



AGENDA

REGULAR CITY COUNCIL MEETING

Tuesday, May 19, 2015 – 7:00 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Mark Friedman – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Jan Bridges

Councilmember Janet Abelson
Councilmember Gabriel Quinto

ROLL CALL

7:00 p.m.

CONVENE REGULAR CITY COUNCIL MEETING

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE – *Mayor Pro Tem Lyman.*

2. COUNCIL / STAFF COMMUNICATIONS (*Reports of Closed Session, commission appointments and informational reports on matters of general interest which are announced by the City Council & City Staff.*)

3. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers. Kindly state your name and city of residence for the record. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda are taken up at the time the City Council deliberates each action item. Individuals wishing to comment on any closed session scheduled after the regular meeting may do so during this public comment period or after formal announcement of the closed session.

4. PRESENTATIONS

A. Economic Development Committee Workplan – *Presentation by Tess Taylor, Chair and Wendy H. Brawer, Vice Chair.*

Receive a presentation regarding the Economic Development Committee's accomplishments, goals and workplan.

**B. Smart Corridor Interstate 80 Integrated Corridor Mobility Project –
*Presentation by Caltrans/Circle Point Consultants.***

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5O

A. Minutes for Approval

Approve the March 28, 2015 Special City Council Worksession and April 21, 2015 Regular City Council meeting minutes.

B. National Public Works Week Proclamation

Approve a proclamation recognizing May 17 through May 23, 2015 as “National Public Works Week” in the City of El Cerrito and encouraging all residents and civic organizations to acquaint themselves with the issues involved in providing public works services and recognizing the contributions public works personnel make every day to the City’s health, safety, comfort and quality of life.

C. Bike to Work Month Proclamation

Approve a proclamation declaring May 2015 as Bike to Work Month in the City of El Cerrito and recognizing the value of increased bicycle use and encouraging participation in bicycling activities throughout the month of May.

D. CalFresh Awareness Month Proclamation

At the request of Mayor Friedman, approve a proclamation declaring May 2015 as CalFresh Awareness Month in the City of El Cerrito.

E. Asian American and Pacific Islander Heritage Month Proclamation

At the request of the Human Relations Commission, approve a proclamation declaring the Month of May 2015 Asian American and Pacific Islander Heritage Month in the City of El Cerrito and inviting everyone to reflect on the notable accomplishments and outstanding services provided by Asian Americans and Pacific Islanders to the Nation, California and the City of El Cerrito.

F. Jewish American Heritage Month Proclamation

At the request of the Human Relations Commission, approve a proclamation declaring May 2015 as Jewish American Heritage Month in the City of El Cerrito and calling upon all residents to celebrate Jewish Americans who have helped weave the fabric of not only American history, culture and society but also the City of El Cerrito, to visit www.JewishHeritageMonth.gov to learn more about the heritage and contributions of Jewish Americans, and to observe this month with solemn remembrance, appropriate programs, activities and ceremonies.

G. Ordinance Establishing the Measure A Swim Center Parcel Tax Rates for Fiscal Year 2015-15.

Introduce by title, waive any further reading and approve an ordinance establishing the Measure A Swim Center Parcel Tax rates for Fiscal Year 2015-16, equal to the approved Fiscal Year rates of \$38.61 per single-family residential unit, \$29.73 per multi-family residential unit and \$270.66 per acre of non-residential property.

H. Landscape and Lighting Assessment District No. 1988-1.

Accept the Engineer’s Report specifying assessments for the Landscape and Lighting Assessment District and adopt a Resolution of Intention to Order Improvements pursuant to the Landscape and Lighting Act of 1972, and setting the time, date, and place of the public hearing as June 2, 2015 at 7:00 p.m.

I. Stop Signs at Various Locations

Adopt two separate resolutions authorizing the Public Works Director/City Engineer to install stop signs on: 1) Mono Avenue at Conlon Avenue; and 2) Brewster Drive at Buckingham Drive. *Exempt from CEQA.*

J. Castro Park Field Renovation, City Project No. C-5032

Adopt a resolution taking the following actions: 1) Approve plans for the Castro Park Field Renovation; 2) Amend the Capital Improvement Program and the Fiscal Year 2014-15 Adopted Budget to appropriate \$200,000 in the Capital Improvements Fund (Fund 301) for the Castro Park Field Renovation, City Project No. C-5032; and 3) Authorize the City Manager to award a contract, contingent on successful negotiations with Bauman Landscape and Construction, Inc. (the lowest responsible bidder for the project), for a deductive change order after undergoing a value engineering process which is not inconsistent with the budget for the Castro Park Field Renovation, City Project No. C-5032. *Exempt from CEQA.*

K. Priority Conservation Areas Designation

Adopt a resolution supporting the designation of the Hillside Natural Area, Lower Cerrito Creek, and the Ohlone Greenway as Association of Bay Area Governments Priority Conservation Areas. *Exempt from CEQA.*

L. Declare El Cerrito a Honey Bee Haven

At the request of the Environmental Quality Committee, adopt a resolution declaring the City of El Cerrito to be a Honey Bee Haven and authorizing the City of El Cerrito to be added to the honeybeehaven.org map.

M. Economic Development Committee Appointment

Approve an Economic Development Committee recommendation to appoint Tom Peterson to the Economic Development Committee effective May 20, 2015

N. Committee on Aging Appointment

Approve a Committee on Aging recommendation to appoint Kenneth Epley to the Committee on Aging, effective May 19, 2015.

O. Annual Progress Report on the General Plan 2014

Receive and file the General Plan Annual Progress Report.

6. PUBLIC HEARINGS

A. Appeal of the Planning Commission's Approval of a Design Review Application for the Project Proposed for 1715 Elm Street

Staff recommends that the City Council review the information in the record, conduct a public hearing to consider testimony from the public and upon conclusion of the public hearing adopt a resolution making findings upholding the decision of the Planning Commission to approve the design review application for the project at 1715 Elm Street. *The City completed environmental review of the project when the City Council adopted the initial study/mitigated negative declaration on August 19, 2014. Staff has reviewed the project and the evidence in the record and determined that no substantial evidence exists that would support findings required for subsequent or supplemental environmental review.*

B. Master Fee Schedule

Conduct a public hearing and upon conclusion adopt a resolution approving the Fiscal Year 2015-16 Master Fee Schedule.

7. **POLICY MATTERS – None**

8. **COUNCIL LOCAL AND REGIONAL LIAISON ASSIGNMENT REPORTS**

Mayoral and City Council communications regarding local and regional liaison assignments and committee reports.

9. **ADJOURN REGULAR CITY COUNCIL MEETING**

The next regular City Council meeting is Tuesday, June 2, 2015 at 7:00 p.m. at City Hall, 10890 San Pablo Avenue, El Cerrito, California.

The City of El Cerrito serves, leads and supports our diverse community by providing exemplary and innovative services, public places and infrastructure, ensuring public safety and creating an economically and environmentally sustainable future.

- Council Meetings can be heard live on FM Radio, KECG – 88.1 and 97.7 FM and viewed live on Cable TV - KCRT-Channel 28 and AT&T Uverse Channel 99. The meetings are rebroadcast on Channel 28 the following Thursday and Monday at 12 noon, except on holidays. Live and On-Demand Webcast of the Council Meetings can be accessed from the City's website <http://www.el-cerrito.org/ind-ex.aspx?NID=114>. Copies of the agenda bills and other written documentation relating to items of business referred to on the agenda are on file and available for public inspection in the Office of the City Clerk, at the El Cerrito Library and posted on the City's website at www.el-cerrito.org prior to the meeting.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (510) 215-4305. 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).
- ***The Deadline for agenda items and communications*** is eight days prior to the next meeting by 12 noon, City Clerk's Office, 10890 San Pablo Avenue, El Cerrito, CA. Tel: 215–4305 Fax: 215–4379, email cmorse@ci.el-cerrito.ca.us
- IF YOU CHALLENGE A DECISION OF THE CITY COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE COUNCIL MEETING. ACTIONS CHALLENGING CITY COUNCIL DECISIONS SHALL BE SUBJECT TO THE TIME LIMITATIONS CONTAINED IN CODE OF CIVIL PROCEDURE SECTION 1094.6.
- The City Council believes that late night meetings deter public participation, can affect the Council's decision-making ability, and can be a burden to staff. City Council Meetings shall be adjourned by 10:30 p.m., unless extended to a specific time determined by a majority of the Council.



Economic Development Committee

FISCAL YEAR 2014-2015 WORK PLAN

Members: Tess Taylor, Wendy Horng Brawer, Ann Lehman, Jean Shrem, Mark Figone, Scott Kagawa, George Gager

MISSION STATEMENT:

Resolution 2013-66 of the City Council created the El Cerrito Economic Development Committee, with the following duties and responsibilities:

- 1) To advise the council on economic development matters, including budget, staffing levels, policies, selection criteria, project financial feasibility and suitability and investment of resources into proposed projects;
- 2) To make recommendations on the annual economic development work plan, including its priorities and evaluation measures;
- 3) To oversee the work of subcommittees established to concentrate on creating plans for high-priority areas;
- 4) To provide input to other city boards and commissions on economic development matters;
- 5) To review progress toward achieving the annual work plans goals and long range economic development goals;
- 6) To encourage community involvement in economic development; and
- 7) With the advice and consent of the city council, perform as a resource council of business and community members who are available to provide assistance on an ad hoc basis.

HISTORICAL BACKGROUND:

In 2000, the City's Economic Development Board was created to review the City's economic development matters including budget, staffing, policies and project feasibility, recommend annual work plans to the City Council, encourage community involvement in economic development matters, and serve as a resource council of business and community members on matters of economic development. In 2005 and 2007, the City Council, as part of a review of all City Boards, Commissions and Committees, affirmed the mission of the Economic Development Board, while making revisions to membership criteria and meeting frequency. In 2013, the City Council conducted another review and indicated that, with the demise of the Redevelopment Agency and the focus on economic development that arose through the City Council's Strategic Plan process, the role, duties and configuration of the Economic Development Board could be better focused as a working group as opposed to a sitting board. The Council determined that a Committee structure would allow the members to be able to be utilized better as a working group that would build upon and assist City staff's efforts in Economic Development, would allow for more flexibility in its mission and duties, and would have the ability to increase the number of members from 7 members to 15. The City Council passed Resolution 2013-66 restructuring the Board into a Committee.

FISCAL YEAR 2014-15 WORK PLAN

GOAL/OBJECTIVE	PROPOSED ACTIVITIES	PRIORITY RANKING	TIMELINE FOR COMPLETION
1. Understand different models of City revenue generation through Committee efforts	• Inventory real estate development opportunities • Research and evaluate local, regional and comparable city demographic and market data • Understand and help facilitate City economic development roles with limited staffing ○ Support intern hiring process ○ Facilitate regular progress updates between EDC, City staff and Council • Research HUB and other co-working models, and other innovative economic development trends		FY '14-'15
2. Gain insight into the needs, trends, challenges and opportunities of commercial property and business owners	• Develop relationships through meetings, events and surveys with property and business owners • Explore ways to partner with the Chamber and Rotary Club on joint projects • Receiving trainings and presentations to better understand economic development processes and current business opportunities and trends • Meet with potential new businesses to discuss their needs		FY '14-'15
3. Develop understanding of City's history, resources, strengths and partnerships to support marketing and branding	• Partner with other Committees and organizations to promote the City and support the Committees' joint goals • Sponsor events to promote, educate and engage the public on economic development issues and opportunities		FY '14-'15
4. Identify next steps following initial activities in '14-'15 year	• Plan process to capture lessons learned as we go through the year • Develop 2015-'16 Work Plan		FY '14-'15

ONGOING PROJECTS

PROJECT	ACTIVITIES
Economic Development Action Plan	• Support the City's revision of the 2006 Economic Development Action Plan
Business Policy and Regulations	• Study proposed policies and regulations that effect El Cerrito's businesses and economic development potential, as needed
Commercial Real Estate	• Help connect potential businesses with vacant commercial spaces when opportunities arise • Develop internal processes to help tenant vacant spaces with businesses that have been identified as community priorities or needs



**Economic Development Committee
2015 Workplan**

COMMITTEE MEMBERS

Tess Taylor, Chair
Wendy Horng Brawer, Vice-Chair
Ann Lehman
Jean Shrem
Mark Figone
Scott Kagawa
George Gager

BACKGROUND

In 2000, the City's Economic Development Board was created to:

review the City's economic development matters including budget, staffing, policies and project feasibility, **recommend annual work plans to the City Council, encourage community involvement in economic development matters**, and **serve as a resource council** of business and community members on matters of economic development.

