In 2024, the City was awarded a grant from Calrecycle to implement *SB 1383* outreach to encourage customers to dispose of green waste in green bins. Using grant funds, the City placed compost ads in English, Chinese and Spanish at the El Cerrito Del Norte and El Cerrito Plaza BART stations for 1 month in both April and November to promote sustainable actions across our community. Additionally, the City purchased and installed 13 signs for both the City’s recycling collection trucks and East Bay Sanitary’s garbage and organics collection trucks. The new signs highlight the important role that placing food scraps and yard waste in the green cart plays in combating climate change, and reminds residents that recyclables should be placed inside the blue cart loose and unbagged, while plastic bags, shrink wrap and plastic film should be placed in the garbage. This grant will run through 2026. In 2024, El Cerrito was also awarded a grant from the Metropolitan Transportation Commission (MTC) to plan the electrification of its recycling fleet; this grant will also run through 2025.

In alignment with the 2019 Parks and Recreation Facilities Master Plan that highlights the desire to increase trash and recycling at parks, the City purchased 43 Dual Trash

Recycling Cans in 2025 and placed them at nine parks throughout the City to help to minimize the amount of litter inappropriately discarded in parks.

The City of El Cerrito is a member of the West Contra Costa Integrated Waste Management Authority (“Authority” or “RecycleMore”), a Joint Powers Authority comprised of the cities of San Pablo, El Cerrito, Richmond, Pinole, Hercules, and parts of Unincorporated Contra Costa County charged with implementing regional waste reduction and recycling diversion programs and increasing the diversion of waste from disposal facilities. In November 2025, the City of El Cerrito joined a regional Post-Collection Agreement for Post-Collection Disposal and Recycling Services effective January 1, 2026 through June 30, 2040.

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.

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 was completed in September 2025.

Hazards

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.

2025 Safety Element

Goal 1: Mitigate risk from geologic and seismic hazards.

Geotechnical studies are required for development proposals in areas at risk from geologic and seismic hazards as part of the building permit process. All new developments must meet current building codes for seismic safety.

Goal 2: Minimize potential damage from existing hazardous materials and prevent future hazardous materials contamination.

The City continues to implement the California Building Code and other state laws which require remediation of hazardous materials in specific circumstances. Development on potentially contaminated sites is required to contain adequate measures to mitigate hazardous material exposure prior to issuance of a building permit.

Goal 3: Reduce risks from flooding and sea level rise and provide timely and effective flood response.

New and significantly renovated buildings and structures in the mapped 100-year flood zones are constructed to a higher standard of flood protection to improve resilience, as required by the California Building Code.

Goal 4: Reduce El Cerrito's risk of wildfire and provide timely and effective fire response.

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 2025, 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. Additionally, the Public Works Department completes vegetation management activities and projects each year along easements, in City parks, and in the Hillside Natural Area to reduce the risk of fire hazards in the El Cerrito community.

In 2025, the City also adopted the Hillside Natural Area (HNA) Fire Resilience and Forest Conservation Management Plan. The HNA is a the largest open space (107 acres) in El Cerrito and is popular with residents and visitors for its recreational opportunities, scenic vistas, and natural landscape. Over the last few years, community concerns regarding fire risk in the HNA and surrounding communities have significantly increased. The purpose of the Plan to guide the City's fire fuel reduction, native forest conservation, and maintenance activities. The Plan includes the most effective,

sustainable, and cost-effective activities to reduce fuels for wildfires and conserve the forest ecosystem. This Plan also evaluated the fire road and trail network and proposes suggestions for access improvements.

Goal 5: Reduce risk from and provide timely and effective response to extreme heat and severe weather.

The City Continues to implement the Public Tree and Shrub Ordinance which promotes the expansion of the citywide tree canopy.

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, adding landscaping, and creating streets that are safe, comfortable and attractive for everyone.

As discussed above, in 2025, 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. This new library could serve as a resilience hub for the community, providing cooling/heating, clean air, and electric charging in the event of extreme heat or severe weather.

