THE CITY OF
EL CERRITO
COMMUNITY DEVELOPMENT DEPARTMENT

Staff Liaison
Sean Moss | 510.215.4330
smoss@elcerrito.gov

This information can be interpreted for you free of charge. Visit City Hall at 10890 San Pablo Ave., El Cerrito, CA 94530 or learn more at www.elcerrito.gov/LanguageAccess

Esta información se puede interpretar gratuitamente. Visite el Ayuntamiento en 10890 San Pablo Ave., El Cerrito, CA 94530 o obtenga más información en www.elcerrito.gov/LanguageAccess

这些信息可免费为您解释。请访问位于 10890 San Pablo Ave., El Cerrito, CA 94530 的市政厅，或访问 www.elcerrito.gov/LanguageAccess 了解更多信息

AGENDA

SPECIAL MEETING OF THE
PLANNING COMMISSION

July 1, 2026 at 7:00 p.m.

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

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL –** Chair Nathan Tinclair; Vice Chair Daniel Hamilton; Members Erin Gillett, Courtney Helion, Cara Houser, Michael Norwood, and Mordecai Stayton. Youth member James Takano.

2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first. Remarks on agenda items will be heard at the time the item is discussed.

4. **ADOPTION OF MINUTES**
Adoption of the March 4, 2026 meeting minutes.

5. **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.

6. **PUBLIC HEARING: Conditional Use Permit – 611 Norvell St**

Application: PL26-0041
Applicant: Sunday Nguyen
Location: 611 Norvell St
APN: 503-421-023
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit request for an expansion of a non-conforming setback to a single-family house (ECMC Section 19.06.030.D and ECMC Chapter 19.34).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

7. **PUBLIC HEARING: Tier II Design Review – 921 Kearney Street**

Application: PL23-0035
Applicant: Cedric Lewis
Location: 921 Kearney Street
APN: 503-233-007 and 503-233-032
Zoning: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)
General Plan: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)
Request: Planning Commission consideration of a Tier II Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new approximate 48,258 square-foot, six-story multi-family residential building with a total of 60 dwelling units.
CEQA: This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130 and Senate Bill 131).

8. **PUBLIC HEARING: Tier II Design Review – 10167 San Pablo Avenue**

Application: PL23-0038
Applicant: Cedric Lewis
Location: 10167 San Pablo Avenue
APN: 510-034-003
Zoning: Transit-Oriented Higher Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of a Tier II Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new approximate 61,650 square-foot, eight-story multi-family residential building with a total of 78 dwelling units.
CEQA: This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130 and Senate Bill 131).

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.

THE CITY OF EL CERRITO
COMMUNITY DEVELOPMENT DEPARTMENT

Staff Liaison
Sean Moss | 510.215.4330
smoss@elcerrito.gov

This information can be interpreted for you free of charge. Visit City Hall at 10890 San Pablo Ave., El Cerrito, CA 94530 or learn more at www.elcerrito.gov/LanguageAccess

Esta información se puede interpretar gratuitamente. Visite el Ayuntamiento en 10890 San Pablo Ave., El Cerrito, CA 94530 o obtenga más información en www.elcerrito.gov/LanguageAccess

这些信息可免费为您解释。请访问位于 10890 San Pablo Ave., El Cerrito, CA 94530 的市政厅，或访问 www.elcerrito.gov/LanguageAccess 了解更多信息

DRAFT MINUTES

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 –** Vice Chair Erin Gillett; Members Daniel Hamilton, Cara Houser, Michael Norwood, Mordecai Stayton, and Nathan Tinclair. Member Courtney Helion had an excused absence.

2. **ELECTION OF CHAIR AND VICE CHAIR**
Moved/Second: Member Gillett/Hamilton
Action: Passed a motion to appoint Nathan Tinclair to serve as Chair of the Planning Commission.
Ayes: Gillett, Houser, Navarrete, Hamilton, Norwood, Tinclair
Noes: None
Abstain: None
Absent: Helion

Moved/Second: Member Gillett/Houser
Action: Passed a motion to appoint Daniel Hamilton to serve as Vice Chair of the Planning Commission.
Ayes: Gillett, Houser, Navarrete, Hamilton, Norwood, Tinclair
Noes: None
Abstain: None
Absent: Helion

DRAFT

3. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
Councilmember Rebeca Saltzman updated the Commission.

4. ORAL COMMUNICATIONS FROM THE PUBLIC
No comments were received.

5. ADOPTION OF MINUTES
Moved/Second: Member Gillett/Norwood
Action: Passed a motion to adopt the February 18, 2026 meeting minutes
Ayes: Gillett, Houser, Navarrete, Norwood, Tinclair
Noes: None
Abstain: Hamilton
Absent: Helion

6. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
Nothing was reported.

7. INTERVIEW AND POTENTIAL APPOINTMENT OF YOUTH MEMBER
Moved/Second: Member Hamilton/Houser
Action: Passed a motion to appoint James Takano to serve as a non-voting youth member of the Planning Commission.
Ayes: Members Gillett, Houser, Navarrete, Hamilton, Norwood, Tinclair
Noes: None
Abstain: None
Absent: Helion

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

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

The public hearing was opened.

No speakers addressed the Commission.

The public hearing was closed.

Moved/Second: Member Norwood/Gillett
Action: Passed a motion to recommend that the City Council receive and file the 2025 General Plan Annual Progress Report.
Ayes: Members Gillett, Hamilton, Houser, Navarrete, Norwood, Tinclair

DRAFT

Noes: None
Abstain: None
Absent: Helion

9. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission.

10. ADJOURNMENT

7:30 p.m.

DRAFT

Community Development Department
Planning Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@elcerrito.gov

Planning Commission Staff Report
July 1, 2026

611 Norvell St – Conditional Use Permit

DETAILS

Application Number: PL26-0041

Applicant: Sunday Nguyen

Location: 611 Norvell St.

APN: 503-421-023

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to expand a nonconforming side setback for an existing single-family house (Chapter 19.27 and Chapter 19.34, ECMC).

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

EXECUTIVE SUMMARY

The proposed project proposes to legalize a 567 sq. ft. addition to an existing 1,146 sq. ft. single-family house which would result in a 1,713 sq. ft. house. The proposed addition would legalize an extension of the building by 24 feet 3 inches.

The existing house has a non-conforming side setback of 3 feet on the north side of the property. The addition extended the building along the nonconforming street side setbacks and would not project further into the required 5-foot setback than the existing structure. Pursuant to El Cerrito Municipal Code Section 19.27.050, additions that extend a nonconforming setback require a Conditional Use Permit.

Based on the evidence and analysis contained in this report, staff recommends approval of the Conditional Use Permit.

Background

Site Location and Layout

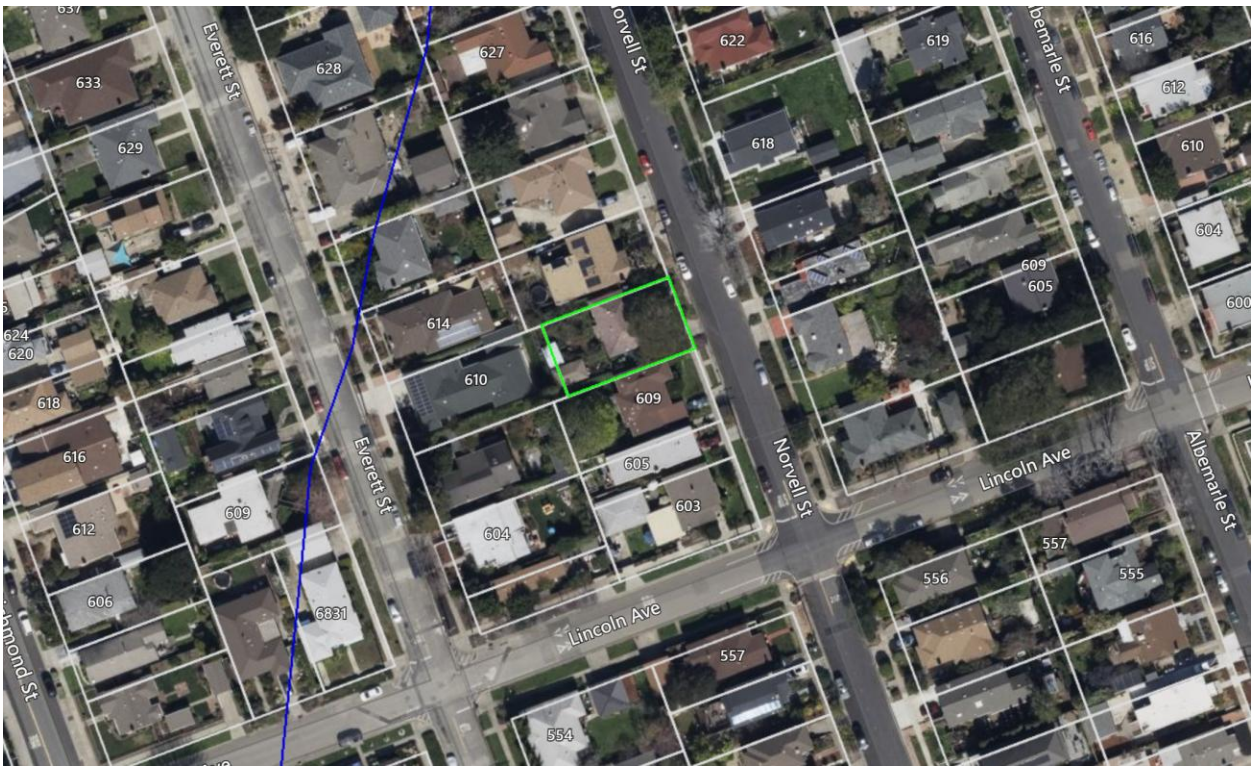
The house at 611 Norvell Street was originally an approximately 1,146-square-foot single-story house. The house sits on a 4,500-square-foot lot in the RS-5 (Single-Family Residential) zoning district. The existing lot coverage of the property is 31 percent.

The house originally contained a kitchen, a living room, two bedrooms, and one bathroom. The house has a non-conforming side setback of 3 feet on the north side.

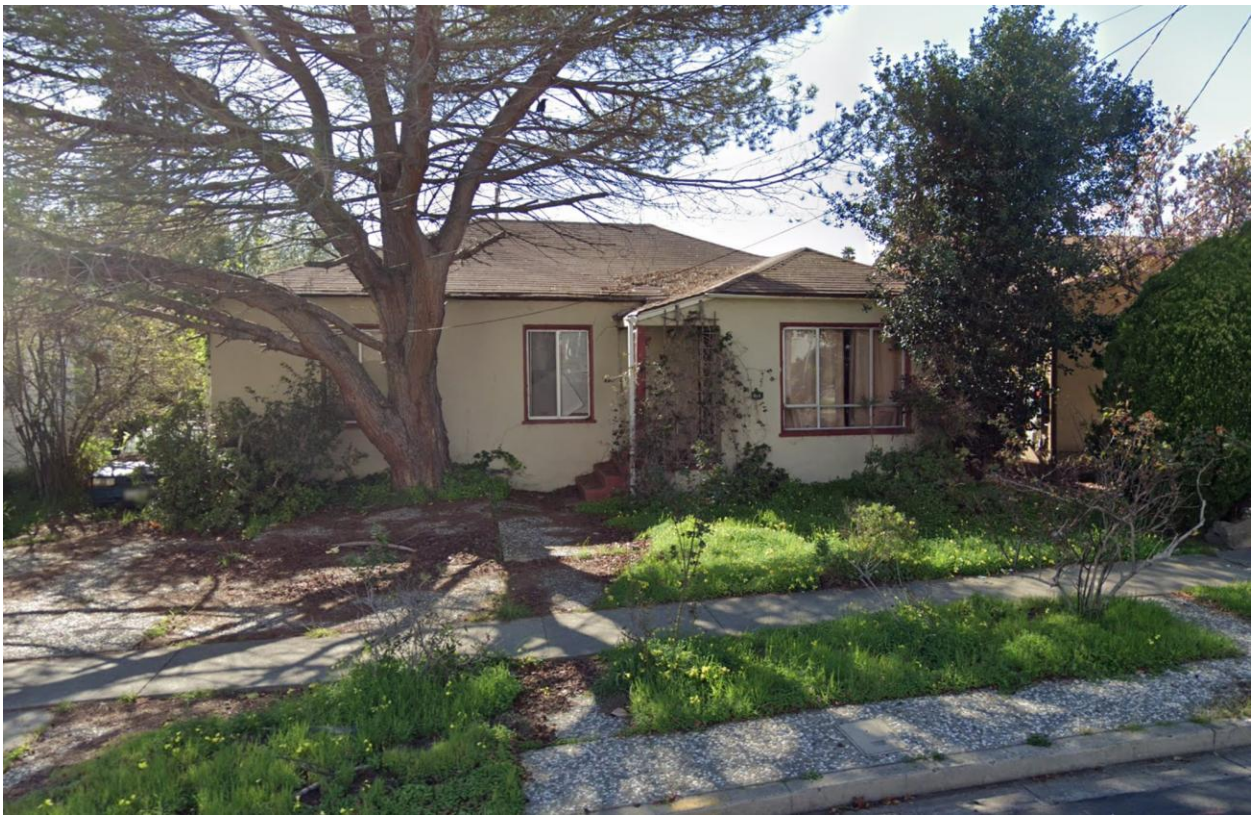
The surrounding neighborhood predominantly contains single-family houses. The surrounding buildings are a mixture of two-story and one-story buildings. On the block of the project site, houses range in size from 800 square feet to 2,000 square feet.

In May 2026, a code enforcement case was opened and, it was determined that building permits were not obtained for an addition to the existing house. The addition is approximately 567 sq. ft. on the northwest side of the building and extends the building along the non-conforming side setback of 3 feet. The extension of the non-conforming side setback requires a Conditional Use Permit pursuant to Section 19.27.050 of the El Cerrito Municipal Code

Vicinity Map



Site Photo



View of house from Norvell street



View of addtion requesting to be legalized

Adjacent Designations and Land Uses

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

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

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

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

Analysis

Project Description

The applicant is proposing to legalize a 567 sq. ft. addition which extended the existing building by 24 feet, 3 inches along the north side of the property. The north side of the existing building has a side setback of 3 feet. The addition does not encroach further into the required side setback than the existing building. The addition added a new primary bedroom and bathroom which results in a house with 3 bedrooms, 3 bathrooms, a living room, and a kitchen.

Consistency with the Zoning District

Section 19.06.030 of the El Cerrito Municipal Code prescribes the development regulations for residential districts, including lot dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. As noted in Table 1, the proposed addition is in compliance with the development standards except for the non-conforming side setback.

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

Development Standard	Zoning Ord. Requirement	Existing	Proposed	Complies
Height (maximum)	25' maximum	15'-6"	15'-6"	Yes
Setbacks				
Front	10' minimum	17'	No Change	Yes
Side (north)	5' minimum	3'	3'	No. Use Permit required for extending this nonconforming setback
Side (south)	5' minimum	8'-5"	No Change	Yes
Rear	15' minimum	38'-4"	15'	Yes
Parking spaces (covered)	0 spaces Per AB 2097	1 space	No change	Yes
Lot Coverage	50% maximum	31%	43.6%	Yes

Nonconforming Setback

As described above, on the north side of the property a portion of the existing house has a non-conforming side setback of 3 feet. The addition extended the existing building by approximately 24 feet 3 inches along the non-conforming 3-foot setback. The new addition would not extend further into the required side setback than the existing building. Pursuant to El Cerrito Municipal Code Section 19.27.050, a Conditional Use Permit is required for additions and structural alterations that enlarge and extend a nonconforming structure when such enlargement does not comply with all applicable requirements.

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before June 17, 2026. No public comments were received prior to the publication of this report.

Environmental Review

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

Compliance with the General Plan

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

> **CD1.1: Neighborhood Character.** Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.
>
> *The project would extend one existing nonconforming side setback, but the addition would not project further into the required 5-foot setback than the existing structure. The resulting building is consistent with the character of the surrounding neighborhood. The project does not exceed the overall height limit for the RS-5 zoning district.*
>
> **CD4.1: Compatibility in Building Scale.** Avoid big differences in building scale and character between developments on adjoining lots.
>
> *The building at 611 Norvell St. would still comply with the height limit and lot coverage regulations of the RS-5 zone that control building scale and character. The addition's overall height and roof line would be consistent with many of the other single-family buildings on the 600 block of Norvell St. The addition's materials, colors, and design would match those of the existing house.*

Required Findings

In order to approve the Conditional Use Permits to allow expanding an existing nonconforming setback, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

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

   The surrounding neighborhood predominantly contains single-family houses. The surrounding buildings are a mixture of two-story and one-story buildings. The proposed addition would increase the floor area of the house by 556 square feet and would result in a 1,713 square foot

house on a 4,500 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood.

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

   The proposed project would add 556 square feet of living space by adding a new primary bedroom and increasing the functionality and convenience of the unit for the occupants.

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

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

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application PL26-0041, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC2026-02 approving the Conditional Use Permits to allow an addition expanding a nonconforming side setback to an existing single-family house at 611 Norvell St.

Appeal Period

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

Attachments

1. Draft resolution
2. Project plans

Planning Commission Resolution PC 2026-02

APPLICATION NO. PL26-0041

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ADDITION THAT EXTENDS A NONCONFORMING SIDE SETBACK FOR AN EXISTING SINGLE-FAMILY HOUSE AT 611 NORVELL STREET

WHEREAS, the site is located at 611 Norvell Street ; and

WHEREAS, the existing Assessor's Parcel Number of the site is 503-421-023; and

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

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

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

WHEREAS, on May 26, 2026, Sunday Nguyen (the "applicant") submitted an application for a Conditional Use Permit to allow an addition that extends the nonconforming side setback of an existing single-family house at 611 Norvell Street; and

WHEREAS, on July 1, 2026, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The surrounding neighborhood predominantly contains single-family houses. The surrounding buildings are a mixture of two-story and one-story buildings. The proposed addition would increase the floor area of the house by 556 square feet and would result in a 1,713 square foot house on a 4,500 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood.

2. The proposed project would add 556 square feet of living space by adding a new primary bedroom and increasing the functionality and convenience of the unit for the occupants.

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

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL26-0041, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on May 26, 2026. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3. These Conditions of Approval shall apply to any successor in interest in the property and the Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4. If not exercised, this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100. For the purposes of this use permit, "exercised" shall mean that the applicant is issued a building permit for the project within two years of the date of this action. If the applicant does not secure a building permit within two years, this use permit shall expire, unless extended pursuant to Section 19.32.100.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on July 1, 2026, upon motion of Commissioner _____, second by Commissioner _____:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Sean Moss, AICP
Planning Manager

PROJECT INFO

APN: 503421023

RESIDENTIAL ZONE: RS-5
CONSTRUCTION TYPE: VB, NO SPRINKLERS
OCCUPANCY TYPE: R3
LOT SIZE: 4500 SF
CONDITIONED SPACE:
- EXISTING CONDITIONED SPACE: 1146 SF
- ADDITION CONDITIONED SPACE: 567 SF
  - **TOTAL PROPOSED CONDITIONED SPACE: 1713 SF**

LOT COVERAGE:
- EXISTING HOME: 1146 SF
- EXISTING GARAGE: 253 SF
  - TOTAL EXISTING LOT COVERAGE: 1399
- ADDITION LOT COVERAGE: 567 SF
  - **TOTAL PROPOSED LOT COVERAGE: 1966 SF**
- MAXIMUM LOT COVERAGE: 2250 SF / 50%

STORIES: 1 (NO CHANGE)
BUILDING HEIGHT:
- EXISTING WALL HEIGHT: 11'-0" +/-
- EXISTING RIDGE HEIGHT: 16'-0" +/-
- ADDITION WALL HEIGHT: 11'-0" +/-
- ADDITION RIDGE HEIGHT: 15'-6 1/2" +/-

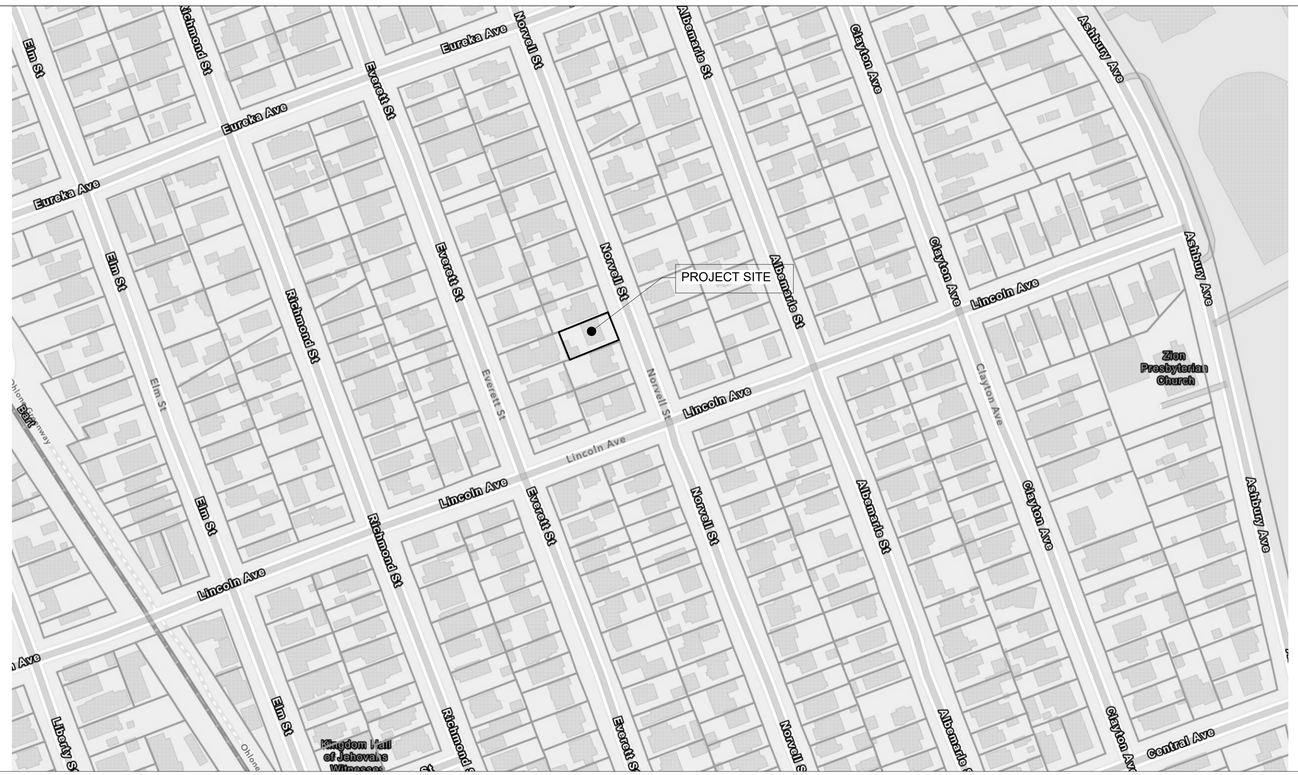
PARKING SPACES: 1 (EXISTING GARAGE, NO CHANGE)

IMPERVIOUS / PERMEABLE SURFACES:
- EXISTING IMPERVIOUS SURFACES:
  - EXISTING ROOF: 1300 SF
  - EXISTING CONCRETE SURFACES: 1025 SF
  - EXISTING GARAGE: 567 SF
    - TOTAL EXISTING IMPERVIOUS SURFACE AREA: 2892 SF / 64%
    - TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1608 SF / 36%
- NEW IMPERVIOUS SURFACES:
  - NEW ROOF: 1300 SF + 615 SF = 1915 SF
  - NEW CONCRETE SURFACES: 1025 SF - 22 SF = 1003 SF
  - EXISTING GARAGE: 567 SF (NO CHANGE)
    - TOTAL NEW IMPERVIOUS SURFACE AREA: 3485 SF / 77%
    - TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1015 SF / 23%

PROJECT DESCRIPTION:

LEGALIZATION OF EXISTING UN-PERMITTED NON CONFORMING ADDITION AT REAR OF SINGLE FAMILY HOME.

VICINITY MAP



REMODEL

DRAWING INDEX

COVER PAGE	A0.1
SITE PLAN	A1.0
FLOOR PLANS	A2.0
FLOOR PLANS	A2.1
ELEVATIONS	A3.0
ELEVATIONS	A3.1
SECTIONS	A4.0
WINDOW SPECIFICATIONS	A5.0

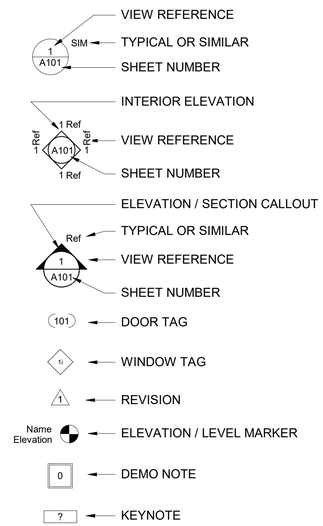
APPLICABLE BUILDING CODES

2025 CODE CYCLE:
CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA RESIDENTIAL CODE (CRC)
CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA MECHANICAL CODE (CMC)
CALIFORNIA ENERGY CODE, BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)
CALIFORNIA GREEN BUILDING STANDARDS (CALGreen)
CALIFORNIA FIRE CODE (CFC)
CALIFORNIA HISTORICAL BUILDING CODE (CHBC) CALIFORNIA EXISTING BUILDING CODE (CEBC)

AMENDMENTS TO THE ABOVE CODE PER THE AHJ

ANY OTHER LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.

SYMBOLS LEGEND



PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

611 NORVELL ST,
EL CERRITO, CA
94530

APN: 503421023

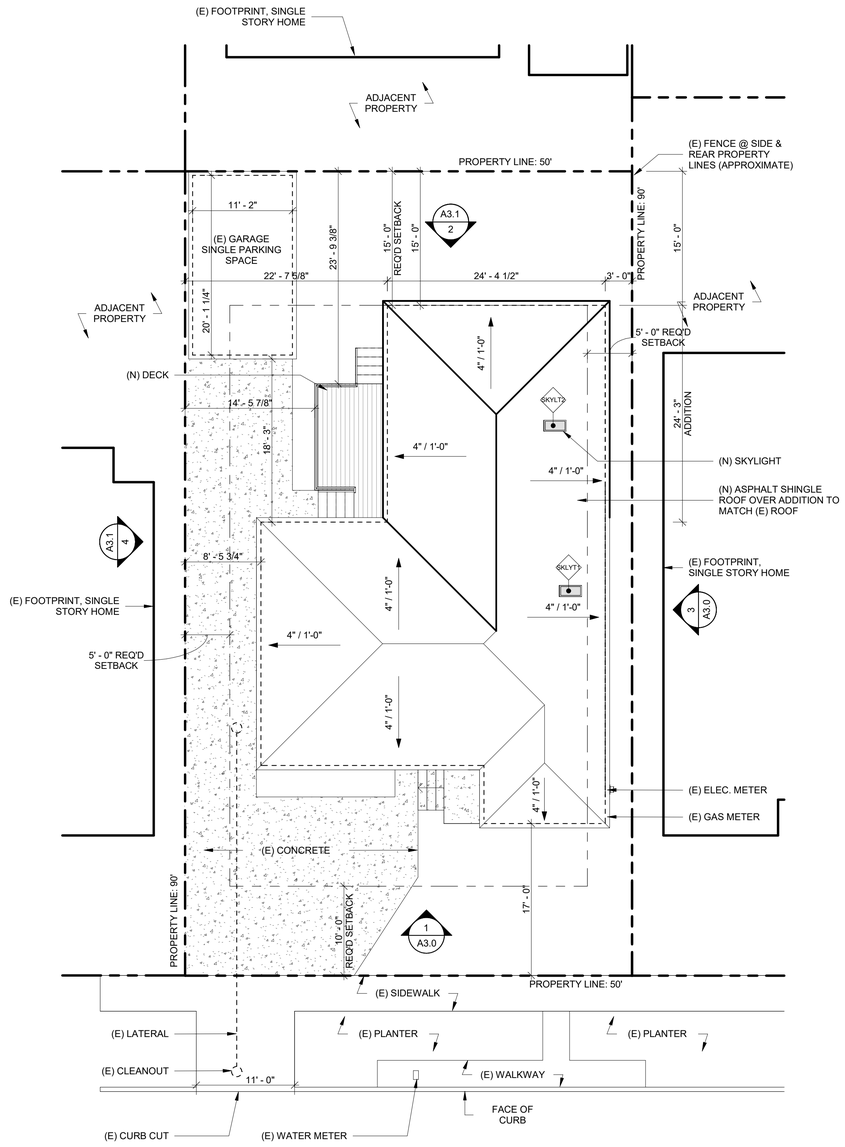
No.	Description	Date
1	PLANNING	5-26-2026

ADDITION

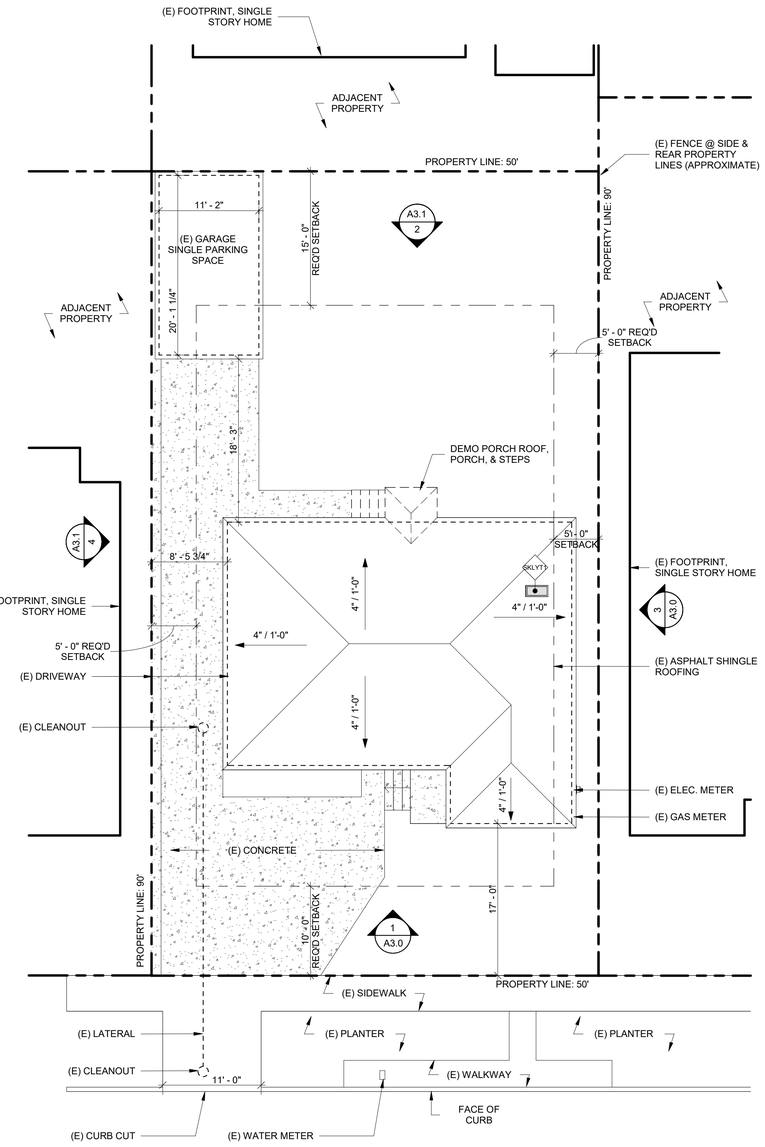
COVER PAGE

A0.1

5/26/2026 9:35:26 AM D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYEN\NORVELL 611\MODELS\REVIT\NORVELL 611 V04.rvt



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



1 EXISTING SITE PLAN
1/8" = 1'-0"

GRAPHIC SCALE 1/8" = 1'
0 8 16 24 32

N

PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

611 NORVELL ST,
EL CERRITO, CA 94530

APN: 503421023

No.	Description	Date
1	PLANNING	5-26-2026

ADDITION

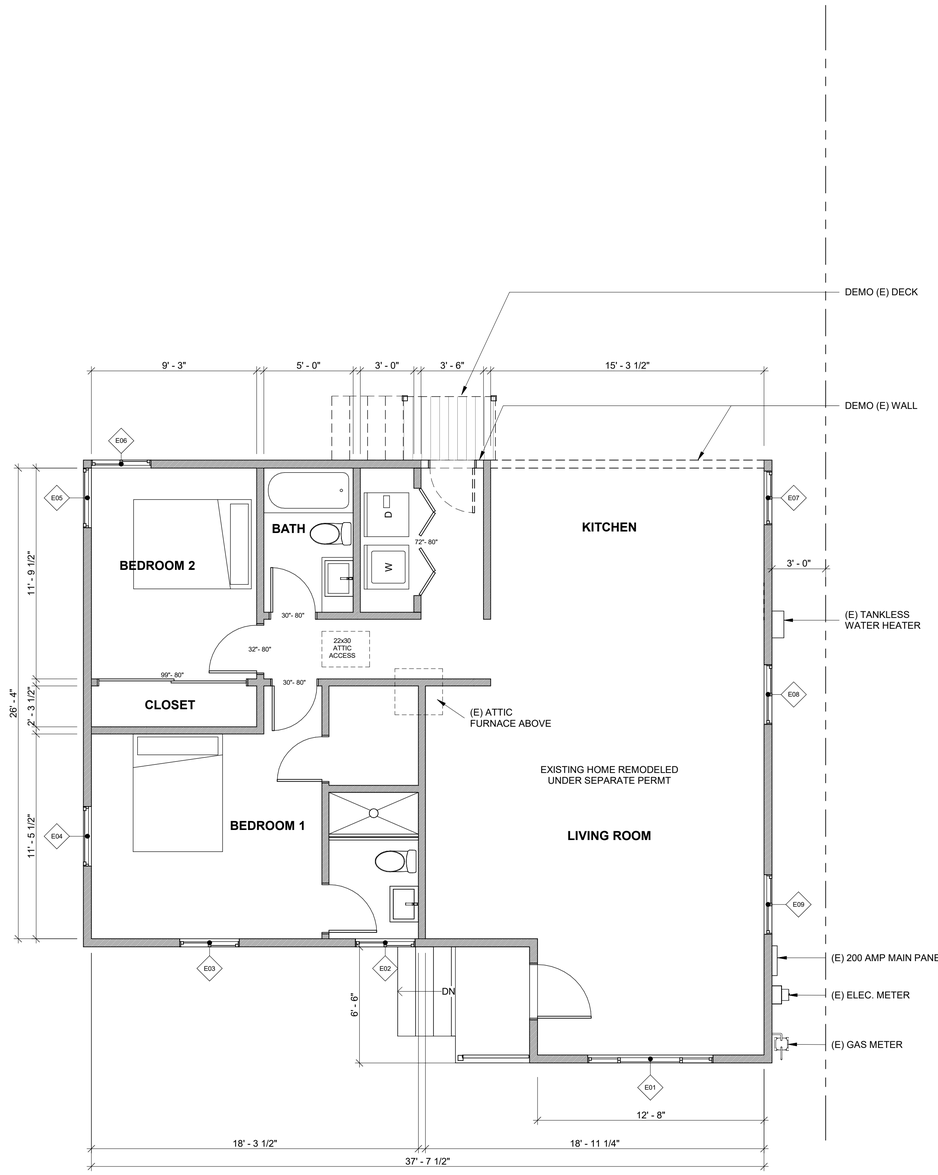
SITE PLAN

A1.0

5/26/2026 9:35:26 AM D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYEN\NORVELL 611\MODEL\REVIT\NORVELL 611 V04.rvt

WALL LEGEND

- EXISTING 2x STUD WALL, TYP.
- DEMOLISHED
- NEW 2x STUD WALL, TYP.
- 1HR RATED 2x STUD WALL, TYP.



1 EXISTING / DEMO FLOOR PLAN
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'

0 4 8 12 16

N

WINDOW SCHEDULE

MARK	TYPE	W	HT	SILL HT	HAZARDOUS LOCATION	EMERGENCY ESCAPE & RESCUE OPENING	NOTES
E01	SLDNG	7' - 0"	5' - 4"	1' - 4"	Yes	No	EXISTING WINDOW TO REMAIN
E02	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E03	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E04	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E05	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E06	SLDNG	3' - 4"	4' - 4"	2' - 4"	No	No	EXISTING WINDOW TO REMAIN
E07	SLDNG	3' - 0"	3' - 0"	3' - 8"	No	No	EXISTING WINDOW TO REMAIN
E08	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E09	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
N01	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
N02	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
SKLYT1	SKYLIGHT	1' - 2"	2' - 6"		No	No	EXISTING SKYLIGHT
SKYLT2	SKYLIGHT	1' - 2"	2' - 6"		No	No	NEW SKYLIGHT

PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

611 NORVELL ST,
EL CERRITO, CA 94530

APN: 503421023

No.	Description	Date
1	PLANNING	5-26-2026

ADDITION

FLOOR PLANS

A2.0

D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYENNORVELL 611\MODELS\REVIT\NORVELL 611 V04.rvt

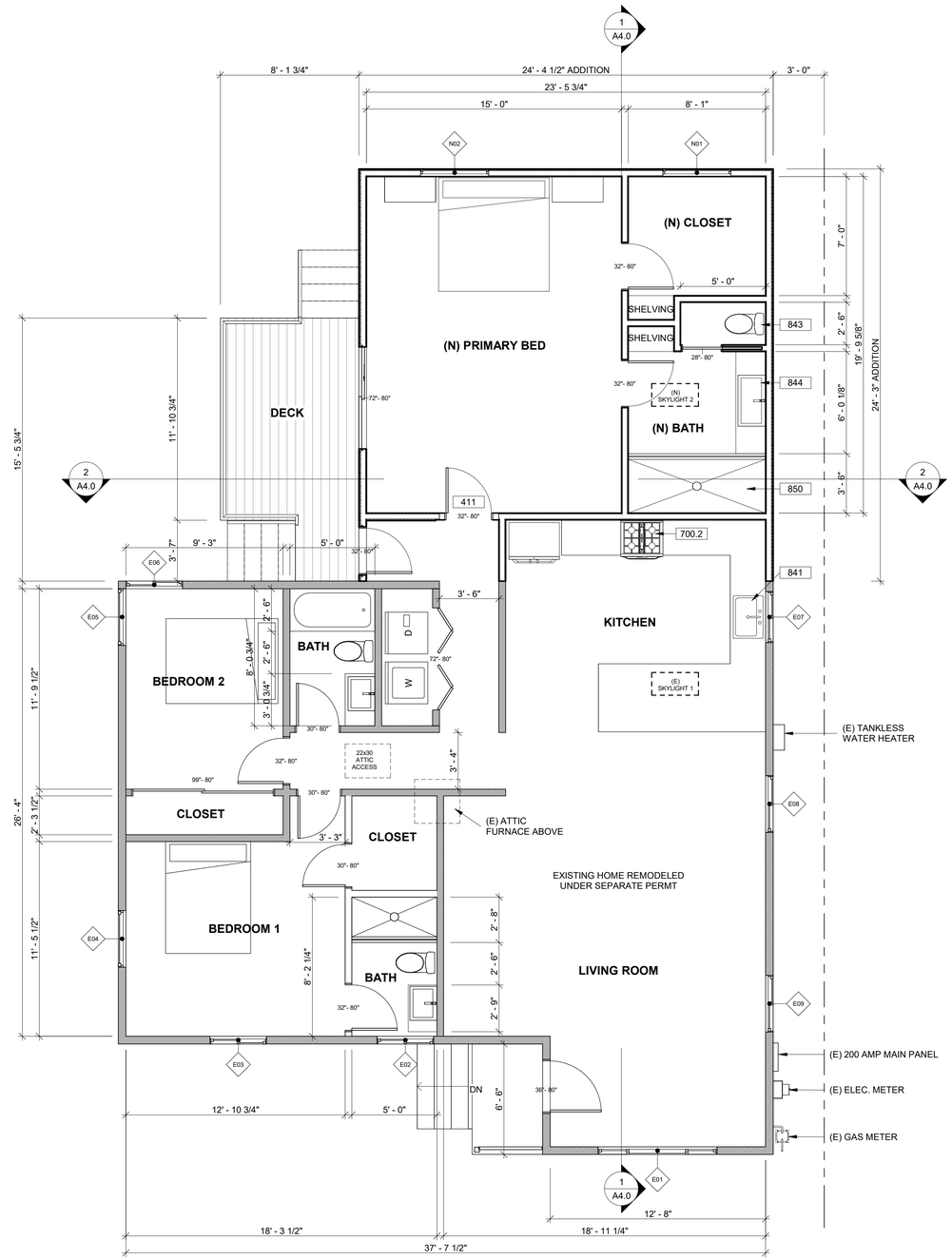
5/26/2026 9:35:26 AM

WALL LEGEND

- EXISTING 2x STUD WALL, TYP.
- DEMOLISHED
- NEW 2x STUD WALL, TYP.
- 1HR RATED 2x STUD WALL, TYP.