In 2013, Board structure was changed to Committee to:

constitute working group that would **build upon and assist City staff's efforts** in Economic Development would **allow for more flexibility in its mission and duties**, and would have the ability to **increase the number of members from 7 members to 15.**

YEAR ONE

Goal

Developing Leadership Role of EC Development Committee

Highlights

1. Transition from Board to Committee structure
2. Change in Economic Development staffing
3. Membership grew from 5 to 8 with additional prospective members in the pipeline for summer 2015 and beyond
4. Early months spent developing 2015 workplan

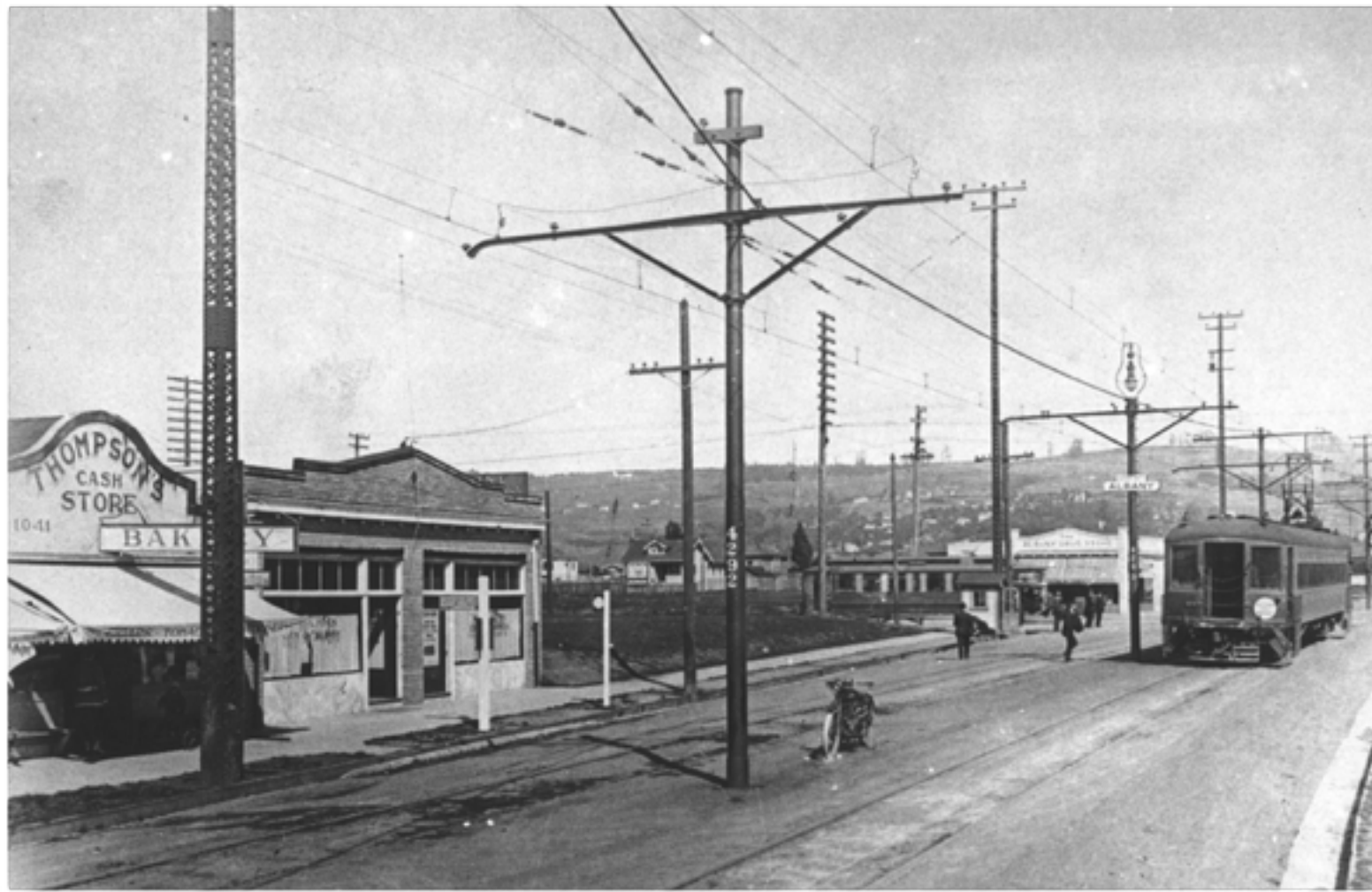
YEAR ONE

Process

Launching our “Listening Tour”

Highlights

1. Learning about El Cerrito—scheduling presentations at Committee meetings on demographics, El Cerrito history of economic development, and “Envisioning Urbanism”
2. Hearing from local businesses—committee member meetings with owners of Vitale Building and Rialto Theater
3. Gathering data—learning from local realtors, conducting surveys



Early, industrial roots
of El Cerrito





Urban *Advantage*

Envisioning Urbanism

www.urban-advantage.com

Envisioning the Future

San Pablo Avenue



San Pablo Avenue



San Pablo Avenue



San Pablo Avenue



YEAR ONE

Process

Building Relationships

Highlights

1. Hosting mixers to meet El Cerrito business owners
2. Working with Community Development Department to launch a newsletter for outreach to local business owners and residents
3. Attending EC Chamber of Commerce, Rotary Club meetings and co-hosting events



Chamber and EC
Development
Committee Mixer,
Rialto Theater

YEAR ONE

Process

Building Capacity

Highlights

Encouraging the Community Development Department to hire an intern to work on economic development issues, including various initiatives and research, such as fall 2015 Restaurant Week

WHAT'S **NEXT?**

Goal

Develop workplan for 2016; build upon current momentum

Proposed Activities

1. Research collaborative workspaces, such as Berkeley and Mission Hubs
2. Foster a pop ups event in a vacant space
3. Continue hosting events and building relationships, including Richmond (possibly, a “Restaurant Crawl in fall 2015”)
4. Conduct a retail business inventory
5. Develop marketing materials
6. Host Open House and invite businesses who are considering El Cerrito
7. Set a vision of economic development for El Cerrito (ie. study what is happening around Gilman St., Berkeley; Richmond, etc.)

WHAT'S **NEEDED?**

Requests of City Council

1. Create a funded, permanent staff position with focus on economic development
2. Dedicate funds to develop marketing materials promoting economic development to residents, businesses, and future community members



Project Presentation

Spring 2015



CONTRA COSTA
transportation
authority



Today's Agenda

- Project Overview & Benefits
- Funding & Partners
- Project Status
- Public Outreach
- Ways to Stay Informed
- Questions?

Why Do We Need Traffic Management on the I-80 Corridor?

- Major 20-mile transportation and freight corridor (270,000 cars per day)
- One of the most congested in the region
- Congestion causes secondary accidents, more congestion and unreliable travel times



Why Do We Need Traffic Management on the I-80 Corridor?

Interstate 80

- Without knowledge of accident location, detouring motorists stay on local streets
- Carpool lanes already 3+
- Widening to increase capacity not feasible; housing and environmental areas to either side
- We can't build our way out of congestion



San Pablo Ave

What Is the I-80 SMART Corridor Project?

- Integrated network of technologies to enhance safety and improve travel time reliability
- Most sophisticated system of its kind in California
- Provides real-time information to drivers



Project Components

A toolbox of strategies for alleviating congestion and improving safety:

- Traffic Message Signs at six decision points
- Incident Management
 - Variable Advisory Speed Signs
 - Lane Use Signs



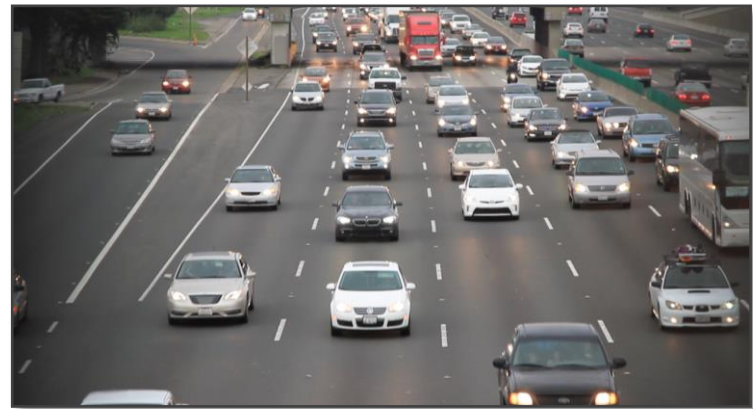
Project Components

- Adaptive/Coordinated Ramp Metering
 - Some provide priority for transit and carpoolers
- Local street improvements
 - “Trailblazer” signage to guide traffic back to I-80
 - Green light priority for local traffic and transit
- Integration of interstate and local operations

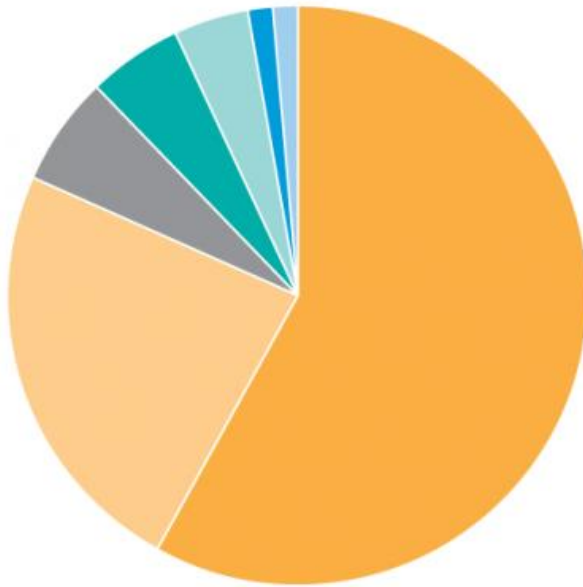


Project Benefits

- More reliable travel times
- Increased safety and reduction in secondary accidents
- Reduction of associated traffic congestion
- Improved emergency access



Total Budget: \$79 million



STATE
Prop 1B-CMIA
\$46 million

Federal
CMAQ
\$3 million

STATE
Prop 1B-TLSP
\$19 million

BAAQMD³
TFCA Regional
\$1 million

CCTA¹
Measure J
\$5 million

STATE
STIP
\$1 million

Alameda CTC²
CMA TIP, Measure B,
TFCA Local, PPM
\$4 million

¹ Contra Costa Transportation Authority

² Alameda County Transportation Commission

³ Bay Area Air Quality Management District

Funding

- Budget of \$79 million, funded primarily by Prop 1B/CMIA funds (approved by CA in 2006 for transportation needs), with local funds (Measure B and Measure J)

Project Partners

Federal Highway
Administration



California Department
of Transportation



CONTRA COSTA
transportation
authority



West Contra Costa
Transportation Advisory
Committee



AC Transit



Western Contra
Costa Transit
Authority



City of Albany



Contra Costa
County



City of Berkeley



City of San Pablo



City of Emeryville



City of El Cerrito



City of Hercules



City of Pinole



City of Richmond



City of Oakland



Project Status/Construction Schedule

- About 80% complete
- System activation targeted for mid-2015
- Caltrans will manage and operate the system after activation



Public Outreach

What to expect:

- Videos & graphics on the project website (80SMARTCorridor.org) explaining the system

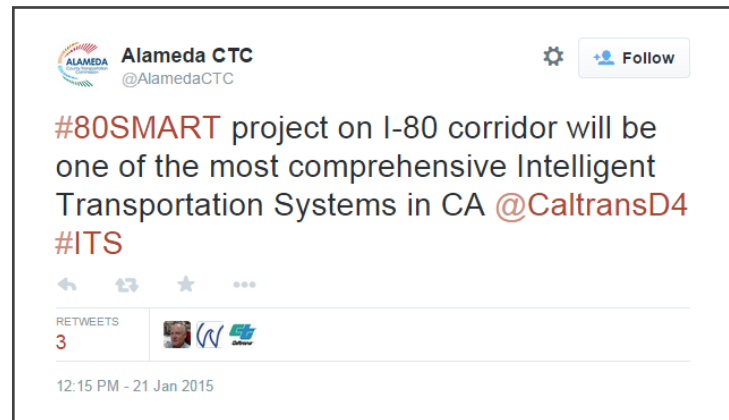


80SMARTCorridor.org



Public Outreach

- Public education campaign
 - Public service announcement
 - News articles in traditional media
 - Presentations to local groups/agencies
- #80SMART on social media



Ways to Stay Informed

- Visit the project website: 80SMARTCorridor.org
 - Sign up to receive email updates and traffic advisories or submit questions
- Call the project hotline (800-474-5031) in English, Spanish, Mandarin or Cantonese
- Stay connected through social media (#80SMART)

Questions?



EL CERRITO CITY COUNCIL

MINUTES

SPECIAL CITY COUNCIL MEETING
Saturday, March 28, 2015 – 9:00 a.m.
City Council Chambers

This meeting was not televised

Meeting Location
El Cerrito City Hall
10890 San Pablo Avenue, El Cerrito

Mark Friedman – Mayor

Councilmember Janet Abelson
Councilmember Jan Bridges

Mayor Pro Tem Greg Lyman
Councilmember Gabriel Quinto

ROLL CALL

Councilmembers Abelson, Bridges, Lyman, Quinto and Mayor Friedman

9:00 a.m. CONVENE SPECIAL CITY COUNCIL MEETING

Mayor Friedman convened the Special City Council meeting at 9:00 a.m.

- 1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE** was led by Councilmember Gabriel Quinto.
- 2. ANNOUNCEMENTS** – None
- 3. ORAL COMMUNICATIONS FROM THE PUBLIC**

Tom Panas, El Cerrito, stated that the City had achieved two significant milestones in El Cerrito regarding historic resources since the Strategic Plan was adopted two years ago. The Chung Mei Home Historic District, was found eligible for listing on the National Register and the Eden Senior Housing project is going to have world-class displays interpreting the history of the Japanese community. Mr. Panas urged the City Council to update *Strategic Plan Goal C: Deepen a sense of place and community identity* to reflect the Community's desire to leverage these important historic resources by not only promoting strong neighborhoods, celebrating the City's diversity and re-imaging underdeveloped and underutilized properties but to also use them as a way to bring visitors to the community.

Mr. Panas stated that although the City Council approved explicit language regarding adoption of a historic resources ordinance and preparation of a survey to identify historic resources at its January 26, 2013 Strategic Plan meeting, revised language in the Strategic Plan was only marginally useful and did not reflect the Council's stated intent. Mr. Panas stated that the City and Community need and deserve an historic resources ordinance and survey of the City.

4. CITY COUNCIL STUDY SESSION

A. INTRODUCTIONS/OVERVIEW OF GROUND RULES, AGENDA AND OBJECTIVES FOR THE DAY

Patrick O'Keefe, Facilitator, Management Partners, congratulated the Council, staff and residents on its City Hall, which reflects a sense of place and also congratulated the City Council on its Strategic Plan.

B. DISCUSSION OF COMMUNICATIONS STYLES

Action: Observations noted and discussion held.

C. REVIEW OF 2014 ACCOMPLISHMENTS AND 2015 CHALLENGES

Action: Discussion held.

D. DISCUSSION OF VISION, MISSION AND VALUES

Councilmember Abelson noted that the Strategic Plan provides a framework for discussion and policies.

Mayor Friedman reviewed each of the goals and commented on the City's achievements while noting that long term financial sustainability remains a challenge despite the passage of Measure R.

Mayor Pro Tem Lyman and Councilmember Bridges noted how important and helpful it is for staff to state project or program alignment with the strategic plan in agenda reports and financial documents.

Councilmember Bridges also noted the many grants received by the City and the success of the City's sustainability, environmental and housing programs and projects.

Councilmember Quinto noted the challenge of updating and maintaining existing city facilities.

The City Council also acknowledged the continuing challenge of economic development along San Pablo Avenue.