Goal 6: Secure a resilient water supply and use water supplies sustainably.

The City continues to coordinate with the East Bay Municipal Utility District on water supply issues. New development must demonstrate that there is sufficient capacity to serve new residents.

The City also requires the inclusion of new drought-tolerant landscaping through the implementation of the statewide Water Efficient Landscape Ordinance (WELO). New development that is subject to WELO is required to submit an irrigation audit that demonstrates compliance with WELO.

Goal 7: Protect the health of El Cerrito residents.

The City continues to coordinate with the Contra Costa County Environmental Health Department and the Contra Costa Mosquito and Vector Control District on efforts to ensure public health.

The Building Divisions ensures that all new food service businesses are reviewed and approved by the Environmental Health Department prior to issuance of the building permit.

In 2025, the City hosted a workshop on rodent control in conjunction with the Mosquito and Vector Control District.

Goal 8: A community prepared for an effective response and recovery in the event of emergencies or natural and human-caused disasters.

The City is planning to offer the 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.

The City continued to offer National Incident Management System (NIMS) and the Incident Command System (ICS) training for City staff. In 2025, City staff participated in an Emergency Operations Center (EOC) training that simulated the operation of the EOC in the event of a local emergency. Through these trainings, staff members directly involved in managing an emergency are trained in understanding command reporting structures, common terminology, and the roles and responsibilities inherent in a response operation

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

Jurisdiction	El Cerrito	
Reporting Year	2025	(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	Projection Period	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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	15	-	-	-	-	-	-	-	15	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	334	-	-	29	35	-	-	-	-	-	-	90	244
	Non-Deed Restricted	-	-	-	7	4	-	-	-	-	-	-	-	-
Low	Deed Restricted	192	-	-	24	34	-	-	-	-	-	-	69	123
	Non-Deed Restricted	-	-	-	7	4	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	241	-	-	-	-	-	-	-	-	-	-	11	230
	Non-Deed Restricted	-	-	-	7	4	-	-	-	-	-	-	-	-
Above Moderate		624	14	50	7	5	-	-	-	-	-	-	76	548
Total RHNA		1,391												
Total Units			14	50	96	86	-	-	-	-	-	-	246	1,145