KEYNOTES

KEY	NOTE
411	(N) DOOR
700.2	(N) GAS RANGE W/ VENT HOOD . PER TABLE 150.0-G RANGE HOOD SHALL HAVE MIN. 70% CE OR 180 CFM. VENT HOOD SHALL PROVIDE 5 AIR CHANGES PER HOUR W/A MAXIMUM SOUND RATING OF 3 SONES
841	KITCHEN FAUCET FLOW RATES SHALL NOT EXCEED1.8 GPM AT 60 PSI , TEMPORARY INCREASE TO 2.2 GPM AT 60PSI IS TEMPORARILY ALLOWED PER CPC403.6 (WHERE 1.8GPM FAUCETS ARE UNAVAILABLE AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION)
843	WATER CLOSET NOT TO EXCEED 1.28 GPF PER CPC403.2, WATER CLOSET TO BE 15" MIN SIDE CLEAR FROM CENTER AND 24" MIN CLEAR IN FRONT OF FIXTURE PER CPC402.5. MIN. CEILING HEIGHT AT THE CENTER OF THE FRONT CLEARANCE AREA TO BE 6'-8" MIN. PER CRC 305.1
844	RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI PER CPC 403.7 BUT NOT LESS THAN 0.8 GPM AT 20 PSI.
850	TUB/SHOWER SURROUND SHALL HAVE A NON-ABSORBENT FINISH (CERAMIC TILE OR SIMILAR) OVER CEMENT BACKER BOARD TO 72" ABOVE DRAIN. SHOWER HEAD SHALL BE 1.8 GPM MAXIMUM. SHOWER SHALL ALSO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. TEMPERED GLASS ENCLOSURE AND SHOWER DOORS TO OPEN AT LEAST A MINIMUM OF 22" FOR AN UNOBSTRUCTED EGRESS OPENING. SHOWER SHALL BE A MINIMUM OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30" CIRCLE.



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE

MARK	TYPE	W	HT	SILL HT	HAZARDOUS LOCATION	EMERGENCY ESCAPE & RESCUE OPENING	NOTES
E01	SLDNG	7' - 0"	5' - 4"	1' - 4"	Yes	No	EXISTING WINDOW TO REMAIN
E02	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E03	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E04	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E05	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E06	SLDNG	3' - 4"	4' - 4"	2' - 4"	No	No	EXISTING WINDOW TO REMAIN
E07	SLDNG	3' - 0"	3' - 0"	3' - 8"	No	No	EXISTING WINDOW TO REMAIN
E08	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E09	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
N01	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
N02	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
SKLYT1	SKYLIGHT	1' - 2"	2' - 6"		No	No	EXISTING SKYLIGHT
SKYLT2	SKYLIGHT	1' - 2"	2' - 6"		No	No	NEW SKYLIGHT

GRAPHIC SCALE 1/4" = 1'

0 4 8 12 16

N

PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

611 NORVELL ST,
EL CERRITO, CA 94530

APN: 503421023

No.	Description	Date
1	PLANNING	5-26-2026

ADDITION

FLOOR PLANS

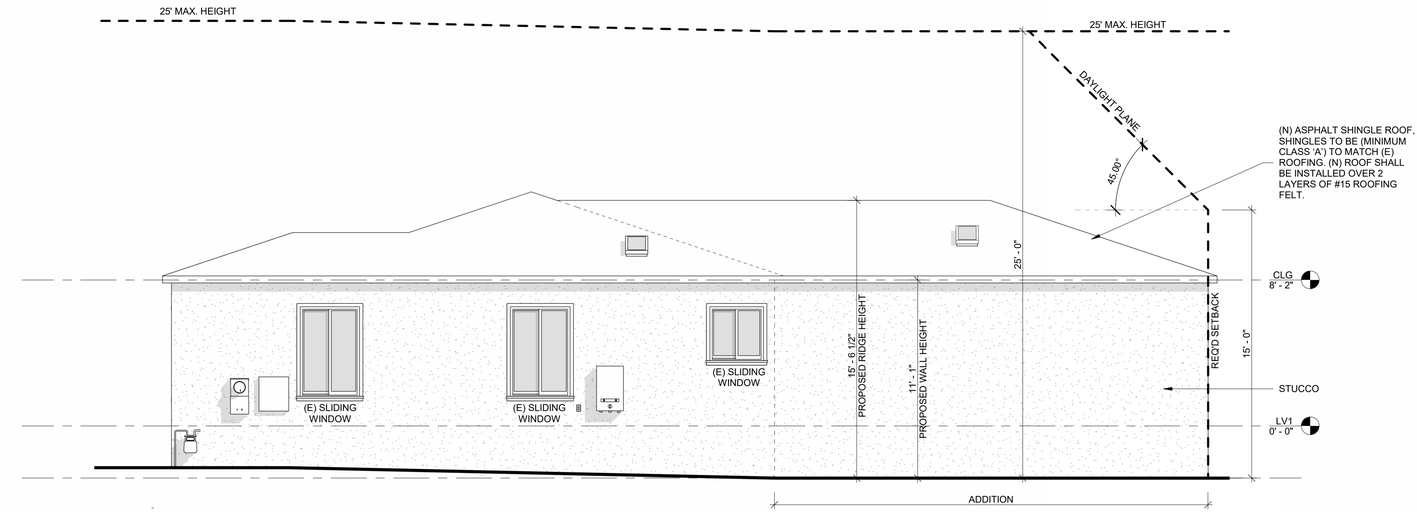
A2.1

D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYEN\NORVELL 611\MODELS\REVIT\NORVELL 611 V04.rvt

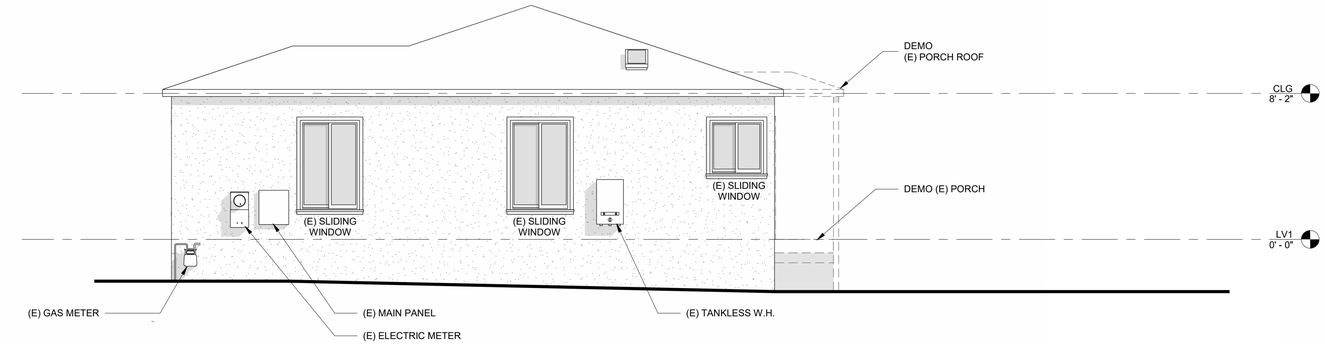
5/26/2026 9:35:26 AM

NEW STUCCO TO MATCH EXISTING WHITE ACRYLIC COATED STUCCO

NEW WINDOWS TO MATCH EXISTING WINDOWS, SEE A5.0



3 RIGHT ELEVATION PROPOSED
1/4" = 1'-0"



2 RIGHT ELEVATION EXISTING
1/4" = 1'-0"



NO PROPOSED CHANGES TO FRONT ELEVATION

1 FRONT ELEVATION EXISTING
1/4" = 1'-0"

PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

611 NORVELL ST,
EL CERRITO, CA
94530

APN: 503421023

No.	Description	Date
1	PLANNING	5-26-2026

ADDITION

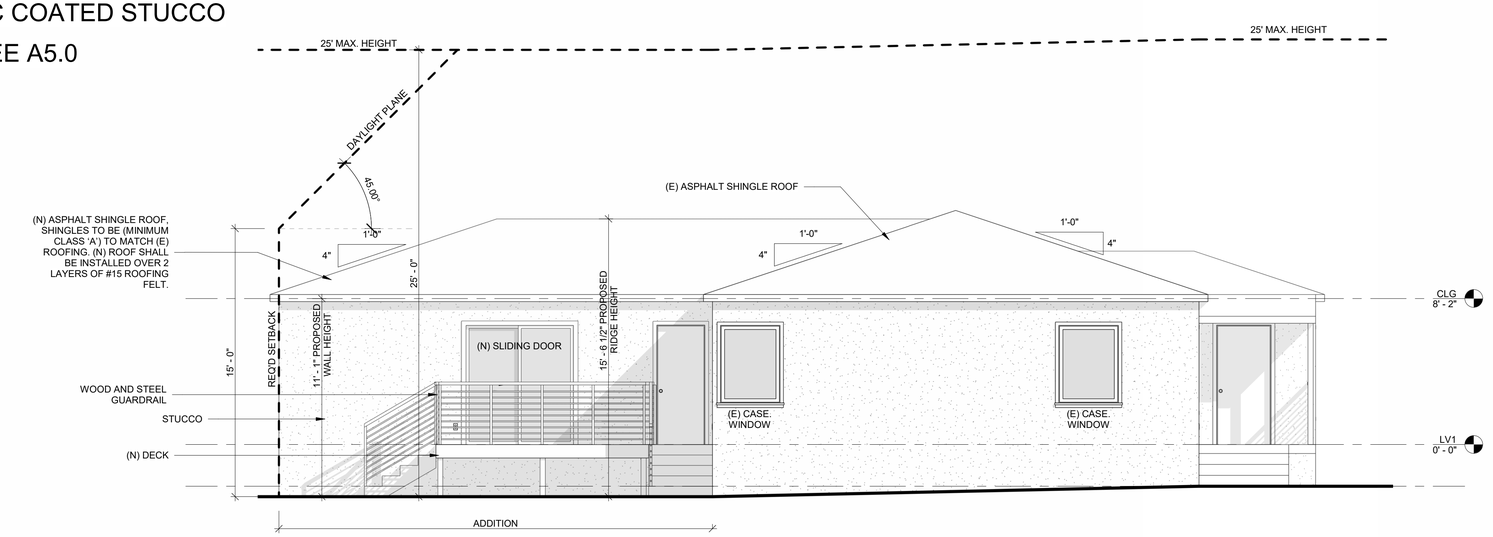
ELEVATIONS

A3.0

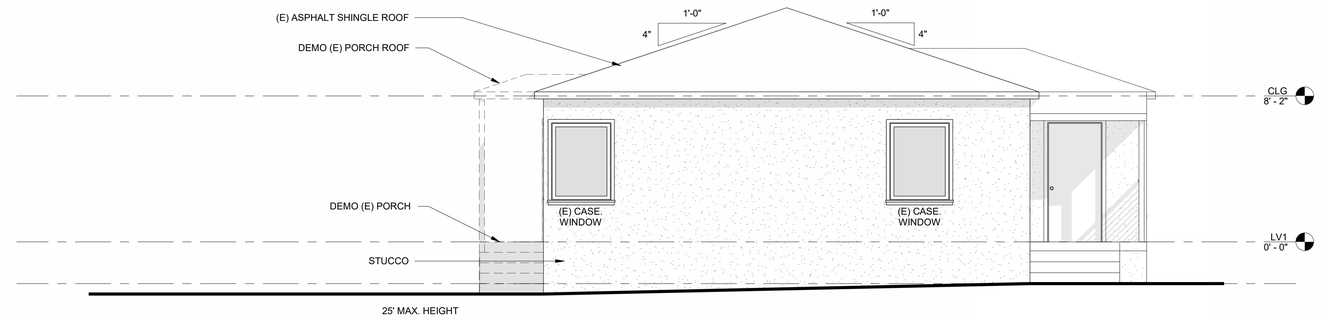
5/26/2026 9:35:27 AM D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYEN\NORVELL 611\MODELS\REVIT\NORVELL 611 V04.rvt

NEW STUCCO TO MATCH EXISTING WHITE ACRYLIC COATED STUCCO

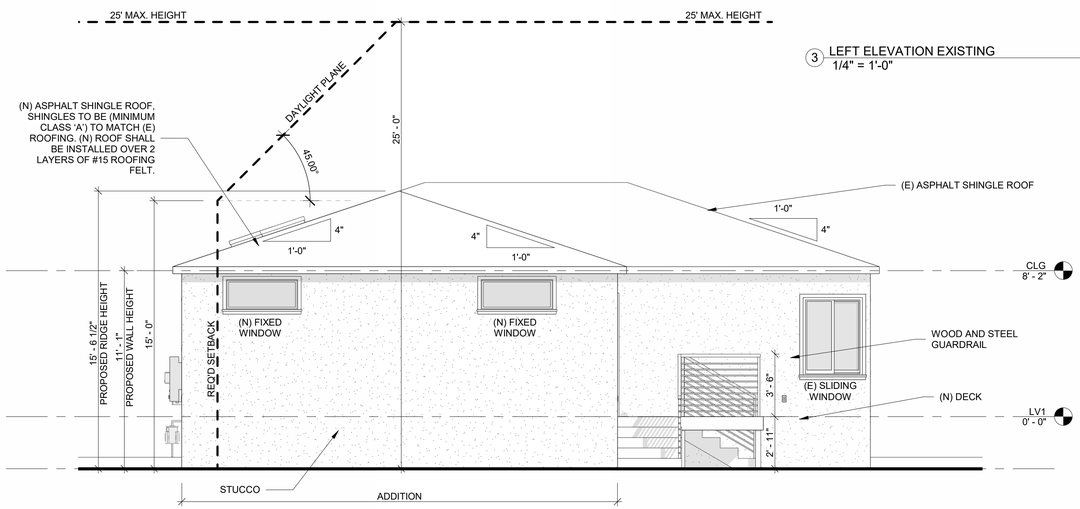
NEW WINDOWS TO MATCH EXISTING WINDOWS, SEE A5.0



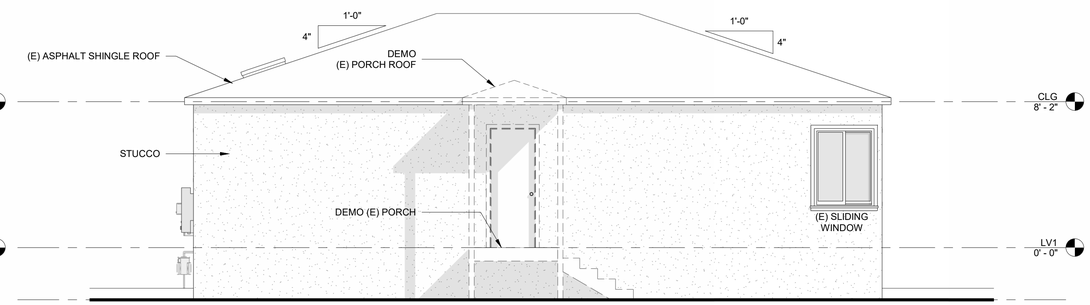
4 LEFT ELEVATION PROPOSED
1/4" = 1'-0"



3 LEFT ELEVATION EXISTING
1/4" = 1'-0"



2 REAR ELEVATION PROPOSED
1/4" = 1'-0"



1 REAR ELEVATION EXISTING
1/4" = 1'-0"

PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

611 NORVELL ST,
EL CERRITO, CA 94530

APN: 503421023

No.	Description	Date
1	PLANNING	5-26-2026

ADDITION

ELEVATIONS

A3.1

5/26/2026 9:35:29 AM D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYEN\NORVELL 611\MODELS\REVIT\NORVELL 611 V04.rvt

PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

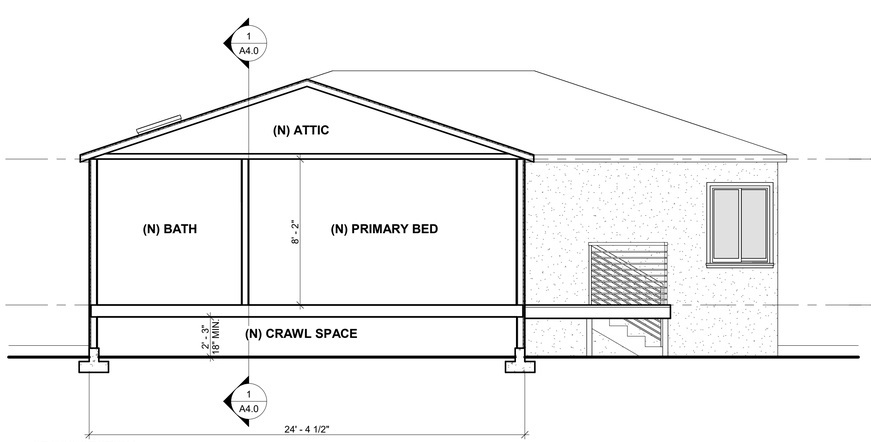
2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

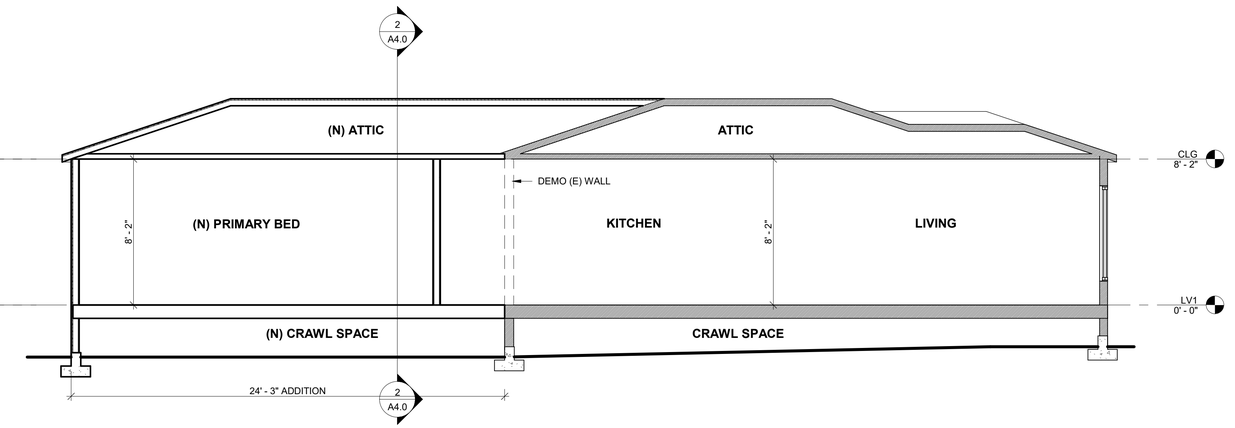
611 NORVELL ST,
EL CERRITO, CA 94530

APN: 503421023

No.	Description	Date
1	PLANNING	5-26-2026



2 CROSS SECTION
1/4" = 1'-0"



1 SECTION
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'

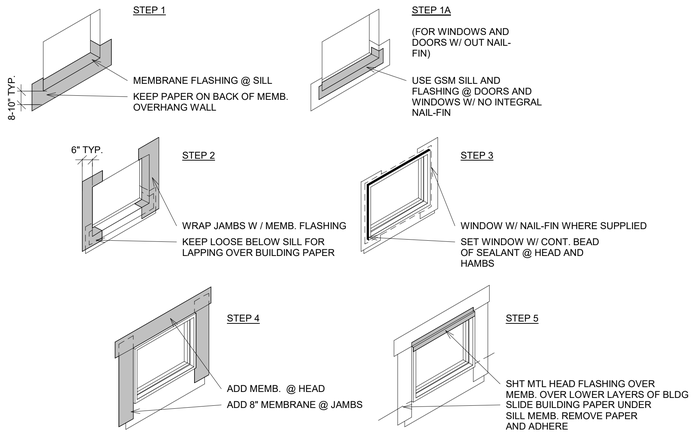
0 4 8 12 16

ADDITION

SECTIONS

A4.0

5/26/2026 9:35:29 AM D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYEN\NORVELL 611\MODELS\REVIT\NORVELL 611 V04.rvt



2 WINDOW WATERPROOFING WHERE OCCURS
N.T.S.

SLIDING WINDOWS FEATURES & BENEFITS



Easy operation
Dual metal rollers are durable and help insure smooth openings and closings.

A tight seal
Value's multiple weather-strips give you protection against air infiltration

Simple to clean
Sliding sash can be removed to clean exterior glass from inside your home

Design
Multiple grid styles and configurations are possible for whatever your application

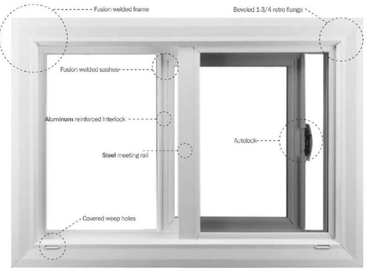
Security
Auto locks insure that every time you close the window your home is sealed, giving you security and peace of mind

Structural Integrity
The mechanically fastened joints of aluminum frames may admit air and water. Fusion-welded uPVC joints create an impervious seal.

Maintenance
Unlike aluminum and wood, uPVC is virtually maintenance free. It never needs paint, and requires only an occasional wash and wipe to clean.

Weatherability
Metals can corrode from exposure to weather and pollution. uPVC is naturally resistant to moisture and atmospheric pollutions such as acids, alkalis and salt air making it the prefect material to stand the test of time.

Energy Efficiency
The superior insulating properties of vinyl designed with heat reducing Multi-chambered profiles and Cardinal 366 glass Reduce Heat transfer up to 3 x that of standard single pane windows.



XO window, outside view

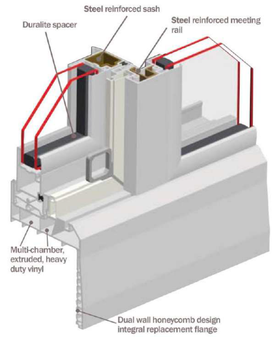
Options

- Standard and custom sizes
- Factory stacking and mulling options in many different combinations
- AAMA and NFRC certified to meet or exceed industry structural and energy efficiency standards
- May be ordered to meet ENERGYSTAR® requirements
- Lifetime Warranty (Does not include glass breakage)

EXCEPTIONAL CONSTRUCTION AND DESIGN

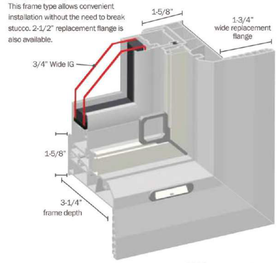
FRAME OPTIONS

- *1-3/4" standard and optional 2-1/2" replacement flange designed with heavy-duty dual wall*
- *1" nailing fin set back*
- *1-3/8" nailing fin set back available*



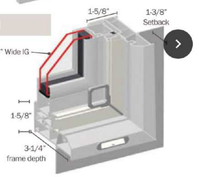
RETROFIT

For replacement applications. This frame type allows convenient installation without the need to break stucco. 2-1/2" replacement flange is also available.

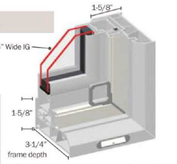


NAIL-ON

Nail-on frame allows for targeted installation in new construction applications and is available in 1" and 1-3/8" setback.



BLOCK



Block frame is suitable for some replacement and new construction applications.

THERMAL, STRUCTURAL, & SOUND PERFORMANCE

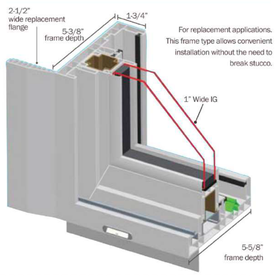
Horizontal Sliding Windows XO			Thermal Performance					Structural Performance	Sound Transmission Class
Glazing			Grids	U Factor	SHGC	VT	CR Condensation Resistance		
Dual	2 mm LoE3	2 mm Clear	None	0.28	.32	.53	CR 62	Class LC PG-30 Size tested 71 x 70"	STC 31 3/4" IG (1/8" annealed exterior, 7/16" Argon, 3/32" annealed interior)
			3/4-5/8"		.29	.47			
			>1"		.26	.42			

As tested with LoE3 glass, Duralite Spacer and Argon gas filled combined with clear glass.

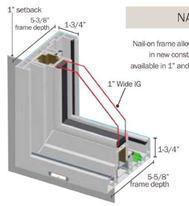
Block frame is suitable for some replacement and new construction applications.

CAREFULLY SELECTED HIGH-PERFORMANCE HARDWARE & PARTS

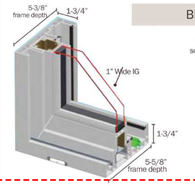
RETROFIT



NAIL-ON



BLOCK



Sliding Patio Door features at a glance, outside view

01 *Fusion welded frame and panels*
02 *Ergonomically designed handle*
03 *Firmly secured and reinforced interlock*
04 *Heavy duty extruded vinyl in frame and panel members*
05 *2-1/4" wide rail and stiles*
06 *Double weather-stripping*

Four wheel tandem roller system

Imperial Patio Doors feature four- wheel tandem roller system in cold rolled steel housing and rollers, which provide long lasting smooth operation.

An optional commercial grade rolling system with casing and wheels in stainless steel is available upon request and is designed to effortlessly carry the our heavies door panels.

Optional Stainless Steel Roller Features
- Stainless steel housing
- Four strong tandem stainless steel concave rollers for quiet and durable rolling action
- Rollers slide on a heavy duty stainless steel track glider for smooth and soundless operation
- Each roller can hold up to 125 lbs for a total of 1000 lbs per door panel which delivers outstanding performance in large doors featuring the heaviest glass packages
- Rollers can be adjusted for smooth moving action





*Class LC PG30 is available upon Company approval and necessary modification.

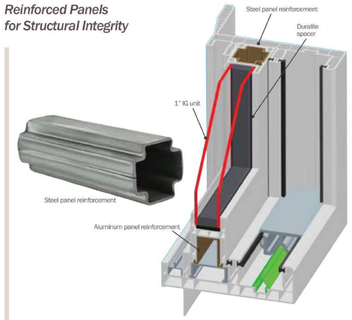




Dual latch lock



Reinforced Panels for Structural Integrity



PLANS PREPARED BY:

SUNDAY BUILDERS, INC.

2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate.com

611 NORVELL ST,
EL CERRITO, CA 94530

APN: 503421023

No.	Description	Date
1	PLANNING	5-26-2026

ADDITION

WINDOW SPECIFICATIONS

A5.0

5/26/2026 9:35:29 AM D:\Dropbox\1 CA DRAFTING CO\SUNDAY NGUYEN\NORVELL 611\MODELS\REVIT\NORVELL 611 V04.rvt

Community Development Department
Planning Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@elcerrito.gov

PLANNING COMMISSION TIER II STAFF REPORT

July 1, 2026

921 KEARNEY STREET

DETAILS

Application Number: PL23-0035

Applicant: Cedric Lewis

Location: 921 Kearney Street

APN: 503-233-007 and 503-233-032

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

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

Request: Planning Commission consideration of Tier II Design Review for the construction of a new multi-family residential building with 60 dwelling units.

CEQA: This project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 and Senate Bill 131 (Public Resources Code Section 21080.66).

EXECUTIVE SUMMARY

The proposed project is development of a new approximately 48,258 square-foot, six-story multi-family residential building with a total of 60 dwelling units.

The Planning Commission's purview for Tier II Design Review is:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way
- Signs
- Locations and footprints of bioretention facilities as required for stormwater management

The project features a contemporary architectural aesthetic, including exterior materials primarily of tan and white fiber cement siding on the upper floors and plaster on the ground floor. Public open space along the front of the property is proposed.

The project proposes 12 units affordable to lower income households. This constitutes twenty percent of the total proposed units which is in compliance with El Cerrito Municipal Code Chapter 19.30 (Inclusionary Zoning) and allows the project to qualify for Builder's Remedy provisions in Government Code Section 65589.5.

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

Background

Site Location and Layout

The project site is on the west side of Kearney Street and is adjacent to the Moeser Square shopping center. The project site is approximately 0.31 acre (two parcels totaling 13,359 square feet) and is located at 921 Kearney Street, in the block between Moeser Lane and Waldo Street. The site is currently vacant and consists of several trees. The site was previously part of a larger site which housed a plant nursery and garden center. The project site is generally level with a gentle downslope trending towards the southwest. The site contains frontage on Kearney Street only. Kearney is a Neighborhood Street pursuant to the San Pablo Avenue Specific Plan. The surrounding uses are predominantly single family and multifamily residential uses and the backside of Moeser Square along Kearney Street and predominantly commercial uses along San Pablo Avenue directly west of the project site.

Vicinity Map



The project site is designated Transit-Oriented Mid-Intensity Mixed Use (TOMIMU) in the City's General Plan, and is zoned as TOMIMU in the San Pablo Avenue Specific Plan as well.

Regional vehicular access to the project site is provided by Interstate 80 located to the west of the site; the El Cerrito Plaza BART Station is located 0.7 mile south of the site. A transit stop which provides access to AC Transit local and express bus service is located approximately 800 feet from the site.

Adjacent Land Uses

North: Moeser Square shopping center (TOMIMU Zone)

East: Single family and multifamily residential uses (CC Zone)

South: Single family residence (TOMIMU Zone)

West: Mixed use building and commercial building (TOMIMU Zone)

Site Photo



Design Review Board Powers

Since April 2026, there have been only two members serving on the Design Review Board. The Design Review Board is unable to act and perform the powers and duties of the Design Review Board without having at least three members to constitute a quorum. Therefore, on June 16, 2026, the El Cerrito City Council adopted Resolution 2026-31, delegating powers and duties of the Design Review Board to the Planning Commission when the Design Review Board does not have a quorum. Therefore, this Tier II Design Review application that would usually be considered by the Design Review Board, is being considered by the Planning Commission instead.

Builder's Remedy

The "Builder's Remedy" arises from the Housing Accountability Act (HAA) in Government Code Section 65589.5. The HAA requires that cities and counties make one of five findings to deny, or to apply conditions that make infeasible, a housing development project "for very low, low- or moderate-income households" or an emergency shelter (Government Code Section 65589.5(d))[1]. A housing development project with 20 percent of the total units available to lower income households or with all the units available for moderate- or middle-income households may qualify as housing "for very low, low- or moderate-income households". In order to deny a Builder's Remedy project, a local jurisdiction must make one of the following findings:

1. The city or county has met or exceeded its Regional Housing Needs Allocation (RHNA) for the proposed income categories in the development.

2. The housing development or emergency shelter would have a specific adverse impact on public health and safety, and there is no way to mitigate or avoid the impact without making the development unaffordable. The impact must be based on objective, written public health or safety standards in place when the application was deemed complete.

3. The denial or condition is required to meet state or federal law, and there is no feasible method

[1] https://abag.ca.gov/sites/default/files/documents/2023-07/Builders-Remedy-and-Housing-Elements-update-July-18.pdf

to comply without making the development unaffordable.

4. The project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agriculture or resource preservation or there are not adequate water or sewage facilities to serve the project.

5. The project is inconsistent with both the zoning ordinance and the land use designation as specified in any general plan element. However, a city or county cannot make this finding if it has not adopted a housing element in substantial compliance with state law.

If a locality has not adopted a housing element in substantial compliance with state law, developers may propose eligible housing development projects that do not comply with either the zoning or the general plan. An SB 330 Preliminary Application was submitted for this project on March 23, 2023. An SB 330 Preliminary Application allows a developer to "freeze" the local fees, zoning, and design standards in place on the day the submit a complete preliminary application (Government Code Section 65589.5).

The 5th Housing Element Cycle for all jurisdictions in the Bay Area covered the period from January 31, 2015 to January 31, 2023. The 6th Cycle covers the period from January 31, 2023 to January 31, 2031. The City's 6th Cycle Housing Element was certified by the State Department of Housing and Community Development (HCD) on August 22, 2023. Thus, the SB 330 Preliminary Application was submitted at a time when the City's 5th Cycle Housing Element had expired, and the 6th Cycle Housing Element had not yet been certified by HCD. Therefore, at the time of the preliminary SB 330 application submittal, the City could not make any of the five required findings to deny the project and the City is not able to deny the project due to inconsistency with both the zoning ordinance and the general plan. Notably, only one jurisdiction in the nine-county Bay Area had a certified 6th Cycle Housing Element on January 31, 2023. El Cerrito was the 5th of 20 jurisdictions in Contra Costa County to have its Housing Element certified.

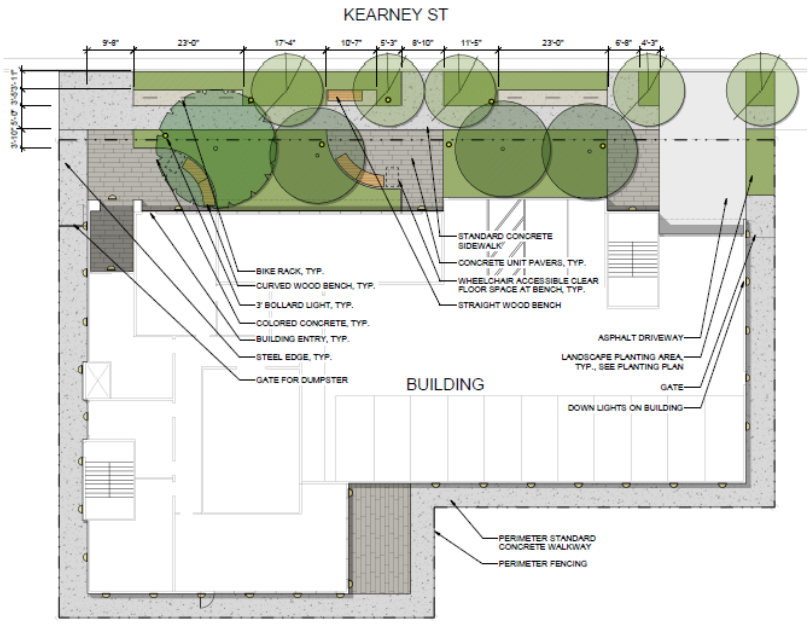
In addition, pursuant to Government Code Section 65950 (a)(7) and Public Resources Code Section 21080.66, the City is required to take action on the project no later than 30 days from the conclusion of the tribal consultation process described in the Environmental Review section of this staff report. The tribal consultation process concluded on June 4, 2026. Therefore, the City is required to take action on the project no later than July 2, 2026.

Analysis

Project Description

The proposed project is to construct a new six-story building, consisting of 60 residential units and a 24-space ground-level parking garage. Twelve of the residential units will be designated affordable housing to lower-income households. The ground floor also includes a common room, fitness center, trash room, laundry room, and a bike room that can store 90 bicycles. All residential units include two bedrooms. The parking garage would be accessed via a metal gate on the ground floor of the front of the building. The building would be accessed via an entrance lobby located on Kearney Street. The lobby would provide access to the elevator and mailboxes. Additionally, two stairwells would also access the upper floors. All units would have windows and balconies along the eastern and western building facades. The project includes a 1,786 square foot publicly accessible plaza at the front of the property facing Kearney Street.

Site Plan



Building Elevations

The building mass is composed in a simple rectangular form primarily with fiber cement siding with "V" grooves painted in tan and white. The ground floor predominantly consists of windows and plaster. Variations in the front facade building plane are provided on the upper floors with recessed balconies for each unit facing Kearney Street. Dark bronze aluminum doors and windows are proposed.

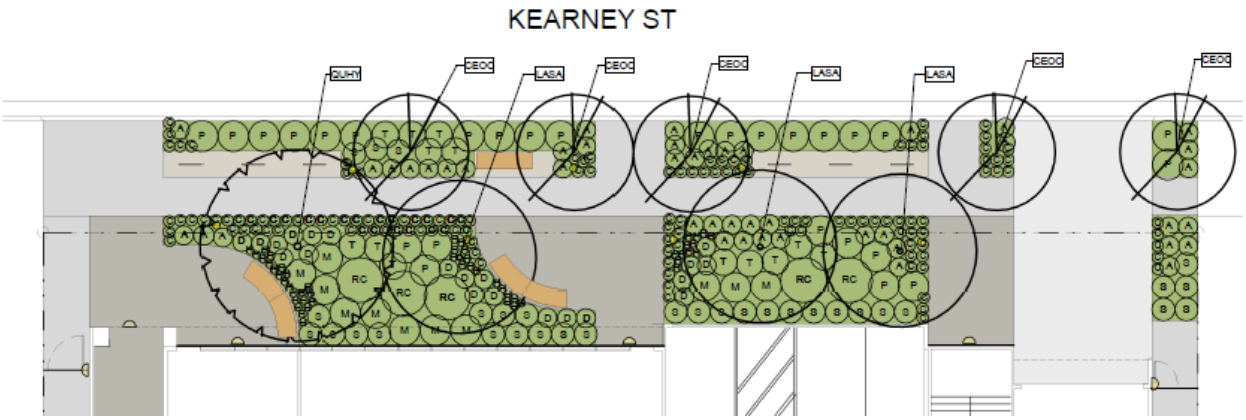


EAST ELEVATION (KEARNEY STRRET)

Landscape Plan

Substantial new landscaping is proposed along the front of the property in the proposed public plaza area. Western Redbud street trees are proposed in the public right of way median strip. Saratoga Bay Laurel

and Silverleaf Oak trees are proposed along the property frontage. A variety of drought tolerant plants are also proposed including Eve Case Coffeeberry, Douglas Iris, Island Alum Root, and Berkeley Sedge.