E. DISCUSSION OF STRATEGIC PLAN GOALS AND PRIORITIES

Actions: 1) The City Council reviewed the Strategic Plan and modified the vision statement to read as follows (underline indicating new text and text that is ~~eliminated~~ is marked with strike out):

OUR VISION

The City of El Cerrito is a safe, connected, transit-oriented and environmentally focused ~~Bay~~Area destination with ~~vibrant~~ welcoming neighborhoods, thriving businesses and vibrant public ~~places~~ spaces, and diverse cultural, educational and recreational opportunities for people of all ages.

2) The City Council reviewed the Strategic Plan and modified the mission statement to read as follows (underline indicating new text and text that is ~~eliminated~~ is marked with ~~strike-out~~):

OUR MISSION

The City of El Cerrito serves, leads and supports our diverse and transit rich community by providing exemplary and innovative services, public

places and infrastructure, ensuring public safety, and creating an economically and environmentally sustainable future.

3) The City Council reviewed the Strategic Plan and modified the values stated on page 7 to read as follows (*underline indicating new text and text that is eliminated is marked with ~~strike-out~~*):

OUR VALUES

Our values drive behavior and support effective implementation of the mission, vision, and goals. The City's values include:

- Ethics and Integrity
- Fiscal Responsibility
- Inclusiveness and Respect for Diversity
- Innovation and Creativity
- Professional Excellence
- Responsiveness
- Transparency and Open Communication
- Sustainability

On page 8 of the Strategic Plan, the City Council changed the title of *Value: Inclusiveness* to *Value: Inclusiveness and Respect for Diversity*.

On page 10 of the Strategic Plan, the City Council modified a bullet under the title *Value: Transparency and Open Communication* to read:

- Facilitates public participation in open meetings; encourages candor and welcomes input; receptive to criticism

4) The City Council reviewed the Strategic Plan and modified the following bullets stated as strategies within *Goal B: Achieve long-term financial sustainability* (pages 11-12) to read as follows (*underline indicating new text and text that is eliminated is marked with ~~strike-out~~*):

Goal B: Achieve long-term financial sustainability

- ~~Attract and~~ Maximize opportunities for ~~new/existing and~~ expanding businesses.
- Continue to pursue and support opportunities for new funding, including outside grants and ballot measures.
- Develop a plan to ensure that Citywide revenue meets the cost of providing Citywide the services identified in the Strategic Plan, including adequate reserves for unanticipated revenue shortfalls.

5) The City Council reviewed the Strategic Plan and modified the following bullets stated as strategies within *Goal C: Deepen a sense of place and*

community identity (page 12) to read as follows (underline indicating new text and ~~text that is eliminated is marked with strike-out~~):

Goal C: Deepen a sense of place and community identity

- ~~Re-imagine~~ Develop a vision for underdeveloped and underutilized properties through advanced planning efforts that encourage investment and/or new development.
- Develop an Economic Development action plan to build on our strengths, including our diversity, arts, culture, and environmental sustainability.
- Review and update policies on preservation of historic and cultural resources and conduct a survey of historical and cultural assets in the City.

6) The City Council reviewed the Strategic Plan and modified the following bullet stated as a strategy within *Goal E: Ensure the public's health and safety* (page 13) to read as follows (underline indicating new text and ~~text that is eliminated is marked with strike-out~~):

Goal E: Ensure the public's health and safety

- Explore innovative and best practices for promoting public health (e.g., smoking ordinances, nutrition, and obesity prevention, living wage, and strategies to promote walking/biking).

7) The City Council reviewed the Strategic Plan and modified the following bullets stated as strategies within *Goal F: Foster environmental sustainability citywide* (pages 13-14) to read as follows (underline indicating new text and ~~text that is eliminated is marked with strike-out~~):

Goal F: Foster environmental sustainability citywide

- Implement policies to promote waste diversion (i.e., ~~ban on single-use bags and Styrofoam food containers~~ mandatory commercial recycling and green waste).
- Implement and monitor the City's Climate Action Plan to:
 - o Facilitate energy and water efficiency and greater ~~adoption~~ use and generation of clean energy.

F. NEXT STEPS AND EVALUATION – Discussion held.

5. ADJOURN SPECIAL CITY COUNCIL MEETING at 12:02 p.m.

SUPPLEMENTAL REPORTS AND COMMUNICATIONS

1. Written comments regarding historic resources and the Strategic Plan – *Submitted by Tom Panas, El Cerrito.*

EL CERRITO CITY COUNCIL

MINUTES

REGULAR CITY COUNCIL MEETING

Tuesday, April 21, 2015 – 7:00 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Mark Friedman – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Jan Bridges

Councilmember Janet Abelson
Councilmember Gabriel Quinto

ROLL CALL

Councilmembers Abelson, Bridges, Lyman, Quinto and Mayor Friedman all present.

7:00 p.m.

CONVENE REGULAR CITY COUNCIL MEETING

Mayor Friedman convened the regular City Council meeting at 7:00 p.m.

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE was led by Councilmember Jan Bridges.

2. COUNCIL / STAFF COMMUNICATIONS

Councilmember Bridges announced that the Contra Costa Civic Theatre will be celebrating its 55th Anniversary on May 2, 2015 from 7:00 to 10:00 p.m. at 951 Pomona Avenue. Hors d'Oeuvres, hosted wine and beer and a special no-host signature cocktail called the CCT will be served. The cost is \$75.00.

Councilmember Abelson acknowledged all those who volunteered and participated in the Earth Day event on April 18. There was a large crowd and a large number of worksites. A lot of different projects were accomplished. The featured project this year was picking up cigarette butts off of San Pablo Avenue. Councilmember Quinto's team picked up approximately 5,400 butts. The Natural Grocery Annex catered the lunch this year. Each member of the City Council participated in this year's event.

Mayor Friedman thanked Councilmember Abelson for her wonderful work coordinating the Earth Day event and acknowledged her ongoing total commitment. Mayor Friedman reported that the El Cerrito chapter of the National Association for the Advancement of Colored People (NAACP) convened a forum on race relations and trust in the community at St. Peters AME Church. Mayor Friedman attended the forum with Chief Moir who did an excellent job speaking about the City's approach to policing. Richmond's deputy police chief also attended. Approximately forty people attended and engaged in a lively discussion.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Al Miller, El Cerrito, thanked Councilmember Abelson, Maintenance Superintendent Bill Driscoll, and the group of volunteers who participated in a work group at the library on Earth Day. A group of youngsters who were part of a “People to People” travel group that practices community service also participated. The group will be travelling to Europe to meet their counterparts and will learn the culture and engage in community service projects. Mr. Miller said he hopes to work with city staff to make it a regular site for future Earth Day work parties. Regarding the NAACP Race Relations and Community Trust Forum, Mr. Miller stated that the participants were impressed with how Chief Moir handled questions and that many long standing questions were answered.

Mala Mahlebashian, El Cerrito, requested that rental regulations be put into place in El Cerrito. People that are paying top dollar are being forced out of their apartments. One couple had their rent raised \$400 a month and another couple had its rent raised \$800 with just thirty days notice. High rents cause people to move farther away and cause more freeway congestion and upheaval in finding a new home. Ms. Mahlebashian said that she understands both sides of the issue and that it is time for the City to form a committee comprised of others that rent or own property to examine new rent regulations and for the Council to step up and put fair regulations that protect both parties in place. The City can design its own policy that will provide tenants with protection and stability and also allow for periodic rent adjustments for property owners.

Baker Lyon, Resources for Community Development (RCD) and East Bay Housing Organization (EBHO), thanked the City Council for its commitment to affordable housing and for the affordable housing week proclamation. May 8 through 17 is Affordable Housing Week in the East Bay. Events will include tours, informative panels and other activities. Mr. Lyon said that RCD is very grateful for the city’s financial commitment to the 57 unit Ohlone Gardens project located on Portola Avenue.

Cordell Hindler, Richmond, stated that he is a member of the Park Plaza Neighborhood Council. Mr. Hindler expressed concerns regarding the El Cerrito Police Department driving through his neighborhood for the last three months.

4. PRESENTATION – *None*

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5H

Moved, seconded (Abelson/Bridges) and carried unanimously to approve Consent Calendar Item No. 5(A) and 5(C) through 5(H) in one motion as indicated below. Consent Calendar Item No. 5(B) was withdrawn from the Consent Calendar at the request of Councilmember Abelson for the purpose of presenting the proclamation at the meeting.

A. Minutes for Approval

Approve the April 7, 2015 Special City Council and April 7, 2015 Regular City Council meeting minutes.

Action: Approved minutes.

B. Affordable Housing Week Proclamation

Approve a proclamation recognizing May 8 through May 17, 2015 as Affordable Housing Week in the City of El Cerrito and confirming the City’s commitment to work to support affordable housing at the local, regional and state level and encouraging all residents of El Cerrito to participate in Affordable Housing Week activities to raise awareness about the importance of affordable housing for families and communities.

Action: Removed from the Consent Calendar at the request of Councilmember Abelson to present the proclamation to Baker Lyon, RCD and EBHO. Moved, seconded (Abelson/Lyman) and carried unanimously to approve the proclamation.

C. National Sexual Assault Awareness Month Proclamation

Approve a proclamation joining the United States Government and the State of California in proclaiming the month of April 2015 as Sexual Assault Awareness Month in the City of El Cerrito and recognizing the important work performed by anti-sexual violence advocates and support service programs and promoting the belief that all community members must be part of the solution to end sexual violence.

Action: Approved proclamation.

D. Portal to Portal Overtime Pay for Employees Assigned to Emergency Response

Adopt a resolution authorizing portal to portal reimbursement for all personnel assigned to emergency incidents through the California Fire Assistance Agreement (CFAA).

Action: Adopted Resolution No. 2015–28.

E. Establish Speed Limits for Arlington Blvd. from Cutting Blvd. to Thors Bay Road and Barrett Avenue from West City Limits to Arlington Blvd.

Adopt a resolution establishing the following speed limits in miles per hour (mph) on two speed zones in the City of El Cerrito to allow for enforcement of these limits using radar, laser or other electronic device in conformance with State of California requirements: 1) Arlington Blvd. – Cutting Blvd. to Thors Bay Road 25 mph; and 2) Barrett Avenue – West City Limits to Arlington Blvd. 25 mph.

Action: Adopted Resolution No. 2015–29 including the supplemental exhibit to the resolution that was placed before the Council prior to vote consisting of the engineering and traffic survey for Barrett Avenue from City Limits West to Arlington Boulevard.

F. Agreement with BKF Engineers for the Ohlone Greenway BART Station Area Access, Safety and Place-making (ASP) Improvements Project

Adopt a resolution authorizing the City Manager to execute a consulting services agreement with BKF Engineers to provide engineering and design services for the Ohlone Greenway BART Station Area Access, Safety and Place-making (ASP) Improvements Projects, City Project No. C3076, Federal Project No. CML-5239(025) in an amount not to exceed \$420,100 and contract term from April 21, 2015 to December 31, 2016.

Action: Adopted Resolution No. 2015–30.

G. Authorize Examination of Transactions and Use Tax Records, Including Amending an Existing Contract with Hinderliter, de Llamas & Associates

Adopt a resolution authorizing the City Manager and his designees to examine transactions and use tax records related to Measure R (2014) and to execute an amended agreement with Hinderliter, de Llamas & Associates (HDL) to add examination of the Measure R transaction use tax records. The resolution is required by the Board of Equalization. HDL's services have an estimated annual cost of \$4,000.

Action: Adopted Resolution No. 2015–31.

H. Quarterly Investment Report for Period Ending March 31, 2015

Receive and file the City's Quarterly Investment Report for the period ending March 31, 2015.

Action: Received and filed.

6. PUBLIC HEARING 2015-2023 Housing Element Update Adoption

Conduct a public hearing and upon conclusion consider taking the following actions: 1) Adopt a resolution making findings and approving the Initial Study/Negative Declaration prepared for the 2015-2023 Housing Element Update; and 2) Adopt a resolution adopting the 2015-2023 Housing Element Update and Amending the 1999 General Plan accordingly. *Exempt from CEQA.*

Mayor Friedman opened the public hearing. One speaker.

Speaker: Nicholas Arzio, El Cerrito, suggested the following changes to the Housing Element: 1) The Housing Element refers to the Theater Overlay Block however this has been removed from the Specific Plan and replaced by the Theater Overlay District; and 2) On page 73 APN 503233033 is listed as vacant and it is actually an occupied residence that should not be listed as vacant.

Moved, seconded (Lyman/Abelson) and carried unanimously to close the public hearing.

Actions: Moved, seconded (Bridges/Abelson) and carried unanimously to adopt Resolution No. 2015–32 making findings and approving the Initial Study/Negative Declaration prepared for the 2015–2023 Housing Element Update.

Moved, seconded (Lyman/Bridges) and carried unanimously to adopt Resolution No. 2015–33 adopting the 2015-2023 Housing Element Update and amending the 1999 General Plan with direction to staff to evaluate and make additional administrative changes to the Housing Element based on the comments made by Mr. Arzio and at the request of Mayor Pro Tem Lyman, change the title of Table III-12 on page 73 to read Existing and Future Vacant Parcels in the CC Zone El Cerrito (2014) and at the request of Mayor Friedman to include the City's partnership with Marin Clean Energy in Program H5.2 Partnerships for Energy and Water Efficiency on page 120.

Each of the councilmembers expressed appreciation for Ms. Myall's work and professionalism during her seven years with the City and wished her well in her new position in San Francisco.

7. POLICY MATTERS – None

8. COUNCIL LOCAL AND REGIONAL LIAISON ASSIGNMENT REPORTS

Mayoral and City Council communications regarding local and regional liaison assignments and committee reports.

Councilmember Abelson reported that the Contra Costa Transportation Authority announced at a recent meeting that it is looking at the possibility of putting a sales tax measure on the November 2016 ballot.

Mayor Pro Tem Lyman reported that the Environmental Quality Committee (EQC) is researching how the City can promote additional solar panels within the city. Mayor Pro Tem Lyman informed the EQC of the City Council's recent adoption of the PACE program agreements. At the Financial Advisory Board (FAB) meeting, the FAB talked about their workplan presentation and is looking into the timing of the various documents they review.