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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		2025		(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	5	6	7	8	9	
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents	
H-1.A	Maintain Sites Inventory	Aug-23	6th Cycle	Continuous	The City continues to update a spreadsheet that includes a current inventory of Housing Element sites. This spreadsheet is used by all planners processing entitlements to compare actual unit count by income level to assumptions in the inventory to ensure compliance with "no-net-loss" zoning requirements in Government Code Section 65863.	Other	1	Contact Diego Romero (dromero@elcerrito.gov)	
H-1.B	Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area (no discrete actions)	23-Aug	6th Cycle	Continuous	In 2025, the City issued a building permit for the construction of a 70 unit affordable residential development that is one of 6 buildings approved as part of the Master Plan for the El Cerrito Plaza BART Station Transit Oriented Development (TOD). The City continued performing inspections on a 69 unit affordable residential development adjacent to the El Cerrito del Norte BART Station that is nearing completion. The City continued efforts towards the completion of the El Cerrito del Norte Complete Streets Improvement Project that includes numerous bicycle and pedestrian improvements. The City continued efforts on the "BART to Bay Trail" project to create an east-west bicycle corridor along Central Avenue that would connect El Cerrito Plaza BART station and the I-80 / Central Avenue undercrossing, where any envisioned bikeway would connect with a new Caltrans bicycle facility beneath I-80 which is fully funded and scheduled to start construction in 2026. In 2024, the City also approved a Tier II Design Review application for a proposed 305 residential unit building at 1711-1755 Eastshore Blvd. and also received two design review applications and one SB 35 preliminary application for a total of three proposed new multifamily residential buildings pursuant to the City's streamlined review process in the San Pablo Avenue Specific Plan. In addition, the City submitted a grant application to the Metropolitan Transportation Commission pursuant to the Transit Oriented Communities (TOC) program. The tasks in this grant application include increasing the minimum and maximum residential densities of certain properties within a half mile of the El Cerrito Plaza BART Station and the Del Norte BART Station.	Units		https://www.elcerrito.gov/1381/Transit-Oriented-Development-TOD https://www.elcerrito.gov/1616/11690-San-Pablo-Avenue-Elora-Apartments- https://sites.google.com/view/transformingdelnorte/home	
H-1.C	Accessory Dwelling Unit Tools and Resources	Aug-23	6th Cycle	Continuous	In 2025, City staff in conjunction with a consultant drafted amendments to the City's ADU ordinance to maintain compliance with ever evolving State ADU law. City staff anticipate this amended ADU ordinance will be adopted in 2026. In 2025, City staff continued to assist members of the public with ADU questions and continued to point them to resources provided on the City's ADU webpage. In 2025, the City issued 15 building permits for ADUs.	Units	15	https://www.elcerrito.gov/1710/Accessory-Dwelling-Units	
H-1.D	Objective Design Standards	Dec-24	6th Cycle	In Progress	In 2025, the City received a grant from the Metropolitan Transportation Commission pursuant to the Transit Oriented Communities (TOC) program. One of the tasks in this grant is the creation of Objective Design Standards. In 2025, MTC selected a consultant to assist the City with this grant. Work on the grant and development of Objective Design Standards will commence in 2026.	Other		https://mtc.ca.gov/sites/default/files/meetings/attachments/6219/7a11_25_0129_Attachment_B_Summary_TOC_Project_Award_Recommendations.pdf	
H-1.E	Zoning to Expand Housing Choice in Single-family Neighborhoods	2025-2028	6th Cycle	In Progress	In 2025, the City along with a consultant adopted an update to the City's General Plan Safety Element. As part of this effort, the City explored conducting fire risk evaluation and development mitigation program to allow more development in the Very High Fire Hazard Severity Zone of the City. In 2025, City staff confirmed with the City Attorney that the City now allows ministerial lot splits pursuant to SB 9 in the Very High Fire Hazard Severity Zone due to clarifying amendments to Government Code Section 65913.4(b)(6)(D) and due to the City adopting ECMC Ch. 8.30 (Fire Hazard Severity Zones...) in 2025. In 2025, the City received a grant from the Metropolitan Transportation Commission pursuant to the Transit Oriented Communities (TOC) program. The scope of work for this grant application includes increasing the minimum and maximum allowable density of undeveloped residentially zoned properties within a half mile of the El Cerrito Plaza BART Station and of the del Norte BART Station. Work on this grant will commence in 2026.	Units		https://library.municode.com/ca/el_cerrito/codes/code_of_ordinances?nodeId=TIT8HESA_CH8.30FIHASEZODESPHONARE	
H-1.F	Facilitate Development of Pipeline Projects	Aug-23	6th Cycle	In Progress	In 2025, the City adopted Project Kick Start that reduced inclusionary housing in-lieu fees, transportation impact fees, and open space in-lieu fees for major projects with complete building permit applications. In 2025, the City issued a Certificate of Occupancy for a 14 unit multifamily residential building with 2 below market-rate units at 1717 Elm St. In 2025, the City issued a building permit for the construction of a 70 unit affordable residential development at 515 Richmond Street that is one of 6 buildings approved as part of the Master Plan for the El Cerrito Plaza BART Station Transit Oriented Development (TOD). The City continued performing inspections on a 69 unit affordable residential development adjacent to the El Cerrito del Norte BART Station at 11690 San Pablo Avenue that is nearing completion.	Units	14	https://elcerrito.portal.civicclerk.com/event/584/files/attachment/4156	
H-1.G	SB 35 Ministerial Approval Procedure	Jun-24	6th Cycle	Completed	An SB 35 submittal checklist is available for applicants.	Other	1	https://www.elcerrito.gov/200/Application-Forms-and-Checklists	
H-1.H	Monitor Land Use Controls	Aug-23	6th Cycle	Continuous	The City has developed an internal tracking spreadsheet to track specific land use controls that developers are seeking exceptions from.	Other	1	None	