Design Review Process

Pursuant to Section 2.02.07.01.02.B of the San Pablo Avenue Specific Plan, the Design Review Board is authorized to review and act upon the design components of Tier II applications. As provided in that section, this includes review authority over the following:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way
- Signs
- Locations and footprints of bioretention facilities as required for stormwater management

As described above in the Background section, the El Cerrito City Council adopted Resolution 2026-31, delegating powers and duties of the Design Review Board (DRB) to the Planning Commission when the DRB does not have a quorum. Since the DRB does not currently have enough members for a quorum, this Tier II Design Review application is being considered by the Planning Commission instead of the DRB.

San Pablo Avenue Specific Plan Compliance

The San Pablo Avenue Specific Plan applies standards according to Transect Zones and Street Types. The project is located within the Transit-Oriented Mid-Intensity Mixed Use (TOMIMU) Zone and fronts a Neighborhood Street. The tables below describe the project's compliance with the TOMIMU zone and each street type.

Street Type Standards		
Major Commercial Street	**Required**	**Provided**
Building Placement		
Sidewalk Amenity Zone	5 ft. min	7 ft. 10 in.
Sidewalk Pedestrian Zone	5 ft. min	5 ft.
Sidewalk Activity Zone	10 ft. min	10 ft.

Ground Floor Front Setback	Min: Accommodate required zones; up to 15 ft.	15 ft.
Side Setback	0 ft. min	4.5 ft. (northern); 4 ft. (southern)
Rear Setback	See Section 2.01.05 (Shadows)	**Does not comply[2]**
Pedestrian Access	Entries on front and side streets	Main entrances face street
Vehicular Access	Max. 20' 2-way driveways	18 ft. 2-way driveway
Building Form		
Upper Floor Setbacks	See Section 2.01.05 (Shadows)	**Does not comply[3]**
Ground Floor Ceiling Height	14 ft. min clear	**10 ft.**
Upper Floor Ceiling Height	9 ft. min clear	9 ft.
Building Length	200 ft. max	139 ft.
Ground Floor Transparency	30% min (residential)	**Information not provided**
Upper Floor Transparency	25% min	**Information not provided**
Front Encroachments	2 ft. max / ground floor commercial	0 ft.
Rear Encroachments	4 ft. max	0 ft.
Allowed Frontage Types	Front Yard, Forecourt Flex, Shop Front	**Does not comply with any of these frontage types**
Transect Zone Standards		
TOMIMU Zone	**Required**	**Provided**
Standards		
Building Height Minimum	3 stories min (residential)	6 stories
Building Height Maximum	55 ft. max	**65 ft.**
Vehicle Parking Requirement	Up to 1 auto space/unit; 45 spaces (max) for project	24 auto spaces; 0.4 spaces per unit
Bicycle Parking Requirement	6 short-term; 90 long-term	12 short-term; 90 long-term
Open Space Standards		
Standards	**Required**	**Proposed**
Private/Common Open Space	80 sq. ft./unit min (4,800 sq. ft. required)	**2,640 sq. ft.**

[2] Buildings abutting existing residential uses shall not intersect a 45-degree daylight plane inclined inward starting from a height of 25' above existing grade at the lot line.

[3] Buildings along neighborhood streets shall not cast shadows beyond the curb line on the opposite side of the street on December 21 at 1:30 pm.

Public Open Space (Residential Uses) & (Non-residential)	25 sq. ft./1,000 sq. ft. (1,206 sq. ft. required)	1,895 sq. ft.
Building Articulation		
Standards	**Required**	**Proposed**
Wall Plane Offset	1 ft. for every 50 ft. length	Complies

As described above in the Background section, this application is subject to Builder's Remedy provisions in Government Code Section 65589.5. This means that despite the numerous inconsistencies of the project with the Specific Plan highlighted in the table above, the Planning Commission cannot deny the project due to such inconsistencies. Pursuant to Government Code Section 65589.5(d), the Planning Commission can only deny or condition the project for one of the following applicable reasons:

1. The housing development or emergency shelter would have a specific adverse impact on public health and safety, and there is no way to mitigate or avoid the impact without making the development unaffordable. The impact must be based on objective, written public health or safety standards in place when the application was deemed complete.

2. The denial or condition is required to meet state or federal law, and there is no feasible method to comply without making the development unaffordable.

Given that the project will still be required to comply with all applicable California Building Codes, California Fire Codes, the project is not anticipated to have a specific adverse impact on public health and safety. Given that the project will be required to comply with all applicable state and federal laws, the Planning Commission is not allowed to deny or place any additional conditions on this project.

San Pablo Avenue Specific Plan Policies

In addition, the project will implement the following strategies of the San Pablo Avenue Specific Plan:

Strategy A.1: Attract pedestrian activity, and increase residential population to foster community, support businesses and create places of interest.

The project addresses Kearney Street with entries onto the street and improvements within the public-right-of-way. The project proposes a large publicly accessible plaza facing Kearney Street. The project increases residential population by including 60 new residential units on two existing vacant lots.

Strategy A.3: Improve walkability through more intensive and varied development that provides additional services and locates more future residents in service-rich nodes.

The project includes 60 new residential units on two existing vacant lots. The project site is adjacent to the Moeser Square shopping center and nearby numerous commercial businesses along San Pablo Avenue. The project site is also in close proximity to existing AC Transit lines.

Strategy A.6: Provide publicly-accessible open spaces in appropriate locations.

The project proposes a large publicly accessible plaza facing Kearney Street that includes landscaped areas and benches.

Strategy C.2: Reduce vehicle miles traveled by locating higher-density development in close proximity to transit and bicycle infrastructure and commercial and public-serving uses.

The project includes 60 new residential units in close proximity to existing AC Transit lines.

Strategy C.2: Reduce vehicle miles traveled by locating higher-density development in close proximity to transit and bicycle infrastructure and commercial and public-serving uses.

The project includes 60 new residential units in close proximity to existing AC Transit lines.

Strategy D.6: Allow sufficient housing in the Specific Plan area to accommodate the City's required Regional Housing Needs Allocation at all income levels.

The project includes 60 new residential units, 20% of which will be affordable to lower income households.

Art in Public Places

The project is required to comply with Municipal Code Chapter 13.50 (Art in Public Places). The ordinance requires that either public art is provided on the project site, or an in-lieu fee is paid to the City's public art fund. The applicant has not yet determined which option the project will utilize. The means of compliance will be finalized upon submittal of a building permit as required by Condition of Approval # 12.

Environmental Review

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 and Senate Bill 131. In June 2025, the Governor signed AB 130 which includes a new exemption from CEQA for certain urban infill housing development projects. The exemption, codified in Public Resources Code Section 21080.66, provides a complete exemption from CEQA for all aspects of a qualifying "housing development project." Some of the criteria to qualify for this exemption include:

- The project site must be within an incorporated city or unincorporated "urban area" as defined by the U.S. Census Bureau
- The project site shall meet one of the following criteria: (1) has been previously developed with an urban use, (2) at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses, (3) at least 75 percent of the area within one-quarter mile radius of the site is developed with urban uses, or (4) for sites with four sides, at least three of the four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses
- The project must meet Government Code Section 65913.4(a)(6) siting criteria, which generally prohibits projects in environmentally sensitive areas (e.g., certain areas within the coastal zone, habitat, wetlands, conservation lands) and requires mitigation measures for sites in hazardous areas (hazardous waste sites, floodways, floodplains, very high fire hazard areas, fault hazard zones)
- The project must achieve at least one-half the default density, resulting in minimum densities of 10 or 15 units per acre for San Francisco Bay Area jurisdictions

The project complies with all applicable criteria for this CEQA exemption. AB 130 also requires a tribal notification process. City staff conducted and concluded tribal consultation with the Muwekma Ohline Tribe, Inc. and with the Confederated Villages of Lisjan Nation. Conditions of approval 21 through 30 in

the draft Resolution in Attachment 1 are included as a result of the tribal consultation.

Compliance with the General Plan

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

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

The proposed project includes high-quality building materials consisting primarily of fiber cement siding with accents of metal and glass. Although simple in its building mass and number of materials, the project integrates subtle but important details such as a clearly delineated building base and facades with ample fenestration and articulation. The project also transforms an existing vacant site to one that frames the public realm through building placement and mass in a way that frames each public street. Additional visual interest is provided through complementary landscape plantings of varying heights and textures.

Policy CD1.9: Building Design. A variety of attractive images will be achieved by encouraging a variety of building styles and designs, within a unifying context of consistent "pedestrian" scale along streets and compatibility among neighboring land uses.

The project will result in establishing a new, pedestrian oriented building for this lot. The surrounding area includes an eclectic mix of building styles and materials. The project contributes to the existing mix and in a manner consistent with the building development standards and guidelines of the San Pablo Avenue Specific Plan.

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

The project implements this policy through including an abundance of windows and entrance orientation directly to and facing the street. Additionally, the building locates five floors of residential dwellings facing Kearney Street; thereby providing substantial natural surveillance.

CD3.12: Landscape Species. Indigenous and drought-tolerant species that reduce water usage and are compatible with El Cerrito's climate are encouraged.

The proposed plant palette includes native, drought-tolerant plants, as depicted on plan sheet L1.2 and L1.3 of the Project Plans in Attachment 2.

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

The proposed building is articulated with wall plane offsets, variation in exterior paint colors, and use of metal railings and windows. The building also includes subtle design features providing articulation and visual interest, including a building base that is clearly delineated and upper-level building materials which are composed in a regular pattern that results in legible floor levels and a unified composition.

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

The proposed project requires Tier II Design Review. Pursuant to the San Pablo Avenue Specific Plan, the Design Review Board has authority the Tier II Design Review Process. Pursuant to City Council Resolution 2026-31, the duties and responsibilities of the Design Review Board are delegated to the Planning Commission in instances when the Design Review Board does not have sufficient members to have a quorum. Completion of the review process fulfills this policy objective.

Public Notice

Pursuant to San Pablo Avenue Specific Plan Section 2.02.07.02.02, public notice for the project was published in the East Bay Times, posted on the project site, and mailed to owners of property within 300 feet of the project site and all interested parties on June 17, 2026. As of the posting of this staff report, no comments had been received.

Required Findings

Pursuant to San Pablo Avenue Specific Plan Section 2.03.08.01.02.D.4, in acting to approve or conditionally approve an application for a Tier II application, the Planning Commission shall make the following findings:

A. That the project complies with all applicable Specific Plan design standards.

As documented in the San Pablo Avenue Specific Plan Compliance section of this staff report, the project is not in compliance with numerous applicable San Pablo Avenue Specific Plan development standards (i.e., frontage type, daylight plane, minimum transparency, private open space). However, this project is eligible for "Builder's Remedy" provisions in Government Code Section 655895. Therefore, the City may not deny the project based on inconsistencies with zoning or general plan regulations or policies.

B. That the project implements applicable goals and policies of the El Cerrito General Plan.

As discussed in this report, the project will implement the following El Cerrito General Plan policies: CD1.3 (High-Quality Design), Policy CD1.9 (Building Design), Policy CD2.1 (Street Frontages), CD3.12 (Landscape Species), CD4.2 (Building Articulation), and CD5.1 (Design Review Process).

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL23-0035, as conditioned by the draft resolution in **Attachment 1**.

Proposed Motion

Move adoption of Planning Commission Resolution PC2026-03 granting Tier II Design Review approval for a new multi-family residential building with 60 dwelling units at 921 Kearney Street (Planning Application PL23-0035).

Attachments

1. Draft Resolution
2. Project Plans dated January 13, 2026

Planning Commission Resolution PC2026-03

APPLICATION NO. PL23-0035

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION GRANTING TIER II DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW MULTI-FAMILY RESIDENTIAL BUILDING CONTAINING 60 DWELLING UNITS AT 921 KEARNEY STREET

WHEREAS, the site is located at 921 Kearney Street;

WHEREAS, the existing Assessor's Parcel Numbers of the site are 503-233-007 and 503-233-032;

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

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

WHEREAS, the zoning district of the site is Transit Oriented Mid-Intensity Mixed Use and the project is located on a San Pablo Avenue Specific Plan street type of Neighborhood Street;

WHEREAS, on March 23, 2026, Cedric Lewis submitted a SB 330 Preliminary Application for the development of the subject site;

WHEREAS, on October 19, 2023, Cedric Lewis submitted a Tier II Design Review application for the development of the subject site;

WHEREAS, the subject application proposes a six-story multi-family residential building with sixty dwelling units;

WHEREAS, twelve of the residential units will be designated affordable housing for low-income households;

WHEREAS, the SB 330 Preliminary Application was submitted subsequently to the City's 5th Cycle Housing Element expiring on January 1, 2023, and prior to the State Department of Housing and Community Development's Certification of the City's 6th Cycle Housing Element on August 22, 2023;

WHEREAS, this application is eligible for "Builder's Remedy" provisions in Government Code Section 65589.5 and the City may not deny the project unless one of the five findings in Government Code Section 65589.5(d) can be made;

WHEREAS, on July 1, 2026, the Planning Commission, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 and Senate Bill 131 (Public Resources Code Section 21080.66).

2. The project provides affordable housing as required by El Cerrito Municipal Code Chapter 19.30 (Inclusionary Zoning). As proposed, the project provides rental units. Under Municipal Code Section 19.30.040 this results in a ten percent on-site inclusionary requirement. The project fulfills and

exceeds this requirement by including twenty percent of the total units as affordable to low-income households.

3. As documented in the July 1, 2026 Planning Commission staff report for this application, the project will implement the following El Cerrito General Plan policies: CD1.3 (High-Quality Design), Policy CD1.9 (Building Design), Policy CD2.1 (Street Frontages), CD3.12 (Landscape Species), CD4.2 (Building Articulation), and CD5.1 (Design Review Process).

4. As documented in the San Pablo Avenue Specific Plan Compliance section of the July 1, 2026 Planning Commission staff report for this application, the project is not in compliance with numerous applicable San Pablo Avenue Specific Plan development standards (i.e., frontage type, minimum transparency, private open space). However, this project is eligible for "Builder's Remedy" provisions in Government Code Section 655895. Therefore, the City may not deny the project for inconsistencies with zoning or general plan regulations or policies.

NOW, THEREFORE, BE IT RESOLVED that after careful consideration of all maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL23-0035, subject to the following conditions:

Planning Division:

1) The project will be constructed substantially in conformance with the plans dated January 13, 2026, except as noted herein. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2) If Applicant constructs the building or makes improvements in accordance with this approval but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3) These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4) If not exercised, this Tier II Design Review approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.

5) The applicant shall share the conditions of approval with their general contractor for the project. The general contractor shall sign a copy of the conditions of approval to acknowledge that he/she is aware of all these conditions of approval and will comply as directed. Prior to the issuance of a building permit, this signed copy shall be returned to the planning and building division and kept as part of the project file. The conditions of approval shall be reviewed at the mandatory pre-construction meeting held between the City and the General Contractor. A copy of the conditions of approval shall be maintained on the project site at all times during construction.

6) A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit to

allow this use.

7) To the maximum extent permitted by law, Applicant, its related entities, assignees, and successors in-interest (collectively, "Applicant") shall defend (with counsel acceptable to the City), hold harmless, and indemnify the City and its officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") against all liability, damages, claims, costs, demands, judgments, losses (direct or indirect), actions, causes of action, proceedings, or other forms of legal or equitable relief of every nature (1) arising out of or in connection with Applicant's construction, maintenance, or operation of the Project or any part of the Project, or its failure to comply with any of its obligations contained in this approval, including these Conditions of Approval, or its failure to comply with any applicable law or regulation; (2) seeking to attack, overturn, set aside, void, stay, or otherwise amend or rescind any or all final Project approvals, analysis or determination related to the Project under or pursuant to the California Environmental Quality Act, or granting of any permit or other entitlement issued or granted or any implementing action by the City as part of the Project approvals; or (3) any referendum filed to rescind or repeal all or any aspect of the Project approvals, including any litigation filed by or against the City related to such a referendum. Applicant's obligations pursuant to this paragraph include reimbursement of all Indemnified Parties' direct and indirect costs associated with any of the foregoing, including but not limited to attorneys' fees and costs, expert witness fees and costs, court costs, and City Staff overhead costs and normal day-to-day business expenses incurred by the City, including but not limited to any and all costs which may be incurred by the City in conducting an election as a result of a referendum to rescind or repeal all or any aspect of the Project approvals. The Applicant obligations set forth in this paragraph shall remain in effect for the life of the Project approvals and shall survive termination, extinguishment, or invalidation of the Project approvals.

8) All building facades shall be of non-reflective materials, and windows shall incorporate non-reflective coating.

9) The applicant shall implement the following BAAQMD-recommended measures to control particulate matter emissions during construction. City staff will spot check that these measures are being implemented throughout the construction phase of the project. These measures reduce diesel particulate matter PM2.5 and PM10 created from construction to ensure that short-term health impacts to nearby sensitive receptors are avoided or reduced:

   <u>Dust (PM2.5 and PM10) Control Measures</u>:

   a. Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
   b. Cover all hauling trucks or maintain at least two feet of freeboard.
   c. Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
   d. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).
   e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
   f. Limit traffic speeds on any unpaved roads to 15 mph.
   g. Replant vegetation in disturbed areas as quickly as possible.
   h. Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
   i. Post a publicly visible sign(s) with the telephone number and person to contact at the Lead

Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Additional Measures to Reduce Diesel Additional Measures to Reduce Diesel Particulate Matter and PM2.5 and other construction emissions:

j. The developer or contractor shall provide a plan for approval by the City or BAAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2011.
k. Clear signage at all construction sites shall be posted indicating that diesel and gasoline equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site or adjacent to the construction site.
l. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).
m. Properly tune and maintain equipment for low emissions

10) As required by the Building Official, subject to City review and approval, the applicant shall complete and implement the geotechnical mitigation recommendations identified in the required site-specific geotechnical investigations and engineering studies, in coordination with City grading permit and building permit performance standards.

11) Noise levels at residential property lines from commercial development shall be maintained not in excess of the General Plan and municipal code limits for the City of El Cerrito.

12) Construction equipment shall be well-maintained and used judiciously to be as quiet as practical. The following measures shall be implemented to reduce noise from construction activities:

    a. Equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment.
    b. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
    c. Locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
    d. Prohibit unnecessary idling of internal combustion engines.
    e. Pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
    f. Construct solid plywood fences around construction sites adjacent to operational business, residences, or noise-sensitive land uses.
    g. If noise conflicts occur which are not irresolvable by proper scheduling, a temporary noise control blanket barrier shall be erected, as determined to be necessary by the Zoning Administrator, along building facades facing construction sites.
    h. Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
    i. Construction activities (including the loading and unloading of materials and truck movements) and excavating, grading, and filling activities (including warming of equipment motors) shall be limited to the hours of 7:00 AM to 6:00 PM on weekdays and to the hours of

9:00 AM and 5:00 PM on Saturdays. Work shall be prohibited on Sundays and Holidays.

j. Businesses, residences, or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing.
k. Designate a "construction liaison" who would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

Project Specific Conditions of Approval:

13) Prior to starting any construction activities on the site, and until the construction of the project is complete, the applicant shall post a sign on the site which:

    a) Is visible to pedestrians
    b) Is a minimum size of 24 inches by 36 inches
    c) Is made of durable material(s)
    d) Includes an illustration of the approved project and contact information for the applicant

14) Prior to building permit issuance, the applicant shall submit, receive approval, and record a lot merger application to merge the two existing parcels on the project site.

15) Prior to building permit issuance, the applicant shall provide payment of $15,134.10 to the City of El Cerrito Planning Division for City Attorney costs spent on the entitlement processes for both this project and for application PL23-0038. The City collects fees and deposits for the processing and review of development projects. The City's Master Fee Schedule specifies, on page 11:

    The Planning Manager may determine a project to be unusually complex or time consuming and require a deposit at the time of application for estimated staff, consultant, and City Attorney costs. If a standard fee has previously been paid, additional deposits may be required to cover extraordinary costs resulting from unforeseen complexities, delays or extra meetings… Fees for entitlements requiring a public hearing and other similar applications include one review of the initial application submittal and review of up to two resubmittals. Review of additional resubmittals will incur additional fees based on staff time.

    Based on the foregoing, the application fee collected at the time of submittal covers essentially three submittals and assumes a total of 1 hour of City Attorney time combined for both projects. City Attorney expenses on both projects from March 2023 to October 2025 add up to $19,750.10. Subtracting one hour of City Attorney time at the hourly rate of $442 per hour from this total results in $19,308.10. City staff deducted City Attorney time spent addressing comments from the California Department of Housing and Community Development, which reduced this amount to $15,134.10. These are costs the City incurred for these two projects. The project applicant is responsible for paying the costs that the City has incurred for review of additional submittals. All of the staff and City Attorney time spent for these two projects are direct project review issues. All of the comments provided are also missing items and consistency comments that the project must address before it can move forward in the review process. Thus, the City Attorney costs due for this project as set forth above must be paid before a public hearing can be scheduled.

16) Prior to building permit issuance, the applicant shall provide payment of $3,194.25 for City staff time spent conducting tribal notification and tribal consultation with the Muwekma Ohlone Tribe, Inc. and with the Confederated Villages of Lisjan Nation for both this project and for application PL23-0038.

This tribal outreach and consultation process was required pursuant to the AB 130 California Environmental Quality Act (CEQA) exemption process, which the applicant requested. This amount includes 14.25 hours of Senior Planner time and 1.5 hours of Planning Manager time.

17) Prior to building permit issuance, the applicant shall demonstrate compliance with Chapter 13.50: Art in Public Places of the El Cerrito Municipal Code to the satisfaction of the Zoning Administrator. The project shall be fully compliant with Chapter 13.50 prior to the issuance of a Certificate of Occupancy.

18) Prior to building permit issuance, the applicant shall enter into an affordable housing regulatory agreement with the City. The project shall provide twenty percent of the total number of residential units as units affordable to lower income households, as required to be eligible for builder's remedy eligibility pursuant to Government Code Section 65589.5.

19) Prior to building permit issuance, building plans shall demonstrate compliance with exterior lighting requirements in ECMC Section 19.21.050 (A).

20) In compliance with Chapter 16.34 of the El Cerrito Municipal Code, the applicant shall submit plans for undergrounding of utilities adjacent to the project to the satisfaction of the Building Official prior to issuance of a building permit. Prior to Certificate of Occupancy, the undergrounding of utilities work shall be completed.

21) The project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project meet the California Air Resources Board (CARB) Tier 4 Final emissions standards or equivalent.

22) Prior to Certificate of Occupancy, the applicant shall comply with El Cerrito Municipal Code Section 19.30.060 (Continuing Affordability and Occupancy).

23) The applicant shall maintain the subject property in a manner free from public nuisances, in accordance with Municipal Code Chapter 8.34 (Nuisance Abatement).

24) The cost of all automobile parking shall be separate from the sale or rental price of all residential units, unless prohibited by affordable housing financing requirements or Federal or State law. All residential unit renters and/or buyers shall be free not to rent and/or purchase parking.

<u>Conditions based on tribal consultation process pursuant to AB 130 with Muwekma Ohlone Tribe, Inc.:</u>

Prior to issuance of a Certificate of Occupancy, the applicant shall implement the following measures to the satisfaction of the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization, Inc., a 501(c)(3) nonprofit organization:

25) Cultural Sensitivity Training. Cultural sensitivity training must be provided to all contractors, subcontractors, and construction personnel before any ground-disturbing activities begin. The project applicant shall coordinate with the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization to receive the training from the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization, at the applicant's expense.

26) Native American Monitoring. Prior to ground disturbing activities, a Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization Tribal monitor(s) shall be retained at the applicant's expense. Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization Tribal monitor(s) will have the authority to halt and redirect work should any archeological or tribal cultural resources be identified

during monitoring. If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 100 feet of the find must halt and the find must be evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the Tribal monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities moves to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).

27) Unanticipated Discovery of Tribal Cultural Resources. If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until an archeologist has evaluated the nature and significance of the find as a cultural resource and a representative from the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization is consulted by the government agency. The archeologist will stake the area of discovery, placing stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA and/or the Tribe, the entity shall retain a qualified archeologist and a Tribal monitor, at the applicant's expense, to prepare a mitigation plan, which shall be implemented by the entity in accordance with state guidelines and in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe and, if applicable, a qualified archeologist. Examples of appropriate mitigation for the Tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery.

28) Halt work/Coroners Evaluation/Impact to previously undiscovered human remains. If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, if not identifiable as human or animal, shall be treated as human remains and the appropriate protocols followed. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to the City, the project proponent, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the consultant, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.

29) Cultural Confidentiality. All Tribal Cultural Resources, site locations, and associated information, including but not limited to reports, records, photographs, and maps, shall remain confidential and shall not be disclosed to the public, media, or unauthorized parties without the prior written consent

of the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization. This provision shall not impede the preparation or submission of required reports to regulatory agencies. However, any such reports shall be prepared in a manner that protects sensitive Tribal information to the fullest extent permitted by law.

30) Compensation. All Tribal services (monitoring, training, etc.) provided by the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization shall be compensated pursuant to the Tribe's current rate sheet.

Conditions based on tribal consultation process pursuant to AB 130 with Confederated Villages of Lisjan Nation:

Prior to issuance of a Certificate of Occupancy, the applicant shall implement the following measures:

31) Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Public Resources Code Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

32) All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Public Resources Code Section 21083.9.

33) Inadvertent discovery of Tribal Cultural Resources: If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA, the entity shall retain a Tribal representative and, if applicable, a qualified archaeologist, at the applicant's expense, to prepare a mitigation plan, which shall be implemented in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery.

34) Inadvertent discovery of human remains: If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human, shall be treated as potential human remains and the appropriate protocols followed. The archaeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as the MLD's recommendations regarding the treatment of the human remains and any associated funerary objects. The report should be submitted to the lead government agency, the NWIC and the consulting Tribe. Tribal

representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the entity, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.

Public Works Department:

35) Prior to building permit issuance, the applicant shall address the following outstanding issues with Storm Water Control Plan (SWCP) requirements. The storm water control documentation is incomplete per the Contra Costa Clean Water Program Stormwater C3 Guidebook (Guidebook) and El Cerrito Municipal Code Chapter 8.40 requiring compliance with the Guidebook. The required documentation consists of a report and an exhibit (plan), which together form the Stormwater Control Plan (SWCP). Applicant must provide a complete SWCP report and plan including required analysis with calculations in accordance with the Guidebook.

    Each DMA should have one surface type (roof, paving, or landscape), be labeled, and square footage noted. The SWCP plan also lacks details of roof slope, downspouts and drainage piping showing where the stormwater is going to be discharged from the DMA's to the IMP's. Since the proposed sidewalk is where the planting strip would be, the SWCP shall verify how the sidewalk is treated for C.3 requirements. Provide justification that LID treatment is not possible. There appears to be room for bio-retention planters in the front of the building.

36) Prior to building permit issuance, the applicant shall submit a traffic study for the project. Per section 2.05.08.04-05 of the Form Based Code and San Pablo Specific Plan, Transportation Appendix - San Pablo Avenue Complete Streets Memorandum, Evaluation Program, applicant must provide a Transportation Evaluation Report, prepared by a qualified transportation consultant. The report must include the following elements: project trip generation and consistency with the Specific Plan SEIR, and traffic operations analysis at all intersections immediately adjacent to the project site; site access and circulation for pedestrians, transit users, bicyclists and motorists; vehicle and bicycle parking demand and supply; a complete Transportation Demand Management Plan (TDMP); and evaluation of the Specific Plan Complete Streets Built Environment Factors along project frontage and immediately adjacent intersections. Study scenarios should be pre-approved by Public Works Engineering, prior to start of study. If you desire to pursue an exemption under Section 15332, a similar traffic study must be provided to analyzes project impacts and whether the project has the potential to result in significant environmental effects and compliance with the standards and plans outlined above. Since a traffic study was provided in 2017 for a previous project, you have the option of updating that traffic study to provide analysis for the revised proposed project.

37) Driveway aprons shall provide a 4-FT wide ADA sidewalk transitions per City Standards. Prior to issuance of a building permit, plans shall be revised to address this comment for review and approval by the Public Works Department. See Driveway standard at the following link: https://www.el-cerrito.org/DocumentCenter/View/458/sddriveway?bidId=

38) Prior to building permit issuance, pursuant to the City's adopted Green Infrastructure Plan and San Pablo Avenue Specific Plan (Section 2.05.05.02 and 2.05.06) guidelines, applicant must evaluate opportunity for adding Green Infrastructure to its frontage improvements for treatment of stormwater flows from the street. In addition to fulfilling requirements to implement LID in connection with construction of new buildings and adjacent public-right-of-way, there may be opportunities to capture and treat runoff from the sidewalks.

Prior to building permit issuance, building plans shall ensure that the project driveway has adequate sight distance between vehicles exiting garage and pedestrians on the adjacent sidewalk. Indicate on the plans that site distance can be provided. Ensure that on-street parking and proposed trees on both sides of the driveway on San Pablo Avenue would not restrict sight distance for existing vehicles by providing at least 20 feet of red curb and ensuring that the proposed canopies are higher than 6-ft from the ground on both sides of the projected driveway.

39) Prior to Certificate of Occupancy, applicant shall replace sidewalk, curb, and gutter along the frontage of the property to current ADA and City standards for sidewalk, curb ramps and driveway aprons.

40) Prior to building permit issuance, project applicant must provide a detailed civil plan for off-site work (improvements in the public right-of-way) for review and approval by the Public Works Department.

41) For any work in the public right-of-way, including street excavation for utility connections, temporary traffic control, storage, temporary parking restrictions, and street tree, sidewalk, curb/gutter, and driveway work, applicant must obtain a Public Works Encroachment Permit and pay all associated fees.

42) Prior to building permit issuance, approval from EBMUD and Stege Sanitary District is required.

43) As part of the application for a building permit, the applicant shall submit a draft C.3 Stormwater Facilities Operations & Maintenance Plan (using templates provided by the Contra Costa Clean Water Program as described here.

44) Prior to Certificate of Occupancy, applicant shall execute a C.3 Stormwater Facilities Operations and Maintenance agreement.

45) Prior to building permit issuance, a copy of the stamped and signed geotechnical report for the site shall be provided to Public Works for reference.

46) Prior to building permit issuance, applicant shall pay City fees in the Master Fee Schedule including, but not limited to, the City Transportation Impact Fee (TIF), the West Contra Costa Transportation Commission fee (WCCTC) Subregional Transportation Mitigation Program fee (STMP), and the C.3 Storm Water Pollution Control Plan review fee.

47) Prior to building permit issuance, pursuant to El Cerrito Municipal Code Chapter 13.24, applicant shall submit an estimate of earthwork and/or grading operations and amount to be transported as part of the project as part of the preliminary grading plan. Any earthwork and/or grading operations in excess of 50 cubic yards will require the applicant to submit a detailed grading plan at Building Permit stage, and applicant would need to apply for a Grading & Transportation Permit and pay all associated fees.

48) All utilities shall be undergrounded in accordance with El Cerrito Municipal Code Chapter 16.34. For any new structure or any remodeling or addition involving both a service change and a valuation exceeding eight percent of the assessor's fair market value for the existing structure, underground installation of all utility service laterals and equipment is required if a utility pole on the abutting street is situated within one hundred feet of the property lines for the new or remodeled structure. This includes, but is not limited to, electric, telephone and cable television lines, which must be underground, in accordance with utility-filed rules approved by the state public utilities commission,

to the point of connection with the utility distribution facilities. The words "utility service laterals and equipment," as used in this section, do not include equipment appurtenant to underground utilities such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and risers from concealed ducts. Applicant must provide a preliminary utility plan showing electrical and gas connections.

Fire Department:

Prior to issuance of a building permit, the applicant shall address the following comments:

49) Building construction shall meet current California and El Cerrito Fire Codes, National Fire Protection Association Codes, and current California and El Cerrito Building Codes and amendments.

50) A fire pump may be required for a building of this size. Provide a preliminary water supply analysis for the sprinkler system and if a pump is required, show the location of the fire pump room.

51) As measured from the fire apparatus access road (Kearney Street), the western portion of the building by the fitness center is approximately 200 feet away from the fire department access from both northern and southern access points, which exceeds the 150 feet allowed per CFC 503.1.1. Revise plans to address this comment.

52) The plans shall show all fire department connections, post indicator valves, and fire hydrants.

53) Elevator size must be determined to meet the footprint of the building. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance gurney or stretcher with no less than 5-inch radius corners, in the horizontal, open position, shall be provided with a minimum clear distance of not less than 80 inches by 54 inches and with a 42 inch side slide door.

54) Include fire alarm system installation under BUILDING CODE SUMMARY per CFC 907.2.9.1 on Sheet G-001.

55) Radio frequency signal strength analysis shall be conducted throughout the building. If radio signal strength deficiencies are identified, signal boosters shall be installed to achieve adequate signal strength and boosters shall be maintained.

Building Division

Prior to building permit issuance, applicant shall address the following comments:

56) Submitted plans must comply with the applicable California Building Codes and City of El Cerrito ordinances.

57) Sheet G001: Please correct the building code summary. CBC Table 504.4 allowable stories above grade for occupancy R-2 construction type V-A is listed as 4, with or without the area increase. The provided plans still specify 5 levels above the podium, which is noncompliant and must be revised. (CBC Table 504.4 notes R-2 VA as 4 stories with footnote o, which allows the area increase to be taken when limited to 4 stories and 60 feet. The “without area increase” line is listed as 4, not 5. Without footnote o, large R-2 VA buildings would be limited to 3 stories.)

58) Sheet G001: Please provide a specific construction type for the ground floor – I-A or I-B.

59) Sheet G001: Please correct the building code summary occupancy. The ground floor lists leasing (B) and garage (S-2), but doesn't include the lobby, common room, fitness center, laundry room, and their occupancies.

60) Sheet A101: The west building face is so close to the property line that openings are limited per CBC Table 705.8. At building department submittal, include calculations on an elevation sheet like A201 showing that 25% allowable opening areas are met. The west elevation appears to exceed the opening allowance.

61) Sheet A101: The parking structure below the podium appears to be designed as an enclosed parking garage. Provide a mechanical ventilation and exhaust system per CBC 406.6.2.

62) Sheet A101 and A301: At building submittal, detail the car puzzle/stacker pit, including specifying the pit depth.

63) Sheet A101: The access aisle does not connect to an accessible route leading to the nearby elevator and stairs – instead, traversing the drive aisles is required, which is discouraged -- at a minimum the accessible route must be marked with a crosswalk. [CBC 1109A.7 #3]

64) Sheet A102: The balconies at units 7 to 10 project within 2 feet of the property line, but horizontal projections are restricted near property lines. See CBC Table 705.2; 40" clear is required from the property line to the balcony face.

65) Sheet A102: The trash chute room lacks a door or other access.

66) Sheet A501: Both bedroom doors at both units are undersized. Accessible doors must be 32" clear, requiring 2'-10" or typically 3'-0" doors, not 2'-6". [CBC 1132A.3] Also, both bedrooms at the one bath unit, and the left bedroom at the 2 bath unit don't appear to feature the required 18" strike side clearance [CBC 1132A.5.2].

67) All multifamily buildings under 10 stories must be solar ready per CEnC 110.10(a)3 at a minimum. Prescriptively, both a PV system and batteries are required. See Equation 170.2-D for required PV size, and equations 170.2-E and F for required battery energy and power capacities. Show the allocated PV and battery spaces on plans [CEnC 170.2(g) and (h)].

Operations and Environmental Services:

68) California State Law (SB 1383 - Short-Lived Climate Pollutant Reduction Strategy; effective January 1, 2022) and El Cerrito Municipal Code Section 8.12 requires all generators of solid waste, including multifamily properties, to properly sort waste into three streams (garbage, recycling, and organics). Complying with this state law helps combat climate change by recycling organic waste correctly.
    a) If organic waste bins are only provided in the ground floor waste room, then tenants on upper levels are not likely to sort organics waste from the trash. City staff strongly recommend providing an organics collection container on each floor that is regularly serviced by the property manager, placed next to the trash & recycling chutes. These can be the 64-gallon carts or another method of collection such as Slim Jims. Alternatively, a third collection chute for organic waste could be added. Additionally, the City recommends the development of a tenant outreach & education plan to ensure proper waste sorting.
    b) As a requirement of SB 1383, annual audits for Multifamily Properties must be performed to

ensure waste is properly sorted, and penalties or citations may be imposed for improper sorting and contamination.

69) Solid Waste Collection Plan.
    a) Please consider potential issues with offsets in chutes. This could cause potential clogs in the waste chutes and be costly for service and cause down time for residents. Typically chutes path of travel is directly over the termination bins.
    b) The trash room does not seem to be adequately sized to accommodate the number of bins or more importantly, allow bins to be swapped once one becomes full. City staff anticipate that a 2yd trash or recycling bin may become full mid-day and property management will need to swap for an empty bin under the termination chute. However, there doesn't appear to be adequate space for this to occur.
        i) Analysis by City staff indicates that 7 yards of trash and 7 yards of recycling per week is an underestimate of adequate service levels for a 60-unit building. City staff estimate a need for approximately 10 cubic yard of trash and approximately 13 cubic yards of recycling per week. Organic service seems adequate. Service will need to occur five times per week, and bins will need to be swapped for empties on weekends by Property management.
    c) The path of travel for dumpsters to the collection point at the curb is very narrow. Bins are 50" wide and the gate is only 56" wide, allowing only 6" of buffer zone around dumpsters during travel. Additionally, there is only a 54" clearance outside the elevator. Property owner should be aware of potential damage from dumpsters being serviced 5-days a week.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on July 1, 2026, upon motion of _____ second by _____:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Sean Moss, AICP
Planning Manager

PROJECT INFORMATION

ZONING

ZONING — TRANSECT ZONE

MID-TOWN DISTRICT
TOMIMU: Transit Oriented Mid-Intensity Mixed Use

LAND USE

LAND USE

Proposed use, Multiple Family Residential, is P (permitted) as-of-right that require no disscetionary review if in compliance with all standards.