The FAB would like to have a discussion about their requirement to do an annual report. Mayor Pro Tem Lyman suggested that a future agenda item consider changes related to commission workplan presentations. Mayor Pro Tem Lyman also reported that he attended the Marin Clean Energy Board meeting and received an extensive report about MCE's programs and meetings. The three newest communities to join MCE are San Pablo, Benicia and El Cerrito. Currently El Cerrito has 3% of households enrolled in deep green which is approximately twice any other member community. Additionally, the City's opt-out rate at 7% is one of the lowest opt out rates. Ninety percent of the El Cerrito Community is enrolled in light green. Residents of the City are demonstrating their support for the environment with their pocketbooks.

9. ADJOURNED REGULAR CITY COUNCIL MEETING at 7:52 p.m.

SUPPLEMENTAL REPORTS

Item No. 5(E) Establish Speed Limits for Arlington Blvd. from Cutting Blvd. to Thors Bay Road and Barrett Avenue from West City Limits to Arlington Blvd.

1. Additional Exhibit to Resolution consisting of engineering and traffic survey for Barrett Avenue from City Limits West to Arlington Boulevard – *Submitted by Melissa Tigbao, Engineering Manager.*

CITY COUNCIL OF THE CITY OF EL CERRITO PROCLAMATION

May 17-23, 2015 is National Public Works Week in the City of El Cerrito

WHEREAS, 2015 marks the 55th annual National Public Works Week sponsored by the American Public Works Association; and

WHEREAS, National Public Works Week is designed to educate communities on the importance of our public infrastructure and public works services; and

WHEREAS, public works services are integral to the sustainability of our communities and to the health, safety, and well-being of people in all communities; and

WHEREAS, public works personnel in the City of El Cerrito are involved in the planning, design, construction, operations and maintenance of storm drains, streets, transportation facilities, public buildings, parks, playfields, open space, creeks, paths, and recycling and solid waste programs; and

WHEREAS, the quality, efficiency and effectiveness of public works infrastructure and services are vitally dependent upon the efforts, skills and dedication of public works personnel.

NOW THEREFORE, the City Council of the City of El Cerrito hereby proclaims May 17 through May 23, 2015 as “National Public Works Week” in the City of El Cerrito and encourages all residents and civic organizations to acquaint themselves with the issues involved in providing public works services and to recognize the contributions which public works personnel make every day to the City’s health, safety, comfort, and quality of life.

Dated: May 19, 2015

Mark Friedman, Mayor

***CITY COUNCIL OF THE CITY OF EL CERRITO PROCLAMATION
May 2015 is Bike to Work Month***

WHEREAS, May is National Bike Month; and

WHEREAS, bicycling has multiple environmental and personal health benefits; and

WHEREAS, the City of El Cerrito is committed to making the City a more bike-friendly city and encouraging increased bicycle use; and

WHEREAS, in 2013, the Council adopted a Climate Action Plan to reduce locally produced greenhouse gas emissions, help El Cerrito respond to the effects of climate change and create a safer and more sustainable El Cerrito, including strategies to increase bicycle use and reduce vehicle miles traveled; and

WHEREAS, the City is in the process of developing a Citywide Active Transportation Plan, an update to the City's Circulation Plan for Bicyclists and Pedestrians adopted in 2007; and

WHEREAS, the San Francisco Bay Area's 21st annual Bike to Work Day took place on Thursday, May 14, 2015 with all nine Bay Area counties participating in the celebration; and

WHEREAS, the City of El Cerrito hosted an Energizer Station at the Ohlone Greenway Natural Area near the intersection with Fairmount Avenue as part of Bike to Work Day, where bicyclists could stop for refreshments, giveaways and bicycling information or simply to be 'cheered on' by fellow participants; and

WHEREAS, drivers should remember to drive the speed limit, share the roadway and always watch for bicyclists; and

WHEREAS, the City Council encourages everyone to consider participating in other Bike Month activities, to participate in a bicycle safety class, and to consider bicycling more often.

NOW THEREFORE, the City Council of the City of El Cerrito hereby approves a proclamation proclaiming May 2015 as Bike to Work Month in the City of El Cerrito, recognizing the value of increased bicycle use and encouraging participation in bicycling activities throughout the month of May.

Dated: May 19, 2015

Mark Friedman, Mayor

CITY COUNCIL OF THE CITY OF EL CERRITO PROCLAMATION

May 2015 is CalFresh Awareness Month

WHEREAS, the Employment and Human Services Department (EHSD), in partnership with the City of El Cerrito, is committed to increasing CalFresh participation and awareness for residents in Contra Costa County; and

WHEREAS, encouraging eligible residents to enroll in CalFresh will increase access to healthy, affordable food; and

WHEREAS, 72,694 Contra Costa County residents received CalFresh as of March 2015, nearly half of them children; and

WHEREAS 603 households live below the poverty line in El Cerrito and are potentially eligible for CalFresh benefits; and

WHEREAS, according to the California Food Policy Advocates (CFPA), only 59% of all Contra Costa County residents eligible for Supplemental Nutrition Assistance Program (SNAP) benefits, known in California as CalFresh, receive benefits; and

WHEREAS, this indicates that as many as 50,000 additional residents of Contra Costa County who lack food security remain unaware that they may qualify for CalFresh; and

WHEREAS, every dollar of CalFresh benefits results in economic generation in the amount of \$1.79; and

WHEREAS, EHSD is partnering with the Food Bank of Contra Costa and Solano, the Family Economic Security Partnership, and the Multi-Faith ACTION Coalition, and other Community Based Organizations in the City of El Cerrito and throughout Contra Costa County to heighten public awareness and improve participation in the CalFresh program; and

WHEREAS, promoting CalFresh awareness and participation by including CalFresh information and a link to the [MyBenefitsCalWIN](#) website on the City's website will result in favorable economic and health outcomes for residents of El Cerrito.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito proclaims the Month of May as CalFresh Awareness Month.

Dated: May 19, 2015

Mark Friedman, Mayor



***Ensuring Opportunity:
The Campaign to Cut Poverty in Contra Costa County***

Mayor Mark Friedman
10890 San Pablo Avenue
El Cerrito, CA 94530

April 29, 2015

Dear Mayor Friedman,

We are writing to you to request your support to increase CalFresh awareness and participation rates for residents in your city by promoting the month of May as CalFresh Awareness Month.

A CalFresh Partner committee, co-led by the county's Employment and Human Services Department and the Food Bank, has been meeting for the past year to strategize on how to increase local CalFresh enrollment for residents who are eligible for CalFresh benefits. The committee is comprised of representatives from EHSD, the Food Bank of Contra Costa and Solano, the Multi-Faith ACTION Coalition, and the Family Economic Security Partnership. This committee is part of the Ensuring Opportunity campaign to cut poverty in Contra Costa County.

In our county, only 59% of those eligible are receiving benefits. In El Cerrito, 603 households live below the poverty line and are potentially eligible for CalFresh benefits. We need your help to reach these families!

CalFresh is a federal benefit that is being severely under-utilized in Contra Costa County. No city funds are needed to support this program and every dollar of CalFresh benefits results in economic generation of \$1.79. A CalFresh recipient's chance of moving out of poverty is significantly increased when they receive CalFresh benefits, allowing them to obtain food as well as use their wages for other equally important needs.

Attached is a resolution that we ask the City Council to adopt in support of CalFresh Awareness Month. We request that you sponsor efforts to increase enrollment by promoting the link to online enrollment (www.mybenefitscalwin.org) within all city departments, city organizations, newsletters, and other venues serving low-income families. A one-page CalFresh Referral Form is also available at the Food Bank (<http://www.foodbankccs.org/get-help/cal-fresh-referral.html>) and Ensuring Opportunity (www.cutpovertycc.org) websites that allows for interested applicants to inquire about potential eligibility; residents will then be assisted with the application process by the Food Bank.

We will follow up with you shortly to offer any support that you may request. We would also welcome the opportunity to meet with you and/or appropriate staff to further explore ways that City of El Cerrito can participate in the Ensuring Opportunity Campaign and help us to address poverty.

Thank you for your attention to this important issue!

Mariana Moore, Ensuring Opportunity Director, in partnership with the CalFresh Partner committee.

cc: City Manager, City Clerk

c/o RCF, 1014 Florida Ave, Suite 200, Richmond, CA 94804. Email: info@cutpovertycc.org Phone: 510.234.1200

***CITY COUNCIL OF THE CITY OF EL CERRITO PROCLAMATION
May 2015 is Asian American and Pacific Islander Heritage Month***

WHEREAS, the earliest Asian Americans immigrated to the United States in the 1800s and many Asian laborers contributed to the completion of the transcontinental railroad during the 1860s, and in the development of California's agricultural industry to this day; and

WHEREAS, Asian Americans and Pacific Islanders have played a critical role in the social, economic, and political development of California throughout its history; and

WHEREAS, Asian Americans and Pacific Islander immigrants have contributed greatly to California's economic success, rural growth and urban development; and

WHEREAS, Asian Americans and Pacific Islander entrepreneurs have led many of California's businesses to the pinnacle of their respective industries; and

WHEREAS, approximately 27 million Asian Americans and Pacific Islanders in the nation are one of the fastest growing ethnic populations in the country; and

WHEREAS, Asian Americans and Pacific Islanders represent 27.2 percent of El Cerrito's population, representing ancestries throughout Asia; and

WHEREAS, Asian Americans and Pacific Islanders will continue to be an important part of El Cerrito's cultural diversity and understanding; and

WHEREAS, Asian Americans and Pacific Islanders have a proud legacy of service and dedication to our community, our City, our State and our Country; and

WHEREAS, May has become a symbolic month in which Asian Americans and Pacific Islanders and supporters come together in various celebrations of culture, traditions and history.

NOW THEREFORE, the City Council of the City of El Cerrito hereby proclaims the month of May 2015 Asian American and Pacific Islander Heritage Month in the City of El Cerrito and invites everyone to reflect on the notable accomplishments and outstanding services provided by Asian Americans and Pacific Islanders to the Nation, California and the City of El Cerrito.

Dated: May 19, 2015

Mark Friedman, Mayor

***CITY COUNCIL OF THE CITY OF EL CERRITO PROCLAMATION
May 2015 is Jewish American Heritage Month***

WHEREAS, from our Nation's earliest days, Jewish Americans have been a critical part of the American story, greatly contributing to the religious, cultural, political, economic, and intellectual advancement of all people even while in the face of unspeakable discrimination and adversity, fighting tirelessly to realize their piece of the American dream with relentless spirit, and these remarkable achievements have enriched our country, stirred our conscience, and challenged us to extend the miracles of freedom and security; and

WHEREAS, as we celebrate the rich heritage of the Jewish American community, including those who live, work and play in the City of El Cerrito, we recognize that American Jews have worked to strengthen the promise of religious freedom and civil rights by coming together across all faiths to reject ignorance and intolerance, teach empathy and compassion, and root out hatred wherever it exists; and

WHEREAS, May 2015 is recognized as Jewish American Heritage Month by Congressional resolution and by Presidential Proclamation; and

WHEREAS, this year, Jewish American Heritage Month begins as the world commemorates the 70th anniversary of the liberation of Dachau by American soldiers, once again reminding us that the vibrant culture of the Jewish people has not always been embraced and that Jewish communities continue to confront hostility and bigotry, including in America, therefore the City of El Cerrito shares an obligation to condemn and combat anti-Semitism and hatred wherever it exists; and

WHEREAS, during Jewish American Heritage Month, the City of El Cerrito celebrates the hard-fought progress won through the struggle and sacrifice of Jewish Americans, and we rededicate ourselves to building a world where diversity is cherished and faith is protected.

NOW THEREFORE, the City Council of the City of El Cerrito hereby approves a proclamation declaring May 2015 as Jewish American Heritage Month in the City of El Cerrito and calls upon all residents to celebrate Jewish Americans who have helped weave the fabric of not only American history, culture and society but also the City of El Cerrito, to visit www.JewishHeritageMonth.gov to learn more about the heritage and contributions of Jewish Americans, and to observe this month with solemn remembrance, appropriate programs, activities, and ceremonies.

Dated: May 19, 2015

Mark Friedman, Mayor



AGENDA BILL

Agenda Item No. 5(G)

Date: May 19, 2015
To: El Cerrito City Council
From: Lisa Malek-Zadeh, Finance Director/City Treasurer
Subject: Ordinance Establishing the Measure A Swim Center Parcel Tax Rates for FY 2015-16

ACTION REQUESTED

Introduce by title, waive any further reading, and approve an ordinance establishing the Measure A Swim Center Parcel Tax rates for FY 2015-16, equal to the approved FY 2014-15 rates of \$38.61 per single-family residential unit, \$29.73 per multifamily residential unit, and \$270.66 per acre of non-residential property.

BACKGROUND

On March 7, 2000, the voters of El Cerrito approved a special tax for the purpose of renovating and reconstructing the El Cerrito Swim Center, rehabilitation of Canyon Trail Clubhouse, and completion of access and restroom renovations at Harding, Huber, and Poinsett Park Clubhouses.

The special tax approved by the voters established a maximum rate authorized per single-family residential unit, multi-family residential unit, and acre of nonresidential property and expires in 2020. Each fiscal year, the City Council may amend Section 4.56 of the El Cerrito Municipal Code and set rates for the special tax at levels lower than the maximum rates, if the Council determines it is in the public interest to do so. If the City Council does not adopt an amending ordinance, the special tax shall be imposed at the maximum rates approved by the voters in 2000.

On June 17, 2002, the City Council and El Cerrito Public Financing Authority (PFA) approved the issuance of Lease Revenue Bonds totaling \$4.6 million and an associated lease agreement, for the reconstruction of the Swim Center facility. Each year since the bond issuance, the Council has reviewed the revenue capacity of the Measure A special tax rates, and has set the rates below the voter-approved maximum rates of \$58.46 per single-family residential unit, \$45 per multi-family residential unit, and \$410 per acre of non-residential property. The pool reconstruction project was completed in early 2004. For FY 2004-05, the special tax rates were reduced and set at \$38.61 per single-family residential unit, \$29.73 per multi-family residential unit, and \$270.66 per acre of non-residential property. These rates represented the minimum levies needed to meet the requirements of the bond issuance at that time. They have remained the same through FY 2014-15, generating about \$441,000 annually.

Agenda Item No. 5(G)

On August 21, 2012, the City Council and PFA Board adopted resolutions authorizing refinancing of the Measure A Swim Center Lease Revenue Bonds. After the one-time costs of issuance, refinancing these bonds resulted in a savings to the City of \$212,781 over the remaining term of the bonds.