H-2.A	Inclusionary Zoning Ordinance	Dec-24	6th Cycle	In Progress	In January 2025, the City awarded a contract to Strategic Economics to prepare a financing and implementation strategy in order to evaluate/identify policy opportunities/constraints as it pertains to our inclusionary ordinance. The City adopted its ordinance in 2018 and due to current market conditions has not yet issued any building permits for projects subject to inclusionary zoning. This analysis is on track to be completed in Spring 2026.	Units	110	https://portal.laserfiche.com/Portal/DocView.aspx?id=122237&repo=-1179b414&searchid=5b0e2b85-b773-425d-9668-adaae65ee5a7	
H-2.B	Affordable Housing Trust Fund Priorities	Dec-24	6th Cycle	In Progress	In 2025, City staff also began working with Strategic Economics to identify affordable housing funding priorities and this report is slated to be completed in Spring 2026.	Units	84	https://portal.laserfiche.com/Portal/DocView.aspx?id=126551&repo=-1179b414&searchid=386a89d-7997-4de2-a9d6-ba7b9590cad9	
H-2.C	New Local Sources of Affordable Housing Funding	Dec-25	6th Cycle	In Progress	In January 2025, the City awarded a contract to Strategic Economics to In Spring 2025, Phase I (Parcel A-South) of the El Cerrito Plaza BART TOD received \$3M from Contra Costa County, Measure X funding and TCAC/CDLAC allocation. In 2025, the City Council authorized a predevelopment loan in the amount of \$350,000 to advance Phase II (Parcel C-East) of the El Cerrito Plaza BART TOD for 84 affordable housing units. For Phase II, City staff also partnered with Related California to apply for \$42.3M to the State's Affordable Housing and Sustainable Communities (AHSC) Program, Round 9. The City also provided a letter of support for an application to the Contra Costa County Department of Housing and Conservation for Phase II that was not awarded. In 2025, the City was notified that it was not awarded Round 3 of the Prohousing Incentive Program.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=122237&repo=-1179b414&searchid=5b0e2b85-b773-425d-9668-adaae65ee5a7	
H-2.D	Assist in Affordable Housing Development	Aug-23	6th Cycle	In Progress	In 2025, the City Council authorized a predevelopment loan in the amount of \$350,000 to advance Phase II (Parcel C-East) of the El Cerrito Plaza BART TOD for 84 affordable housing units. For Phase II, City staff also partnered with Related California to apply for \$42.3M to the State's Affordable Housing and Sustainable Communities (AHSC) Program, Round 9. The City also provided a letter of support for an application to the Contra Costa County Department of Housing and Conservation for Phase II that was not awarded. In 2025, the City was notified that it was not awarded Round 3 of the Prohousing Incentive Program.	Units	70	https://portal.laserfiche.com/Portal/DocView.aspx?id=126551&repo=-1179b414&searchid=386a89d-7997-4de2-a9d6-ba7b9590cad9	
H-2.E	Develop Mixed Income Housing and Amenities on BART Lands	Aug-23	6th Cycle	In Progress	The City has established a main point of contact with BART, and the City meets regularly with BART Staff regarding the development of housing at the El Cerrito Plaza BART Station. See Program H-1.B for updates on the El Cerrito Plaza BART TOD project. In 2025, City staff had multiple meeting with BART staff to begin development of the goals and objectives for development of the El Cerrito del Norte BART Station.	Units		https://www.elcerrito.gov/1381/Transit-Oriented-Development-TOD	
H-2.F	Coordinate Transportation Projects with Affordable Housing	Aug-23	6th Cycle	In Progress	In 2025, City staff partnered with Related California to submit a grant application to the State's Affordable Housing and Sustainable Communities (AHSC) program for to help finance one of the six buildings approved in the El Cerrito Plaza BART Station Transit Oriented Development (Parcel C-East) and \$3.5 million for active transportation infrastructure. Despite scoring very competitively, this project was not awarded the grant.	Other		https://www.elcerrito.gov/1381/Transit-Oriented-Development-TOD	
H-2.G	Shelter and Housing Solutions for Persons Experiencing Homelessness	Nov-23	6th Cycle	Continuous	In 2025, the City authorized a contract with Contra Costa Health, Housing and Homeless Services for the Coordinated Outreach Referral Engagement (CORE) Program. CORE works on the frontline providing homeless outreach services to the El Cerrito community. In addition, the City amended its funding allocation to Housing Security Fund from \$15K to \$25K annually to cover gaps in services for persons who are currently experiencing or at imminent risk of homelessness for the purpose of rapidly housing or diverting persons from homelessness and the emergency shelter system.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=126551&repo=-1179b414&searchid=0a5f4d6-b747-425d-8854-c686c3f7027b https://portal.laserfiche.com/Portal/DocView.aspx?id=139145&repo=-1179b414&searchid=63f77ee-6082-4304-b20b-e7ea2a41e621	
H-2.H	Zoning Amendments for Special Needs Housing	Jun-24	6th Cycle	In Progress	In 2025, City staff hired a consultant to draft these zoning amendments. City staff anticipate that the City Council will adopt these zoning amendments in Spring 2026.	Other		None	
H-2.I	State Density Bonus	Jun-24	6th Cycle	In Progress	In 2025, City staff hired a consultant to draft these zoning amendments. City staff anticipate that the City Council will adopt these zoning amendments in Spring 2026.	Other		None	
H-2.J	Affordable Housing and Places of Assembly	Dec-26	6th Cycle	Not Yet Started	In 2025, City staff hired a consultant to draft a variety of zoning amendments. This is an optional task in the consultant's contract. City staff anticipate exploring this further in 2026.	Other		None	
H-2.K	Infrastructure Priority for Affordable Housing	Sep-23	6th Cycle	Completed	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.	Other	1	None	
H-3.A	Residential Rental Inspection Program	Aug-23	6th Cycle	Continuous	The Residential Rental Inspection Program (RRIP) continued in 2024. 36 initial RRIP inspections and 50 re-inspections were conducted in 2024.	Other		https://www.elcerrito.gov/563/Residential-Rental-Inspection-Program	
H-3.B	Continue to encourage the rehabilitation of existing housing units	Aug-23	6th Cycle	Continuous	The City continues to promote the rehabilitation of existing housing units through our Neighborhood Preservation Program.	Units	3	-	