DEVELOPMENT STANDARDS

Lot Area	13,359 SF
Building Area	48,258 SF Gross
Floor Area Ratio	3.6
Lot Coverage	70%
Impervious Surface	13,359 SF see drawing SW1.0
BMP Area	351 SF see drawing SW1.0

BUILDING HEIGHT

		PROPOSED
Maximum	55'-0" or 65'-0" if project is consistent as an affordable housing project, as defined by state law.	63'-9" to 65'-0" due to topographic conditions.
Minimum	3 stories for residential use.	6 stories above ground plane.

STREET TYPE

KEARNEY STREET - NEIGHBORHOOD STREET	REQUIREMENT	PROPOSED
Sidewalk Amenity Zone	5'-0" min.	5'-0"
Sidewalk Pedestrian Zone	5'-0" min.	5'-0"
Sidewalk Activity Zone	10'-0" min.	20'-8" to 23'-8"
Vehicular Access	20'-0" min.	20'-0" Curb Cut/ 18'-0" Driveway

BUILDING FORM	REQUIREMENT	PROPOSED
Upper Floor Setback	Stepped massing per shadow and daylight plane requirments.	None
Ground Floor Ceiling Height	14'-0" clear min.	9'-0" clear
Upper Floor Ceiling Height	9'-0" clear min.	9'-0" clear
Building Length	200' max.	138'
Ground Floor Tansparency - Residential	30% min.	66%
Upper Floor Transparency	25%	32%
Encroachments - Front	2'-0" max.	No encroachment
Allowed Frontage Type - Flex	No requirement	

UNIT TYPES	REQUIREMENT	PROPOSED
Unit Types The following unit types are required as stipulated below:	Projects containing 50 residential units or more: .	20 Two-bedroom/one bath units at 473 SF
Studio Units	A minimum of three unit types shall be included in the project.	40 Two-bedroom/two bath units at 563 SF
One-Bedroom Units	At least three unit types shall each be a minimum of 15% of the total number of units in the project.	
Two-Bedroom Units		
Three-Bedroom Units, or larger	No more than 50% of the total number of units in the project shall be of any one unit type.	

SHADOWS

Shadows

Existing residential uses to the west are not impacted by shadow requirement.
Front and Upper Floor Shadows Along Neighborhood Street. See shadow study.

Setbacks

	REQUIREMENT	PROPOSED
Ground Floor Front	10'-10" min.	27'-30' including public plaza
Side Setback	0'-0" min.	6'
Rear Setback	west: none	5'

VIEWS

Project property is not large enough to include view corridors.

BUILDING ARTICULATION

	REQUIREMENT	PROPOSED
Wall Offset at Street Front	50% of Wall.	75% @ Ground Floor 56% @ Floors 2-6
Wall Offset	1'-0" min. / 50 LF	Complies.
Colors, Materials and Textures.	50% of Wall.	Complies.

FRONTAGE

Shop Front, Flexible, Arcade/Galley, or Forecourt

SHOP FRONT PROPOSED	REQUIREMENT	PROPOSED
Height	12' min. 18' max.	10'
Recess	10' max.	10'
Entry	5' max.	<5'
Glazing	30% clear glazing	49% clear glazing

SUSTAINABLE DESIGN

All exterior lighting will be Dark Sky certified.
Building will comply with California Building Energy Efficiency Standards.

OPEN SPACE

Ground Flr. Parking, Commercial, Services	9,343 SF
Residential Flrs. 2-6	38,915 SF
Gross building area.	48,258 SF
Gross building area less garage	43,445 SF
Number of Units	60

	REQUIREMENT	PROPOSED
Public Open Space	25 SF/ 1000 SF = 1,086 SF	1,086 SF
Kearney Plaza		1,925 SF
BONUS AVAILABLE		839 SF
Private/Common Open Space	80 SF / Unit = 4,800 SF	
Unit Decks - 66 SF Per Deck x 8 Per Floor x 5 Floors		2,640 SF
Ground Floor Fitness Courtyard		300 SF
PUBLIC OPEN SPACE BONUS	839 SF X2 =1,438 SF	1,678 SF
	TOTAL	4,618 SF

PARKING REQUIREMENT

	REQUIREMENT	PROPOSED
Residential Parking	Exempt by AB2097	.4 per unit
	0	24

Parking is provided at ground level with stacker.
2 at grade spaces 2 of which are handicap spaces
2 EV charging spaces provided.

Bicyle Parking Minimum

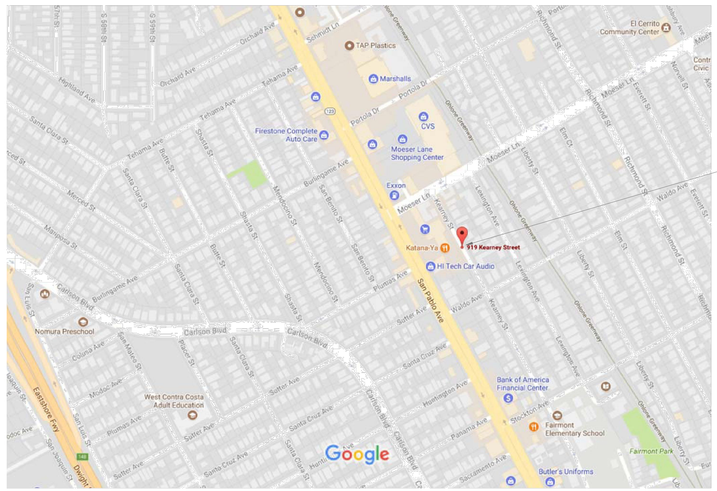
Short-term	1 per 10 Units = 6	6
Long-term	1.5 per Unit = 90	90

Long-term spaces in garage storage area.
Short-term spaces @ Kearney streetfront.

BUILDING CODE SUMMARY

Construction Type	5 story wood frame construction with at grade concrete garage.
	Garage — Type 1
	5 Levels of apartments — Type 5A
Occupancy	
	Apartments — R2
	Leasing Office — B
	Garage — S-2
Fire Suppression	Automatic fire sprinklers per NFPA 13.
Allowable Height	R2 with fire sprinklers, no area increase: 65'.
Allowable Stories	R2 with fire sprinklers, no area increase: 5 story.
Allowable Area	Multi-story R2 with fire sprinklers, no area increase: 96,000 SF

VICINITY MAP



DRAWING INDEX

G-001	GENERAL AND CODE INFORMATION
G-002	CONTEXT PHOTOS
G-003	VIEW CORRIDOR STUDIES
G-004	SHADOW STUDIES
C-001	SURVEY
AS-101	SITE PLAN
A-101	GROUND FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTION
A-501	UNIT PLANS
A-601	MATERIALS & COLORS
L-1.1	LANDSCAPE MATERIALS PLAN
L-1.2	LANDSCAPE PLANTING PLAN ENLARGEMENTS
L-1.3	PLANTING PALETTE AND SCHEDULE
SW 1.0	STORMWATER CONTROL PLAN

PROJECT DIRECTORY

OWNER
921 KEARNEY, LLC
1606 JUANITA LANE, SUITE A
TIBURON, CA 94920
CHARLIE OEWEL, DEVELOPER
415.789.1269
coewel@gmail.com

ARCHITECT
TAUB DESIGNS
1001 BRIDGEWAY, #147
SAUSALITO, CA 94965
KEN TAUB, PRINCIPAL ARCHITECT
415.858.8872
www.TaubDesigns.com

LANDSCAPE ARCHITECT
PGA DESIGN
17TH STREET
OAKLAND, CA 94612
CHRIS KENT
510.465.1284
kent@pgadesign.com

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400,
WALNUT CREEK, CA 94596
MELINDA THOMAS, EIT, PROJECT ENGINEER
925.940.2202
melindathomas@bkf.com

NO.	DATE	
	10/16/2023	PLANNING SUBMISSION
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038

921 KEARNEY
EL CERRITO,CA

921 KEARNEY, LLC
Charlie Oewel
Housing & Education Resource Development
1606 Juanita Lane, Suite A, Tiburon, CA 94920
415.377.7262 - Cell Phone

SHEET
G-001



CONTEXTUAL PHOTO EAST



CONTEXT PHOTO NORTH



CONTEXT PHOTO WEST



CONTEXT PHOTO SOUTH

1 CONTEXT PHOTOS

SCALE: NO SCALE

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone	SHEET
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038						G-002





EXISTING VIEW FROM OHLONE GREENWAY NEAR WALDO



PROPOSED VIEW FROM OHLONE GREENWAY NEAR WALDO



EXISTING VIEW TO MARIN HEADLANDS FROM WALDO AND POMONA. PROPOSED PROJECT NOT SEEN DUE TO FIELD OBSTRUCTIONS AND ELEVATION OF VIEWPOINT.

1 CONTEXT PHOTOS

SCALE: NO SCALE

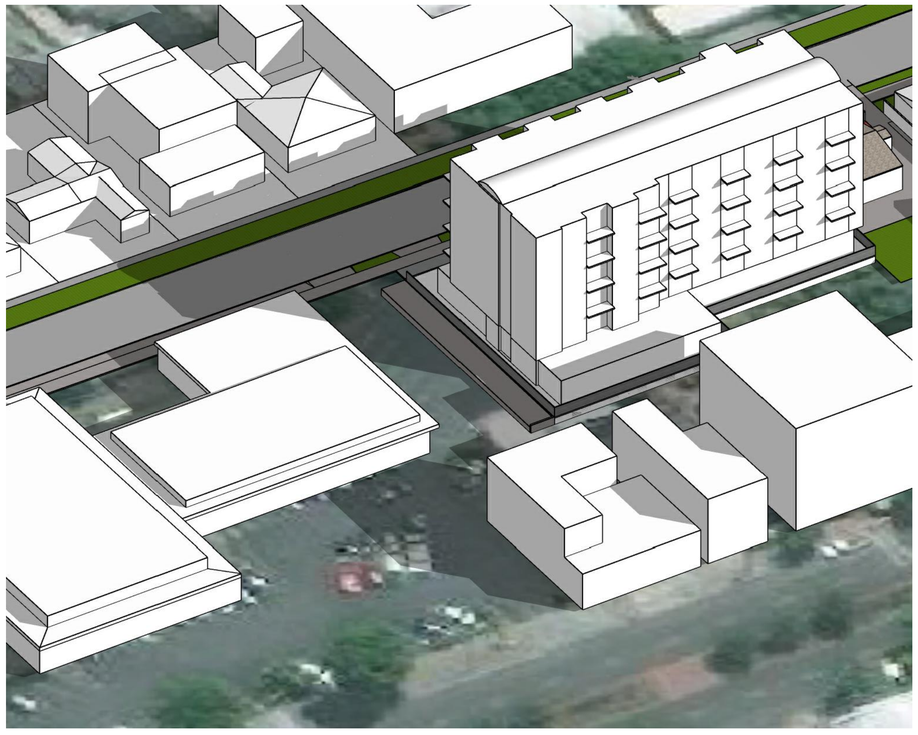
NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					

SHEET

G-003

NOTE:

SITE PLAN TAKEN FROM SURVEY BY
BAY AREA LAND SURVEYING DATED
JANUARY 2017. SEE SHEET C-101.





SHADOW STUDY - DECEMBER 21ST @ 1:30 P.M. 8UCT

1 SHADOW STUDIES

SCALE: NO SCALE

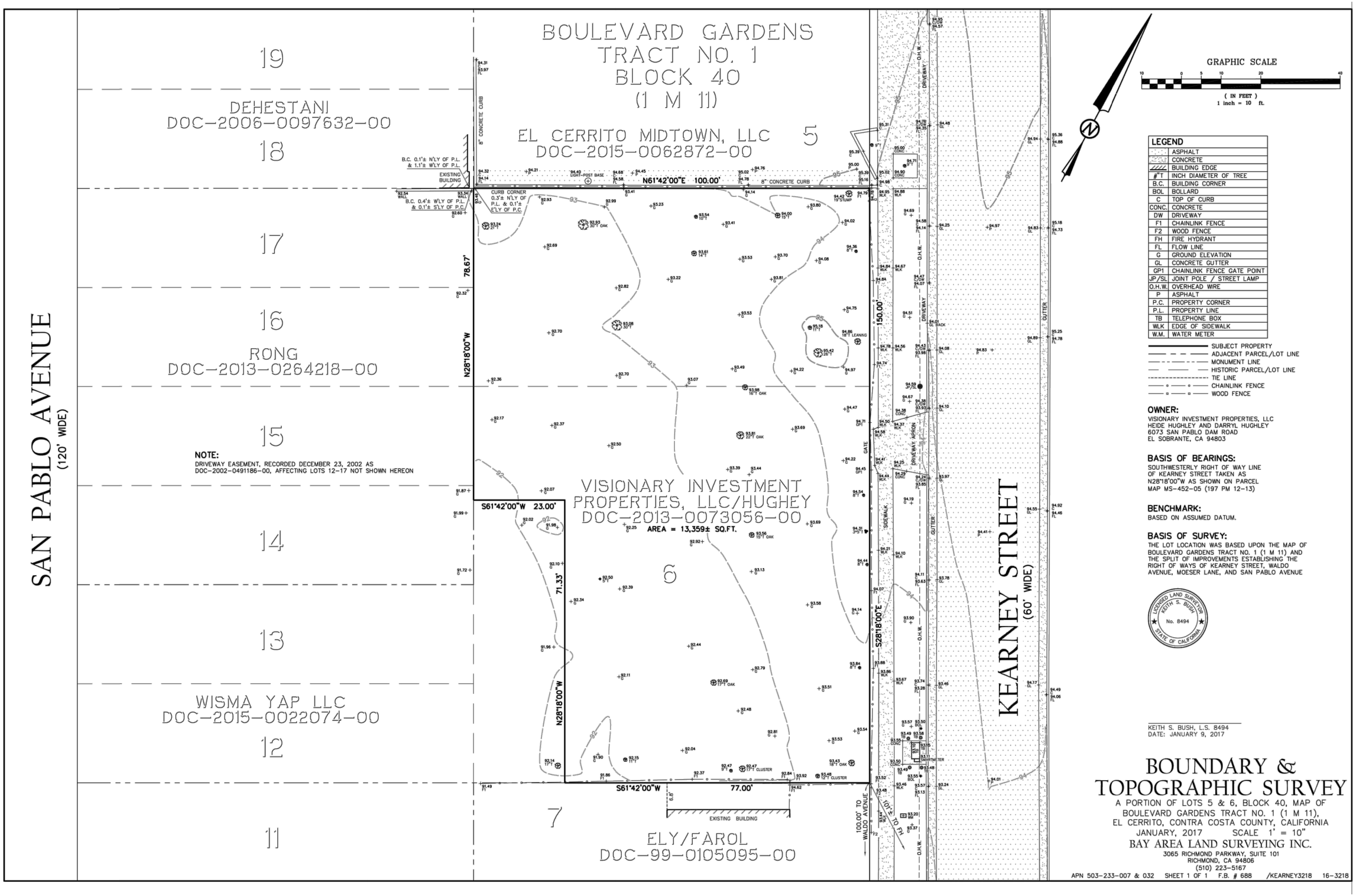
NO.	DATE						
	10/16/2023	PLANNING SUBMISSION					
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					

921 KEARNEY
EL CERRITO,CA

921 KEARNEY, LLC
Charlie Oewel
Housing & Education Resource Development
1606 Juanita Lane, Suite A, Tiburon, CA 94920
415.377.7262 - Cell Phone

SHEET

G-004



NO.	DATE						
	10/16/2023	PLANNING SUBMISSION					
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					

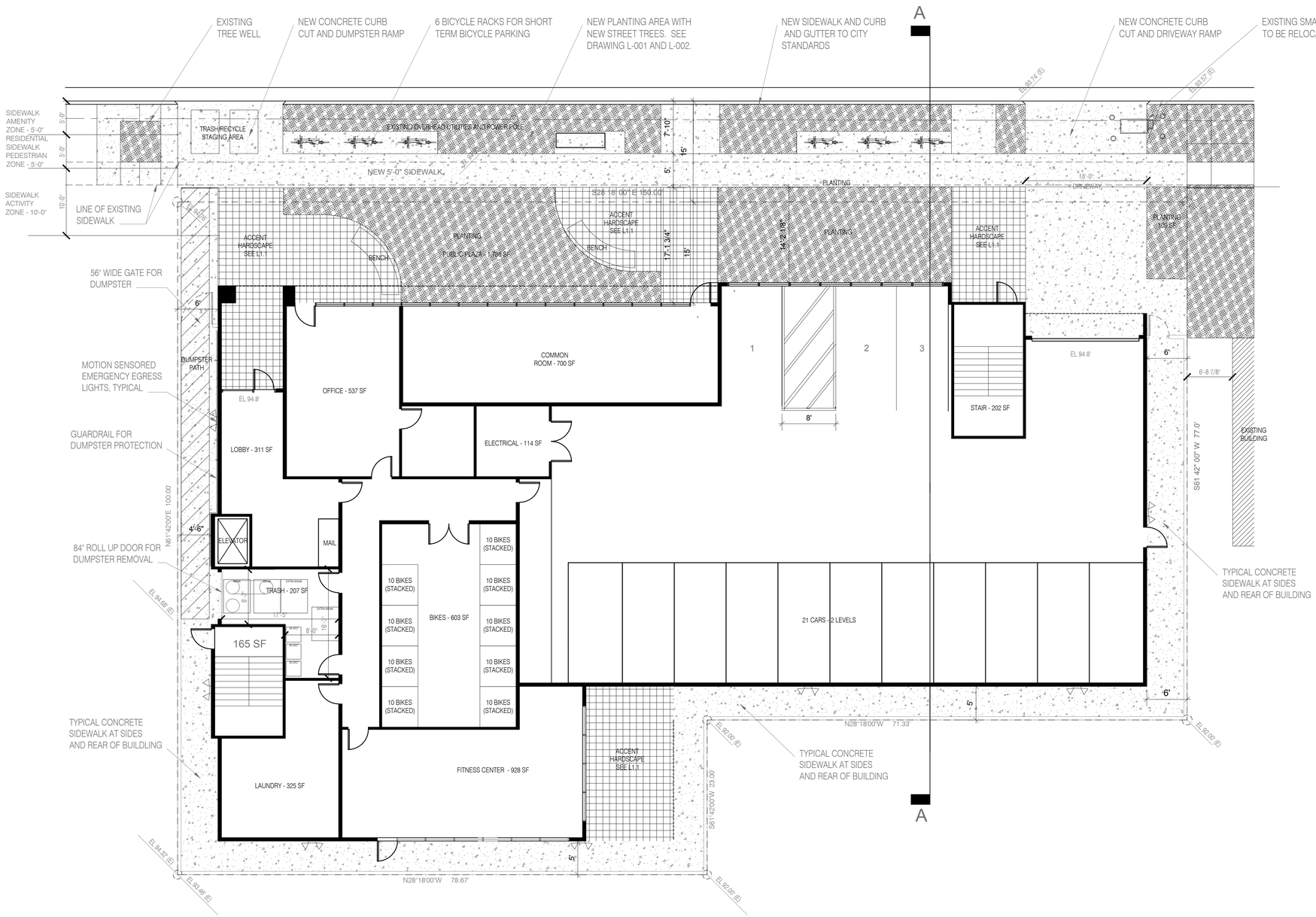
		921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone

SHEET

C-001

FENCE AND RETAINING WALL NOTES:

1. THE FINISH PAD GRADE FOR THE GROUND FLOOR AND GARAGE IS 94.8'.
2. THE FINISH GRADE AT THE WALKWAY ON THE NORTH, SOUTH AND WEST WALKWAY AROUND THE BUILDING IS 94.76'.
3. THE EXISTING GRADE AROUND THE BUILDING PAD VARIES FROM 94.76' TO 92.0' CREATING RETAINING FROM 0.04' TO 2.4' TO CREATE A CONSTANT BUILDING PAD ELEVATION.
4. THE TOP OF THE FENCE WILL BE A MAXIMUM OF 6' ABOVE THE LOW PART OF THE RETAINING WALL.



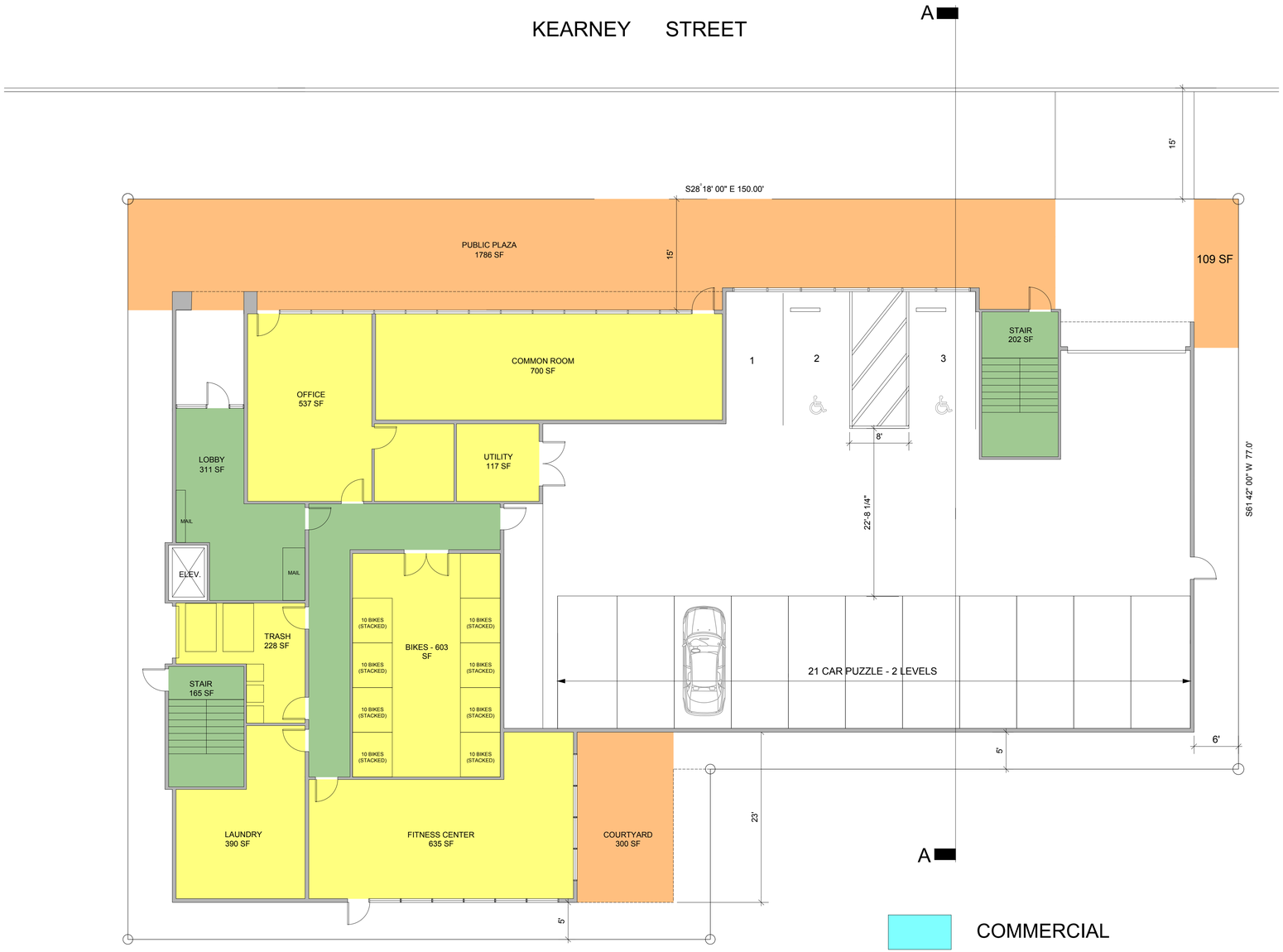
1 SITE PLAN

SCALE: 1/8" = 1'-0" PLOTTED AT 24X36

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					
	09/23/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					

SHEET

AS-001



GROUND LEVEL

COMMERCIAL

SERVICES

CIRCULATION

OPEN SPACE

1 GROUND FLOOR PLAN

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

AREA

GROSS PARKING STRUCTURE	9165 SF
GROUND FLOOR	
SERVICES-OFFICE,UTILITY,COMMON ROOM, BIKES, TRASH, LAUNDRY, FITNESS	3210 SF
CIRCULATION-2 STAIRS, LOBBY, HALL	1009 SF
OPEN SPACE	2195 SF
2ND ,3RD, 4TH,5TH AND 6TH FLOOR	
8 UNITS @ 563/UNIT	4504 SF
4 UNITS @ 454	1816 SF
SERVICES	89 SF
CIRCULATION	1146 SF
OPEN SPACE	528 SF

TOTALS	
40UNITS @563 SF/UNIT	22520 SF
20 UNITS @454 SF/UNIT	9080 SF
60 UNITS	31600 SF

2ND FLOOR	12 UNITS
3RD FLOOR	12 UNITS
4TH FLOOR	12 UNITS
5TH FLOOR	12 UNITS
6TH FLOOR	12 UNITS
TOTAL	60 UNITS

PARKING REQUIRED
EXEMPT BY AB2097
PARKING PROVIDED 24 CARS

PRIVATE/COMMON OPEN SPACE REQUIRED 60 UNITS AT 80 SF PER
PROVIDED

GROUND FLOOR COURTYARD	300 SF
2ND FLOOR	528 SF
3RD FLOOR	528 SF
4TH FLOOR	528 SF
5TH FLOOR	528 SF
6TH FLOOR	528 SF
BONUS FROM PUBLIC OS SURPLUS	1.438 SF
TOTAL PROVIDED	4,378 SF

NO.	DATE	
	10/16/2023	PLANNING SUBMISSION
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038

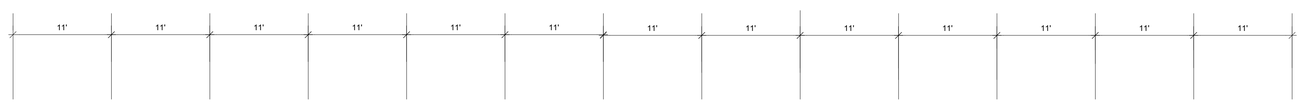
921 KEARNEY
EL CERRITO,CA

921 KEARNEY, LLC
Charlie Oewel
Housing & Education Resource Development
1606 Juanita Lane, Suite A, Tiburon, CA 94920
415.377.7262 - Cell Phone

SHEET
A-101



2ND FL,3RD,4TH, 5TH AND 6TH FLOOR



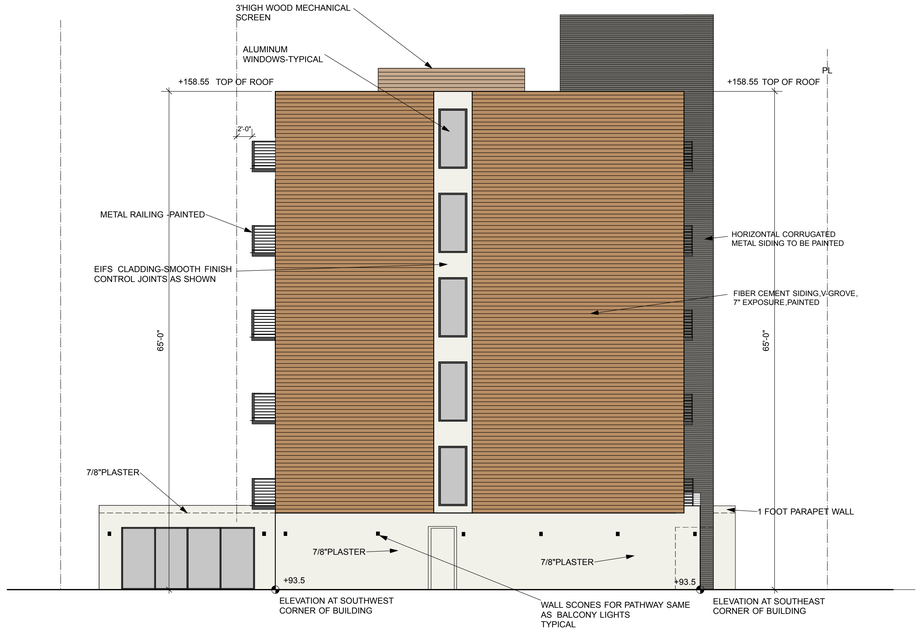
1 2ND, 3RD, 4TH, 5TH & 6TH FLOOR PLAN

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

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					
	09/23/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					

SHEET

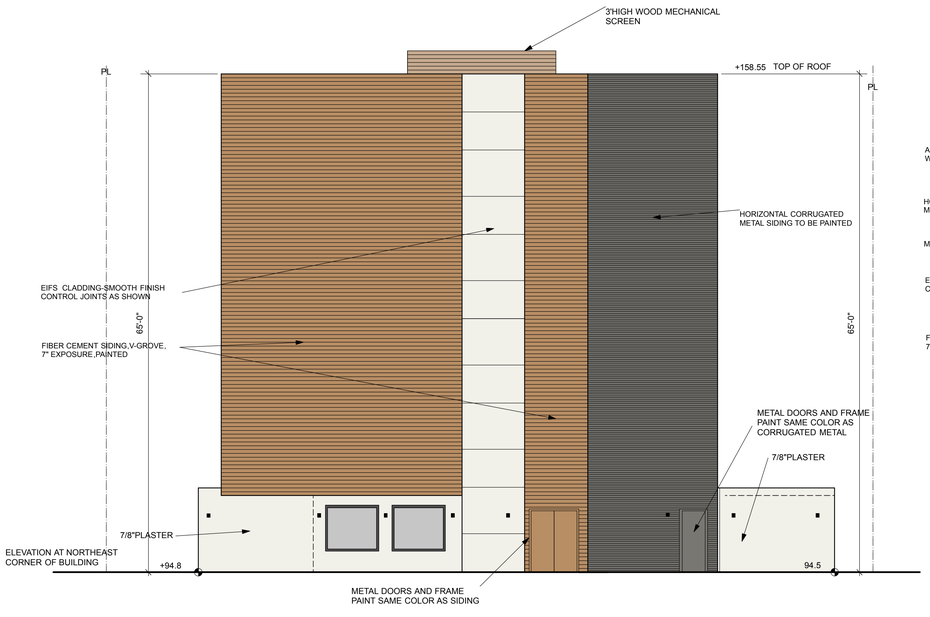
A-102



SOUTH ELEVATION



WEST ELEVATION

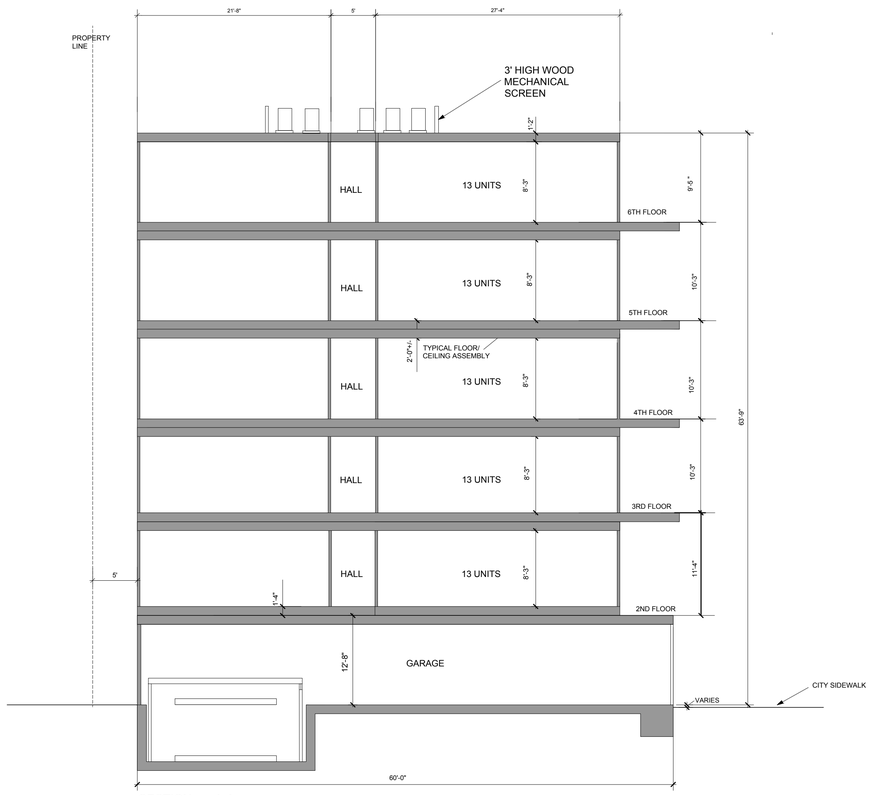


NORTH ELEVATION

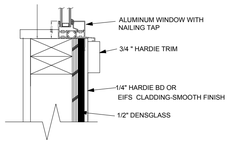


EAST ELEVATION (KEARNEY STRREET)

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone	SHEET
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038						A-201
	09/23/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038						



SECTION A-A



WINDOW DETAIL

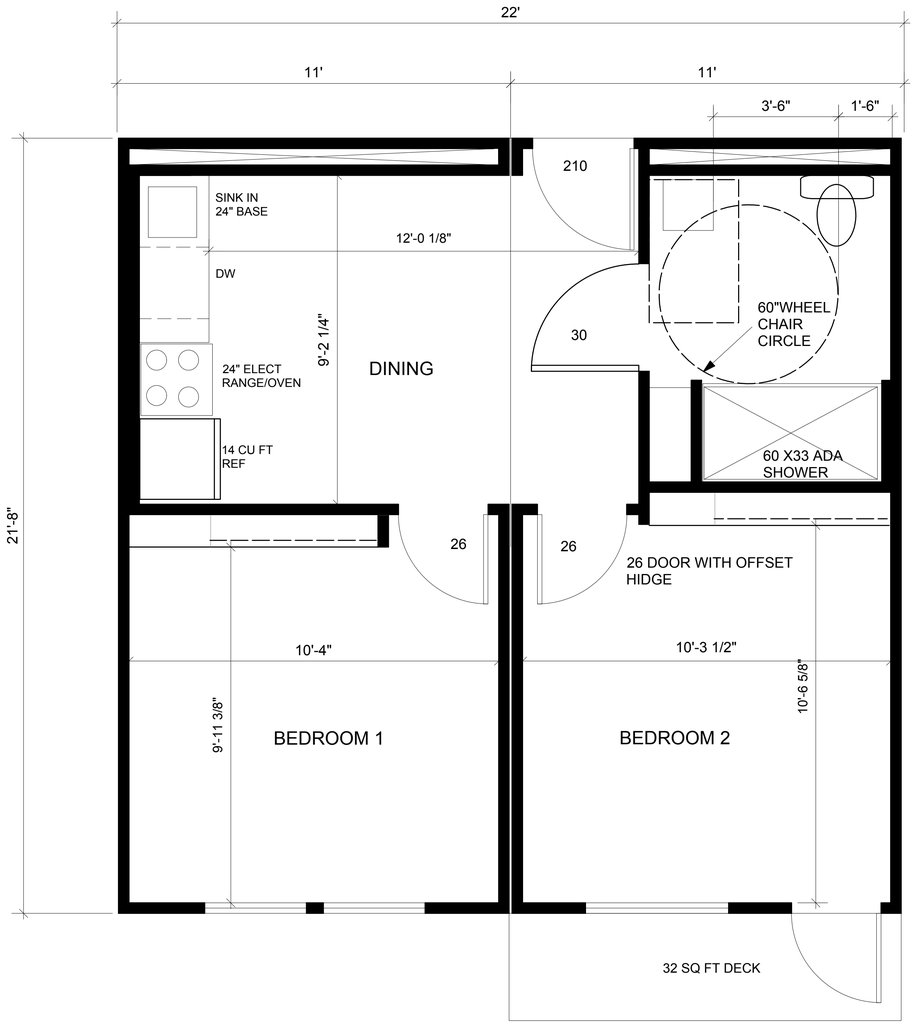
1 BUILDING SECTION A-A

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

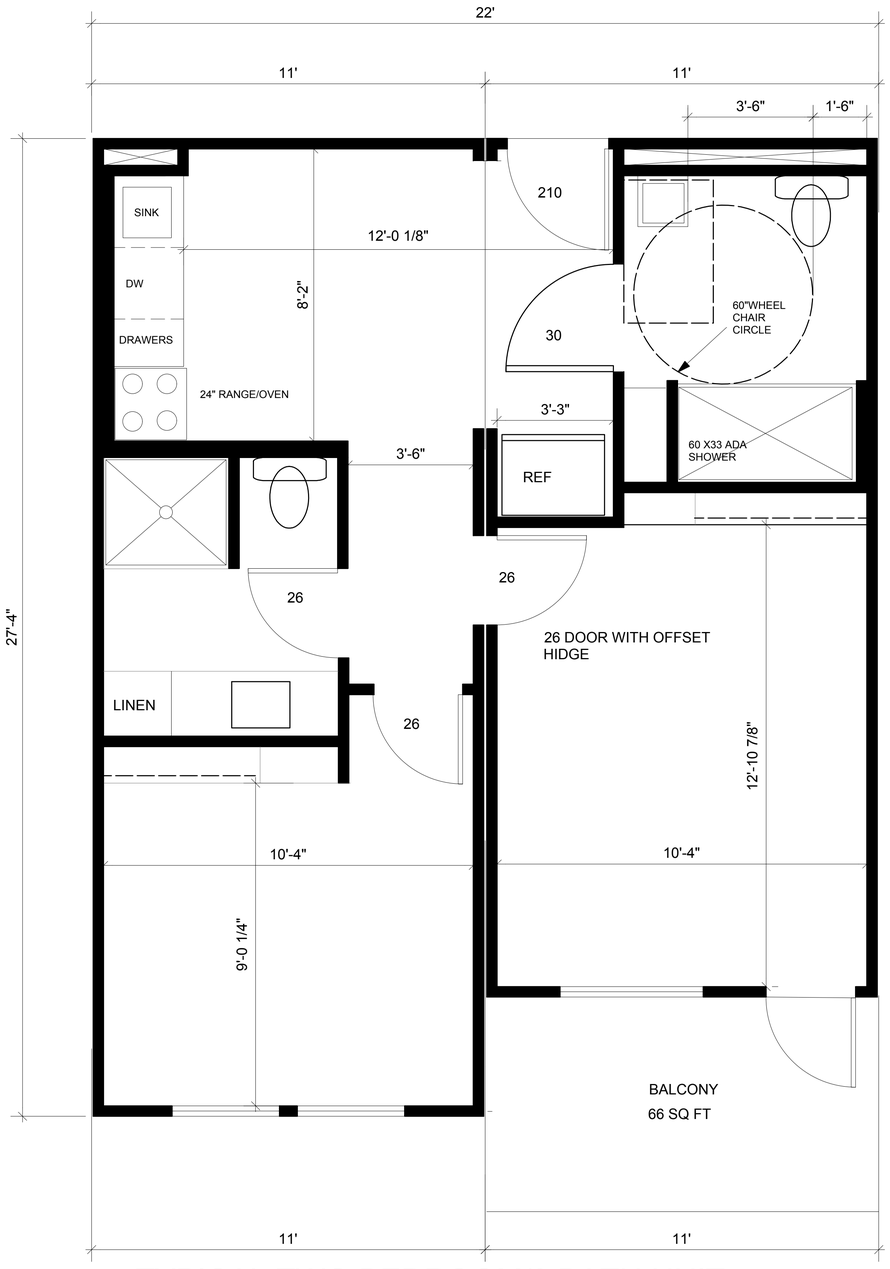
NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					