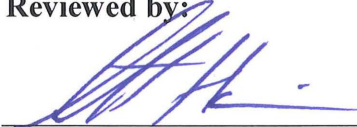
ANALYSIS

Section 3.05(b) of the lease agreement between the PFA and the City specifies that the tax rate be set such that a minimum 110% of the annual debt service be raised. The debt service payments due in FY 2015-16 on the refinanced bonds total approximately \$363,000 and are covered on the assessed amount.

Costs associated with the Measure A Fund also include Contra Costa County Auditor-Controller retaining approximately \$12,000 from Measure A parcel taxes collected for its administration and revenue collection efforts. The City incurs about \$5,000 in annual administrative costs, including the payment of trustee fees, the maintenance of financial records, the production of continuing disclosure documents related to the bonds, and the preparation of audited financial statements. Maintaining the current parcel tax rates will generate enough revenue to meet these minimum funding requirements.

NBS Local Government Solutions, the Engineer for the parcel tax rates, must complete their analysis and submit their report to the Contra Costa County Auditor-Controller's Office by mid-August so that the County may include the City's Parcel Tax in the property tax bills.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Ordinance 2015-XX
2. Engineers Report

ORDINANCE NO. 2015-XX

AN ORDINANCE OF THE CITY OF EL CERRITO SETTING REDUCED TAX RATES FOR FISCAL YEAR 2015-16 ONLY FOR THE SPECIAL TAX IMPOSED PURSUANT TO CHAPTER 4.56 OF THE EL CERRITO MUNICIPAL CODE

WHEREAS, Chapter 4.56 of the El Cerrito Municipal Code provides for a special tax (the "Special Tax") for the purpose of renovating and reconstructing the El Cerrito Swim Center (the "Swim Center"), rehabilitating the Canyon Trails Clubhouse, and performing access and restroom renovations to the Harding, Huber, and Poinsett Park Clubhouses (collectively, the "Authorized Improvements"); and

WHEREAS, the Special Tax was approved by the voters at the March 7, 2000 election as Measure A and includes a maximum rate authorized per single-family residential unit, multi-family residential unit, and acre of non-residential property (the "Maximum Rates"); and

WHEREAS, each fiscal year, the City Council may amend Section 4.56 of the El Cerrito Municipal Code to reflect the lower rates if it determines that it is in the public interest to do so, or else the Maximum Rates will be levied; and

WHEREAS, the City Council has determined that the City will be able to meet its Fiscal Year 2015-16 obligations in connection with funding and financing the Authorized Improvements, by levying the Special Tax at rates lower than the Maximum Rates.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CERRITO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That Sections 4.56.020 (B) of the El Cerrito Municipal Code is hereby amended to read as follows (additions in underline; deletions in ~~strikethrough~~):

- B. For Fiscal Year ~~2014-15~~ 2015-16, the Special Tax imposed pursuant to Chapter 4.56 of the El Cerrito Municipal Code shall be imposed in the amount of \$38.61 per single family residential unit, \$29.73 per multifamily residential unit, and \$270.66 per acre of non-residential property. Thereafter, unless the Council adopts a further amending ordinance, the Special Tax shall be imposed at the Maximum Rate for each type of property.

SECTION 2. It is the intent of the City Council that, if any tax imposed under this Ordinance is for any reason held to be unconstitutional or contrary to state law, the tax which would have been imposed had this ordinance not been adopted shall remain effective.

SECTION 3. This ordinance shall take effect thirty days after passage and within fifteen days after passage, a summary of this ordinance shall be posted in accordance with Section 36933 of the Government Code of the State of California with the names of those City Council members voting for and against it.

Agenda Item No. 5(G)

Attachment 1

THE FOREGOING ORDINANCE was introduced and first read at a regular meeting of the El Cerrito City Council on May 19, 2015, and adopted by the following vote on June 2, 2015:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

APPROVED:

Mark Friedman, Mayor

ATTEST:

Cheryl Morse, City Clerk



City of El Cerrito

**Measure A Special Tax
El Cerrito Swim Center**

Fiscal Year 2015/16

Main Office

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office

870 Market Street, Suite 1223
San Francisco, CA 94102
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CITY OF EL CERRITO
10890 San Pablo Avenue
El Cerrito, California 94530
Phone - (510) 215-4300
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CITY COUNCIL

Mark Friedman, Mayor

Greg Lyman, Mayor Pro Tem

Janet Abelson, Councilmember

Jan Bridges, Councilmember

Gabe Quinto, Councilmember

CITY STAFF

Lisa K. Malek-Zadeh, Finance Director/City Treasurer

NBS

Tim Seufert, Client Services Director

Kevin Skeels, Financial Analyst

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1. EXECUTIVE SUMMARY

On March 7, 2000, the qualified voters of the City of El Cerrito (the "City") approved the Measure A Special Tax (the "Special Tax") to fund the renovation and reconstruction of the Swim Center, the rehabilitation of the Canyon Trail Clubhouse, and the performance of access and restroom renovations to the Harding, Huber, and Poinsett Park Clubhouses (the "Lease Financing Transaction").

The El Cerrito Municipal Code (the "Code") provides for a maximum rate for the Special Tax (the "Maximum Rate"). The City Council of the City of El Cerrito (the "City Council") has determined that the City will be able to meet its Fiscal Year 2015/16 obligations in connection with the Lease Financing Transaction by levying the Special Tax at a rate lower than the Maximum Rate.

The Code provides that the City Council may reduce the amount of the annual Special Tax for any classification of property if the City Council determines that it is in the public interest to do so.

The Fiscal Year 2015/16 rates for the Special Tax are as follows:

Classification	Special Tax per Unit
Single Family residential	\$38.61
Multi Family residential	29.73
Non-residential	270.66/acre

The following table summarizes the Special Tax by classification of parcel:

Classification	Number of Parcels	Levy Total (1)
Single Family residential	7,497	\$293,011.26
Multi Family residential	620	95,968.44
Non-residential	292	52,185.81
Non-taxable	390	0.00
Total:	8,799	\$441,165.51

(1) Total amount may vary slightly due to rounding adjustments.

2. SPECIAL TAX

2.1. Purpose and Intent

The Special Tax was adopted by the City Council and approved by the voters for the sole and exclusive purpose of providing the funds necessary for the renovation and reconstruction of the El Cerrito Swim Center, the rehabilitation of Canyon Trail Clubhouse, and the performance of access and restroom renovations to the Harding, Huber, and Poinsett Park Clubhouses. The proceeds of the Special Tax shall not be used for any other purpose unless such purpose has been approved by the voters.

2.2. Tax Imposed

For Fiscal Year 2015/16, the Special Tax imposed pursuant to the Code shall be \$38.61 per single-family residential unit, \$29.73 per multi-family residential unit, and \$270.66 per non-residential acre. Thereafter, unless the City Council adopts a further amending ordinance, the Special Tax shall be imposed at the Maximum Rate for each type of property.

For purposes of the Special Tax, non-residential property shall be defined as any property which is designed, intended, or used for any purpose other than a residential use, including but not limited to, commercial, industrial, and office uses. A hotel or motel structure containing one or more residential units shall be treated as a non-residential property.

No Special Tax shall be imposed on vacant property or property under private ownership which is designated as open space in the City's general plan, unless that property is used primarily for residential use.

2.3. Duration and Sunset Provision

The Special Tax shall be collected for a twenty-year period, commencing with Fiscal Year 2000/01 and continuing through Fiscal Year 2019/20. At the conclusion of this twenty-year period, the Special Tax shall expire and be of no further force or effect unless an extension has been approved by the voters.

2.4. Maximum Rate

The City Council is expressly prohibited from increasing the amount of the Special Tax beyond the Maximum Rate specified unless such an increase has been approved by the voters. The City Council may reduce the amount of the annual Special Tax for any classification of property, or reduce the term of the Special Tax should the City Council determine it is in the public interest to do so.

The Maximum Rates for the Special Tax are as follows:

Classification	Maximum Tax per Unit
Single Family residential	\$58.46
Multi Family residential	45.00
Non-residential	410.00/acre

2.5. Parcel Classification

The following table shows a breakdown of classification of parcels by County Use Code and the associated rates for Fiscal Year 2015/16:

Classification	County Use Code	Rate per Unit
Single Family residential	11, 12, 13, 14, 15, 19, 29	\$38.61
Multi Family residential	21, 22, 23, 24, 25, 26, 27, 28	29.73
Non-residential	31, 32, 33, 34, 35, 36, 41, 42, 43, 44, 46, 47, 48, 49, 53, 70, 71, 72, 74, 75, 76, 85	270.66/acre
Non-taxable	10, 17, 18, 20, 30, 37, 38, 45, 50, 63, 77, 78, 79, 81, 83, 87, 89	0.00

2.6. Exemption

The Special Tax shall not be imposed upon a federal or state governmental agency, or upon another local governmental agency, or upon any property that is exempt from such tax under any provision of the state or federal Constitution or any paramount law.

2.7. Method of Collection

The Special Tax shall be collected in the same manner, on the same dates, and subject to the same penalties and interest as the ad valorem tax and other charges and taxes fixed and collected by Contra Costa County on behalf of the City. To any amount of the Special Tax which becomes delinquent, the Contra Costa County Tax Collector shall add a penalty equal to the ad valorem property tax penalty. The Special Tax and penalty shall bear interest at the same rate as the rate for unpaid ad valorem tax, until paid.

2.8. Senior Citizen, Blind, or Disabled

The Senior Citizen Property Tax Postponement Law gave qualified individuals who are sixty-two or older, blind, or disabled the option of postponing the present payment of property taxes on their homes and having the state pay all or part of those taxes provided they meet certain income qualifications. Qualified individuals were entitled to postpone the Special Tax pursuant to the state law if found eligible by the State Controller's Office..

The Gonzales-Deukmejian-Petris Senior Citizen Property Tax Assistance Law provided direct cash reimbursement for part of the property tax to qualified individuals who are sixty-two or older, blind, or disabled. Qualified individuals were entitled to receive cash assistance to aid in the payment of the Special Tax authorized herein, if found eligible by the State Franchise Tax Board.

In the event the State Controller's Office and the State Franchise Tax Board determine that the Special Tax is not subject to postponement or reimbursement pursuant to the programs identified above, a person eligible for one or both of those programs shall be entitled to a refund of the Special Tax paid by such person provided that such person presents to the City Manager, within ninety days of the payment of the Special Tax, documentation acceptable to the City Manager which demonstrates that such person paid in full the Special Tax for the year at issue, and presents proof of eligibility for either of the programs identified above.

However, on February 20, 2009, the Governor signed Senate Bill X38 (Chapter 4, Statutes of 2009), which suspended the Senior Citizens' Property Tax Deferral Program indefinitely.

2.9. Grants, Contributions, and Fund Raising

It is the desire of the City Council that a portion of the project costs be raised through requests for grants and contributions and through the encouragement of fund raising efforts by area groups and organizations. Monies received by the City through such efforts, as well as other sources of revenue, shall be used to either reduce the amount of the Special Tax or reduce the term of the Special Tax.

2.10. Maintenance and Reconstruction Fund

The City Council has established a dedicated fund for the maintenance and fixture reconstruction of the Swim Center and City clubhouses which could be funded through user fees, maintenance costs savings, or other sources of revenue.

3. SPECIAL TAX ROLL

The Special Tax Roll is provided as a separate document.



May 19, 2015
Regular City Council Meeting

Agenda Item No. 5(G)
Attachment 2 – Measure A Annual Report
3. Special Tax Roll

Hardcopies are available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA



AGENDA BILL

Agenda Item No. 5(H)

Date: May 19, 2015

To: El Cerrito City Council

From: Lisa Malek-Zadeh, Finance Director/City Treasurer

Subject: Accept the Engineer's Report on Landscape and Lighting Assessment District No. 1988-1, and Resolution of Intention to Order Improvements for Assessment District No. 1988-1; and Set the Date for the Public Hearing as June 2, 2015

ACTION REQUESTED

Accept the Engineer's Report specifying assessments for the Landscaping and Lighting Assessment District and adopt a Resolution of Intention to Order Improvements pursuant to the Landscape and Lighting Act of 1972, and setting the time, date, and place of the public hearing as June 2, 2015 at 7:00 p.m.

BACKGROUND

On June 6, 1988, the City Council established Assessment District No. 1988-1 pursuant to the Landscape and Lighting Act of 1972. The purpose of this Landscape and Lighting Assessment District (LLAD) is to raise funds to support improvements and maintenance of the City's park areas, landscaping areas, and street lighting. Every year since 1988, this Assessment District has generated approximately \$774,000 to support LLAD activities.

In November 1996, LLAD 1988-1 was approved by the voters and therefore complies with the provisions of Proposition 218. Any increase in the assessment fee level would be subject to Proposition 218's voter approval requirement.

In order to impose this annual assessment, the City Council must annually authorize an Engineer's Report to identify the costs, uses, and general benefits of those parcels within the LLAD. The City Council authorized such a report on April 7, 2015 by Resolution No. 2015-27. The report was prepared by the Engineer of Record, NBS Local Government Solutions.

The City Council must accept the Engineer's Report and conduct a public hearing to hear comments on the imposition of these assessments in order for the assessment to be imposed. The intent of this Agenda Bill is to accept the Engineer's Report and to schedule the public hearing for June 2, 2015.

ANALYSIS

The Resolution of Intention to Order Improvements describes the work to be performed during the next fiscal year, as outlined in the Engineer's Report. In addition, this Resolution sets the time, date, and place of the public hearing. A copy of the Fiscal Year 2015-16 Engineer's Report is on file at City Hall for public review.

The procedures for conducting the public hearing and receiving protests are the same as for forming the District; however, there are no provisions for majority protest.

The funding levels specified in the Engineer's Report include revenue from both the assessment and other funding sources. The funding is consistent with the work described in the Engineer's Report and in the Resolution of Intention to Order Improvements. Without the imposition of this assessment, the City would need to identify alternate funding sources for those items proposed to be funded by the LLAD or eliminate those items from the City's work plan in FY 2015-16.

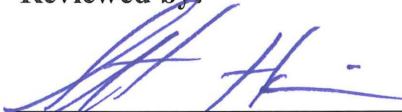
FINANCIAL CONSIDERATIONS

The current rate of assessment will generate approximately \$774,000 of LLAD revenue, which will be included in the City's FY 2015-16 budget. As the sources and uses of all public works revenues are currently under review, the cost for eligible expenditures in excess of the assessment revenue will be covered by City contributions from other appropriate funding.