H-3.C	Tenant Protections	Dec-24	6th Cycle	Continuous	In January 2025, the City awarded a contract to Strategic Economics to update the City's Affordable Housing Implementation Strategy. This scope includes tenant protections. This analysis is on track to be completed in Spring 2026. The City evaluates the Rent Registry data annually which is posted online.	Other		www.elcerrito.gov/rentregistry
H-3.D	Continue to maintain a database of assisted housing units	Dec-23	6th Cycle	Continuous	The City continues monitor the affordable housing portfolio and the projects are posted on the City's website.	Other		https://elcerrito.gov/625/Affordable-Housing-in-El-Cerrito
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	Aug-23	6th Cycle	Continuous	In 2025, the City continued work on the del Norte TOD Complete Streets Improvement Project. The project consists of improvements for bicyclists, pedestrians, transit users and motorists to support transit-oriented development in the Uptown area of the San Pablo Avenue Specific Plan. The project area is in a low resource area. Key elements of the project include: - New and enhanced protected crosswalks - Context-sensitive bikeways - Bus boarding islands - Vehicle circulation improvements - Various streetscape enhancements around and leading to the Del Norte BART Station	Other		https://sites.google.com/view/transformingdelnorte/home
H-3.F	Seismic Retrofit Program	Aug-23	6th Cycle	Continuous	The City has contracted with California Public Policy Group to support grant writing. CPPG works closely with the City to monitor funding opportunities on a quarterly basis.	Other		https://elcerritoca.portal.civicclerk.com/event/504/files/report/1004
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.	Aug-23	6th Cycle	Continuous	The City continues to distribute this information to the public via email newsletters, City website, and flyers at City Hall.	Other	1	www.elcerrito.gov/AffordableHousing
H-4.B	Review and update Reasonable Accommodation Ordinance	Dec-26	6th Cycle	In Progress	In 2025, City staff hired a consultant to draft these zoning amendments. City staff anticipate that the City Council will adopt these zoning amendments in Spring 2026.	Other		None
H-4.C	Housing Choice Voucher (HCV) Program	Dec-24	6th Cycle	Continuous	The City continues to partner with the Housing Authority to encourage HCV participation.	Units	140	www.elcerrito.gov/CommDevEvents
H-4.D	Community Opportunity to Purchase Act	Jul-26	6th Cycle	Not Yet Started	The City expects to start this effort in 2025.	Other		-
H-4.E	Home Match Contra Costa	Mar-27	6th Cycle	Continuous	The City met with Home Match staff in 2024 to discuss their programs and expanded partnership opportunities. The City continues to post/publish Home Match housing opportunities.	Units	4	www.elcerrito.gov/AffordableHousing
H-4.F	Community Engagement and Capacity Building	Dec-25	6th Cycle	In Progress	In 2025, the City hired a consultant to provide interpretation services for more than 75 languages for any public inquiries needing translation. In 2025, prepared outreach materials in multiple languages for the City's General Plan Safety Element Update community outreach effort.	Other		None
H-5.A	Partnerships for Energy and Water Efficiency	Aug-23	6th Cycle	Continuous	The City adheres to the the CA Green, Energy and Plumbing Codes. The City participates in and promotes MCE's Deep Green plan which provides customers with 100% renewable energy.	Other		None
H-5.B	Marketing strategy to encourage resident participation in energy and water efficiency programs	Aug-23	6th Cycle	Continuous	The City encourages the use of efficient and all electric appliances instead of natural gas, on City handouts where it is relevant. The City participates in and promotes MCE's Deep Green plan which provides customers with 100% renewable energy.	Other		None
H-5.C	Develop and/or Pursue Funding for Energy Efficiency Programs	Aug-23	6th Cycle	Continuous	The City developed a rebate program for energy efficiency and water conservation improvements as part of the adoption of the City's real property transfer tax. The City continues to pursue funding for energy efficiency programs, when available.	Other		None
H-5.D	Encourage homeowners to undertake energy and water conservation projects that save energy, lower costs and protect the environment	Aug-23	6th Cycle	Continuous	The City's transfer tax rebate program provides financial incentives for property owners to make energy efficiency and water conservation improvements.	Other		None