SHEET

A-301



TYPICAL TWO BEDROOM /ONE BATH UNIT
ADA COMPLIANT
473 SQ FT



TYPICAL TWO BEDROOM/2 BATH UNIT
ADA COMPLIANT
563 SQ FT

1 **ENLARGED TYPICAL UNIT PLANS**
SCALE: 1/2" = 1'-0"

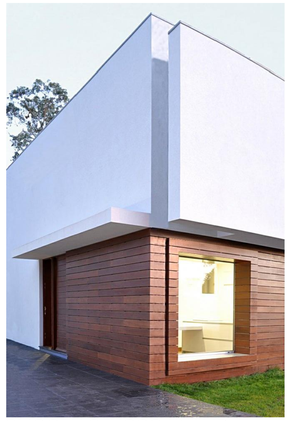
NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038					

SHEET
A-501

WHITE STUCCO

A

INTEGRAL COLOR SMOOTH FINISH STUCCO



SMOOTH STUCCO EXAMPLE

DARK BRONZE

D

ALUMINUM DOORS AND WINDOWS - DARK BRONZE



AFX





TYPICAL EXTERIOR BUILDING LIGHT
AFX WATSON 6" LED WALL SCONCE

TAN SIDING



B

FIBER CEMENT V-GROOVE SIDING

METAL PANELS



C

PROFILE METAL PANELS (CORRUGATED)

HORIZONTAL METAL PANELS



ROLL UP GARAGE DOOR SCREEN

1 **MATERIALS AND COLORS**

SCALE: NO SCALE

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				921 KEARNEY EL CERRITO,CA	921 KEARNEY, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone	SHEET
	01/29/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038						A-601
	09/23/2024	RESPONSE TO COMPLETENESS REVIEW OF APPLICATION PL23-0038						

MATERIALS PALETTE



COLORED CONCRETE AND PAVERS SEPARATE PATH AND ENTRY AREAS



CIRCLE BIKE RACK



CURVED BENCH SEATING



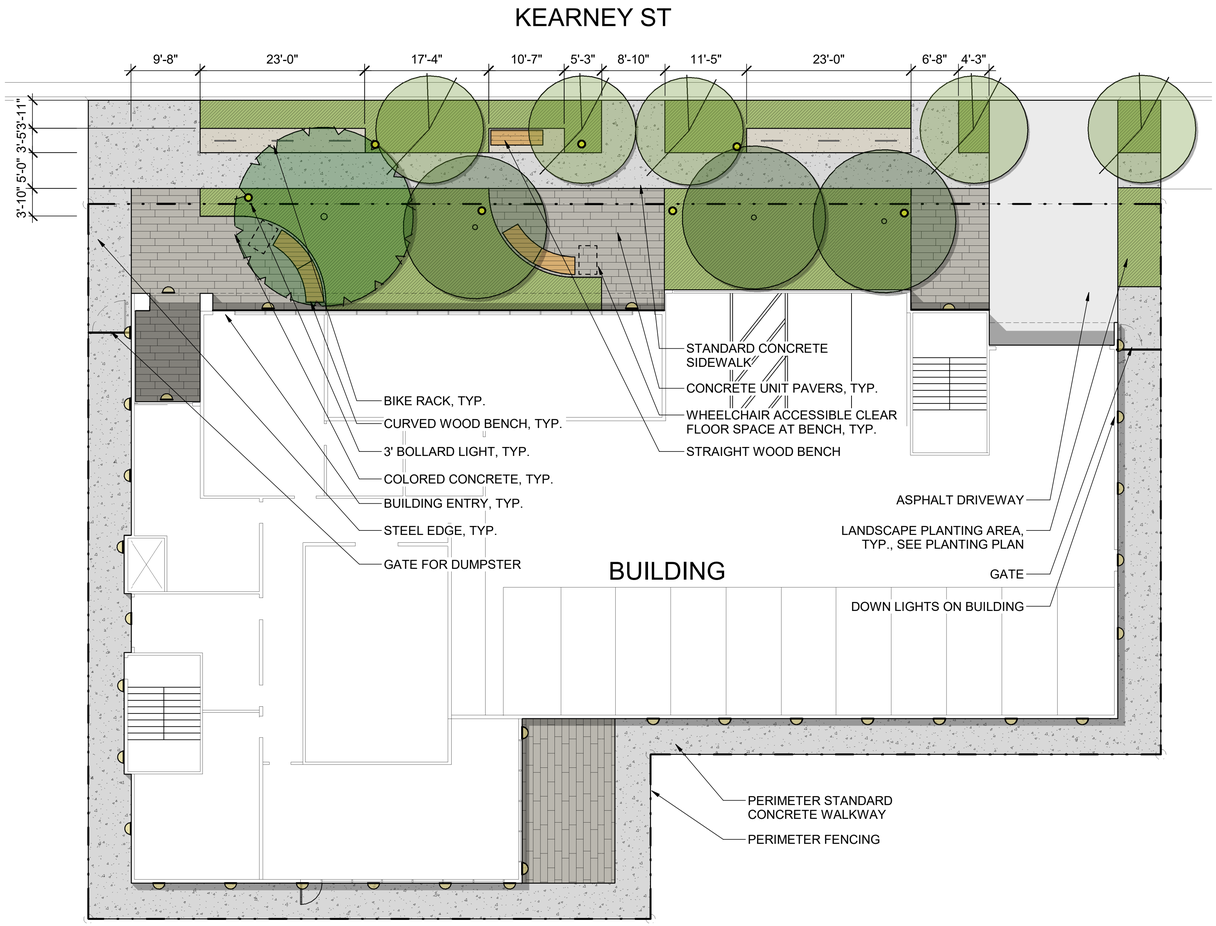
STRAIGHT BENCH SEATING



HYDREL 3100C LOUVERED BOLLARD



PERIMETER FENCE



LANDSCAPE MATERIALS PLAN
1" = 10'-0"

LANDSCAPE MATERIAL LEGEND

- STANDARD CONCRETE
- COLORED CONCRETE
- CONCRETE UNIT PAVERS
- PLANTING AREA

0 5 10 15 25ft

N

SCALE: 1" = 10'-0"

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KERN
Renewal Date
Date
STATE OF CALIFORNIA
PROGRESS PRINT
NOT FOR CONSTRUCTION

921 KEARNEY ST
921 Kearney St, El Cerrito, CA 94530

DRAWING STATUS

DESCRIPTION	DATE

ADDENDA

No.	Date	Description

SHEET TITLE
LANDSCAPE MATERIALS PLAN

DATE 02/07/2024
SCALE 1" = 10'-0"
DRAWN EL | CHECKED CK

L1.1

Autodesk Docs://921 Kearney/HERO-23-11848/921Kearney-Landscape-23-11848.rvt
2/7/2024 9:05:15 AM

IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.

- COMPLIANT WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- COMPLIANT WITH LOCAL WATER EFFICIENT LANDSCAPE REQUIREMENTS.
- COMPLIANT WITH REQUIREMENTS OF APPLICABLE WATER PROVIDER.

FOR PROJECTS OF 500 SF UP TO 5,000 SF OF IRRIGATED LANDSCAPE, A PRIVATE SUB-METER WILL BE SPECIFIED. FOR PROJECTS LARGER THAN 5,000 SF, A DEDICATED IRRIGATION WATER METER FROM THE APPLICABLE LOCAL WATER PURVEYOR WILL BE REQUIRED.

THE SYSTEM ALSO INCLUDES THE FOLLOWING:

1. HIGH EFFICIENCY DRIP SYSTEMS FOR ALL SHRUB/GROUNDCOVER AREAS; HIGH EFFICIENCY SPRINKLERS OR DRIP FOR LAWNS.
2. SYSTEM MANAGEMENT BY 'SMART' CONTROLLER CAPABLE OF DAILY SELF ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME DATA FROM ON-SITE SOIL OR WEATHER SENSOR OR CLOUD-BASED WEATHER SERVICE.
3. ALL MATERIALS TO BE COMMERCIAL GRADE WITH PROVEN FIELD SUCCESS AND MINIMAL MAINTENANCE REQUIREMENT.
4. THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
5. IF RECYCLED WATER IS USED, DESIGN AND ALL EQUIPMENT TO COMPLY WITH INDUSTRY STANDARDS AND APPLICABLE LOCAL STANDARDS FOR ITS USE.

MWELO CONFORMANCE

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

PLANTS SELECTED WILL BE LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.

I WILL COMPLY WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1908, AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECTURE SIGNATURE

WATER USE CALCULATIONS

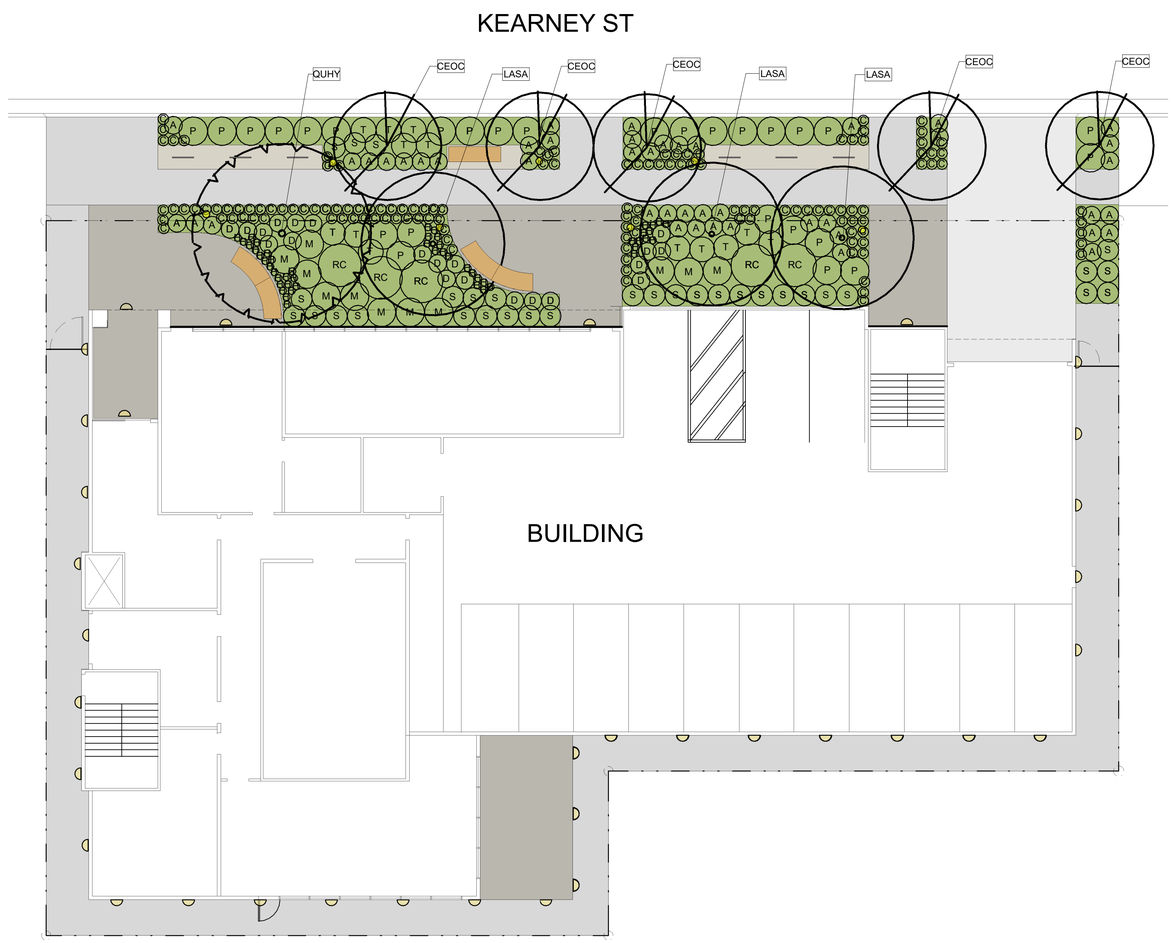
Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Residential	42.2	0.55	-	1,723	**24,794**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	42.2	725	-	**18,962**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				**5,832**	**Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Trees - 70% VL, 30% L	Drip	80	0.15	0.81	15
	2	Shrubs - 80% L, 20% M by sqft	Drip	1,643	0.35	0.81	710
	3						-
	4						-
		Landscape area (not including SLA)		**1,723**			**725**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**1,723**



LANDSCAPE PLANTING PLAN
1" = 10'-0"

0 5 10 15 25ft

SCALE: 1" = 10'-0"

PLANT LEGEND

XxXx — PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

XX XX XX — SHRUB OR GROUNDCOVER, SEE PLANT LIST FOR SPECIES

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

STAMP

LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER W. KERN — Renewal Date — Date — STATE OF CALIFORNIA

PROGRESS PRINT
NOT FOR CONSTRUCTION

921 KEARNEY ST
921 Kearney St, El Cerrito, CA 94530

DRAWING STATUS

DESCRIPTION	DATE

ADDENDA

No.	Date	Description

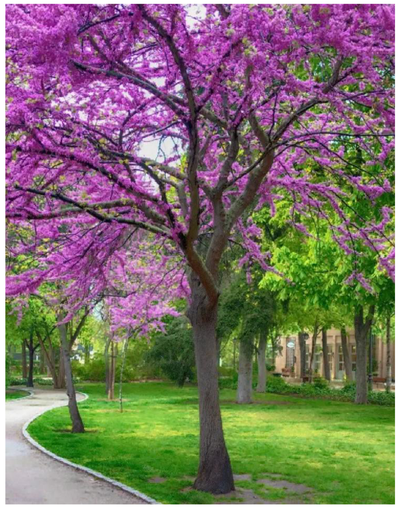
SHEET TITLE
LANDSCAPE PLANTING PLAN

DATE	
02/02/2024	
SCALE	
1" = 10'-0"	
DRAWN	CHECKED
EL	CK

L1.2

Autodesk Docs://921 Kearney/HERO-23-11848/921Kearney-Landscape-23-11848.rvt
2/7/2024 6:55:17 AM

PLANT PALETTE



CERCIS OCCIDENTALIS
WESTERN REDBUD



LAURUS 'SARATOGA'
BAY LAUREL



QUERCUS HYPOLEUCOIDES
SILVERLEAF OAK

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE
TREE							
CEOC	5	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'-0"	VERY LOW	WUCOLS
LASA	3	LAURUS X 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX	15'-0"	LOW	WUCOLS
QUHY	1	QUERCUS HYPOLEUCOIDES	SILVERLEAF OAK	24" BOX	30'-0"	VERY LOW	WUCOLS
SHRUB							
M	11	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	3'-0"	LOW	UNKNOWN
P	27	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE	15 GAL	4'-0"	LOW	WUCOLS
RC	5	RHAMNUS CALIFORNICUS 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL	6'-0"	LOW	WUCOLS
S	32	SARCOCOCCA HOOKERIANA VAR HUMILIS 'FRAGRANT VALLEY'	SWEET BOX	5 GAL	3'-0"	LOW	WUCOLS
PERENNIAL							
A	45	AGAPANTHUS AFRICANUS 'ALBUS'	WHITE AGAPANTHUS	1 GAL	2'-6"	MODERATE	WUCOLS
H	51	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	1'-0"	MODERATE	WUCOLS
D	21	IRIS DOUGLASIANA 'CANYON SNOW'	DOUGLAS IRIS	1 GAL	2'-6"	LOW	WUCOLS
GRASS							
C	129	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18"	LOW	WUCOLS
T	13	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	1 GAL	3'-6"	LOW	WUCOLS



SARCOCOCCA HOOKERIANA VAR. HUMILIS
'FRAGRANT VALLEY'
SWEET BOX



RHAMNUS CALIFORNICA 'EVE CASE'
COFFEEBERRY



PITTOSPORUM TOBIRA 'WHEELERS DWARF'
DWARF PITTOSPORUM



MAHONIA 'SOFT CARESS'
SOFT CARESS MAHONIA



CHONDROPETALUM TECTORUM 'EL CAMPO'
CAPE RUSH



HEUCHERA MAXIMA
ISLAND ALUM ROOT



AGAPANTHUS 'ARCTIC STAR'
AFRICAN LILY



CAREX DIVULSA
BERKELEY SEDGE



IRIS DOUGLASIANA 'CANYON SNOW'
DOUGLAS IRIS

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
Renewal Date
Date
STATE OF CALIFORNIA

PROGRESS PRINT
NOT FOR CONSTRUCTION

921 KEARNEY ST
921 Kearney St, El Cerrito, CA 94530

DRAWING STATUS
DESCRIPTION DATE

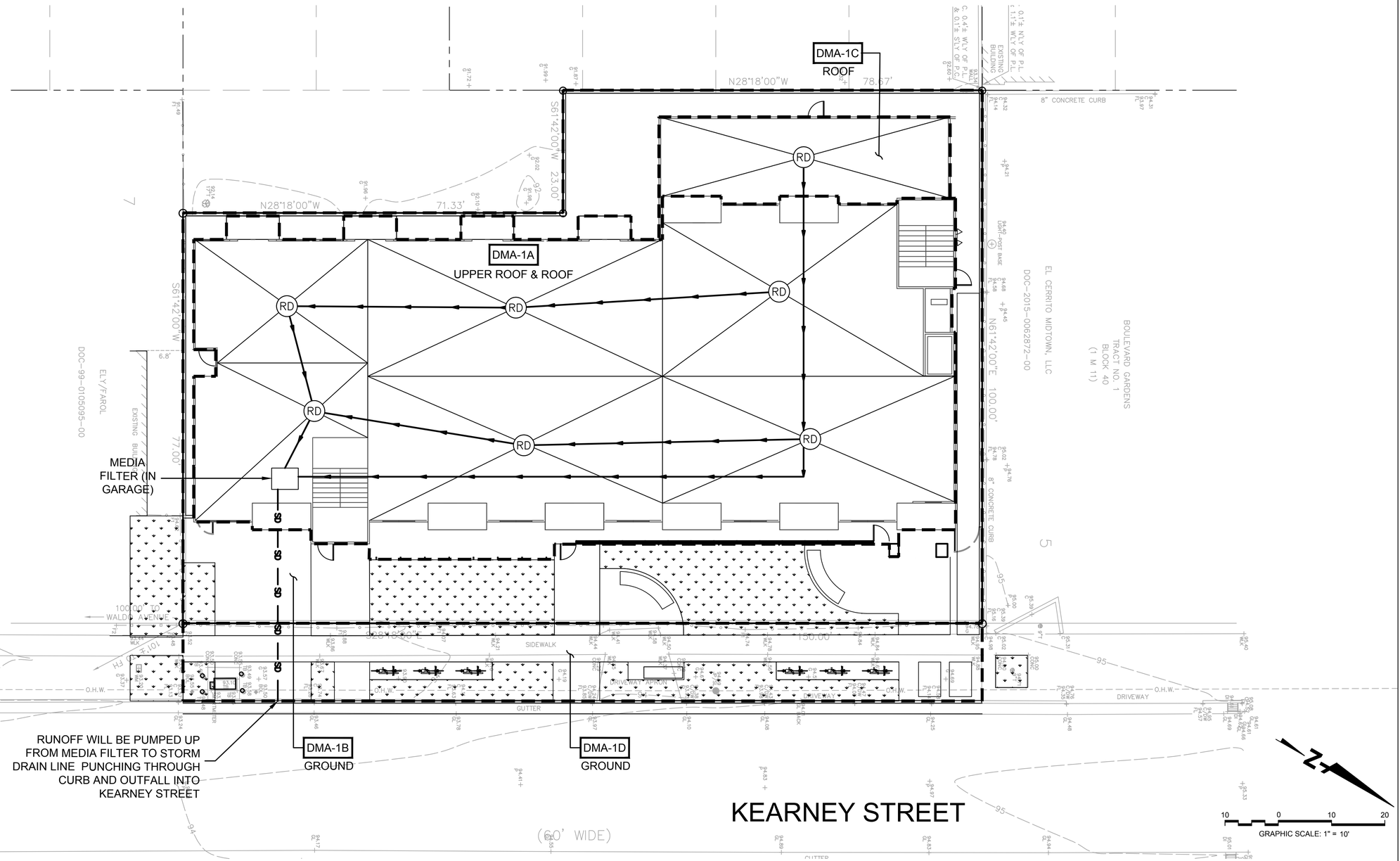
ADDENDA
No.	Date	Description

SHEET TITLE
PLANTING PALETTE AND SCHEDULE

DATE 02/02/2024
SCALE
DRAWN EL
CHECKED CK

L1.3

Autodesk Docs://921 Kearney/HERO-25-11948/921Kearney-Landscape-25-11948.rvt
2/7/2024 8:55:19 AM



LEGEND

- IMPERVIOUS AREA
- LANDSCAPE AREA
- FLOW THROUGH PLANTER
- SUB-DRAINAGE MANAGEMENT AREA
- INTERNAL PIPE ROUTING (REFERENCE ONLY)
- (RD) ROOF DRAIN

ABBREVIATIONS

BMP	BEST MANAGEMENT PRACTICE
CONC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
GND	GROUND
LID	LOW IMPACT DEVELOPMENT
LSP	LANDSCAPE
LVL	LEVEL
RF	ROOF
SF	SQUARE FEET

STORMWATER CONTROL GENERAL NOTES

THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 921 KEARNEY STREET IN EL CERRITO **WILL CREATE OR REPLACE MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE.** THEREFORE THE PROJECT WILL BE SUBJECT TO COVERAGE UNDER THE PROVISION C.3 OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION, MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP). COMPLIANCE WILL BE ACHIEVED IN ACCORDANCE WITH CONTRA COSTA CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK.

THIS PROJECT MAY QUALIFY AS A "SPECIAL PROJECT" CATEGORY A OR B BASED ON THE IMPERVIOUS AREA ARE EQUALING LESS THAN 0.5 ACRES, THERE ARE 60 DWELLING UNITS ON A 0.31 ACRE SITE, AND ZERO SUBSURFACE PARKING, IN ACCORDANCE WITH THE CONTRA COSTA CLEAN WATER C.3 GUIDEBOOK, 7TH EDITION.

PER TABLE 3-8 NON-LID TREATMENT SYSTEMS, THIS PROJECT CAN QUALIFY FOR AN LID CREDIT OF UP TO 100%. THEREFORE 100% OF THE DRAINAGE MANAGEMENT AREAS ON THE PROPOSED SITE IS NON-LID TREATMENT.

DRAINAGE MANAGEMENT AREA TABLE

BOUNDARY		CONVENTIONAL SURFACE (SF)			DRAINS TO	LID OR BMP (SF)	TOTAL (SF)
WATERSHED	LVL	ROOF	CONC/ PAVER	LSP			
DMA-1A	ROOF	8,731	-	-	*MEDIA FILTER		8,731
DMA-1B	GROUND	-	2,396	1,378			3,774
DMA-1C	ROOF	855	-	-			855
DMA-1D	GROUND		1,513	674	SELF-RETAINING		2,187
OVERALL TOTAL	-	9,586	3,909	2,052	-	-	15,547

* MEDIA FILTER TO BE LOCATED IN GARAGE UNDER SLAB

811 Know what's below. Call before you dig.

921 KEARNEY STREET

EL CERRITO, CALIFORNIA

TIER 4 APPLICATION

Revision	Date
Planning Application Tier 4	January 6, 2020

STORMWATER CONTROL PLAN

JoeDeCredicoStudio
ARCHITECTURE | PLANNING | ENTITLEMENTS

Architecture - Planning
800 Bancroft Way #203 - Berkeley, CA 94710
t: 510.755.4710 **f:** 510.644.0724
www.jdecredico.com

BKF
1646 N CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
925-940-2299 (FAX)
925-940-2200 (TEL)
ENGINEERS / SURVEYORS / PLANNERS

REGISTERED PROFESSIONAL ENGINEER
JASON T. WHITE
No. C 062281
CIVIL
STATE OF CALIFORNIA

DATE 02-05-2024
SCALE As Indicated
BKF JOB NO. 20175237

SHEET NO. 1 OF 1

SW1.0

DRAWING NAME: \\BKF-WC\vol4\2017\175237_921Kearney\ENG\SHEETS\01_SWCP.dwg
PLOT DATE: 02-05-24 PLOTTED BY: clee

Community Development Department
Planning Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@elcerrito.gov

Planning Commission Tier II Staff Report

July 1, 2026

10167 San Pablo Avenue

DETAILS

Application Number: PL23-0038

Applicant: Cedric Lewis

Location: 10167 San Pablo Avenue

APN: 510-034-003

Zoning: Transit-Oriented Higher Intensity Mixed Use (TOHIMU)

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

Request: Planning Commission consideration of Tier II Design Review for the construction of a new multi-family residential building with 78 dwelling units.

CEQA: This project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 and Senate Bill 131 (Public Resources Code Section 21080.66).

EXECUTIVE SUMMARY

The proposed project is development of a new approximately 61,650 square-foot, eight-story multi-family residential building with a total of 78 dwelling units.

The Planning Commission's purview for Tier II Design Review is:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way
- Signs
- Locations and footprints of bioretention facilities as required for stormwater management

The project features a contemporary architectural aesthetic, including exterior materials primarily of tan fiber cement siding on the upper floors and plaster on the ground floor, with some accent tan horizontal corrugated metal siding.

The project proposes 16 units affordable to lower income households. This constitutes more than twenty percent of the total proposed units which is in compliance with El Cerrito Municipal Code Chapter 19.30 (Inclusionary Zoning) and allows the project to qualify for Builder's Remedy provisions in Government Code Section 65589.5.

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

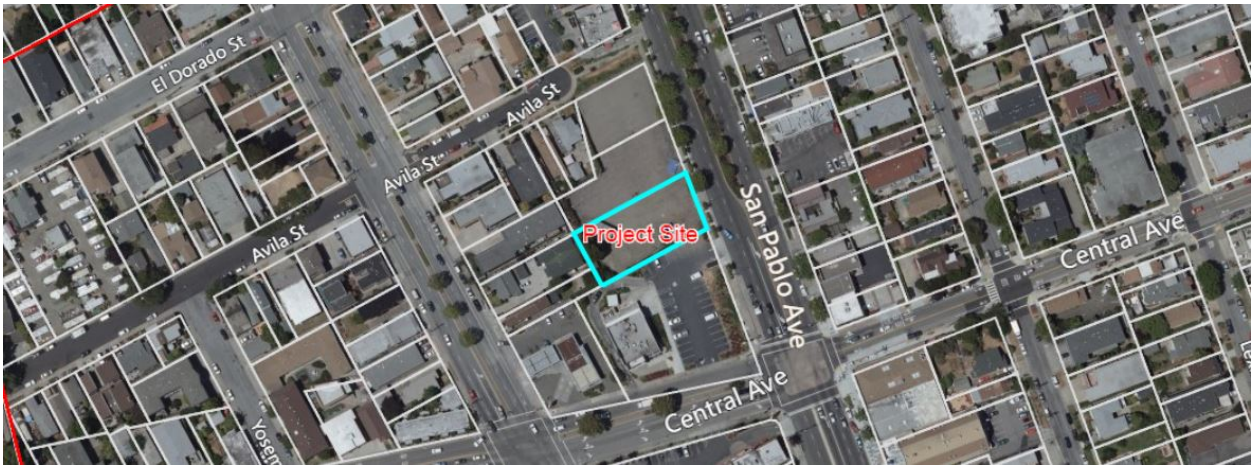
Background

Site Location and Layout

The project site is approximately 0.26 acre (11,144 square-feet) and is located at 10167 San Pablo Avenue, north of Central Avenue. The project consists of one parcel. The project sits on a mid-block site, with the existing Burger King restaurant to the south and a vacant site to the north. The project site is generally flat. The surrounding uses are predominantly commercial businesses along San Pablo Avenue and predominantly multifamily residential and single family residential uses immediately west of the project site.

The project site comprises the southern portion of a former automotive sales business run by McNevin Cadillac. The former automotive sales business sat on three adjoining parcels. The site for the subject project is the southernmost of the three parcels. The site has been vacant for several years.

Vicinity Map



The project site is designated Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) in the City's General Plan and San Pablo Avenue Specific Plan.

Regional vehicular access to the project site is provided by Interstate 80 located to the west of the site; the El Cerrito Plaza BART Station is located 0.25 mile east of the site. A transit stop which provides access to AC Transit local and express bus service is located approximately 150 feet from the site.

Adjacent Land Uses

North: Vacant (TOHIMU Zone)

East: Commercial properties along San Pablo Avenue (TOHIMU Zone)

South: Quick service restaurant (TOHIMU Zone)

West: One single family home and one duplex (TOHIMU Zone)

Site Photo



Design Review Board Powers

Since April 2026, there have been only two members serving on the Design Review Board. The Design Review Board is unable to act and perform the powers and duties of the Design Review Board without having at least three members to constitute a quorum. Therefore, on June 16, 2026, the El Cerrito City Council adopted Resolution 2026-31, delegating powers and duties of the Design Review Board to the Planning Commission when the Design Review Board does not have a quorum. Therefore, this Tier II Design Review application that would usually be considered by the Design Review Board, is being considered by the Planning Commission instead.

Builder's Remedy

The "Builder's Remedy" arises from the Housing Accountability Act (HAA) in Government Code Section 65589.5. The HAA requires that cities and counties make one of five findings to deny, or to apply conditions that make infeasible, a housing development project "for very low, low- or moderate-income households" or an emergency shelter (Government Code Section 65589.5(d))[1]. A housing development project with 20 percent of the total units available to lower income households or with all the units available for moderate- or middle-income households may qualify as housing "for very low, low- or moderate-income households". In order to deny a Builder's Remedy project, a local jurisdiction must make one of the following findings:

1. The city or county has met or exceeded its Regional Housing Needs Allocation (RHNA) for the proposed income categories in the development.

2. The housing development or emergency shelter would have a specific adverse impact on public

[1] https://abag.ca.gov/sites/default/files/documents/2023-07/Builders-Remedy-and-Housing-Elements-update-July-18.pdf

health and safety, and there is no way to mitigate or avoid the impact without making the development unaffordable. The impact must be based on objective, written public health or safety standards in place when the application was deemed complete.

3. The denial or condition is required to meet state or federal law, and there is no feasible method to comply without making the development unaffordable.

4. The project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agriculture or resource preservation or there are not adequate water or sewage facilities to serve the project.

5. The project is inconsistent with both the zoning ordinance and the land use designation as specified in any general plan element. However, a city or county cannot make this finding if it has not adopted a housing element in substantial compliance with state law.

If a locality has not adopted a housing element in substantial compliance with state law, developers may propose eligible housing development projects that do not comply with either the zoning or the general plan. An SB 330 Preliminary Application was submitted for this project on March 23, 2023. An SB 330 Preliminary Application allows a developer to "freeze" the local fees, zoning, and design standards in place on the day the submit a complete preliminary application (Government Code Section 65589.5).

The 5th Housing Element Cycle for all jurisdictions in the Bay Area covered the period from January 31, 2015 to January 31, 2023. The 6th Cycle covers the period from January 31, 2023 to January 31, 2031. The City's 6th Cycle Housing Element was certified by the State Department of Housing and Community Development (HCD) on August 22, 2023. Thus, the SB 330 Preliminary Application was submitted at a time when the City's 5th Cycle Housing Element had expired, and the 6th Cycle Housing Element had not yet been certified by HCD. Therefore, at the time of the preliminary SB 330 application submittal, the City could not make any of the five required findings to deny the project and the City is not able to deny the project due to inconsistency with both the zoning ordinance and the general plan. Notably, only one jurisdiction in the nine-county Bay Area had a certified 6th Cycle Housing Element on January 31, 2023. El Cerrito was the 5th of 20 jurisdictions in Contra Costa County to have its Housing Element certified.

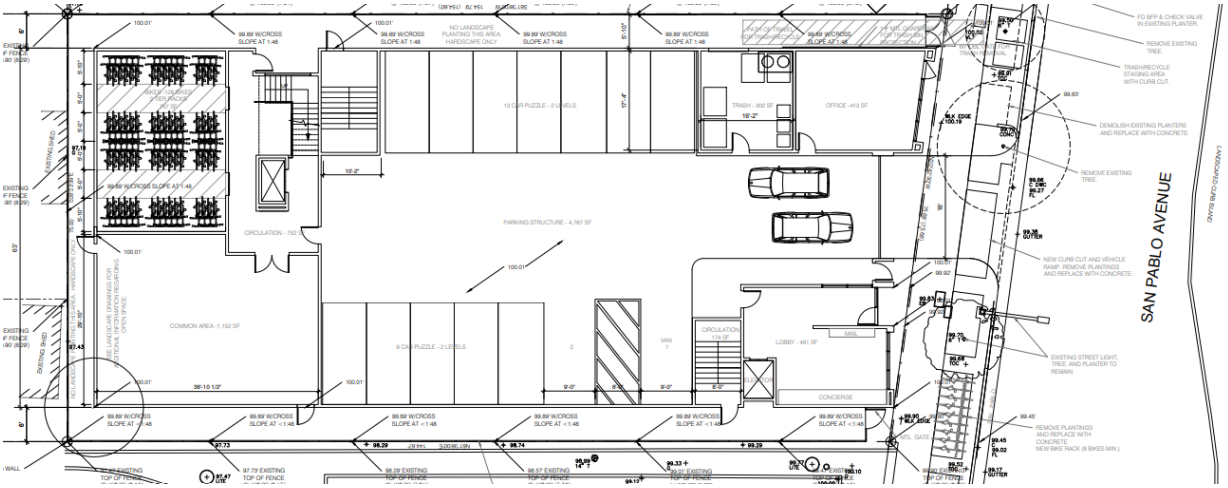
In addition, pursuant to Government Code Section 65950 (a)(7) and Public Resources Code Section 21080.66, the City is required to take action on the project no later than 30 days from the conclusion of the tribal consultation process described in the Environmental Review section of this staff report. The tribal consultation process concluded on June 4, 2026. Therefore, the City is required to take action on the project no later than July 2, 2026.

Analysis

Project Description

The proposed project is to construct a new seven-story building, consisting of 78 residential units and a 24-space ground-level parking garage. Sixteen of the residential units will be designated affordable housing to low-income households. The ground floor also includes a lobby, common room, trash room, office space, and a bike room that can store 128 bicycles. All residential units include two bedrooms, except for one studio unit. The parking garage would be accessed via a metal gate on the ground floor of the front of the building. The building would be accessed via an entrance lobby located on San Pablo Avenue. The lobby would provide access to the elevator and mailboxes. Additionally, two stairwells would also access the upper floors. All units would have windows and balconies, along the southern, eastern and northern building facades. The project also proposes a 4,060 square foot rooftop open space area.

Site Plan



Building Elevations

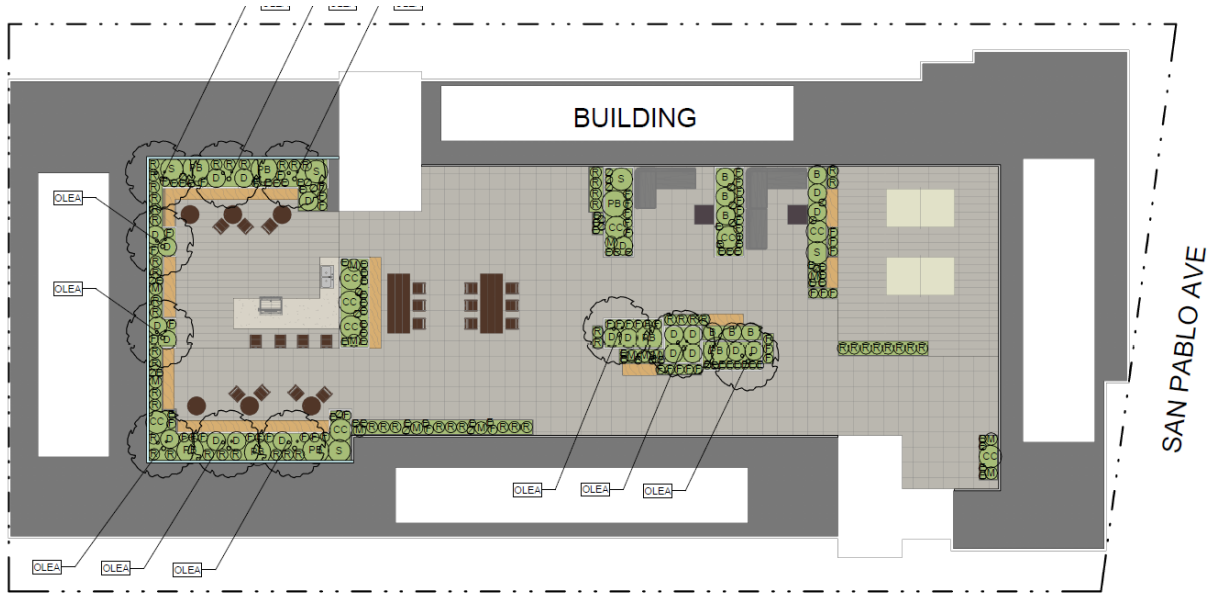
The building mass is composed in a simple rectangular form primarily with fiber cement siding with "V" grooves painted in tan and white. The ground floor consists of windows and plaster. Variations in the front facade building plane are provided on the upper floors with recessed balconies for each unit facing Kearney Street. Dark bronze aluminum doors and windows are proposed.



South Elevation

Landscape Plan

There is no proposed landscaping on the ground floor. Substantial new landscaping is proposed in the rooftop open space area. Olive trees and a variety of drought tolerant plants are proposed including rosemary, New Zealand Flax, blue fescue, lamb's ear, and Mexican Snowball.



Roof Planting Plan

Design Review Process

Pursuant to Section 2.02.07.01.02.B of the San Pablo Avenue Specific Plan, the Design Review Board is authorized to review and act upon the design components of Tier II applications. As provided in that section, this includes review authority over the following:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way
- Signs
- Locations and footprints of bioretention facilities as required for stormwater management

As described above in the Background section, the El Cerrito City Council adopted Resolution 2026-31, delegating powers and duties of the Design Review Board (DRB) to the Planning Commission when the DRB does not have a quorum. Since the DRB does not currently have enough members for a quorum, this Tier II Design Review application is being considered by the Planning Commission instead of the DRB.