LEGAL CONSIDERATIONS

The Resolution of Intention must be adopted in order to collect revenues from the Assessment District in accordance with the provisions of State law.

Reviewed by:

A handwritten signature in blue ink, appearing to read 'SH', is written over a horizontal line.

Scott Hanin, City Manager

Attachments:

1. Resolution
2. LLAD Annual Engineer's Report FY 2015-16

RESOLUTION 2015-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO ACCEPTING THE ANNUAL REPORT ON LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1988-1 AND RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO TO ORDER IMPROVEMENTS FOR ASSESSMENT DISTRICT NO. 1988-1 AND TO SET THE DATE FOR THE PUBLIC HEARING AS JUNE 2, 2015

WHEREAS, the City of El Cerrito, by Resolution No. 88-53 dated June 6, 1988, adopted Assessment District No. 1988-1 pursuant to the Landscape and Lighting Act of 1972; and

WHEREAS, the City of El Cerrito, by Resolution No. 2015-27 dated April 7, 2015 directed the filing of the Annual Report for Assessment District No. 1988-1; and

WHEREAS, the Engineer of Record, NBS Local Government Solutions, has prepared and, on May 19, 2015, filed said Annual Report; and

WHEREAS, the City Council has reviewed and accepted said Annual Report; and

WHEREAS, the Landscape and Lighting Act of 1972 requires the City Council to adopt a Resolution of Intention to Order Improvements within Assessment District No. 1988-1.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that:

1. The City of El Cerrito intends to levy and collect assessments within Assessment District No. 1988-1 during Fiscal Year 2015-16. The area of land to be assessed is located in the City of El Cerrito, Contra Costa County, California.

2. The improvements to be made in this Assessment District are generally described as follows: Install, maintain and service public lighting, landscaping, and park and recreational facility improvements located within the incorporated limits of the City of El Cerrito, Contra Costa County, California.

3. In accordance with the City Council's resolution directing the filing of an Annual Report, the firm of NBS Local Government Solutions, Engineer of Work, has filed at City Hall the Report required by the Landscape and Lighting Act of 1972. All interested persons are referred to that Report for a full and detailed description of the improvements, the boundaries of the Assessment District, and the proposed assessments upon assessable lots and parcels of land within the Assessment District.

4. On Tuesday, the 2nd day of June 2015 at the hour of 7:00 P.M., the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held in the City Council Chambers, 10890 San Pablo Avenue, El Cerrito, California 94530.

5. The City Clerk is authorized and directed to give the notice of hearing required by the Landscape and Lighting Act of 1972.

BE IT FURTHER RESOLVED this Resolution is scheduled for adoption on May 19, 2015 pursuant to California Streets and Highways Code §22624.

I CERTIFY that at the regular meeting on May 19, 2015 the El Cerrito City Council passed this resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAINED: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May X, 2015. *[Due to statutory requirements and tight publishing deadlines please contact the City Clerk at 510-215-4305 for the vote.]*

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor



City of El Cerrito

Landscape and Lighting Assessment District No. 1988-1

Fiscal Year 2014/15

Main Office

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office

870 Market Street, Suite 1223
San Francisco, CA 94102
Toll free: 800.434.8349 Fax: 415.391.8439

CITY OF EL CERRITO
10890 San Pablo Avenue
El Cerrito, CA 94530
Phone - (510) 215-4300
Fax - (510) 215-4319

CITY COUNCIL

Janet Abelson, Mayor

Rebecca Benassini, Mayor Pro Tem

Jan Bridges, Councilmember

Mark Friedman, Councilmember

Greg Lyman, Councilmember

CITY STAFF

Lisa K. Malek-Zadeh, Finance Director/City Treasurer

Lori Trevino, Senior Financial Analyst

NBS

Tim Seufert, Client Services Director

Jason Roth, Consultant

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1. EXECUTIVE SUMMARY

The City of El Cerrito (the "City") directed NBS Government Finance Group, DBA NBS, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of El Cerrito Landscape and Lighting Assessment District No. 1988-1 (the "District") for Fiscal Year 2014/15 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* (the "Act").

The report includes a map of the District, showing the area and properties proposed to be assessed; an assessment of the estimated costs of the maintenance, operations and servicing of the improvements; and the net amount to be assessed upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

The following tables summarize the annual levy by Zoning for Fiscal Year 2014/15 and Fiscal Year 2013/14:

Fiscal Year 2014/15

Zoning	Number of Parcels	Levy Total(1)
Residential	8,329	\$683,141.98
Commercial	470	88,185.82
Total:	8,799	\$771,327.80

(1) Total amount may vary slightly due to rounding adjustments

Fiscal Year 2013/14

Zoning	Number of Parcels	Levy Total(1)
Residential	8,328	\$686,284.82
Commercial	468	84,878.58
Total:	8,796	\$771,163.40

(1) Total amount may vary slightly due to rounding adjustments

2. OVERVIEW

2.1. Introduction

The District provides for the installation, maintenance, and servicing of public lighting, landscaping, and park and recreational facility improvements located within the incorporated limits of the City.

The costs to acquire and construct major new facilities to be maintained will generally be paid by sources other than District funds. While the District pays for the maintenance costs associated with various park and recreation programs, the costs of the programs themselves are not supported by District funds.

2.2. Plans and Specifications

The services performed are primarily maintenance and generally do not require plans. The plans and specifications to the extent that they exist, include but are not limited to:

- Conceptual plans
- Street lighting maps, detail lists, schedules, and PUC schedules
- Street Tree Planting Master Plan
- Maintenance specifications, programs, and policies for:
 - Landscaping
 - Medians
 - Graffiti abatement
 - Recreation buildings
 - Community and neighborhood park grounds
 - Weed abatement
 - Creeks and trails
 - Litter and debris removal
- Water, gas, and electric company requirements, policies and specifications

These documents are available in the Community Development, Public Works Division Office and are included in this report by reference. Diagrams indicating the location of the improvements to be serviced and maintained are included herein.

3. DESCRIPTION OF IMPROVEMENTS

The improvements to be installed, serviced, and maintained generally consist of the following:

Street Lighting

Residential Lighting - The District provides funding for street lighting throughout the City. This lighting typically consists of 70-watt bulbs located at intersections and at mid-block. Spacing of lights is typically 500 feet, although this distance may vary depending on topographic and right-of-way restraints.

Medium-Intensity Commercial Lighting - Industrial and some commercial districts have higher (100 or 150) watt bulbs spaced closer, typically at 250 foot intervals. Commercial districts on San Pablo Avenue and other arterial streets require a higher level of lighting intensity (typically four 150 watt bulbs every 500 feet).

Medians and Rights-of-Way

Corresponding numbers on the map in Section 4 depict the location of medians.

Landscaped medians are located on the following arterial streets:

1. San Pablo Ave. (entire length)
2. Carlson Blvd. (north City limit to Adams St.)
3. Moeser Lane (San Pablo Ave. to Pomona Ave. and Shevlin Dr. to Arlington Blvd.)
4. Central Ave. (Carlson Blvd. to San Pablo Ave. and Liberty St. to Richmond St.)
5. Ashbury Ave. (south City limit to Fairmount Ave.)
6. Fairmount Ave. (Liberty St. to Richmond St. and Carlson Blvd. to San Pablo Ave.)
7. Potrero Ave. (Eastshore Blvd. to San Pablo Ave.)
8. Hagen Blvd.(6526 to 6712)
9. Elm St. (at Blake St.)
10. Cutting Blvd. (at Elm St.)
11. Behrens St. (at south City limit)
12. Blake St. (at Navellier St.)

Maintained Stairways and Pathways

Corresponding letters on the map in Section 4 depict the location of the stairways and pathways.

- A. Alta Vista to north City limit
- B. Francisco to Tulare (2 segments)
- C. Barrett to Tassajara
- D. Alva to Barrett
- E. Tapscott to Harper
- F. Blake to Manor
- G. Madera to Julian to Potrero to Hillside Natural Area (4 segments)
- H. Madera to Hillside Natural Area
- I. Arlington to Shevlin (3 segments)
- J. King to Shevlin (south of Moeser)
- K. Bay Tree to Contra Costa
- L. Terrace to Huber Park (2 segments)
- M. Adams to Creekside Park

Creek and Street Trees

Day-lighted Creek in Public Property - Cerrito Creek, Baxter Gateway, and Poinsett

Street Trees - City-wide

Parks and Structures

Arlington Park and Clubhouse

1120 Arlington; tennis courts, picnic tables, barbecues, playground equipment, pond, basketball court, large grass area

Canyon Trail Park & Art Center

6757 Gatto; tennis courts, picnic tables, barbecue, playground equipment, large grass area, lower play area: creek, walking trails, small pond, and play equipment

Castro Park and Clubhouse

1420 Norvell; large playground and grassy area, field adjacent to Castro School blacktop (basketball courts, kickball diamond), tennis courts, small grassy area behind tennis courts, barbecue and picnic table

Cerrito Vista Park

950 Pomona; Large, well equipped playground area, field, track for jogging, tennis courts, barbecue and picnic area adjacent to park

Fairmont Park and Clubhouse

715 Lexington; adjacent to the Open House Senior Center, playground equipment, grassy area and field

Harding Park and Clubhouse

7115 C Street; play equipment, field adjacent to Harding School blacktop area (basketball courts, kickball diamond), tennis courts, and barbeque located on patio

Huber Park

7711 Sea View; lower cement area with basketball court and kickball area, climbing, large cement slide, and picnic area

Poinsett Park

5611 Poinsett; basketball, kickball area, and play equipment

Tassajara Park & Pottery Studio

2575 Tassajara; playground equipment, field, basketball court, tennis courts, and picnic area

Madera Clubhouse

1500 Devonshire

Ohlone Greenway

One block east of Kearney, the Ohlone Greenway is a linear park that runs 2.5 miles, the length of El Cerrito, ideal for walking or bicycling. It is the site of the frog habitat and wetland restoration classroom projects. At the corner of Manila and Kearney, is the Richard Itaya mini-park with its play equipment for younger school age children.

Hillside Natural Area

This natural area of 79.3 acres can be accessed from the east end of Schmidt Lane, north end of Potrero, and through King Court. Dogs, under their owner's control and on a leash, are allowed. Visit the Memorial Grove and note the natural vegetation of the area.

4. MAP OF DISTRICT

The following page contains a map of the District depicting the medians, rights-of-way, stairways, and pathways. The Assessment Diagram is on file with the City Clerk and incorporated by reference and made part of this Report.

CITY OF EL CERRITO LANDSCAPE AND LIGHTING DISTRICT NO. 1988-1



NBS

3205 Temecula Parkway, Suite 100, Temecula, CA 92592
Tel: 951.296.1996 | Fax: 951.296.1996 | nbsgov.com

5. METHOD OF ASSESSMENT

The estimated net cost of the improvements has been divided among the several parcels of land within the District in proportion to the estimated benefits to be received by the parcels, respectively, from the improvements. The method used to apportion the cost among the benefiting properties follows:

- 1) Residential costs were identified as the total estimated cost to provide landscaping, lighting, and sweeping on residentially zoned streets plus 98% of the net cost to maintain park and recreational facilities, plus a prorated share of the incidental expenses.
- 2) Commercial costs were identified as the total estimated cost to provide landscaping, lighting, and sweeping to frontage on commercially zoned streets, plus 2% of the net cost to maintain park and recreational facilities, plus a prorated share of the incidental expenses.

The net residential cost was apportioned within residentially zoned areas and the net commercial cost was apportioned within commercially zoned areas as follows:

RESIDENTIALLY ZONED AREAS

Occupied Single Family Residential (SFR) properties were assumed to benefit equally and were assessed the same. Multifamily Residential (MFR) parcels and condominiums were assumed to benefit less, due to increased density and private maintenance costs. MFR units were assessed 75% of the SFR rate for the first twenty units and 50% of the SFR rate for each additional unit over twenty.

Churches and private schools in residentially zoned areas were assessed for direct frontage benefits received. Commercial land uses in residential neighborhoods were assessed at the Zone 3 frontage rate, plus the commercial park assessment rate. One-hundred (100) feet of corner relief, or the side street dimension, whichever was less, was credited to corner parcels. Open space owned by private parties, utilities and the golf course were assessed for one-half the Zone 3 frontage assessment rates. Public property was not assessed.

Vacant lots were assessed at one-half the amount calculated for a similar occupied parcel. Assessments for common areas were considered to be included in the assessment for the various residential units.

Unusual or exceptional parcels were assessed according to the judgment of the engineer. Assessments for SFR properties that are divided by the City boundary were calculated by multiplying the rate for a SFR by the ratio of land area in the City's boundary.

COMMERCIALLY ZONED PROPERTY

Three zones of commercial street landscaping, lighting, and sweeping service are identified on the assessment diagram. The cost per foot to provide services to frontage on San Pablo Ave. (Zone 1) was estimated to be six times the cost of Commercial Zones 2 & 3 streets. Parcels with San Pablo Ave. frontage were assessed \$2.00 per front foot for direct benefit received. Parcels with frontage in Zones 2 and 3 were assessed \$0.33 per foot, or one-sixth the San Pablo Ave. assessment. Corner lots were credited one-hundred feet or the side yard dimensions, whichever was less. Parcels with frontage in more than one zone were assessed for the applicable frontage in each zone.

The remaining costs to provide street landscaping, lighting, and sweeping within the commercially zoned areas, including a prorated share of the incidental expense, were assessed to the properties located on Zones 1 and 2 streets in proportion to parcel area.

Areas and frontages were calculated using information on file with the County Assessor. Areas and frontages are approximations intended only as indicators of benefit.

The assessments for parcels within the El Cerrito Plaza and the Del Norte Marketplace shopping centers were calculated by totaling the frontage and area assessments and then prorating the total according to area.

SFR residential parcels in commercially zoned areas were presumed not to benefit more from increased levels of lighting and landscaping and were assessed at SFR rates.

MFR parcels in commercially zoned areas were assessed at SFR rates less 20%, representing a credit for the residential street lighting and sweeping benefit not received. MFR parcels in commercially zoned areas were also assessed for direct frontage benefits received. The commercial park and area assessment was not applied to MFR parcels.