Jurisdiction	El Cerrito	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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 checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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									

Jurisdiction	El Cerrito	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1			2	3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	El Cerrito	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	El Cerrito	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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)

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	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														

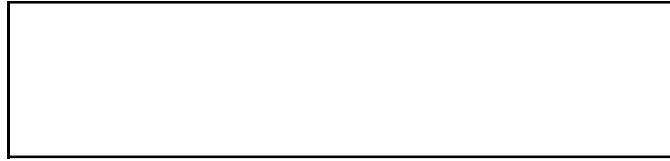
ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	El Cerrito	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Table K
Tenant 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 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 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 containing authorizing local ordinance and supporting materials.		
Notes		



g approvals and production, per Government
local ordinance and supporting materials, no



Jurisdiction	El Cerrito
Reporting Year	2025 (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	Total award amount is auto-populated based on amounts entered in rows 15-26.
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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 Com	\$ 11,520.00	\$ 11,520.00	Completed	Other	Spring 2022 - Summer 2023
HE 2023-2031: Final Documents & A	\$ 3,606.00	\$ 3,606.00	Completed	Other	Summer 2023
Technology Upgrade	\$ 9,266.00	\$ 9,266.00	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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
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		6
Total Units		6

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	35
	Non-Deed Restricted	4
Low	Deed Restricted	34
	Non-Deed Restricted	4

Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		5
Total Units		86

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		37
Total Units		40