San Pablo Avenue Specific Plan Compliance

The San Pablo Avenue Specific Plan applies standards according to Transect Zones and Street Types. The project is located within the Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zone and fronts a SPA Commercial Street. The tables below describe the project's compliance with the TOHIMU zone and each street type.

Street Type Standards		
Major Commercial Street	**Required**	**Provided**
Building Placement		
Sidewalk Amenity Zone	6 ft. min	7 ft. 10 in.
Sidewalk Pedestrian Zone	8 ft. min	8 ft.
Sidewalk Activity Zone	4 ft. min	**0 ft.**
Ground Floor Front Setback	Min: Accommodate required zones; up to 15 ft.	0 ft.
Side Setback	0 ft. min	5 ft. 10 in. (northern); 5 ft. (southern)
Rear Setback	See Section 2.01.05 (Shadows)	**Does not comply[2]**
Pedestrian Access	Entries on front and side streets	Main entrance faces street
Vehicular Access	Max. 24' 2-way driveways	18 ft. 2-way driveway
Building Form		
Upper Floor Setbacks	See Section 2.01.05 (Shadows)	**Does not comply[3]**
Ground Floor Ceiling Height	14 ft. min clear	**9 ft.**
Upper Floor Ceiling Height	9 ft. min clear	9 ft.
Building Length	200 ft. max	147 ft.
Ground Floor Transparency	75% min	**35%**
Upper Floor Transparency	30% min	38%
Front Encroachments	4 ft. max	4 ft.
Rear Encroachments	4 ft. max	0 ft.
Allowed Frontage Types	Min. 50% Shop Front. Max 50% Arcade, Forecourt, Flex, Eco-Front	**Does not comply with any of these frontage types**
Transect Zone Standards		
TOHIMU Zone	**Required**	**Provided**
Standards		
Building Height Minimum	3 stories min. Residential	8 stories
Building Height Maximum	65 ft. max	**85 ft.**
Vehicle Parking Requirement	Up to 1 auto space/unit;	24 auto spaces; 0.31 spaces per unit
Bicycle Parking Requirement	8 short-term; 117 long-term	8 short-term;

[2] Buildings abutting existing residential uses shall not intersect a 45-degree daylight plane inclined inward starting from a height of 25' above existing grade at the lot line.

[3] Buildings along SPA Commercial Streets shall not cast shadows beyond the curb line on the opposite side of the street on December 21 at 1:30 pm.

		128 long-term
Open Space Standards		
Standards	**Required**	**Proposed**
Private/Common Open Space	80 sq. ft./unit min (6,240 sq. ft. required)	7,836 sq. ft.
Public Open Space (Residential Uses) & (Non-residential)	25 sq. ft./1,000 sq. ft. (1,541 sq. ft. required)	**0 sq. ft.**
Building Articulation		
Standards	**Required**	**Proposed**
Wall Plane Offset	1 ft. for every 50 ft. length	Complies

As described above in the Background section, this application is subject to Builder's Remedy provisions in Government Code Section 65589.5. This means that despite the numerous inconsistencies of the project with the Specific Plan highlighted in the table above, the Planning Commission cannot deny the project due to such inconsistencies. Pursuant to Government Code Section 65589.5(d), the Planning Commission can only deny or condition the project for one of the following applicable reasons:

1. The housing development or emergency shelter would have a specific adverse impact on public health and safety, and there is no way to mitigate or avoid the impact without making the development unaffordable. The impact must be based on objective, written public health or safety standards in place when the application was deemed complete.

2. The denial or condition is required to meet state or federal law, and there is no feasible method to comply without making the development unaffordable.

Given that the project will still be required to comply with all applicable California Building Codes, California Fire Codes, the project is not anticipated to have a specific adverse impact on public health and safety. Given that the project will be required to comply with all applicable state and federal laws, the Planning Commission is not allowed to deny or place any additional conditions on this project.

San Pablo Avenue Specific Plan Policies

In addition, the project will implement the following strategies of the San Pablo Avenue Specific Plan:

Strategy A.1: Attract pedestrian activity, and increase residential population to foster community, support businesses and create places of interest.

The project addresses San Pablo Avenue with entries onto the street and improvements within the public-right-of-way. The project increases residential population by including 78 new residential units on an existing vacant lot.

Strategy A.3: Improve walkability through more intensive and varied development that provides additional services and locates more future residents in service-rich nodes.

The project includes 78 new residential units on an existing vacant lot. The project site is nearby numerous commercial businesses along San Pablo Avenue. The project site is also in close proximity to

existing AC Transit lines and the El Cerrito Plaza BART Station.

Strategy A.6: Provide publicly-accessible open spaces in appropriate locations.

The project does not propose any publicly-accessible open space areas.

Strategy C.2: Reduce vehicle miles traveled by locating higher-density development in close proximity to transit and bicycle infrastructure and commercial and public-serving uses.

The project includes 78 new residential units in close proximity to existing AC Transit lines and the El Cerrito Plaza BART Station.

Strategy C.2: Reduce vehicle miles traveled by locating higher-density development in close proximity to transit and bicycle infrastructure and commercial and public-serving uses.

The project includes 78 new residential units in close proximity to existing AC Transit lines and the El Cerrito Plaza BART Station. The project site is nearby numerous commercial businesses along San Pablo Avenue.

Strategy D.6: Allow sufficient housing in the Specific Plan area to accommodate the City's required Regional Housing Needs Allocation at all income levels.

The project includes 78 new residential units 20% of which will be affordable to lower income households.

Art in Public Places

The project is required to comply with Municipal Code Chapter 13.50 (Art in Public Places). The ordinance requires that either public art is provided on the project site, or an in-lieu fee is paid to the City's public art fund. The applicant has not yet determined which option the project will utilize. The means of compliance will be finalized upon submittal of a building permit as required by Condition of Approval #11.

Environmental Review

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 and Senate Bill 131. In June 2025, the Governor signed AB 130 which includes a new exemption from CEQA for certain urban infill housing development projects. The exemption, codified in Public Resources Code Section 21080.66, provides a complete exemption from CEQA for all aspects of a qualifying "housing development project." Some of the criteria to qualify for this exemption include:

- The project site must be within an incorporated city or unincorporated "urban area" as defined by the U.S. Census Bureau
- The project site shall meet one of the following criteria: (1) has been previously developed with an urban use, (2) at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses, (3) at least 75 percent of the area within one-quarter mile radius of the site is developed with urban uses, or (4) for sites with four sides, at least three of the four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses
- The project must meet Government Code Section 65913.4(a)(6) siting criteria, which generally prohibits projects in environmentally sensitive areas (e.g., certain areas within the coastal zone, habitat, wetlands, conservation lands) and requires mitigation measures for

sites in hazardous areas (hazardous waste sites, floodways, floodplains, very high fire hazard areas, fault hazard zones)
- The project must achieve at least one-half the default density, resulting in minimum densities of 10 or 15 units per acre for San Francisco Bay Area jurisdictions

The project complies with all applicable criteria for this CEQA exemption. AB 130 also requires a tribal notification process. City staff conducted and concluded tribal consultation with the Muwekma Ohline Tribe, Inc. and with the Confederated Villages of Lisjan Nation. Conditions of approval 21 through 30 in the draft Resolution in Attachment 1 are included as a result of the tribal consultation.

Compliance with the General Plan

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

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

The proposed project includes high-quality building materials consisting primarily of fiber cement siding with accents of metal and glass. Although simple in its building mass and number of materials, the project integrates subtle but important details such as a clearly delineated building base and facades with ample fenestration and articulation. The project also transforms an existing vacant site to one that frames the public realm through building placement and mass in a way that frames each public street. Additional visual interest is provided through complementary landscape plantings of varying heights and textures.

Policy CD1.9: Building Design. A variety of attractive images will be achieved by encouraging a variety of building styles and designs, within a unifying context of consistent "pedestrian" scale along streets and compatibility among neighboring land uses.

The project will result in establishing a new, pedestrian oriented building for this lot. The surrounding area includes an eclectic mix of building styles and materials. The project contributes to the existing mix and in a manner consistent with the building development standards and guidelines of the San Pablo Avenue Specific Plan.

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

The project implements this policy through including an abundance of windows and entrance orientation directly to and facing the street. Additionally, the building locates five floors of residential dwellings facing Kearney Street; thereby providing substantial natural surveillance.

CD3.12: Landscape Species. Indigenous and drought-tolerant species that reduce water usage and are compatible with El Cerrito's climate are encouraged.

The proposed plant palette includes native, drought-tolerant plants, as depicted on plan sheet L1.2 and L1.3 of the Project Plans in Attachment 2.

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

of garage doors on the facades of buildings facing the street or the Ohlone Greenway.

The proposed building is articulated with wall plane offsets, variation in exterior paint colors, and use of metal railings and windows. The building also includes subtle design features providing articulation and visual interest, including a building base that is clearly delineated and upper-level building materials which are composed in a regular pattern that results in legible floor levels and a unified composition.

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

The proposed project requires Tier II Design Review. Pursuant to the San Pablo Avenue Specific Plan, the Design Review Board has authority the Tier II Design Review Process. Pursuant to City Council Resolution 2026-31, the duties and responsibilities of the Design Review Board are delegated to the Planning Commission in instances when the Design Review Board does not have sufficient members to have a quorum. Completion of the review process fulfills this policy objective.

Public Notice

Pursuant to San Pablo Avenue Specific Plan Section 2.02.07.02.02, public notice for the project was published in the East Bay Times, posted on the project site, and mailed to owners of property within 300 feet of the project site and all interested parties on June 17, 2026. As of the posting of this staff report, no comments had been received.

Required Findings

Pursuant to San Pablo Avenue Specific Plan Section 2.03.08.01.02.D.4, in acting to approve or conditionally approve an application for a Tier II application, the Planning Commission shall make the following findings:

A. That the project complies with all applicable Specific Plan design standards.

As documented in the San Pablo Avenue Specific Plan Compliance section of this staff report, the project is not in compliance with numerous applicable San Pablo Avenue Specific Plan development standards (i.e., sidewalk activity zone, shadows and daylight plane, ground floor ceiling height, frontage type). However, this project is eligible for "Builder's Remedy" provisions in Government Code Section 655895. Therefore, the City may not deny the project based on inconsistencies with zoning or general plan regulations or policies.

B. That the project implements applicable goals and policies of the El Cerrito General Plan.

As discussed in this report, the project will implement the following El Cerrito General Plan policies: CD1.3 (High-Quality Design), Policy CD1.9 (Building Design), Policy CD2.1 (Street Frontages), CD3.12 (Landscape Species), CD4.2 (Building Articulation), and CD5.1 (Design Review Process).

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL23-0038, as conditioned by the draft resolution in **Attachment 1**.

Proposed Motion

Move adoption of Planning Commission Resolution PC2026-04 granting Tier II Design Review approval for a new multi-family residential building with 78 dwelling units at 10167 San Pablo Avenue (Planning Application PL23-0038).

Appeal Period

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

Attachments

1. Draft Resolution
2. Project Plans dated January 13, 2026

Planning Commission Resolution PC2026-04

APPLICATION NO. PL23-0038

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION GRANTING TIER II DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW MULTI-FAMILY RESIDENTIAL BUILDING CONTAINING 78 DWELLING UNITS AT 10167 SAN PABLO AVENUE

WHEREAS, the site is located at 921 Kearney Street;

WHEREAS, the existing Assessor's Parcel Number of the site is 510-034-003;

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

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

WHEREAS, the zoning district of the site is Transit Oriented Higher Intensity Mixed Use, and the project is located on a San Pablo Avenue Specific Plan street type of SPA Commercial Street;

WHEREAS, on March 23, 2026, Cedric Lewis submitted a SB 330 Preliminary Application for the development of the subject site;

WHEREAS, on October 19, 2023, Cedric Lewis submitted a Tier II Design Review application for the development of the subject site;

WHEREAS, the subject application proposes an seven-story multi-family residential building with seventy-eight dwelling units;

WHEREAS, twenty percent of the residential units will be designated affordable housing for low-income households;

WHEREAS, the SB 330 Preliminary Application was submitted subsequently to the City's 5th Cycle Housing Element expiring on January 1, 2023, and prior to the State Department of Housing and Community Development's Certification of the City's 6th Cycle Housing Element on August 22, 2023;

WHEREAS, this application is eligible for "Builder's Remedy" provisions in Government Code Section 65589.5 and the City may not deny the project unless one of the five findings in Government Code Section 65589.5(d) can be made;

WHEREAS, on July 1, 2026, the Planning Commission, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 and Senate Bill 131 (Public Resources Code Section 21080.66).

2. The project provides affordable housing as required by El Cerrito Municipal Code Chapter 19.30 (Inclusionary Zoning). As proposed, the project provides rental units. Under Municipal Code Section 19.30.040 this results in a ten percent on-site inclusionary requirement. The project fulfills and

exceeds this requirement by including more than twenty percent of the total units as affordable to low-income households.

3. As documented in the July 1, 2026 Planning Commission staff report for this application, the project will implement the following El Cerrito General Plan policies: CD1.3 (High-Quality Design), Policy CD1.9 (Building Design), Policy CD2.1 (Street Frontages), CD3.12 (Landscape Species), CD4.2 (Building Articulation), and CD5.1 (Design Review Process).

4. As documented in the San Pablo Avenue Specific Plan Compliance section of the July 1, 2026, Planning Commission staff report for this application, the project is not in compliance with numerous applicable San Pablo Avenue Specific Plan development standards (i.e., frontage type, minimum transparency, private open space). However, this project is eligible for "Builder's Remedy" provisions in Government Code Section 655895. Therefore, the City may not deny the project for inconsistencies with zoning or general plan regulations or policies.

NOW, THEREFORE, BE IT RESOLVED that after careful consideration of all maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL23-0038, subject to the following conditions:

Planning Division:

1) The project will be constructed substantially in conformance with the plans dated January 13, 2026, except as noted herein. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2) If Applicant constructs the building or makes improvements in accordance with this approval but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3) These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4) If not exercised, this Tier II Design Review approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.

5) The applicant shall share the conditions of approval with their general contractor for the project. The general contractor shall sign a copy of the conditions of approval to acknowledge that he/she is aware of all these conditions of approval and will comply as directed. Prior to the issuance of a building permit, this signed copy shall be returned to the planning and building division and kept as part of the project file. The conditions of approval shall be reviewed at the mandatory pre-construction meeting held between the City and the General Contractor. A copy of the conditions of approval shall be maintained on the project site at all times during construction.

6) A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit to

allow this use.

7) To the maximum extent permitted by law, Applicant, its related entities, assignees, and successors in-interest (collectively, "Applicant") shall defend (with counsel acceptable to the City), hold harmless, and indemnify the City and its officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") against all liability, damages, claims, costs, demands, judgments, losses (direct or indirect), actions, causes of action, proceedings, or other forms of legal or equitable relief of every nature (1) arising out of or in connection with Applicant's construction, maintenance, or operation of the Project or any part of the Project, or its failure to comply with any of its obligations contained in this approval, including these Conditions of Approval, or its failure to comply with any applicable law or regulation; (2) seeking to attack, overturn, set aside, void, stay, or otherwise amend or rescind any or all final Project approvals, analysis or determination related to the Project under or pursuant to the California Environmental Quality Act, or granting of any permit or other entitlement issued or granted or any implementing action by the City as part of the Project approvals; or (3) any referendum filed to rescind or repeal all or any aspect of the Project approvals, including any litigation filed by or against the City related to such a referendum. Applicant's obligations pursuant to this paragraph include reimbursement of all Indemnified Parties' direct and indirect costs associated with any of the foregoing, including but not limited to attorneys' fees and costs, expert witness fees and costs, court costs, and City Staff overhead costs and normal day-to-day business expenses incurred by the City, including but not limited to any and all costs which may be incurred by the City in conducting an election as a result of a referendum to rescind or repeal all or any aspect of the Project approvals. The Applicant obligations set forth in this paragraph shall remain in effect for the life of the Project approvals and shall survive termination, extinguishment, or invalidation of the Project approvals.

8) All building facades shall be of non-reflective materials, and windows shall incorporate non-reflective coating.

9) The applicant shall implement the following BAAQMD-recommended measures to control particulate matter emissions during construction. City staff will spot check that these measures are being implemented throughout the construction phase of the project. These measures reduce diesel particulate matter PM2.5 and PM10 created from construction to ensure that short-term health impacts to nearby sensitive receptors are avoided or reduced:

   <u>Dust (PM2.5 and PM10) Control Measures</u>:

   a. Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
   b. Cover all hauling trucks or maintain at least two feet of freeboard.
   c. Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
   d. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).
   e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
   f. Limit traffic speeds on any unpaved roads to 15 mph.
   g. Replant vegetation in disturbed areas as quickly as possible.
   h. Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
   i. Post a publicly visible sign(s) with the telephone number and person to contact at the Lead

Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Additional Measures to Reduce Diesel Additional Measures to Reduce Diesel Particulate Matter and PM2.5 and other construction emissions:

j. The developer or contractor shall provide a plan for approval by the City or BAAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2011.
k. Clear signage at all construction sites shall be posted indicating that diesel and gasoline equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site or adjacent to the construction site.
l. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).
m. Properly tune and maintain equipment for low emissions

10) As required by the Building Official, subject to City review and approval, the applicant shall complete and implement the geotechnical mitigation recommendations identified in the required site-specific geotechnical investigations and engineering studies, in coordination with City grading permit and building permit performance standards.

11) Noise levels at residential property lines from commercial development shall be maintained not in excess of the General Plan and municipal code limits for the City of El Cerrito.

12) Construction equipment shall be well-maintained and used judiciously to be as quiet as practical. The following measures shall be implemented to reduce noise from construction activities:

    a. Equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment.
    b. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
    c. Locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
    d. Prohibit unnecessary idling of internal combustion engines.
    e. Pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
    f. Construct solid plywood fences around construction sites adjacent to operational business, residences, or noise-sensitive land uses.
    g. If noise conflicts occur which are not irresolvable by proper scheduling, a temporary noise control blanket barrier shall be erected, as determined to be necessary by the Zoning Administrator, along building facades facing construction sites.
    h. Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
    i. Construction activities (including the loading and unloading of materials and truck movements) and excavating, grading, and filling activities (including warming of equipment motors) shall be limited to the hours of 7:00 AM to 6:00 PM on weekdays and to the hours of

9:00 AM and 5:00 PM on Saturdays. Work shall be prohibited on Sundays and Holidays.

j. Businesses, residences, or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing.
k. Designate a "construction liaison" who would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

Project Specific Conditions of Approval:

13) Prior to starting any construction activities on the site, and until the construction of the project is complete, the applicant shall post a sign on the site which:

a) Is visible to pedestrians
b) Is a minimum size of 24 inches by 36 inches
c) Is made of durable material(s)
d) Includes an illustration of the approved project and contact information for the applicant

14) Prior to building permit issuance, the applicant shall provide payment of $15,134.10 to the City of El Cerrito Planning Division for City Attorney costs spent on the entitlement processes for both this project and for application PL23-0038. The City collects fees and deposits for the processing and review of development projects. The City's Master Fee Schedule specifies, on page 11:

The Planning Manager may determine a project to be unusually complex or time consuming and require a deposit at the time of application for estimated staff, consultant, and City Attorney costs. If a standard fee has previously been paid, additional deposits may be required to cover extraordinary costs resulting from unforeseen complexities, delays or extra meetings… Fees for entitlements requiring a public hearing and other similar applications include one review of the initial application submittal and review of up to two resubmittals. Review of additional resubmittals will incur additional fees based on staff time.

Based on the foregoing, the application fee collected at the time of submittal covers essentially three submittals and assumes a total of 1 hour of City Attorney time combined for both projects. City Attorney expenses on both projects from March 2023 to October 2025 add up to $19,750.10. Subtracting one hour of City Attorney time at the hourly rate of $442 per hour from this total results in $19,308.10. City staff deducted City Attorney time spent addressing comments from the California Department of Housing and Community Development, which reduced this amount to $15,134.10. These are costs the City incurred for these two projects. The project applicant is responsible for paying the costs that the City has incurred for review of additional submittals. All of the staff and City Attorney time spent for these two projects are direct project review issues. All of the comments provided are also missing items and consistency comments that the project must address before it can move forward in the review process. Thus, the City Attorney costs due for this project as set forth above must be paid before a public hearing can be scheduled.

15) Prior to building permit issuance, the applicant shall provide payment of $3,194.25 for City staff time spent conducting tribal notification and tribal consultation with the Muwekma Ohlone Tribe, Inc. and with the Confederated Villages of Lisjan Nation for both this project and for application PL23-0038. This tribal outreach and consultation process was required pursuant to the AB 130 California Environmental Quality Act (CEQA) exemption process, which the applicant requested. This amount

includes 14.25 hours of Senior Planner time and 1.5 hours of Planning Manager time.

16) Prior to building permit issuance, the applicant shall demonstrate compliance with Chapter 13.50: Art in Public Places of the El Cerrito Municipal Code to the satisfaction of the Zoning Administrator. The project shall be fully compliant with Chapter 13.50 prior to the issuance of a Certificate of Occupancy.

17) Prior to building permit issuance, the applicant shall enter into an affordable housing regulatory agreement with the City. The project shall provide twenty percent of the total number of residential units as units affordable to low-income households, as required for builder's remedy eligibility pursuant to Government Code Section 65589.5.

18) Prior to building permit issuance, building plans shall demonstrate compliance with exterior lighting requirements in ECMC Section 19.21.050 (A).

19) In compliance with Chapter 16.34 of the El Cerrito Municipal Code, the applicant shall submit plans for undergrounding of utilities adjacent to the project to the satisfaction of the Building Official prior to issuance of a building permit. Prior to Certificate of Occupancy, the undergrounding of utilities work shall be completed.

20) The project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project meet the California Air Resources Board (CARB) Tier 4 Final emissions standards or equivalent.

21) Prior to Certificate of Occupancy, the applicant shall comply with El Cerrito Municipal Code Section 19.30.060 (Continuing Affordability and Occupancy).

22) The applicant shall maintain the subject property in a manner free from public nuisances, in accordance with Municipal Code Chapter 8.34 (Nuisance Abatement).

23) The cost of all automobile parking shall be separate from the sale or rental price of all residential units, unless prohibited by affordable housing financing requirements or Federal or State law. All residential unit renters and/or buyers shall be free not to rent and/or purchase parking.

<u>Conditions based on tribal consultation process pursuant to AB 130 with Muwekma Ohlone Tribe, Inc.:</u>

Prior to issuance of a Certificate of Occupancy, the applicant shall implement the following measures to the satisfaction of the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization, Inc., a 501(c)(3) nonprofit organization:

24) Cultural Sensitivity Training. Cultural sensitivity training must be provided to all contractors, subcontractors, and construction personnel before any ground-disturbing activities begin. The project applicant shall coordinate with the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization to receive the training from the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization, at the applicant's expense.

25) Native American Monitoring. Prior to ground disturbing activities, a Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization Tribal monitor(s) shall be retained at the applicant's expense. Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization Tribal monitor(s) will have the authority to halt and redirect work should any archeological or tribal cultural resources be identified during monitoring. If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 100 feet of the find must halt and the find must be evaluated for

listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the Tribal monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities moves to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).

26) Unanticipated Discovery of Tribal Cultural Resources. If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until an archeologist has evaluated the nature and significance of the find as a cultural resource and a representative from the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization is consulted by the government agency. The archeologist will stake the area of discovery, placing stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA and/or the Tribe, the entity shall retain a qualified archeologist and a Tribal monitor, at the applicant's expense, to prepare a mitigation plan, which shall be implemented by the entity in accordance with state guidelines and in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe and, if applicable, a qualified archeologist. Examples of appropriate mitigation for the Tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery.

27) Halt work/Coroners Evaluation/Impact to previously undiscovered human remains. If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, if not identifiable as human or animal, shall be treated as human remains and the appropriate protocols followed. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to the City, the project proponent, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the consultant, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.

28) Cultural Confidentiality. All Tribal Cultural Resources, site locations, and associated information, including but not limited to reports, records, photographs, and maps, shall remain confidential and shall not be disclosed to the public, media, or unauthorized parties without the prior written consent of the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization. This provision shall not impede the preparation or submission of required reports to regulatory agencies. However, any such

reports shall be prepared in a manner that protects sensitive Tribal information to the fullest extent permitted by law.

29) Compensation. All Tribal services (monitoring, training, etc.) provided by the Muwekma Ohlone Tribe, Inc., a 501(c)(3) nonprofit organization shall be compensated pursuant to the Tribe's current rate sheet.

Conditions based on tribal consultation process pursuant to AB 130 with Confederated Villages of Lisjan Nation:

Prior to issuance of a Certificate of Occupancy, the applicant shall implement the following measures:

30) Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Public Resources Code Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

31) All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Public Resources Code Section 21083.9.

32) Inadvertent discovery of Tribal Cultural Resources: If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA, the entity shall retain a Tribal representative and, if applicable, a qualified archaeologist, at the applicant's expense, to prepare a mitigation plan, which shall be implemented in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery.

33) Inadvertent discovery of human remains: If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human, shall be treated as potential human remains and the appropriate protocols followed. The archaeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as the MLD's recommendations regarding the treatment of the human remains and any associated funerary objects. The report should be submitted to the lead government agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either; in accordance with the recommendations of the MLD if available or in

the project vicinity at a location agreed upon between the Tribe and the entity, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.

Public Works Department:

34) Prior to building permit issuance, the applicant shall address the following outstanding issues with Storm Water Control Plan (SWCP) requirements. The storm water control documentation is incomplete per the Contra Costa Clean Water Program Stormwater C3 Guidebook (Guidebook) and El Cerrito Municipal Code Chapter 8.40 requiring compliance with the Guidebook. The required documentation consists of a report and an exhibit (plan), which together form the Stormwater Control Plan (SWCP). Applicant must provide a complete SWCP report and plan including required analysis with calculations in accordance with the Guidebook.

    Each DMA should have one surface type (roof, paving, or landscape), be labeled, and square footage noted. The SWCP plan also lacks details of roof slope, downspouts and drainage piping showing where the stormwater is going to be discharged from the DMA's to the IMP's. Show how water gets from DMA 1D to BMP 1D.

35) Prior to building permit issuance, the applicant shall submit a traffic study for the project. Per section 2.05.08.04-05 of the Form Based Code and San Pablo Specific Plan, Transportation Appendix - San Pablo Avenue Complete Streets Memorandum, Evaluation Program, applicant must provide a Transportation Evaluation Report, prepared by a qualified transportation consultant. The report must include the following elements: project trip generation and consistency with the Specific Plan SEIR, and traffic operations analysis at all intersections immediately adjacent to the project site; site access and circulation for pedestrians, transit users, bicyclists and motorists; vehicle and bicycle parking demand and supply; a complete Transportation Demand Management Plan (TDMP); and evaluation of the Specific Plan Complete Streets Built Environment Factors along project frontage and immediately adjacent intersections. Study scenarios should be pre-approved by Public Works Engineering, prior to start of study. If you desire to pursue an exemption under Section 15332, a similar traffic study must be provided to analyzes project impacts and whether the project has the potential to result in significant environmental effects and compliance with the standards and plans outlined above. Since a traffic study was provided in 2017 for a previous project, you have the option of updating that traffic study to provide analysis for the revised proposed project.

36) Driveway aprons shall provide a 4-FT wide ADA sidewalk transitions per City Standards. Prior to issuance of a building permit, plans shall be revised to address this comment for review and approval by the Public Works Department. See Driveway standard at the following link: https://www.el-cerrito.org/DocumentCenter/View/458/sddriveway?bidId=

37) Prior to building permit issuance, pursuant to the City's adopted Green Infrastructure Plan and San Pablo Avenue Specific Plan (Section 2.05.05.02 and 2.05.06) guidelines, applicant must evaluate opportunity for adding Green Infrastructure to its frontage improvements for treatment of stormwater flows from the street. In addition to fulfilling requirements to implement LID in connection with construction of new buildings and adjacent public-right-of-way, there may be opportunities to capture and treat runoff from the sidewalks.

38) Prior to building permit issuance, building plans shall ensure that the project driveway has adequate sight distance between vehicles exiting garage and pedestrians on the adjacent sidewalk. Indicate on the plans that site distance can be provided. Ensure that on-street parking and proposed trees on

both sides of the driveway on San Pablo Avenue would not restrict sight distance for existing vehicles by providing at least 20 feet of red curb and ensuring that the proposed canopies are higher than 6-ft from the ground on both sides of the projected driveway.

39) As required by Section 3.05.04.03 Street Lighting of the Complete Streets Chapter of the San Pablo Avenue Specific Plan, provide pedestrian-oriented and automobile-oriented streetlights on all Community Streets along the project frontage on San Pablo Avenue meeting standards in this section prior to Certificate of Occupancy.

40) Prior to Certificate of Occupancy, applicant shall replace sidewalk, curb, and gutter along the frontage of the property to current ADA and City standards for sidewalk, curb ramps and driveway aprons.

41) Prior to building permit issuance, project applicant must provide a detailed civil plan for off-site work (improvements in the public right-of-way) for review and approval by the Public Works Department.

42) For any work in the public right-of-way, including street excavation for utility connections, temporary traffic control, storage, temporary parking restrictions, and street tree, sidewalk, curb/gutter, and driveway work, applicant must obtain a Public Works Encroachment Permit and pay all associated fees.

43) Prior to building permit issuance, approval from EBMUD and Stege Sanitary District is required.

44) As part of the application for a building permit, the applicant shall submit a draft C.3 Stormwater Facilities Operations & Maintenance Plan (using templates provided by the Contra Costa Clean Water Program as described here.

45) Prior to Certificate of Occupancy, applicant shall execute a C.3 Stormwater Facilities Operations and Maintenance agreement.

46) Prior to building permit issuance, a copy of the stamped and signed geotechnical report for the site shall be provided to Public Works for reference.

47) Prior to building permit issuance, applicant shall pay City fees in the Master Fee Schedule including, but not limited to, the City Transportation Impact Fee (TIF), the West Contra Costa Transportation Commission fee (WCCTC) Subregional Transportation Mitigation Program fee (STMP), and the C.3 Storm Water Pollution Control Plan review fee.

48) Prior to building permit issuance, pursuant to El Cerrito Municipal Code Chapter 13.24, applicant shall submit an estimate of earthwork and/or grading operations and amount to be transported as part of the project as part of the preliminary grading plan. Any earthwork and/or grading operations in excess of 50 cubic yards will require the applicant to submit a detailed grading plan at Building Permit stage, and applicant would need to apply for a Grading & Transportation Permit and pay all associated fees.

49) All utilities shall be undergrounded in accordance with El Cerrito Municipal Code Chapter 16.34. For any new structure or any remodeling or addition involving both a service change and a valuation exceeding eight percent of the assessor's fair market value for the existing structure, underground installation of all utility service laterals and equipment is required if a utility pole on the abutting street is situated within one hundred feet of the property lines for the new or remodeled structure. This includes, but is not limited to, electric, telephone and cable television lines, which must be

underground, in accordance with utility-filed rules approved by the state public utilities commission, to the point of connection with the utility distribution facilities. The words "utility service laterals and equipment," as used in this section, do not include equipment appurtenant to underground utilities such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and risers from concealed ducts. Applicant must provide a preliminary utility plan showing electrical and gas connections.

Fire Department:

Prior to issuance of a building permit, the applicant shall address the following comments:

50) Building construction shall meet current California and El Cerrito Fire Codes, National Fire Protection Association Codes, and current California and El Cerrito Building Codes and amendments.

51) As measured from the fire apparatus access road (San Pablo Ave), the furthest portion of the exterior wall of the first floor is approximately 200 feet, which exceeds the 150 feet allowed pursuant to California Fire Code (CFC) Section 503.1.1.

52) If any occupiable space is located higher than 75 feet above the lowest level of fire department access, then a fire command center is required per CFC 508.1 and shall be included in the plans along with the appropriate fire wall separation rating.

53) A fire pump may be required for a building of this size. Provide a preliminary water supply analysis for the sprinkler system and if a pump is required, show the location of the fire pump room.

54) Provide a drawing showing utility including the fire department connection, post indicator valve, and fire hydrants.

55) The elevator size must be determined to meet the footprint of the building. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance gurney or stretcher with no less than 5-inch radius corners, in the horizontal, open position, shall be provided with a minimum clear distance of not less than 80 inches by 54 inches and with a 42 inch side slide door.

Building Division

Prior to building permit issuance, applicant shall address the following comments:

56) Submitted plans must comply with the California Building Code (CBC) and City of El Cerrito ordinances.

57) Sheet G001: Please correct the building code summary. CBC Table 504.4 allowable stories above grade for occupancy R-2 construction type V-A is listed as 4, with or without the area increase. The provided plans specify 5 levels above the two stories of podium, which is noncompliant and must be revised. Sheet A103 claims 6 levels by repeating the 2nd floor, which is shown on Sheet A102. CBC Table 504.4 notes R-2 VA as limited to 4 stories with footnote o, which allows the area increase to be taken when the building is limited to 4 stories and 60 feet. The “without area increase” line is listed as 4, not 5. Without footnote o, large R-2 VA buildings would be limited to 3 stories.

58) Sheet G001: Please correct the building code summary occupancy. Common space, fitness, laundry room, common spa, and their occupancies are missing. Also, complete the construction type callout –

Type I-A construction is required, not any type I. [CBC 510.2]

59) Sheet G001: Please correct the residential parking. Two at grade accessible spaces and two EV spaces are declared, but only two non-puzzle stacker spaces are shown on Sheets AS001 and A101. Please coordinate.

60) Sheet A101: The parking structure below the podium appears to be designed as an enclosed parking garage. Provide a mechanical ventilation and exhaust system per CBC 406.6.2.

61) Sheet A101 and A301: At building submittal, detail the car stacker pits, including specifying the pit depth, etc.

62) Sheet A101: The access aisle does not connect to an accessible route leading to the nearby elevator and stairs – instead, traversing the drive aisles is required, which is discouraged -- at a minimum the accessible route must be marked with a crosswalk. [CBC 1109A.7 #3] (As currently drawn parking in either accessible space requires leaving the building altogether to access either stair, since both stairs only feature doors to the exterior.)

63) Sheet A102: Units 7 and 8 are drawn extending over the property lines, and the balconies at units 6, 7, and 8 all extend over the property line. Some encroachment is allowed 15' or more above grade (at the third floor and up), but the second floor cannot project more than 4 inches, and that projection is limited to architectural features, not habitable space or balconies. [CBC 3202.2 and 3202.3]

64) Sheets A104 and SW1.0: All multifamily buildings under 10 stories must be solar ready per California Energy Code (CEnC) 110.10(a)3 at a minimum. Prescriptively, both a PV system and batteries are required – see Equation 170.2-D for required PV size, and equations 170.2-E and F for required battery energy and power capacities. Show the allocated PV and battery spaces on plans (CEnC 170.2(g) and (h)).

65) Sheet A301: The second floor's ceiling is still drawn to match floors 3 to 7, but the floor/ceiling above the second floor is a 3-hour rated horizontal assembly separating the type I-A construction from the type V-A construction above (CBC 510.2).

66) Sheet A501: Both bedroom doors at both units are undersized. Accessible doors must be 32" clear, requiring 2'-10" or typically 3'-0" doors, not 2'-6". [CBC 1132A.3] Also, both bedrooms at the one bath unit, and the left bedroom at the 2 bath unit don't appear to feature the required 18" strike side clearance (CBC 1132A.5.2).

City Arborist

67) Add "Protect Existing City Trees" in place details to plans, consistent with standard Tree Protection Details.

68) City will require mitigation for removal of one, 17"dbh Southern magnolia and one, 12" dbh London planetree. Pursuant to El Cerrito Municipal Code Section 13.28.100: *In the event that a person completing a construction project is not able to conform with ANSI A300 Standards and will adversely impact the long-term health of a public tree, the development approval process shall require mitigation, in accordance with the standard operating procedures established by the director. Mitigation may include the planting of a replacement tree(s) by the city at the person's own expense. The city may charge fees to cover the costs associated with permitting, removal of an existing tree,*

planting, and the establishment of a new tree.

69) City staff recommend substituting soft, interweaving mulch for loose gravel on roof as a matter of public safety.

70) City staff recommend the applicant to soften the east building frontage with City approved plantings.

Operations and Environmental Services:

71) California State Law (SB 1383 - Short-Lived Climate Pollutant Reduction Strategy; effective January 1, 2022) and El Cerrito Municipal Code Section 8.12 requires all generators of solid waste, including multifamily properties, to properly sort waste into three streams (garbage, recycling, and organics).
    a) If organic waste bins are only provided in the ground floor waste room, then tenants on upper levels are not likely to sort organics waste from the trash. City staff strongly recommend providing an organics collection container on each floor that is regularly serviced by the property manager, placed next to the trash and recycling chutes. These can be the 64-gallon carts or another method of collection such as Slim Jims. Alternatively, a third collection chute for organic waste could be added. Additionally, the City recommends the development of a tenant outreach and education plan to ensure proper waste sorting.
    b) As a requirement of SB 1383, annual audits for Multifamily Properties must be performed to ensure waste is properly sorted, and penalties or citations may be imposed for improper sorting and contamination.

72) Solid Waste Collection Plan.
    a) The applicant's estimate of 9 yards of trash and 9 yards of recycling per week is considered by City staff as an underestimate of adequate service levels for a 78-unit building. El Cerrito staff estimate a need for approximately 13.4 cubic yards of trash and approximately 17.3 cubic yards of recycling per week. Organic service seems adequate, though a 4th 64-gallon cart may eventually be needed. This calculation results in 1.34 2-yard bins for trash daily and 1.73 2-yard bins for recycling daily.
        i) Service will need to occur five times per week, and full bins will need to be swapped for empties during the day by Property management. On weekends, additional bins may be necessary and the waste room will need to accommodate six 2-yard dumpsters and three to four 64-gallon organics carts.
    b) Please consider potential issues with offsets in waste chutes. This could cause potential clogs in the waste chutes and be costly for service and cause down time for residents. Typically chutes path of travel is directly over the termination bins.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on July 1, 2026, upon motion of _____ second by _____:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Sean Moss, AICP
Planning Manager

PROJECT INFORMATION

ZONING

TRANSECT ZONE
DOWNTOWN DISTRICT
TOHIMU: Transit Oriented Higher-Intensity Mixed Use

LAND USE

Proposed use, Multiple Family Residential, is P (permitted) as-of-right that require no disscetionary review if in compliance with all standards.