Private institutions within the commercially zoned areas were assessed for the applicable frontage benefit, but were not assessed for commercial area or park benefit.

Motels were assessed as commercial properties.

Vacant lots were assessed at one-half the occupied rate.

Public properties were not assessed.

Unusual or exceptional properties were assessed according to the judgment of the engineer.

5.1. Assessment Rates

The following tables provide the assessment rates for Fiscal Year 2014/15.

Residential Zoning

Category	Per Unit	Per Foot
SFR	\$72.00	\$0.00
MFR 2-20 Units	54.00	0.00
MFR > 20 Units	1,080.00 + 36.00 (over 20)	0.00
PVT Inst	0.00	0.33
Vacant Lot	36.00	0.00
Vacant Land	0.00	0.17

Commercial Zoning

Category	Zone	Commercial Street Assessment			Commercial Park Assessment
		Per Unit	Per Foot	Per Acre	Per Acre
Commercial	1	\$0.00	\$2.00	\$121.00	\$80.00
	2	0.00	0.33	121.00	80.00
	3	0.00	0.33	0.00	0.00
MFR 2-20 Units	1	43.00	2.00	0.00	0.00
MFR > 20 Units	1	864.00 + 29.00 over 20	2.00	0.00	0.00
MFR 2-20 Units	2	43.00	0.33	0.00	0.00
MFR > 20 Units	2	864.00 + 29.00 over 20	0.33	0.00	0.00
PVT Inst	1	0.00	2.00	0.00	0.00
	2	0.00	0.33	0.00	0.00
Vacant	1	0.00	1.00	61.00	40.00
	2	0.00	0.17	61.00	40.00
	3	0.00	0.17	0.00	0.00

Assessments for parcels not described above were made in proportion to the estimated benefits received as determined by the engineer.

6. ESTIMATE OF COSTS

The following table shows the projected budget for Fiscal Year 2014/15.

<u>Revenues</u>	
Special Assessments	\$771,000.00
Operating Transfer In-GAS	545,000.00
Total Revenues	<u>\$1,316,000.00</u>

<u>Expenditures</u>	
Regular Salaries & Wages	\$279,633.00
Part-Time Salaries & Wage	35,000.00
Overtime Pay	3,507.00
Straight OT	2,610.00
Special Pay	3,219.00
PARS Contribution	455.00
PERS Contribution	74,513.00
FICA/Medicare	22,995.00
Insurance & Benefits	107,243.00
Workers Compensation	14,358.00
Salary Savings	(156,167.00)
Collect & Admin Services	17,000.00
Miscellaneous Prof Services	0.00
Other Technical Services	4,200.00
Utilities	92,000.00
Utilities-Street Light	220,000.00
Infrastructure Maintenance Services	18,000.00
Building Maintenance Services	30,000.00
Landscape/Park Maintenance Services	350,000.00
Dues and Subscriptions	1,000.00
Building Supplies	900.00
Landscape & Park Supplies	3,000.00
Operating Transfer Out-GEN	44,000.00
Total Expenditures	<u>\$1,314,327.00</u>

7. COUNTY USE CODES

The following pages contain the Contra Costa County use codes and a description of each.

CONTRA COSTA COUNTY USE CODES

Page 1 of 2

<u>Use Code</u>	<u>Description</u>
1	Residential
10	Vacant, unbuildable
11	Single family, 1 residential on 1 Site and Duets w/o common areas
12	Single family, 1 residential on 2 or more sites
13	Single family, 2 or more residential on 1 or more sites
14	Single family on other than single family land
15	Miscellaneous improvements, 1 site
16	Misc. improvements on 2 or more sites; includes trees and vines
17	Vacant, 1 site (includes PUD sites)
18	Vacant, 2 or more sites
19	Single family residential, detached, w/common area (normal subdivision type PUD); duets w/common area
2	Multiple
20	Vacant
21	Duplex
22	Triplex
23	Fourplex
24	Combinations; e.g., single and a double
25	Apartments, 5-12 units, inclusive
26	Apartments, 13-24 units, inclusive
27	Apartments, 25-59 units, inclusive
28	Apartments, 60 units or more
29	Attached PUD's, cluster homes, co-ops, condos, townhouses, etc.
3	Commercial
30	Vacant
31	Commercial stores (not supermarkets)
32	Small grocery stores (7-11, mom and pop, quick-stop)
33	Office buildings
34	Medical; dental
35	Service stations; car washes; bulk plants
36	Garages
37	Community facilities; recreational; swim pool association
38	Golf courses
39	Bowling alleys
4	Commercial
40	Boat Harbors
41	Supermarkets (not in shopping centers)
42	Shopping centers (all parcels include vacant for future shopping Center
43	Financial buildings (insurance and title companies, banks, savings and loans)
44	Motels, hotels, and mobile home parks
45	Theaters
46	Drive-in restaurants (hamburger, taco, etc.)
47	Restaurants (not drive-in; inside service only)
48	Multiple and commercial; miscellaneous improved
49	New car auto agencies

5 Industrial

- 50 Vacant Land (not part of industrial park or P. and D.)
- 51 Industrial Park (with or without structures)
- 52 Research and Development, with or without structures
- 53 Light industrial
- 54 Heavy industrial
- 55 Mini-warehouse (public storage)
- 56 Miscellaneous improvements, including T & Von light or heavy industrial

6 Land

- 61 Rural, residential improved; 1 to 10 acres
- 62 Rural, with or without miscellaneous structures, 1 to 10 acres
- 63 Urban acreage, 10 to 40 acres
- 64 Urban acreage, more than 40 acres
- 65 Orchards, vineyards, row crops, irrigated pastures, 10 to 40 acres
- 66 Orchards, vineyards, row crops, irrigated pastures, over 40 acres
- 67 Dry farming, grazing and pasturing, 10 to 40 acres
- 68 Dry farming, grazing and pasturing, over 40 acres
- 69 Agricultural preserves

7 Institutional

- 70 Convalescent hospitals and rest homes
- 71 Churches
- 72 Schools, public or private, with or without improvements
- 73 Hospitals, with or without improvements
- 74 Cemeteries, mortuaries
- 75 Fraternal and service organizations
- 76 Retirement housing complex
- 77 Cultural uses (libraries)
- 78 Parks and playgrounds
- 79 Government-owned, with or without buildings (federal, state, city, BART)

8 Miscellaneous

- 80 Mineral rights (productive/nonproductive)
- 81 Private roads
- 82 Pipelines and canals
- 83 State board assessed parcels
- 84 Utilities, with or without buildings (not assessed by SBE)
- 85 Public and private parking
- 86 Taxable municipally-owned property
- 87 Common area parcels in PUD's (open spaces, recreational facilities)
- 88 Mobile home
- 89 Other; split parcels in different Tax Code Areas
- 90 Awaiting Assignment

8. CITY OWNED PARCELS

The following pages contain those parcels owned by the City of El Cerrito.

CITY OF EL CERRITO
Landscape and Lighting Assessment District 1988-1
Fiscal Year 2014/15 City Owned Parcel Listing

APN	ADDRESS	OWNER	USE CODE	ASSESSMENT
500-220-006	TASSAJARA AVE	EL CERRITO CITY OF	78	\$0.00
500-370-017	5611 POINSETT AVE	EL CERRITO CITY OF	78	0.00
501-092-006	CUTTING BLVD	EL CERRITO CITY OF	79	0.00
501-140-012	CUTTING BLVD	EL CERRITO CITY OF	79	0.00
501-241-017	SAN PABLO AVE	EL CERRITO CITY OF	79	0.00
501-261-017	6327 KNOTT AVE	EL CERRITO REDEVELOPMENT AGY	79	0.00
501-360-008	6757 GATTO AVE	EL CERRITO CITY OF	78	0.00
501-370-003	GATTO ST	EL CERRITO CITY OF	79	0.00
501-422-016	GATTO ST	EL CERRITO CITY OF	79	0.00
502-124-009	ELM ST	EL CERRITO CITY OF	79	0.00
502-154-014	7315 GANGES CT	EL CERRITO CITY OF	79	0.00
502-411-007	10900 SAN PABLO AVE	EL CERRITO CITY OF	79	0.00
503-010-003	10860 SAN PABLO AVE	EL CERRITO CITY OF	79	0.00
503-010-013	10890 SAN PABLO AVE	EL CERRITO CITY OF	79	0.00
503-010-014	10848 SAN PABLO AVE	EL CERRITO CITY OF	79	0.00
503-142-014	6927 PORTOLA DR	EL CERRITO CITY OF	79	0.00
503-160-029	7550 SCHMIDT LN	EL CERRITO CITY OF	79	0.00
503-170-001		EL CERRITO CITY OF	79	0.00
503-170-003	MOESER LN	EL CERRITO CITY OF	79	0.00
503-182-048	MOESER LN	EL CERRITO CITY OF	79	0.00
503-203-021	7007 MOESER LN	EL CERRITO CITY OF	79	0.00
503-210-018	KEARNEY ST	EL CERRITO CITY OF	79	0.00
503-280-008	MOESER LN	EL CERRITO CITY OF	79	0.00
503-280-009		EL CERRITO CITY OF	79	0.00
503-280-010	951 POMONA AVE	EL CERRITO CITY OF	79	0.00
503-383-002	6500-6510 STOCKTON AVE	EL CERRITO CITY OF	77	0.00
503-383-011	EUREKA AVE	EL CERRITO CITY OF	79	0.00
503-383-012	LEXINGTON AVE	EL CERRITO CITY OF	79	0.00
504-160-008	SAN PABLO AVE	EL CERRITO CITY OF	79	0.00
504-160-009	SAN PABLO AVE	EL CERRITO CITY OF	79	0.00
504-182-029	6800 FAIRMOUNT AVE	EL CERRITO CITY OF	79	0.00
505-040-004		EL CERRITO CITY OF	79	0.00
505-040-005		EL CERRITO CITY OF	79	0.00
505-050-004		EL CERRITO CITY OF	79	0.00
505-061-024	1625 ROGER CT	EL CERRITO CITY OF	79	0.00
505-061-025	1629 ROGER CT	EL CERRITO CITY OF	79	0.00
505-061-026	1633 ROGER CT	EL CERRITO CITY OF	79	0.00
505-061-027	1637 ROGER CT	EL CERRITO CITY OF	79	0.00
505-061-028	ROGER CT	EL CERRITO CITY OF	79	0.00
505-061-029	ROGER CT	EL CERRITO CITY OF	79	0.00
505-070-035		EL CERRITO CITY OF	79	0.00
505-080-004		EL CERRITO CITY OF	79	0.00
505-080-005		EL CERRITO CITY OF	79	0.00
505-080-010		EL CERRITO CITY OF	79	0.00
505-080-013	NAVELLIER ST	EL CERRITO CITY OF	79	0.00
505-080-015	NAVELLIER ST	EL CERRITO CITY OF	79	0.00
505-090-015	7431-7501 SCHMIDT LN	EL CERRITO CITY OF	79	0.00
505-090-016		EL CERRITO CITY OF	79	0.00
505-090-017		EL CERRITO CITY OF	79	0.00
505-110-003		EL CERRITO CITY OF	79	0.00
505-122-025	KENT DR	EL CERRITO CITY OF	79	0.00
505-130-002		EL CERRITO CITY OF	79	0.00
505-171-008	1520 ARLINGTON BLVD	EL CERRITO CITY OF	79	0.00
505-203-030	1085 CONTRA COSTA DR	EL CERRITO CITY OF	79	0.00
505-230-030	TERRACE DR	EL CERRITO CITY OF	78	0.00
505-401-014	POTRERO AVE	EL CERRITO CITY OF	79	0.00
505-403-018	DOUGLAS DR	EL CERRITO CITY OF	79	0.00
505-410-007	1110 ARLINGTON BLVD	EL CERRITO CITY OF	79	0.00
505-410-010	1120 ARLINGTON BLVD	EL CERRITO CITY OF	79	0.00
505-421-020		EL CERRITO CITY OF	79	0.00
510-011-011	BELMONT AVE	EL CERRITO CITY OF	79	0.00
510-012-019	3448 BELMONT AVE	EL CERRITO CITY OF	79	0.00
510-013-021	SANTA CLARA ST	EL CERRITO CITY OF	79	0.00
				\$0.00

9. ASSESSMENT ROLL

The parcel listing of assessments is provided as a separate document.



May 19, 2015
Regular City Council Meeting

Agenda Item No. 5(H)
Attachment 2 – Landscape and Lighting Engineer’s Report
9. Assessment Roll

Hardcopies are available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA



AGENDA BILL

Agenda Item No. 5(I)

Date: May 19, 2015
To: El Cerrito City Council
From: Melissa Tigbao, Engineering Manager / Senior Engineer
Yvetteh Ortiz, Public Works Director / City Engineer
Subject: STOP Signs at various locations

ACTION REQUESTED

Adopt two separate resolutions authorizing the Public Works Director/City Engineer to install stop signs on:

1. Mono Avenue at Conlon Avenue
2. Brewster Drive at Buckingham Drive

DISCUSSION

The Public Works Department has received requests from residents concerned about safety at the intersections of Mono Avenue at Conlon Avenue and Brewster Drive at Buckingham Drive. Public Works staff evaluated the existing conditions, including signs, striping and pavement markings at both intersections. The intersections have warning signs but no traffic control signs on any of their legs. The California Manual on Uniform Traffic Control Devices (MUTCD) indicates that STOP signs should be used if engineering judgment indicates that one or more of several conditions exist:

- Intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
- Street entering a through highway or street;
- Unsignalized intersection in a signalized area; and/or
- High speeds, restricted view, or crash records indicate a need for control by the STOP sign.

Based on the existing roadway configuration and surrounding traffic control devices at the subject intersection, Public Works staff is proposing installation of a STOP sign and associated pavement markings and signs on Mono Avenue at Conlon Avenue and on Brewster Drive at Buckingham Drive to improve traffic safety and operations. The proposed stop signs comply with the guidelines provided by the MUTCD as further discussed below.

Mono Avenue at Conlon Avenue

In the past, the City has not typically used stop signs at T-intersections in residential areas. This is because at T-intersections without stop or yield signs, the right-of-way rules are covered under the California Vehicle Code (Section 21800), which requires that drivers on the terminating leg of the intersection yield to vehicles on the continuing street.