DEVELOPMENT STANDARDS

Lot Area	11,230 SF	
Building Area	61,650 SF Gross	
Floor Area Ratio	5.5	
Lot Coverage	78%	
Impervious Surface	14,752 SF see drawing SW1.0	Roof = 9,772 SF + Concrete/Asphalt = 4,980 SF
BMP Area	129 SF see drawing SW1.0	

BUILDING HEIGHT

Maximum	65'-0" or 85'-0" if project is consistent as an affordable housing project, as defined by state law.
Minimum	3 stories for residential use.
Proposed	7 stories above ground plane, 75'-0".

STREET TYPE

SAN PABLO AVENUE COMMERCIAL STREET	REQUIREMENT	PROPOSED
Sidewalk Amenity Zone	6'-0" min.	7'-10"
Sidewalk Pedestrian Zone	8'-0" min.	8'-0"
Sidewalk Activity Zone	4'-0" min.	0'-0"
Vehicular Access	24'-0" max.	20'-0" Curb Cut/ 18'-0" Driveway

BUILDING FORM	REQUIREMENT	PROPOSED
Upper Floor Setback	Stepped massing per shadow and daylight plane requirments.	None
Ground Floor Ceiling Height	14'-0" clear min.	11'-8" clear
Upper Floor Ceiling Height	9'-0" clear min.	8'-3 1/2" clear
Building Length	200' max.	63'
Ground Floor Tansparency - Residential	30% min.	35%
Upper Floor Transparency	25%	38%
Encroachments - Front	4'-0" max.	3'-9 1/2" max.
Allowed Frontage Type - Flex	No requirement	

UNIT TYPES	REQUIREMENT	PROPOSED
Unit Types The following unit types are required as stipulated below:	Projects containing 50 residential units or more: .	1 Studio unit at 300 SF
Studio Units	A minimum of three unit types shall be included in the project.	18 Two-Bedroom units at 484 SF.
One-Bedroom Units	At least three unit types shall each be a minimum of 15% of the total number of units in the project.	59 Two-bedroom units at 563 SF
Two-Bedroom Units		
Three-Bedroom Units, or larger	No more than 50% of the total number of units in the project shall be of any one unit type.	

SHADOWS

Shadows

Existing residential uses to the west are not impacted by shadow requirement.
Front and Upper Floor Shadows Along Commerical Street. See shadow study.

Setbacks

	REQUIREMENT	PROPOSED
Ground Floor Front	14' min. - 15' max.	0 to 15'-8"
Side Setback	0'-0" min.	6'-0" to 7'-2"
Rear Setback	west: none	0'-0" to 4'-9"

VIEWS

Project property is not large enough to include view corridors.

BUILDING ARTICULATION

	REQUIREMENT	PROPOSED
Wall Offset at Street Front	50% of Wall.	89% @ Ground Floor 67% @ Floors 2-7
Wall Offset	1'-0" min. / 50 LF	Complies.
Colors, Materials and Textures.	50% of Wall.	Complies.

FRONTAGE

Shop Front, Flexible, Arcade/Galley, or Forecourt

SHOP FRONT PROPOSED	REQUIREMENT	PROPOSED
Height	12' min. 18' max.	11'-8"
Recess	10' max.	1'-2" to 2'-6"
Entry	5' max.	5'-0"
Ground Floor Glazing	75% clear glazing	86% including garage

SUSTAINABLE DESIGN

All exterior lighting will be Dark Sky certified.
Building will comply with California Building Energy Efficiency Standard

PROJECT INFORMATION CONTINUED

OPEN SPACE

Ground Flr. Residential Services		3,628 SF
Residential Flrs. 2-7		52,844 SF
Rooftop Open Space		4,060 SF
Gross building area.		61,650 SF
Number of Units		78
	REQUIREMENT	PROPOSED
Public Open Space	25 SF/ 1000 SF = 1,541 SF	None
Private/Common Open Space	80 SF / Unit = 6,240 SF	
Unit Decks		3,776 SF
Roof Deck		4,060 SF
	TOTAL	7,836 SF

PARKING REQUIREMENT

	REQUIREMENT	PROPOSED
Residential Parking	Exempt by AB2097	.43 per unit
	0	24

Parking is provided at ground level with stacker.
2 at grade handicap spaces provided.
2 EV charging spaces provided.

Bicyle Parking Minimum

Short-term	1 per 10 Units = 8	8
Long-term	1.5 per Unit = 117	128

Long-term spaces in garage storage area.
Short-term spaces @ San Pablo streetfront.

BUILDING CODE SUMMARY

Construction Type	5 story is wood frame construction with ground and second floor concrete.
	Garage and 2nd Floor: Type 1
	5 Levels of apartments: Type 5A
Occupancy	
	Apartments: R2
	Leasing Office: B
	Garage: S-2
Fire Suppression	Automatic fire sprinklers per NFPA 13.
Allowable Height	R2 with fire sprinklers, no area increase: 75'.
Allowable Stories	R2 with fire sprinklers, no area increase: 5 story.
Allowable Area	Multi-story R2 with fire sprinklers, no area increase: 96,000 SF

PROJECT LOCATION

PROJECT SITE



DRAWING INDEX

G-001	GENERAL AND CODE INFORMATION
G-002	CONTEXT PHOTOS
G-003	VIEW CORRIDOR STUDIES
G-004	SHADOW STUDIES
C-001	SURVEY
AS-101	SITE PLAN
A-101	GROUND LEVEL FLOOR PLAN
A-102	FLOOR PLANS - LEVEL 2
A-103	FLOOR PLANS - LEVELS 3-7
A-104	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTION
A-501	UNIT PLANS
A-601	MATERIALS & COLORS
L1.1	LANDSCAPE PLAN - SITE
L1.2	LANDSCAPE PLAN - ROOF
L1.3	LANDSCAPE PLANTING PLAN - ROOF
L1.4	PLANTING SCHEDULE AND PALETTE
SW 1.0	STORMWATER CONTROL PLAN

PROJECT DIRECTORY

OWNER
921 KEARNEY, LLC
1606 JUANITA LANE, SUITE A
TIBURON, CA 94920
CHARLIE OEWEL, DEVELOPER
415.789.1269
coewel@gmail.com

ARCHITECT
TAUB DESIGNS
1001 BRIDGEWAY, #147
SAUSALITO, CA 94965
KEN TAUB, PRINCIPAL ARCHITECT
415.858.8872
www.TaubDesigns.com

LANDSCAPE ARCHITECT
PGA DESIGN
17TH STREET
OAKLAND, CA 94612
CHRIS KENT
510.465.1284
kent@pgadesign.com

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400,
WALNUT CREEK, CA 94596
MELINDA THOMAS, EIT, PROJECT ENGINEER
925.940.2202
melindathomas@bkf.com

NO.	DATE	
	10/16/2023	PLANNING SUBMISSION
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2

10167 SAN PABLO AVE
EL CERRITO,CA

10167 SAN PABLO AVENUE, LLC
Charlie Oewel
Housing & Education Resource Development
1606 Juanita Lane, Suite A, Tiburon, CA 94920
415.377.7262 - Cell Phone

SHEET
G-001



CONTEXT PHOTO EAST



CONTEXT PHOTO NORTH



CONTEXT PHOTO WEST



CONTEXT PHOTO SOUTH

1 CONTEXT PHOTOS

SCALE: NO SCALE

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW					
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					

SHEET

G-002



VIEW FROM BART - EL CERRITO PLAZA BART STATION - NORTHERN END



VIEW FROM BART - EL CERRITO PLAZA BART STATION -SOUTHERN END

1 VIEW CORRIDORS

SCALE: NO SCALE

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone	SHEET G-002
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW						
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2						

NOTE:

SITE PLAN TAKEN FROM SURVEY BY
BAY AREA LAND SURVEYING DATED
JANUARY 2017. SEE SHEET C-101.



SHADOW STUDY - DECEMBER 21ST @ 1:30 P.M. 8UCT

1 SHADOW STUDIES

SCALE: NO SCALE

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone	SHEET G-004
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW						
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2						

RICHMOND ANNEX
BLOCK 103
(6 M 144)

SHRESTHA
(DOC-2007-0109201-00)

SAN PABLO 888 LLC
(DOC-2015-0228333-00)

WU/HE
DOC-2015-0050802-00

HERNANDEZ
(DOC-2005-
0395972-00)

FIGONE
(96-217401)
AREA = 11,230± SQ. FT.

FIGONE
(96-217400)

SAN PABLO AVENUE
(120' WIDE)

BASIS OF BEARINGS:
N20°42'30"W
ESTABLISHED BY SPLIT OF IMPROVEMENTS

S61°36'00"W 154.79'(154.60')

N61°36'00"E 144.67'(144.57')

S28°23'39"E 75.00'

N20°42'30"W 75.68'(75.66')

FENCE CORNER
± ON P.C.

FENCE CORNER
1.8'± E'LY OF P.L.

B.C. 0.4'±
E'LY OF P.L.

B.C. 0.3'±
E'LY OF P.L.

B.C. 0.6'± W'LY OF P.L.

B.C. 1.2'± W'LY OF P.L.

CURB
CONTINUES
(BURIED)

ROLLED ASPHALT CURB

EDGE OF PAVEMENT

EXISTING BUILDING

EXISTING SHED

EAVE LINE

DECK
AND
STEPS

ELEVATED
CONCRETE
DECK

DECK CORNER
0.1'± N'LY OF P.L. &
12.4'± W'LY OF P.C.

REBAR & CAP RCE8763

REBAR & CAP RCE8310

N37°24'52"E 0.59'

N25°02'15"E 0.36'

DETAIL
NOT TO SCALE

PLANTER CORNER
0.5'± W'LY OF P.L.

PLANTER CORNER
0.6'± W'LY OF P.L.

PLANTER CORNER
0.3'± N'LY OF P.C.

150'± TO FIRE HYDRANT IN
SOUTHWEST CORNER OF
CENTRAL AVENUE INTERSECTION

PLANTER CORNER
0.6'± W'LY OF P.L.

PLANTER CORNER 0.8'± W'LY
OF P.L. & 1.4'± N'LY OF P.C.

163.30' TO CENTRAL AVENUE

PARKING LOT
PARKING STRIPES NOT SHOWN HEREON

DRIVEWAY APRON

DRIVEWAY

LANDSCAPED CURB ISLAND

HEAVY BRUSH

SOLDBORING B1

SOLDBORING B2

SOLDBORING B2A

SOLDBORING B3

SOLDBORING SB1

SOLDBORING SB2

SOLDBORING SB3

SOLDBORING SB4

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND	
●	FOUND REBAR AND CAP AS NOTED
✖	FOUND CHISELED CROSS
⊕	SOIL BORING MONITORING WELL
	ASPHALT
	CONCRETE
#"T	DIAMETER OF TREE IN INCHES
BC	BUILDING CORNER
BOL	BOLLARD
BRC	BACK OF ROLLED CURB
BW	BASE OF WALL
C	TOP OF CURB
CONC	CONCRETE
DWC	DRIVEWAY CUT
EB	ELECTRICAL BOX
EP	EDGE OF PAVEMENT
F	FENCE
FL	FLOW LINE
G	GROUND ELEVATION
LITE	LIGHT POST
P	ASPHALT
SL	STREET LIGHT
TOC	CONCRETE ELEVATION
TW	TOP OF WALL
WLK	SIDEWALK
WM	WATER METER
PL	PROPERTY LINE
PC	PROPERTY CORNER

SUBJECT PROPERTY
ADJACENT PARCEL/LOT LINE
HISTORIC PARCEL/LOT LINE
TIE LINE
GUARD RAILING
WOOD FENCE

OWNER:
SUSAN M. FIGONE
CLYDE FIGONE AND DENISE FIGONE
10167 SAN PABLO AVENUE, CA

BASIS OF BEARINGS:
WESTERLY RIGHT OF WAY LINE IN SAN PABLO AVENUE AS SHOWN ON ASSESSOR'S MAP BOOK 510 PAGE 03 TAKEN AS N20°42'30"W

BENCHMARK:
BASED ON ASSUMED DATUM

BASIS OF SURVEY:
THE LOT LOCATION WAS BASED UPON THE MAP OF RICHMOND AVENUE (6 M 144) AND THE SPLIT OF IMPROVEMENTS ESTABLISHING THE RIGHT OF WAYS OF SAN PABLO AVENUE, EL DORADO STREET, AND CARLSON BOULEVARD

LICENSED LAND SURVEYOR
KEITH S. BUSH
No. 8494
STATE OF CALIFORNIA

KEITH S. BUSH, L.S. 8494
DATE: JANUARY 12, 2017

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 25, 26, AND 27, BLOCK 103, MAP OF RICHMOND ANNEX, FILED IN THE RECORDS OF CONTRA COSTA COUNTY AT MAP BOOK 6, PAGE 144 ON MARCH 8, 1912
EL CERRITO, CALIFORNIA
JANUARY, 2017 SCALE 1' = 10"

BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

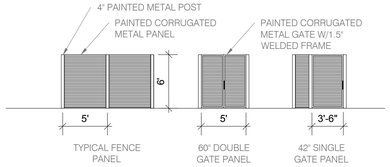
APN 510-034-003 SHEET 1 OF 1 F.B. #688 /DWG FILE: SAN PABLO AVE 16-3211-BT

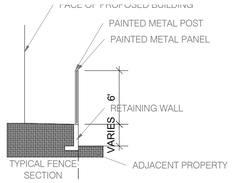
NO.	DATE	
	10/16/2023	PLANNING SUBMISSION
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2

10167 SAN PABLO AVE
EL CERRITO,CA

10167 SAN PABLO AVENUE, LLC
Charlie Oewel
Housing & Education Resource Development
1606 Juanita Lane, Suite A, Tiburon, CA 94920
415.377.7262 - Cell Phone

SHEET
C-001

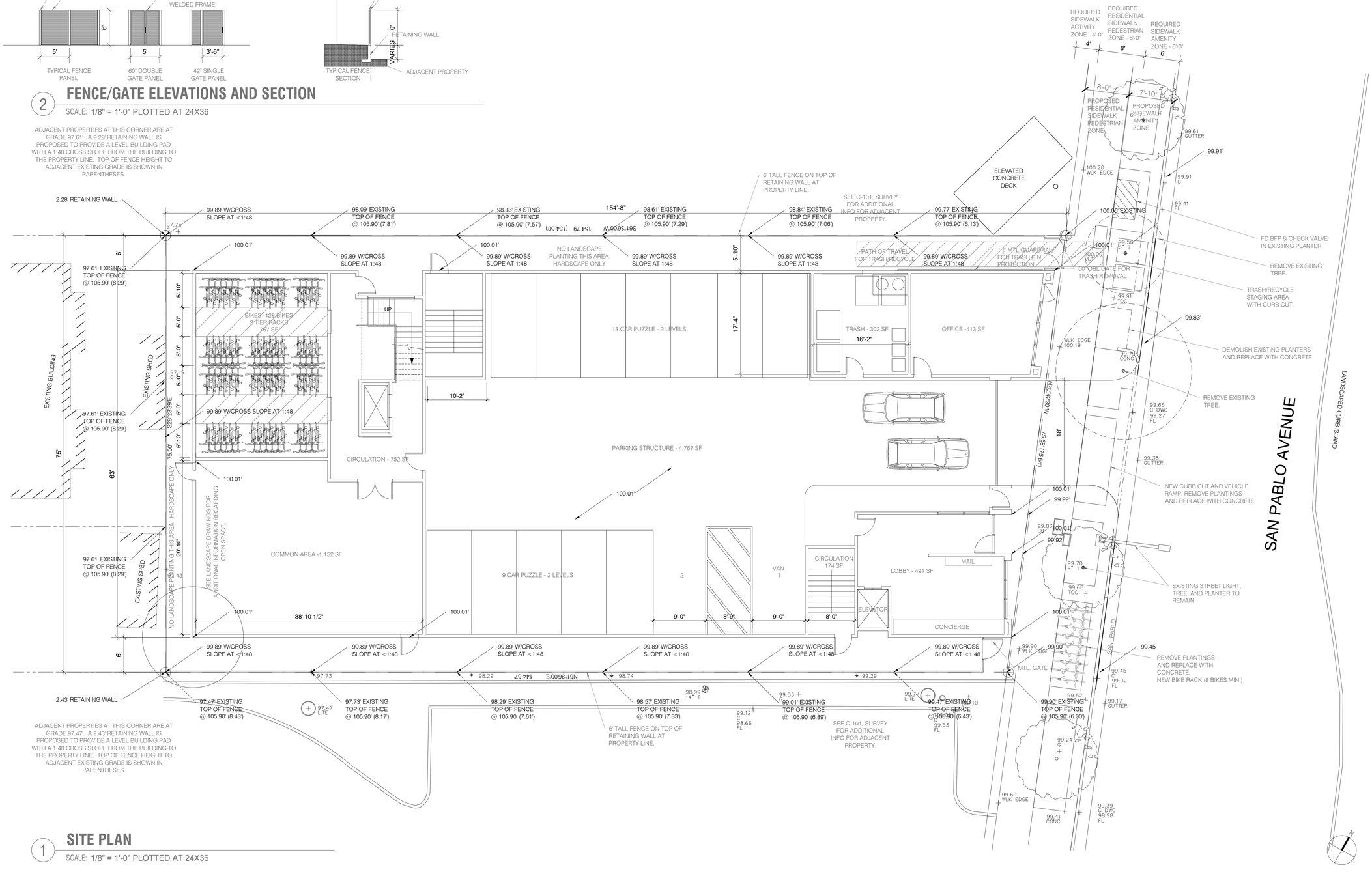




2 FENCE/GATE ELEVATIONS AND SECTION

SCALE: 1/8" = 1'-0" PLOTTED AT 24X36

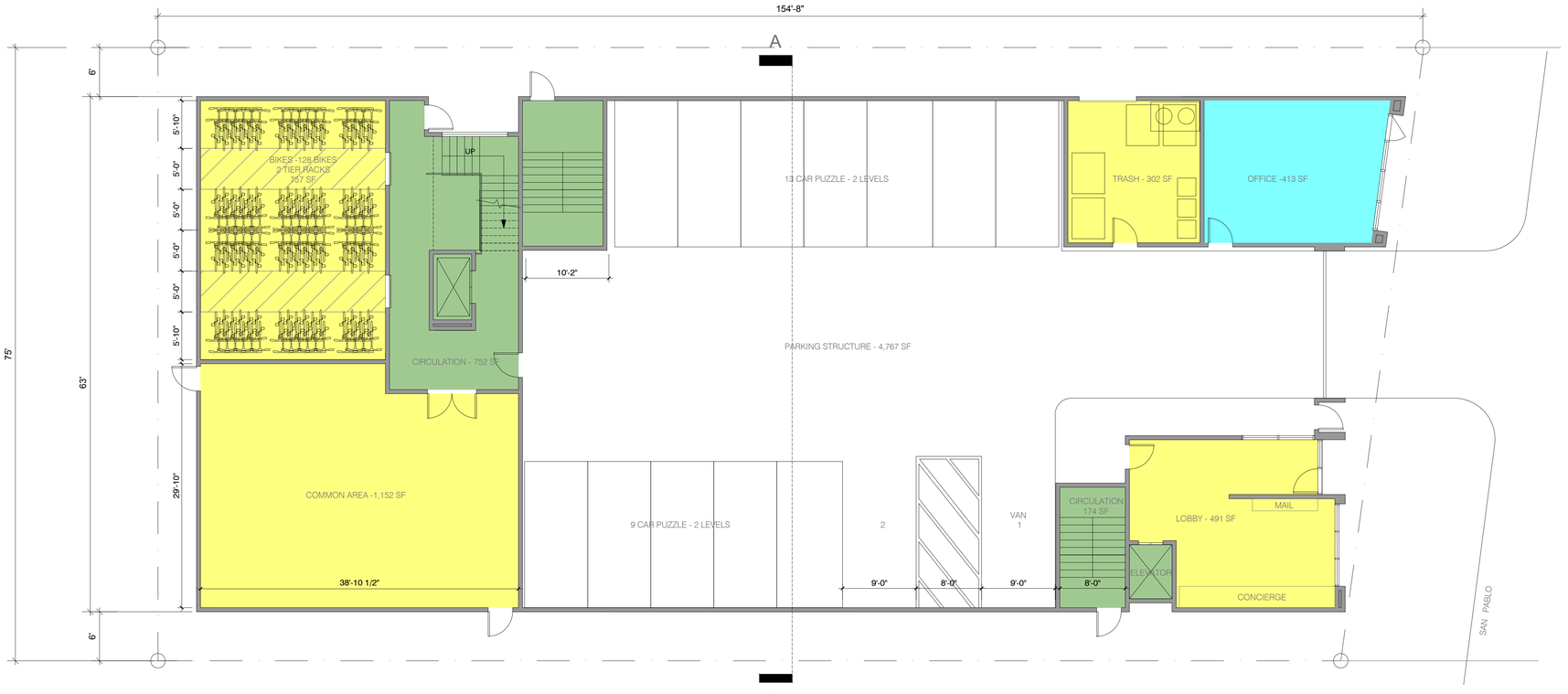
ADJACENT PROPERTIES AT THIS CORNER ARE AT GRADE 97.61'. A 2.28' RETAINING WALL IS PROPOSED TO PROVIDE A LEVEL BUILDING PAD WITH A 1:48 CROSS SLOPE FROM THE BUILDING TO THE PROPERTY LINE. TOP OF FENCE HEIGHT TO ADJACENT EXISTING GRADE IS SHOWN IN PARENTHESES.



1 SITE PLAN

SCALE: 1/8" = 1'-0" PLOTTED AT 24X36

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE. EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone	SHEET
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW						AS-001
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2						



AREA

GROSS BUILDING GROUND FLOOR	8,806 SF
GROSS PARKING STRUCTURE	4,767 SF
SERVICES:	
BIKE	757 SF
TRASH	302 SF
COMMON SPACE	1,152 SF
LOBBY	491 SF
COMMERCIAL	413 SF
CIRCULATION	926 SF

2ND FLOOR GROSS	8,809 SF
9 UNITS @ 563 SF/ UNIT	5,067 SF
3 UNITS @ 484 SF/UNIT	1,452 SF
1 UNIT @ 300 SF/UNIT	300 SF
SERVICES	156 SF
CIRCULATION	1,834 SF
OPEN SPACE 9 DECKS @ 64 SF	576 SF

3ND FLOOR GROSS	8,807 SF
10 UNITS @ 563/ UNIT	5,630 SF
3 UNITS @ 484 /UNIT	1,452 SF
SERVICES	156 SF
CIRCULATION	1,569 SF
OPEN SPACE 10 DECKS @ 64 SF	640 SF

4TH FLOOR GROSS	8,807 SF
10 UNITS @ 563/ UNIT	5,630 SF
3 UNITS @ 484 /UNIT	1,452 SF
SERVICES	156 SF
CIRCULATION	1,569 SF
OPEN SPACE 10 DECKS @ 64 SF	640 SF

5TH FLOOR GROSS	8,807 SF
10 UNITS @ 563/ UNIT	5,630 SF
3 UNITS @ 484 /UNIT	1,452 SF
SERVICES	156 SF
CIRCULATION	1,569 SF
OPEN SPACE 10 DECKS @ 64 SF	640 SF

6TH FLOOR GROSS	8,807 SF
10 UNITS @ 563/ UNIT	5,630 SF
3 UNITS @ 484 /UNIT	1,452 SF
SERVICES	156 SF
CIRCULATION	1,569 SF
OPEN SPACE 10 DECKS @ 64 SF	640 SF

7TH FLOOR GROSS	8,807 SF
10 UNITS @ 563/ UNIT	5,630 SF
3 UNITS @ 484 /UNIT	1,452 SF
SERVICES	156 SF
CIRCULATION	1,569 SF
OPEN SPACE 10 DECKS @ 64 SF	640 SF

ROOF GROSS	9,187 SF
OPEN SPACE	4,060 SF

UNIT COUNT

2ND FLOOR	13 UNITS
3RD FLOOR	13 UNITS
4TH FLOOR	13 UNITS
5TH FLOOR	13 UNITS
6TH FLOOR	13 UNITS
7TH FLOOR	13 UNITS
TOTAL	78 UNITS

59 UNITS @563 SF/UNIT =	33,217 SF
18 UNITS @ 484 SF/UNIT =	8,712 SF
1 UNIT@ 300 SF/UNIT =	300 SF
TOTAL	42,229 SF

PARKING REQUIRED
EXEMPT BY AB2097
PARKING PROVIDED 24 CARS

OPEN SPACE REQUIRED	
80 SF PER UNIT	6,240 SF

PROVIDED	
ROOF	4,060 SF
ALL FLOORS BALCONIES	3,776 SF
TOTAL	7,836 SF

COMMERCIAL
SERVICES
CIRCULATION
OPEN SPACE

1 GROUND FLOOR PLAN

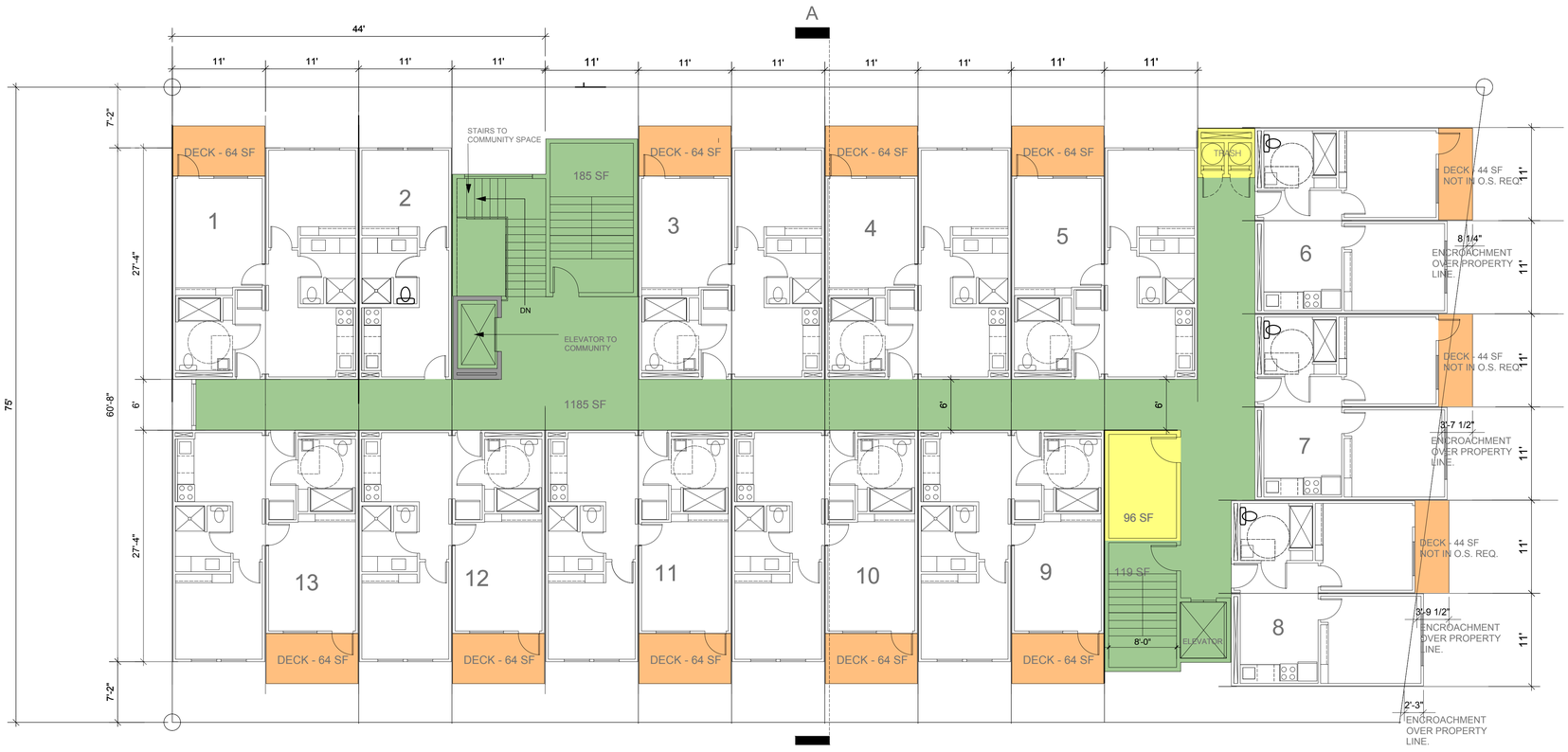
SCALE: 1/8" = 1'-0" PLOTTED AT 24X36

NO.	DATE	
	10/16/2023	PLANNING SUBMISSION
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2

10167 SAN PABLO AVE.
EL CERRITO,CA

10167 SAN PABLO AVENUE, LLC
Charlie Oewel
Housing & Education Resource Development
1606 Juanita Lane, Suite A, Tiburon, CA 94920
415.377.7262 - Cell Phone

SHEET
A-101



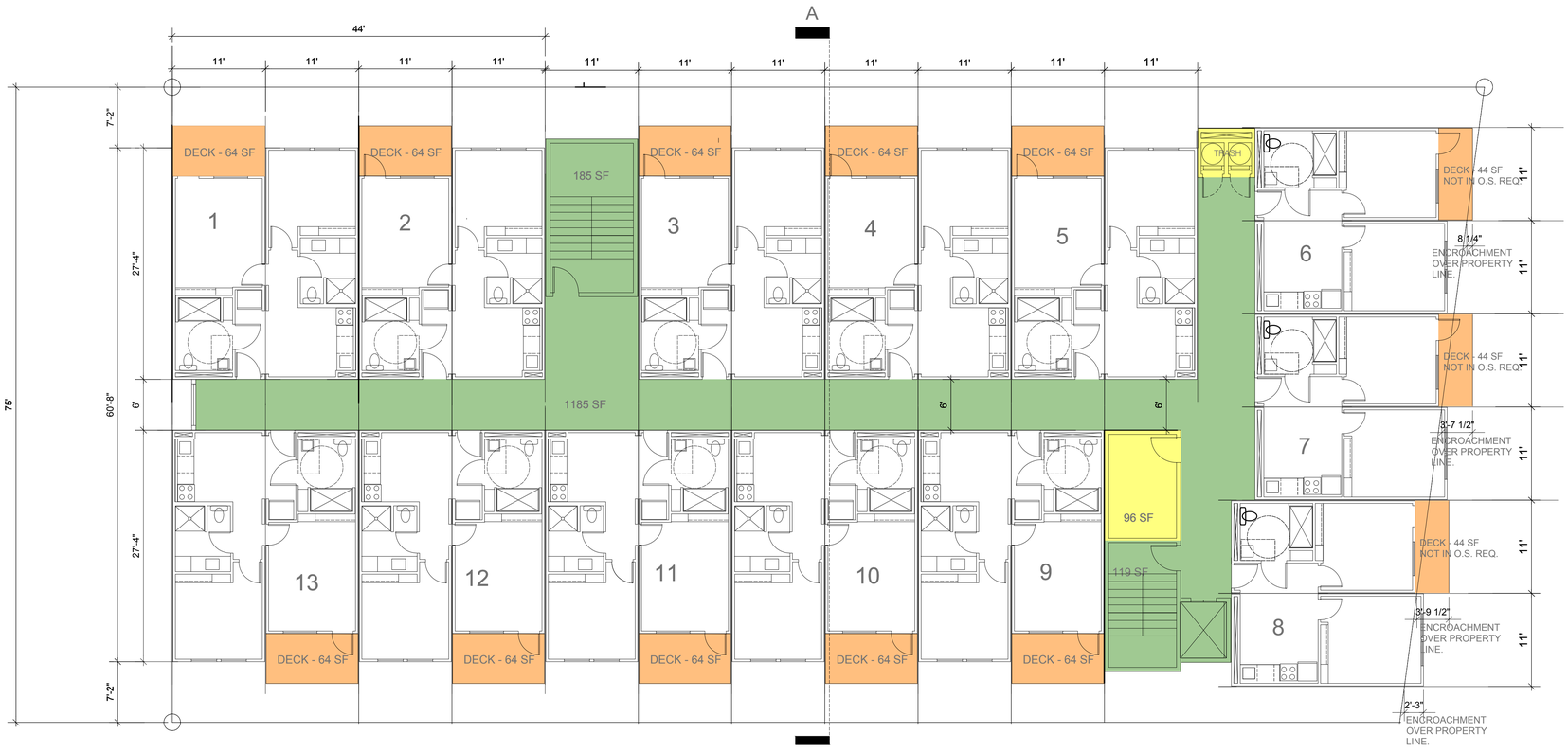
1 2ND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0" PLOTTED AT 24X36

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE. EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW					
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					

SHEET

A-102



1 3RD, 4TH, 5TH, 6TH, AND 7TH LEVEL FLOOR PLANS

SCALE: 1/8" = 1'-0" PLOTTED AT 24X36

N

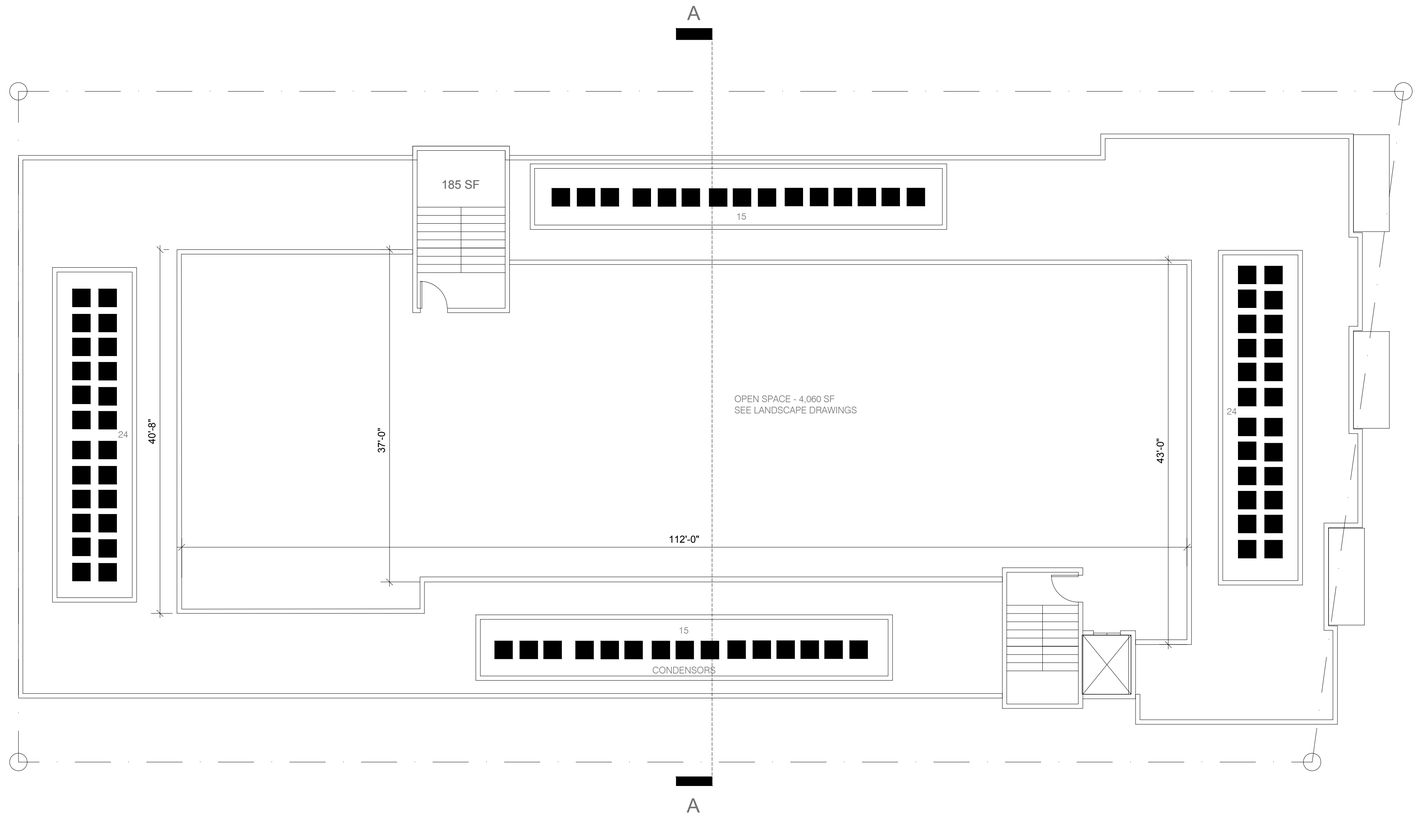
NO.	DATE						
	10/16/2023	PLANNING SUBMISSION					
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW					
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					

10167 SAN PABLO AVE.
EL CERRITO,CA

10167 SAN PABLO AVENUE, LLC
Charlie Oewel
Housing & Education Resource Development
1606 Juanita Lane, Suite A, Tiburon, CA 94920
415.377.7262 - Cell Phone

SHEET

A-103



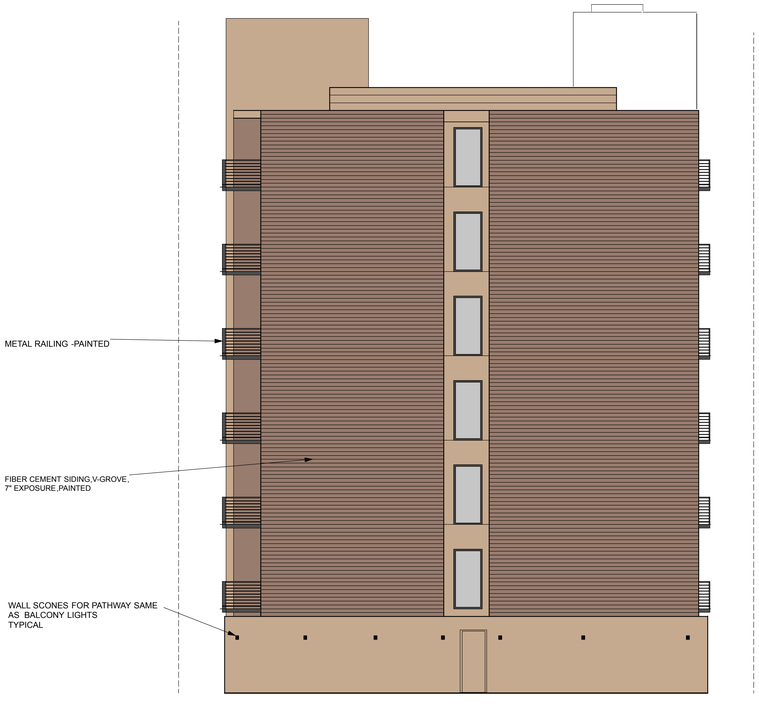
1 ROOF PLAN

SCALE: 1/8" = 1'-0" PLOTTED AT 24X36

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE. EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW					
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					

SHEET

A-104



WEST ELEVATION



NORTH ELEVATION

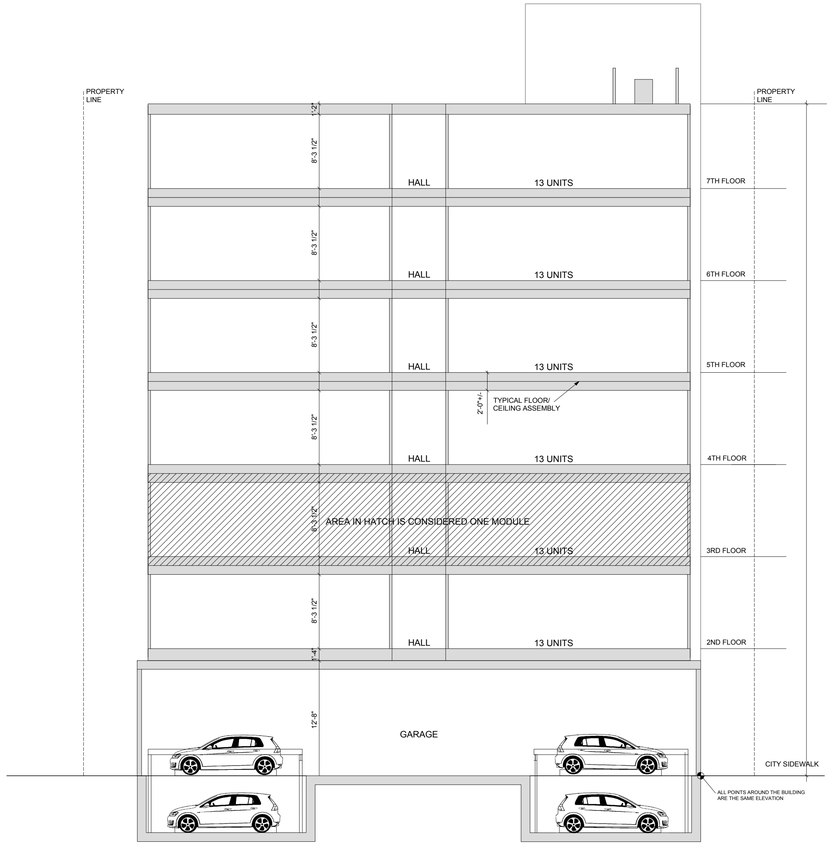


SAN PABLO ELEVATION

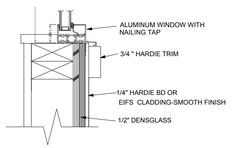


SOUTH ELEVATION

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION					
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW			10167 SAN PABLO AVE EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone	SHEET A-201
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					



SECTION A-A



WINDOW DETAIL - NOT TO SCALE

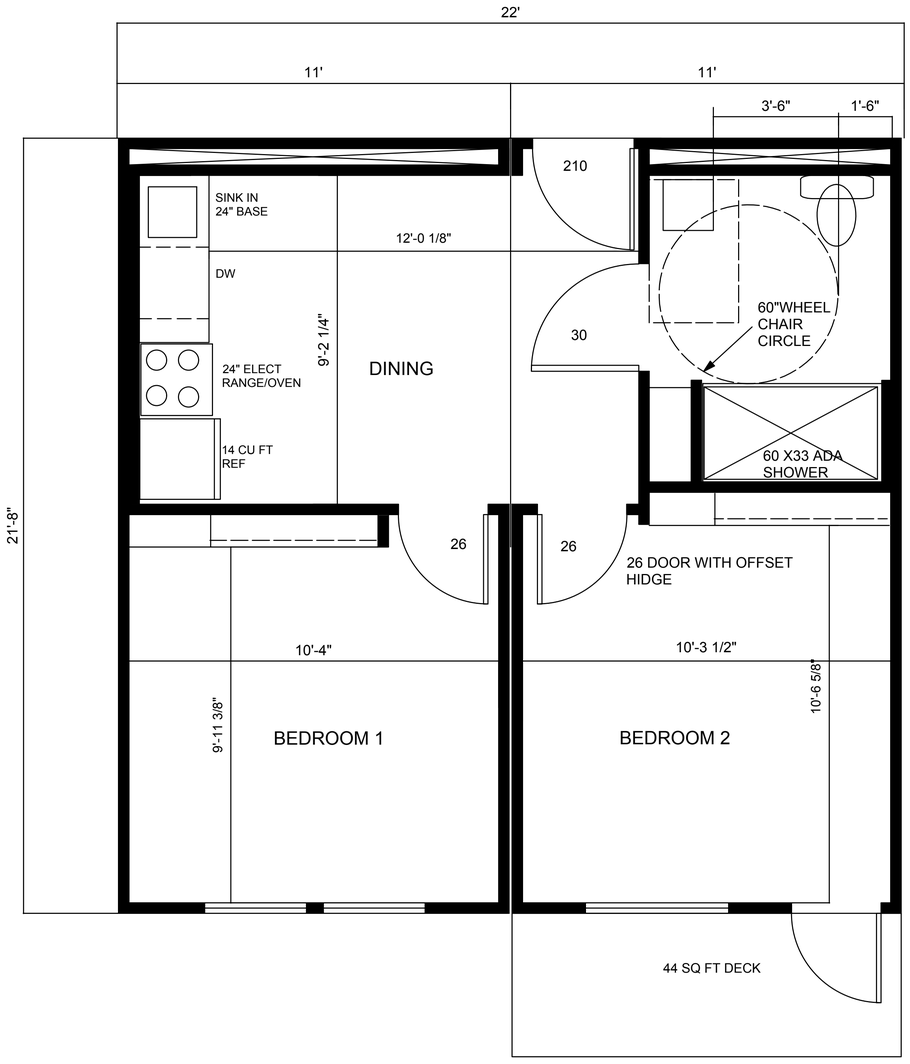
1 BUILDING SECTION A-A

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

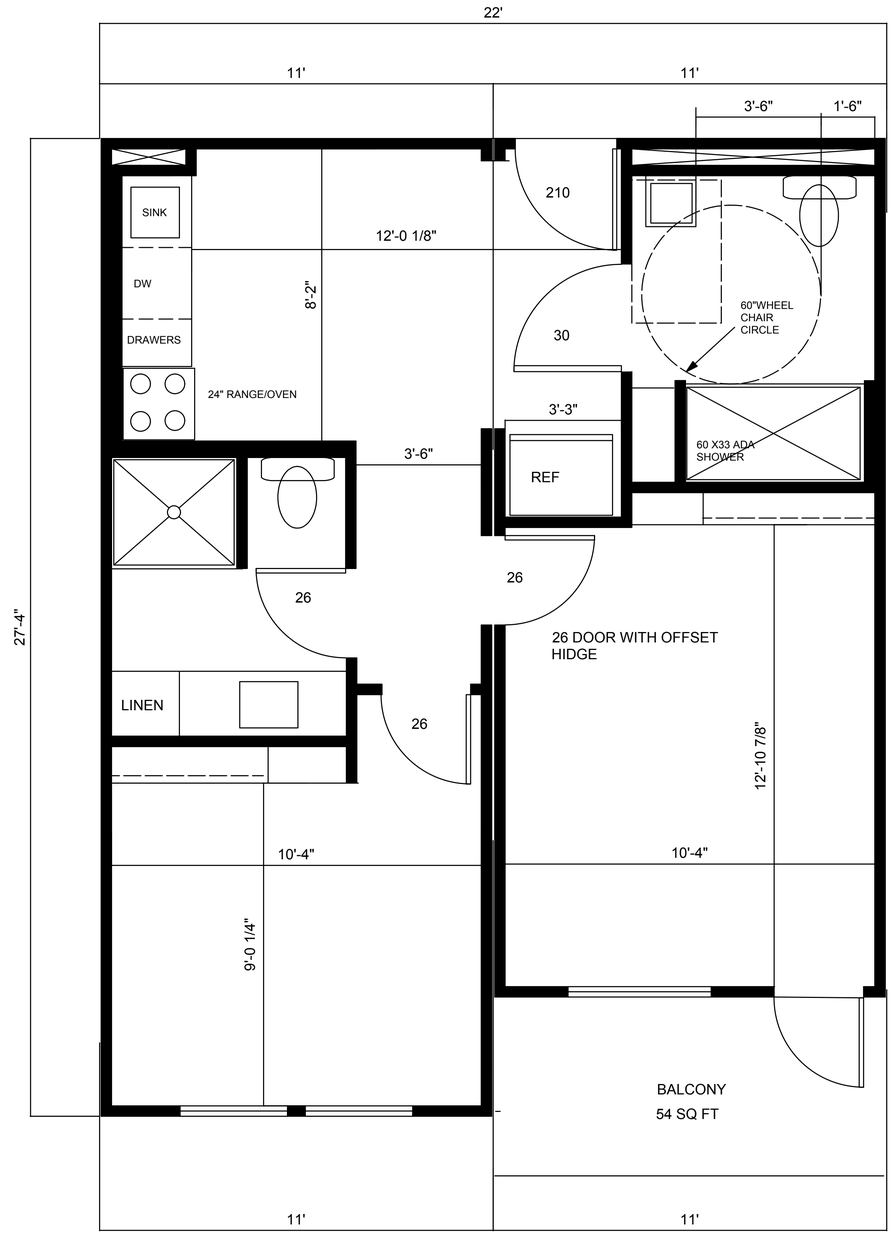
NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE. EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW					
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					

SHEET

A-301



TYPICAL TWO BEDROOM /ONE BATH UNIT
ADA COMPLIANT
484 SQ FT



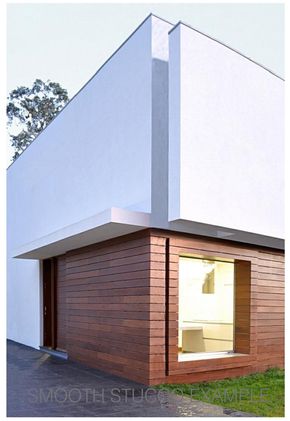
TYPICAL TWO BEDROOM/2 BATH UNIT
ADA COMPLIANT
563 SQ FT

1 **ENLARGED TYPICAL UNIT PLANS**
SCALE: 1/2" = 1'-0"

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW					
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					

SHEET
A-501

WHITE STUCCO



A

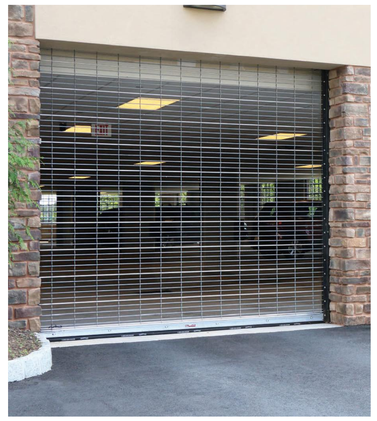
INTEGRAL COLOR SMOOTH FINISH STUCCO

DARK BRONZE



D

ALUMINUM DOORS AND WINDOWS - DARK BRONZE



ROLL UP GARAGE DOOR SCREEN

AFX





TYPICAL EXTERIOR BUILDING LIGHT
AFX WATSON 6" LED WALL SCONCE

TAN SIDING



B

FIBER CEMENT V-GROOVE SIDING

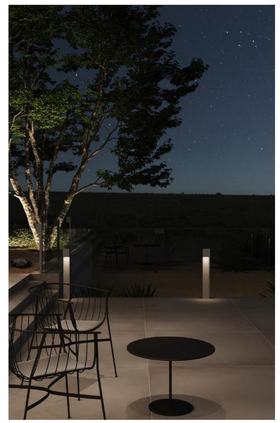
METAL PANELS



HORIZONTAL METAL PANELS

C

PROFILE METAL PANELS (CORRUGATED)





TYPICAL EXTERIOR BOLLARD LIGHT
SONNEMAN BOX LED DOWNLIGHT

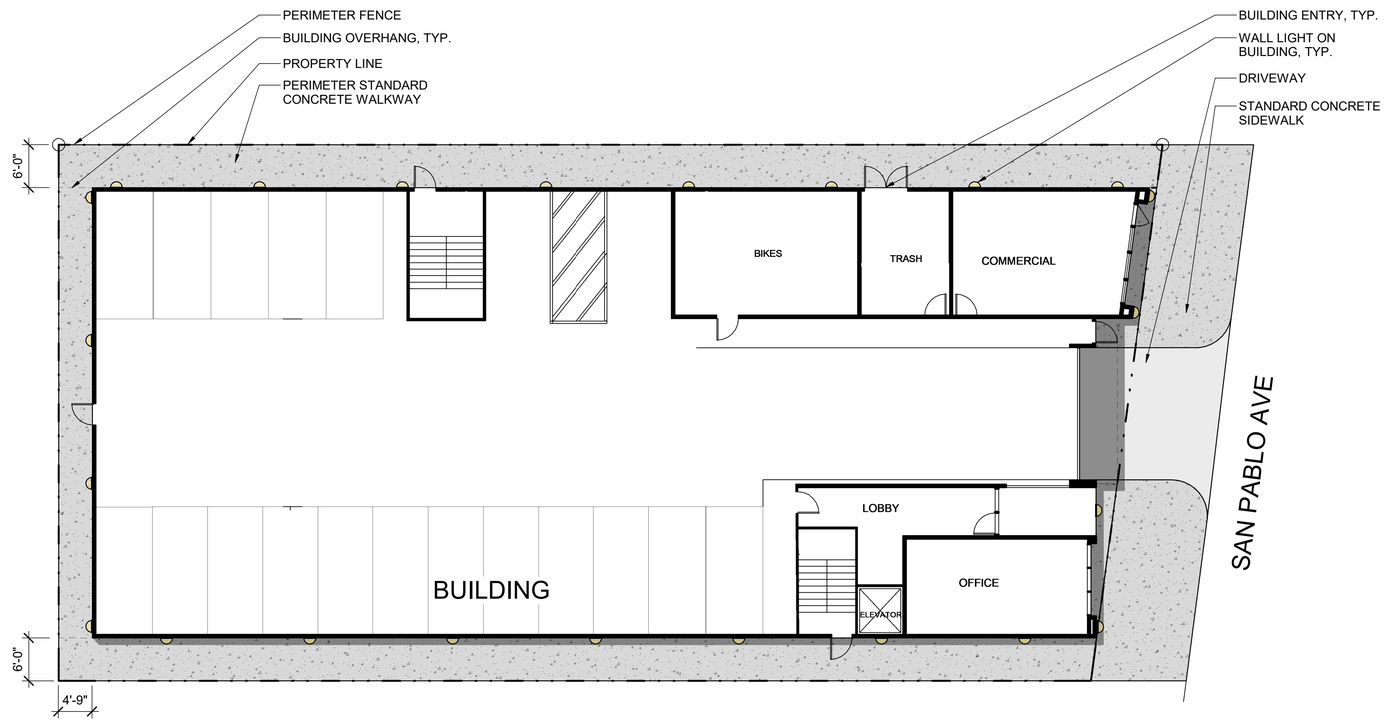
1 MATERIALS AND COLORS

SCALE: NO SCALE

NO.	DATE						
	10/16/2023	PLANNING SUBMISSION				10167 SAN PABLO AVE EL CERRITO,CA	10167 SAN PABLO AVENUE, LLC Charlie Oewel Housing & Education Resource Development 1606 Juanita Lane, Suite A, Tiburon, CA 94920 415.377.7262 - Cell Phone
	02/19/2024	RESPONSE TO COMPLETENESS REVIEW					
	04/19/2024	RESPONSE TO COMPLETENESS REVIEW-2					

SHEET

A-601



LANDSCAPE PLAN - SITE
1" = 10'-0"

MATERIALS PALETTE



PERIMETER FENCE

LANDSCAPE MATERIAL LEGEND

STANDARD CONCRETE

0 5 10 15 25ft

SCALE: 1" = 10'-0"

N

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
License Number
Renewal Date
Date
STATE OF CALIFORNIA

PROGRESS PRINT
NOT FOR CONSTRUCTION

10167 San Pablo
10167 San Pablo Ave, El Cerrito, CA 94530

DRAWING STATUS

DESCRIPTION	DATE

ADDENDA

No.	Date	Description

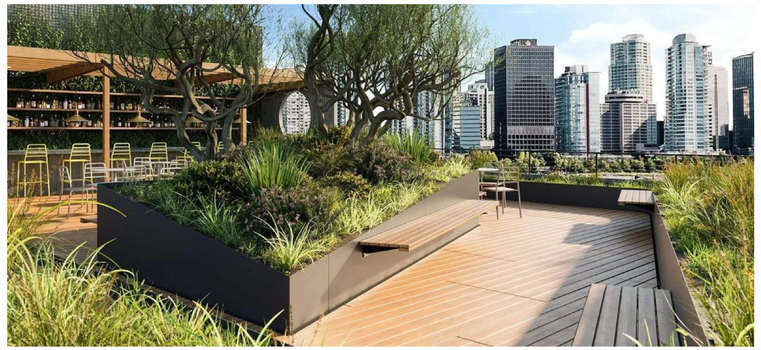
SHEET TITLE
LANDSCAPE PLAN - SITE

DATE 12/22/23
SCALE 1" = 10'-0"
DRAWN EL | CHECKED CK

L1.1

Autodesk Docs://10167 San Pablo-RE/RD-23-11851/10167SanPablo-Landscape-23-11851.rvt
12/22/2023 5:01:37 PM

MATERIALS PALETTE



MODULAR PLANTERS, FIXED AND MOVABLE SEATING, BAR AREA



BELGARD PORCELAIN PAVERS



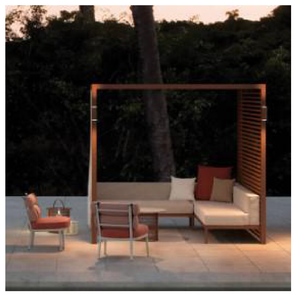
DANVER OUTDOOR KITCHEN



TOURNESOL PLANTERS



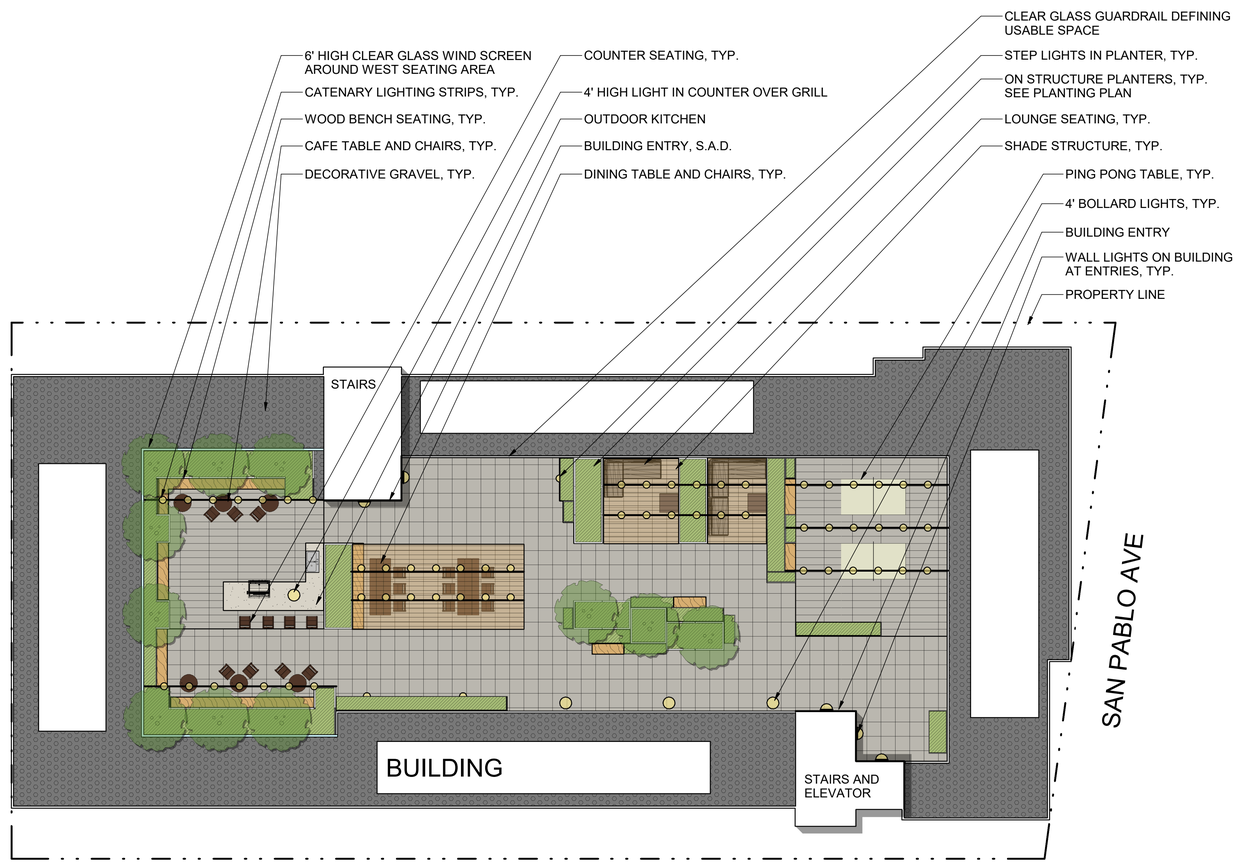
GLASS WIND SCREEN



KETTAL PAVILLION AND FURNISHINGS



TOURNESOL GATHERING TABLE



LANDSCAPE PLAN - ROOF
1" = 10'-0"

LANDSCAPE MATERIAL LEGEND

- WOOD SHADE STRUCTURE
- PAVERS TYPE A, 2' X 2', ~2545 FT²
- PAVERS TYPE B, 1' X 4', ~900 FT²
- DECORATIVE GRAVEL
- PLANTING AREA, ~670 FT²

0 5 10 15 25ft

SCALE: 1" = 10'-0"

N

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KERN
Renewal Date
Date
STATE OF CALIFORNIA
PROGRESS PRINT NOT FOR CONSTRUCTION

10167 San Pablo
10167 San Pablo Ave, El Cerrito, CA 94530

DRAWING STATUS
DESCRIPTION DATE

ADDENDA
No. Date Description

SHEET TITLE
LANDSCAPE PLAN - ROOF

DATE 12/22/23
SCALE 1" = 10'-0"
DRAWN EL CHECKED CK

L1.2

Autodesk Docs://10167 San Pablo-REIREZ-23-1185/10167SanPablo-Landscape-23-1185.rvt
12/22/2023 5:01:39 PM

IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.

- COMPLIANT WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- COMPLIANT WITH LOCAL WATER EFFICIENT LANDSCAPE REQUIREMENTS.
- COMPLIANT WITH REQUIREMENTS OF APPLICABLE WATER PROVIDER.

FOR PROJECTS OF 500 SF UP TO 5,000 SF OF IRRIGATED LANDSCAPE, A PRIVATE SUB-METER WILL BE SPECIFIED. FOR PROJECTS LARGER THAN 5,000 SF, A DEDICATED IRRIGATION WATER METER FROM THE APPLICABLE LOCAL WATER PURVEYOR WILL BE REQUIRED.

THE SYSTEM ALSO INCLUDES THE FOLLOWING:

1. HIGH EFFICIENCY DRIP SYSTEMS FOR ALL SHRUB/GROUNDCOVER AREAS; HIGH EFFICIENCY SPRINKLERS OR DRIP FOR LAWNS.
2. SYSTEM MANAGEMENT BY 'SMART' CONTROLLER CAPABLE OF DAILY SELF ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME DATA FROM ON-SITE SOIL OR WEATHER SENSOR OR CLOUD-BASED WEATHER SERVICE.
3. ALL MATERIALS TO BE COMMERCIAL GRADE WITH PROVEN FIELD SUCCESS AND MINIMAL MAINTENANCE REQUIREMENT.
4. THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
5. IF RECYCLED WATER IS USED, DESIGN AND ALL EQUIPMENT TO COMPLY WITH INDUSTRY STANDARDS AND APPLICABLE LOCAL STANDARDS FOR ITS USE.

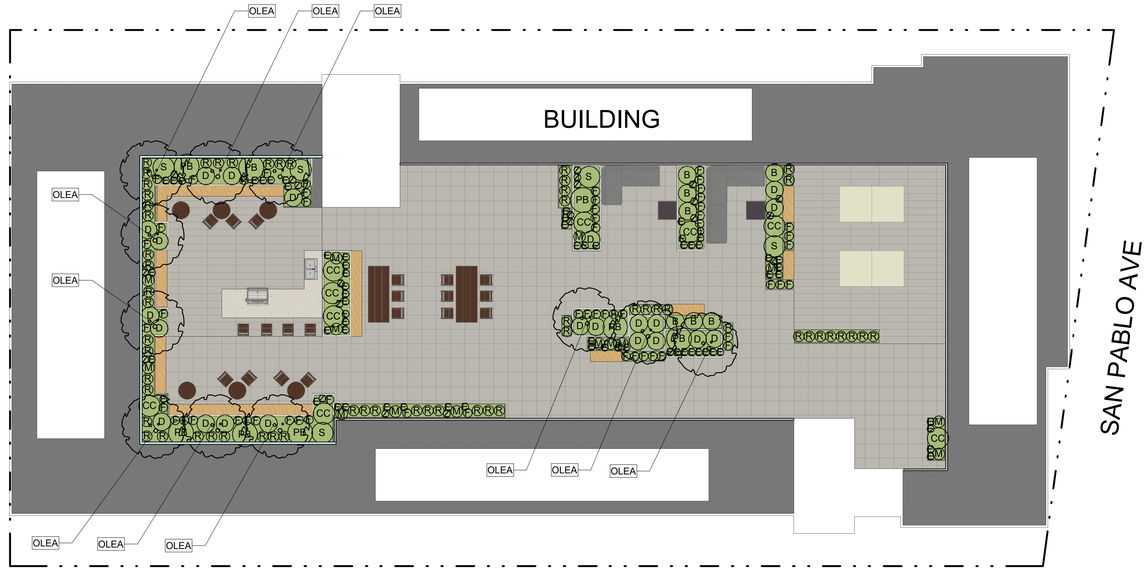
MWELO CONFORMANCE

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

PLANTS SELECTED WILL BE LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.

I WILL COMPLY WITH THE CRITERIA & DOCUMENTATION OF THE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN AND IRRIGATION PLANS.

LICENSED LANDSCAPE ARCHITECT



PLANTING PLAN - ROOF
1" = 10'-0"

WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Residential	42.2	0.55	-	736	**10,591**	MAWA =[(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	42.2	259	-	**6,777**	ETWU =[(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				**3,814**	**Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Trees (VL)	Drip	110	0.20	0.81	27
	2	Shrubs (L)	Drip	626	0.30	0.81	232
	3						-
	4						-
		Landscape area (not including SLA)		**736**			**259**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

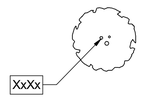
Total Landscape Area (including SLA) from ETWU Calculation	**736**

0 5 10 15 25ft

SCALE: 1" = 10'-0"

N

PLANT LEGEND



PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES



SHRUB OR GROUNDCOVER, SEE PLANT LIST FOR SPECIES

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
Renewal Date
Date
STATE OF CALIFORNIA
PROGRESS PRINT
NOT FOR CONSTRUCTION

10167 San Pablo
10167 San Pablo Ave, El Cerrito, CA 94530

DRAWING STATUS

DESCRIPTION	DATE

ADDENDA

No.	Date	Description

SHEET TITLE
LANDSCAPE PLANTING PLAN - ROOF

DATE 12/22/23
SCALE 1" = 10'-0"
DRAWN EL | CHECKED CK

L1.3

Autodesk Docs://10167 San Pablo-RE/RD-23-11851/10167SanPablo-Landscape-23-11851.rvt
12/22/2023 5:01:41 PM

PLANT PALETTE



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE
TREE							
OLEA	11	OLEA EUROPAEA 'SWAN HILL' MULTITRUNK	SWAN HILL OLIVE MULTITRUNK	24" BOX	30'-0"	VERY LOW	WUCOLS
SUCCULENT							
Z	21	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE	1 GAL	1'-0"	LOW	WUCOLS
E	64	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	1 GAL	1'-0"	LOW	WUCOLS
M	14	MANGAVE 'LAVENDER LADY'	LADY LAVENDER MANGAVE	1 GAL	1'-8"	LOW	WUCOLS
SHRUB							
CC	9	CORDYLINE 'CHA CHA'	CHA CHA CORDYLINE	5 GAL	3'-0"	LOW	WUCOLS
PB	8	PHORMIUM 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL	3'-6"	LOW	WUCOLS
R	58	ROSMARINUS 'CHEF'S CHOICE'	CHEF'S CHOICE ROSEMARY	1 GAL	1'-6"	LOW	WUCOLS
PERENNIAL							
S	5	SIDERITIS OROTENERIFFAE	CANARY ISLAND WHITE SAGE	1 GAL	3'-0"	LOW	WUCOLS
GROUNDCOVER							
D	22	DORYCNIUM HIRSUTUM	HAIRY CANARYFLOWER	1 GAL	2'-6"	LOW	WUCOLS
B	7	STACHYS BYZANTINA	LAMB'S EARS	1 GAL	2'-6"	LOW	WUCOLS
GRASS							
F	56	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	1'-3"	LOW	WUCOLS



ROSEMARINUS OFFICINALIS 'CHEF'S CHOICE'
CULINARY ROSEMARY



CORDYLINE 'CHA CHA'
CHA CHA CORDYLINE



PHORMIUM 'BLACK ADDER'
NEW ZEALAND FLAX



SIDERITIS OROTENERIFFAE
CANARY ISLAND WHITE SAGE



FESTUCA GLAUCA 'ELIJAH BLUE'
BLUE FESCUE



AEONIUM 'ZWARTKOP'
BLACK ROSE



MANGAVE 'LAVENDER LADY'
LAVENDER LADY
MANGAVE



ECHEVERIA ELEGANS
MEXICAN SNOWBALL



DORYCNIUM HIRSUTUM
DESERT LOTUS



STACHYS BYZANTINA
LAMB'S EAR

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

STAMP

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KERN
License Number
Renewal Date
Date
STATE OF CALIFORNIA

PROGRESS PRINT
NOT FOR CONSTRUCTION

10167 San Pablo
10167 San Pablo Ave, El Cerrito, CA 94530

DRAWING STATUS
DESCRIPTION DATE

ADDENDA
No. Date Description

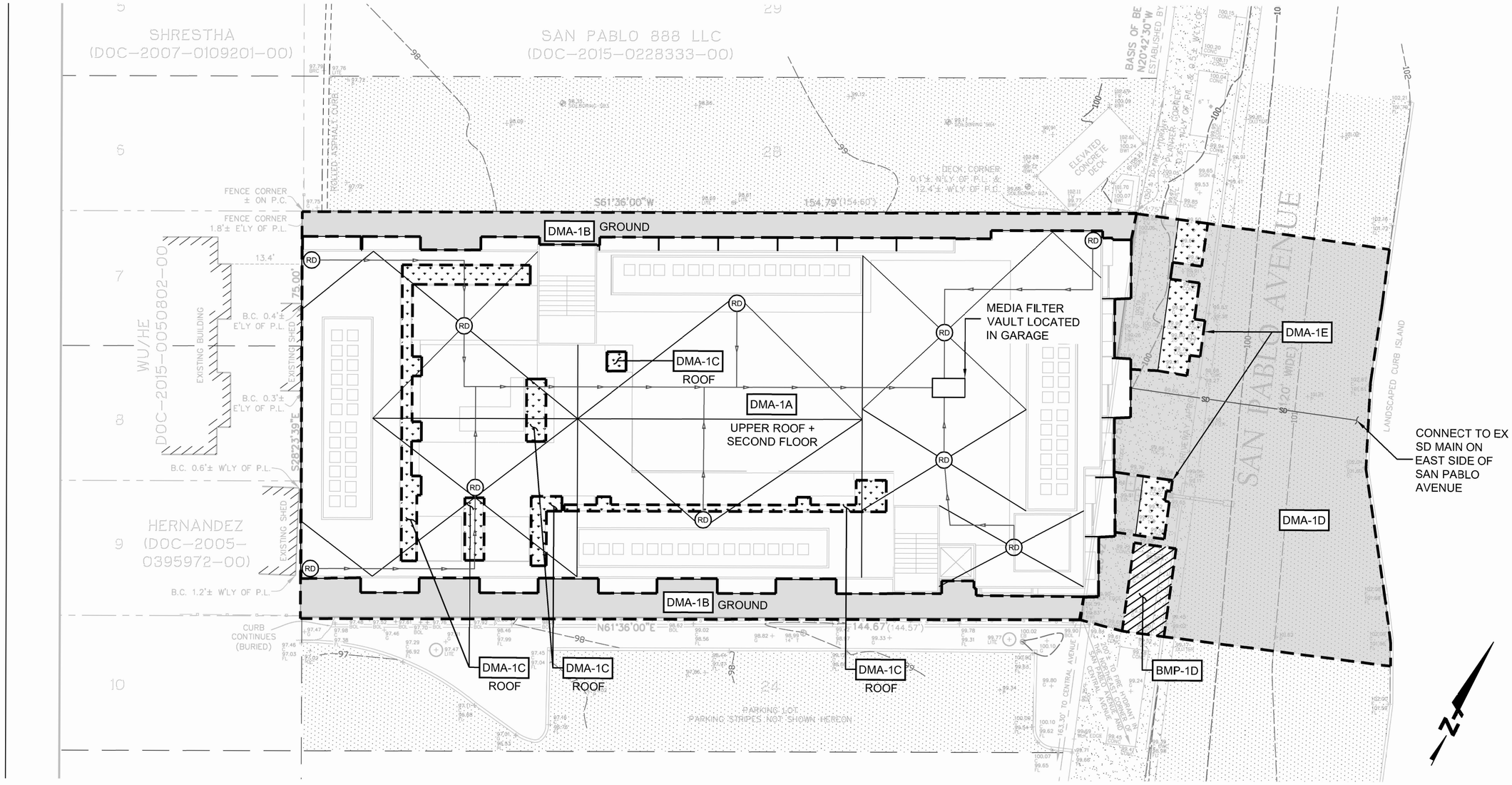
SHEET TITLE
PLANTING SCHEDULE AND PALETTE

DATE 12/22/2023
SCALE
DRAWN EL
CHECKED CK

L1.4

Autodesk Docs://10167 San Pablo-REREZ-23-1185/10167SanPablo-Landscape-23-1185.rvt
12/22/2023 5:01:43 PM

© BKF Engineers



LEGEND

- ROOF AREA
- LANDSCAPE AREA
- RAIN GARDEN
- CONCRETE \ ASPHALT (IMPERVICUS)
- SUB-DRAINAGE MANAGEMENT AREA
- (RD) ROOF DRAIN
- INTERNAL PIPE ROUTING (REFERENCE ONLY)

ABBREVIATIONS

BMP	BEST MANAGEMENT PRACTICE
CONC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
GND	GROUND
LID	LOW IMPACT DEVELOPMENT
LSP	LANDSCAPE
LVL	LEVEL
RF	ROOF
SF	SQUARE FEET

STORMWATER CONTROL GENERAL NOTES

THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 10167 SAN PABLO AVENUE IN EL CERRITO **WILL CREATE OR REPLACE MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE.** THEREFORE THE PROJECT WILL BE SUBJECT TO COVERAGE UNDER THE PROVISION C.3 OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION, MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP). COMPLIANCE WILL BE ACHIEVED IN ACCORDANCE WITH CONTRA COSTA CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK.

THIS PROJECT MAY QUALIFY AS A "SPECIAL PROJECT" CATEGORY A OR B BASED ON THE IMPERVOUS AREA ARE EQUALING LESS THAN 0.5 ACRES, THERE ARE 78 DWELLING UNITS ON A 0.25 ACRE SITE, AND ZERO SURFACE PARKING, IN ACCORDANCE WITH THE CONTRA COSTA CLEAN WATER C.3 GUIDEBOOK, 7TH EDITION.

PER TABLE 4-14 NON-LID TREATMENT SYSTEMS, THIS PROJECT CAN QUALIFY FOR AN LID CREDIT OF UP TO 100%, HOWEVER, BASED ON THE FEASIBILITY OF LID PLACEMENT, THE ABOVE DRAINAGE MANAGEMENT AREAS HAVE BEEN DESIGNED SUCH THAT THE PERCENTAGE OF LID TREATMENT IS 23% AND THE PERCENTAGE OF NON-LID TREATMENT IS 77%.

DRAINAGE MANAGEMENT AREA TABLE

BOUNDARY		CONVENTIONAL SURFACE (SF)			DRAINS TO	LID OR BMP (SF)	TOTAL (SF)
WATERSHED	LVL	ROOF	CONCRETE/ ASPHALT	LSP			
DMA-1A	ROOF	9,772	-	-	MEDIA FILTER*		9,772
DMA-1B	PAVEMENT	-	1,572	-	MEDIA FILTER*		1,572
DMA-1C	ROOF	-	-	455	SELF-TREATING		455
DMA-1D	GROUND	-	3,129	0	BMP-1D	129	3258
DMA-1E	GROUND	-	279	209	SELF-RETAINING		488
OVERALL TOTAL	-	9,772	4,980	664	-	129	15,545

*MEDIA FILTER WILL BE LOCATED IN THE GARAGE UNDER THE SLAB

DMA 1D runoff will sheet flow in the street from the median towards the flowline and drain into BMP-1D through curb cuts.

GRAPHIC SCALE: 1" = 10'

Know what's below. Call before you dig.

NO.	DESCRIPTION	BY	DATE	APP'D
	REVISIONS			

BKF
1646 N. CALIFORNIA BLVD
SUITE 400
WALNUT CREEK, CA 94596
925-940-2299 (FAX)
925-940-2200 (TEL)
ENGINEERS / SURVEYORS / PLANNERS
DRAWN: M.THOMAS
DESIGNED: M.THOMAS
CHECKED: J.YOUNG
APPROVED: J. WHITE

REGISTERED PROFESSIONAL ENGINEER
JASON T. WHITE
No. C 062281
CIVIL
STATE OF CALIFORNIA

AVENUE LOFTS
10167 SAN PABLO AVENUE, EL CERRITO, CA

STORMWATER CONTROL PLAN

DATE	12-22-23
SCALE	As Indicated
BKF JOB NO.	20175236
COUNTY NO.	
SHEET NO.	1 OF 1
FILE NO.	**SW1.0**

DRAWING NAME: \\BKF-WC\vol4\2017\175236_AvenueLofts\ENG\SHEETS\01_SWCP.dwg
PLOT DATE: 12-21-23
PLOTTED BY: riwm