Both Mono Avenue and Conlon Avenue are local residential streets. Mono Avenue, the terminating street, intersects Conlon Avenue at a skewed angle. Conlon Avenue is approximately 30 feet wide, with parking allowed on both sides, and approaches Mono Avenue from the east at a downgrade. The downgrade can present unexpected speeds of vehicles as they approach Mono Avenue. Without an existing STOP sign or limit line and given the angle of the street, motorists on Mono Avenue have a tendency to complete left- or right-turn maneuvers without yielding to the traffic on Conlon Avenue.

Brewster Drive at Buckingham Drive

The intersection of Buckingham Drive and Brewster Drive is in a residential neighborhood, in which Buckingham Drive, a collector street, has a downhill slope from Arlington Boulevard to Brewster Drive. It is a four-legged intersection with unusual geometry, including both horizontal and vertical curvature from each approach. Because of this geometric alignment, visibility of approaching vehicles is limited for any crossing vehicular or pedestrian traffic at the intersection. With Buckingham Drive as the major street and Brewster Drive as the minor street, it is appropriate to assign the vehicular right-of-way to Buckingham Drive, thus installing the stop signs on Brewster Drive.

Given these conditions, the Public Works Department recommends the installation of a stop sign on Mono Avenue at Conlon Avenue and a two-way stop on Brewster Drive at Buckingham Drive.

ENVIRONMENTAL CONSIDERATIONS

The installation of signs, pavement markings, and curb markings is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

FINANCIAL CONSIDERATIONS

The cost for installation of signs, pavement markings, and curb markings are estimated to be under \$4,000 and are included in the Public Works Maintenance operating budget.

LEGAL CONSIDERATIONS

El Cerrito Municipal Code Section 11.36.010 requires that the installation of stop signs be approved by a resolution of the City Council.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Resolution for Mono Avenue at Conlon Avenue
2. Resolution for Brewster Drive at Buckingham Drive

RESOLUTION NO. 2015-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AUTHORIZING
THE INSTALLATION OF A STOP SIGN ON MONO AVENUE AT CONLON AVENUE

WHEREAS, the Public Works Department has received requests from concerned individuals to evaluate the safety and operations of the intersection of Mono Avenue at Conlon Avenue; and

WHEREAS, the intersection currently has no STOP-control signs; and

WHEREAS, based on the existing roadway configuration and surrounding traffic control devices at the subject intersection, Public Works staff determined that a STOP sign on the terminating leg of the intersection is an appropriate traffic control device to improve traffic safety and operations; and

WHEREAS, it is the judgment of the City Engineer that this intersection meets the guidelines of the California Manual on Uniform Traffic Control Devices (MUTCD) for installation of a STOP sign; and

WHEREAS, Section 11.36.010 of the El Cerrito Municipal Code requires that the City Council designate entrances to intersections where stop signs are installed.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby authorizes the Public Works Director / City Engineer to install a stop sign on Mono Avenue at Conlon Avenue.

BE IT FURTHER RESOLVED that the City Council of the City of El Cerrito finds that this action is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

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

I CERTIFY that at a regular meeting on May 19, 2015 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May _____, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor

RESOLUTION NO. 2015-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AUTHORIZING
THE INSTALLATION OF A STOP SIGN ON BREWSTER DRIVE AT BUCKINGHAM
DRIVE

WHEREAS, the Public Works Department has received requests from concerned individuals to evaluate the safety and operations of the intersection of Brewster Drive at Buckingham Drive; and

WHEREAS, the intersection currently has no STOP-control signs; and

WHEREAS, based on the existing roadway configuration and surrounding traffic control devices at the subject intersection, Public Works staff determined that a STOP sign on the minor leg of the intersection is an appropriate traffic control device to improve traffic safety and operations; and

WHEREAS, it is the judgment of the City Engineer that this intersection meets the guidelines of the California Manual on Uniform Traffic Control Devices (MUTCD) for installation of a STOP sign; and

WHEREAS, Section 11.36.010 of the El Cerrito Municipal Code requires that the City Council designate entrances to intersections where stop signs are installed.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby authorizes the Public Works Director / City Engineer to install stop signs on Brewster Drive at Buckingham Drive.

BE IT FURTHER RESOLVED that the City Council of the City of El Cerrito finds that this action is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

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

I CERTIFY that at a regular meeting on May 19, 2015 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on _____, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor



AGENDA BILL

Agenda Item No. 5(J)

Date: May 19, 2015
To: El Cerrito City Council
From: Maria Sanders, Interim Operations + Environmental Services Division Manager
Yvetteh Ortiz, Public Works Director/City Engineer
Subject: Castro Park Field Renovation, City Project No. C-5032

ACTION REQUESTED

Adopt a resolution for the following:

- 1) Approve plans for the Castro Park Field Renovation; and
- 2) Amend the Capital Improvement Program and the Fiscal Year 2014-15 Adopted Budget to appropriate \$200,000 in the Capital Improvements Fund (Fund 301) for the Castro Park Field Renovation, City Project No. C-5032.
- 3) Authorize the City Manager to award a contract, contingent on successful negotiations with Bauman Landscape and Construction, Inc. (the lowest responsible bidder for the project), for a deductive change order after undergoing value engineering process which is not inconsistent with the budget for the Castro Park Field Renovation, City Project No. C-5032.

BACKGROUND

On October 21, 2014, the City Council Adopted Resolution 2014-64 executing a Memorandum of Understanding (MOU) with the West Contra Costa Unified School District for the renovation of the Castro Park athletic field. Renovation of the Castro Park field was deemed necessary by the District and City due to the age of the field, District plans to use the field beginning in January 2016, increasing usage by athletic leagues, and impacts related to the construction of the Fred T. Korematsu Middle School project at 7125 Donal Avenue, which is adjacent to the field.

The District offered to pay up to \$200,000 for design and construction services needed to renovate the field and the City offered to manage and direct the renovation project in order to expedite completion. Additionally, because the City is currently responsible for maintenance of the field, the City wished to conduct the renovation such that long-term maintenance requirements were carefully considered and minimized as much as possible.

Agenda Item No.5(J)

Designs for the field were developed by Siegfried Engineering of Sacramento, a full-service engineering firm that has extensive experience working with the public sector in designing high-wear athletic fields. Siegfried's scope of work included field user and maintenance audits, stakeholder engagement in the design process, and development of conceptual design alternatives, construction documents and a long-term maintenance protocol. As a part of design development process, Siegfried provided design alternatives ranging from basic improvements that fit the current budget to a full menu of improvements (such as buffer landscaping, a home-run fence) that could be phased in the future as funding allows.

Project Description

Castro Park is a high-wear, natural turf athletic field that has only a few times per year in which the grass can rest and regenerate. It also contains zones of poor drainage where the turf is chronically waterlogged and therefore easily damaged. In order for high-wear fields such as Castro Park to be resilient and more sustainable, the turf should be able to develop a root structure that is between six and eight inches deep. This allows the turf to withstand damage from heavy use and to access water and nutrients from deeper in the soil. The key to deep root growth is at least six to eight inches of well drained soil containing organic amendments.

Due to the heavy clay soils under Castro Park, the root structure for the existing turf is only about two inches deep. In order to improve soil conditions, the project as bid was intended to: break up and amend the clay soils to facilitate deeper root growth and drainage throughout the outfield; grade the turf area to provide a more level play area and to facilitate better drainage; renovate the existing irrigation system which dates back to the 1990s; install living turf sod throughout the outfield and on the sidelines and a new warning track to demarcate the edge of the field; and replacing unused turf areas on slopes with bark mulch. Besides providing a safety benefit for sports users, the warning track also eliminates the need for additional irrigation, amendments and sod and thus helps lower both installation and operating costs.

ANALYSIS

The construction project was posted to the City's website and advertised for bid in the West County Times on April 13 and 20, 2015.

Two bids were received on May 5, 2015 with the following results:

<u>Name</u>	<u>Location</u>	<u>Base Bid</u>	<u>Deductive Alternates</u>
Bauman Landscape & Construction	San Francisco	\$ 260,137.80	-14,000.00
Suarez & Munoz Construction	Hayward	\$ 266,350.00	-18,300.00
Engineer's Estimate		\$ 174,560.56	-9,816.00

Agenda Item No.5(J)

The low bidder is Bauman Landscape & Construction with a bid approximately 49 percent above the Engineer's Base Bid Estimate of \$174,560.56, which places the bid outside the project budget.

Staff has considered various options:

1. Reject all bids, redesign the project, and go out to bid again. Given the time constraints on this project (where the project is to be completed this summer after the close of baseball season and before the start of soccer season) staff does not recommend this approach.
2. Award the project and rely on the value engineering process to reduce the total project costs through deductive change orders.

Staff is recommending Option #2, the value engineering through a deductive change order approach. Staff has worked with the designer on several value engineering options to lower the project costs, including eliminating sand amendments and fines for the baseball warning track, both of which were bid at high prices. Staff believes there is a strong likelihood that deductive change order can be negotiated successfully with the low bidder to bring the project within the existing budget.

Because we are still in the competitive bidding process, the City cannot negotiate with any bidder. Therefore, we cannot know the actual value of a deductive change. Staff has conservatively estimated that the cost can be reduced by applying the deductive bid items, value engineering changes, and scope deductions that would bring the project within budget. City staff has also contacted WCCUSD staff to discuss the availability of additional funding to help meet a portion of the shortfall. We will continue these discussions to determine if this is a possibility; however, some level of scope reduction will still be needed.

STRATEGIC PLAN CONSIDERATIONS

Renovation of the Castro Park athletic field is consistent with El Cerrito Strategic Plan Goal C – Deepen a sense of place and community identity, and Goal D – Develop and rehabilitate public facilities as community focal points. Specifically, the partnership with the School District to renovate the play field at Castro Park is in line with the following strategies listed under Goals C and D, respectively: “Be a strong partner with the schools” and “Develop a plan to address ongoing and deferred maintenance of facilities and infrastructure”.

ENVIRONMENTAL CONSIDERATIONS

The renovation project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) because the project is a repair to an existing facility involving negligible or no expansion of use beyond that presently existing. More specifically, restoration or rehabilitation of deteriorated or damaged facilities to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood, is exempt from CEQA.

FINANCIAL CONSIDERATIONS

The project is funded by the West Contra Costa Unified School District through the MOU executed in October 2014. The City invoices the School District upon completion of significant milestones. The total project budget is \$200,000 as shown below. An amendment is required to the Capital Improvement Program and the Fiscal Year 2014-15 Adopted Budget to appropriate \$200,000 in the Capital Improvements Fund (Fund 301) for the Castro Park Field Renovation, City Project No. C-5032.

Design	\$ 25,000
Construction	\$ 165,000
Contingency	\$ 10,000
TOTAL	\$ 200,000

LEGAL CONSIDERATIONS

The City Attorney has reviewed the proposed action and found that legal considerations have been addressed.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Accompanying Resolution

RESOLUTION 2015-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING PLANS FOR THE CASTRO PARK FIELD RENOVATION PROJECT; AMENDING THE CAPITAL IMPROVEMENT PROGRAM AND THE FISCAL YEAR 2014-15 ADOPTED BUDGET TO APPROPRIATE \$200,000 IN THE CAPITAL IMPROVEMENTS FUND (FUND 301) FOR THE PROJECT; AND AUTHORIZING THE CITY MANAGER TO AWARD A CONTRACT TO BAUMAN LANDSCAPE AND CONSTRUCTION, INC. IN AN AMOUNT TO BE DETERMINED AFTER UNDERGOING A VALUE ENGINEERING PROCESS FOR THE CASTRO PARK FIELD RENOVATION PROJECT, CONTRACT NO. C-5032

WHEREAS, the Castro Park athletic field in El Cerrito is owned by the West Contra Costa Unified School District (District); and

WHEREAS, the City maintains and programs use of the Castro Park facilities including the athletic field per an existing agreement with the District; and

WHEREAS, the athletic field at Castro Park will be utilized by the Fred T. Korematsu Middle School students for physical education and other activities starting in the 2015-2016 school year; and

WHEREAS, due to the age of the field, increasing usage, and impacts related to the construction of the Middle School, the Castro Park athletic field and associated elements are in need of renovation in order for the District and the City to be able to provide a safe and quality athletic field for the increasing numbers of school and community users; and

WHEREAS, the District has offered to cover the costs of renovating the Castro Park athletic field in an amount not to exceed \$200,000 and the City has offered to manage and direct the renovation project to expedite completion; and

WHEREAS, the project was advertised for bids on April 13 and 20, 2015 and two bids were received on May 5, 2015; and

WHEREAS, the lowest bidder was Bauman Landscape and Construction, Inc., whose total bid, in the amount of \$246,137.80, was 48 percent above the Engineer's Estimate, exceeding the project's fundable budget; and

WHEREAS, staff intends to pursue value engineering options to reduce project costs without jeopardizing any of the critical elements of the project; and

WHEREAS, the City has the authority to authorize the City Manager to award the contract for this project pursuant to the established common-law doctrine articulated in the case of *Graydon v. Pasadena Redevelopment Agency* (1980) 104 Cal.App.3d 631; and

WHEREAS, the project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) because the project is a repair to an existing facility involving negligible or no expansion of use beyond that presently existing.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito approves the following:

- 1) Approves plans for the Castro Park Field Renovation, City Project No. C-5032;
- 2) Amends the Capital Improvement Program and the Fiscal Year 2014-15 Adopted Budget to appropriate \$200,000 in the Capital Improvements Fund (Fund 301) for the Castro Park Field Renovation, City Project No. C-5032; and
- 3) Authorizes the City Manager to award a contract, contingent upon successful negotiations with Bauman Landscape and Construction, Inc. for a deductive change order after undergoing a value engineering process which is not inconsistent with the budget for the Castro Park Field Renovation, City Project No. C-5032.

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

I CERTIFY that at a regular meeting on May 19, 2015, the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May X, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor



AGENDA BILL

Agenda Item No. 5(K)

Date: May 19, 2015
To: El Cerrito City Council
From: Melanie Mintz, Interim Community Development Director
Emily Alter, Community Development Analyst
Subject: Priority Conservation Areas Designation

ACTION REQUESTED

Adopt a resolution supporting the designation of the Hillside Natural Area, Lower Cerrito Creek, and the Ohlone Greenway as Association of Bay Area Governments Priority Conservation Areas.

BACKGROUND

In 2007, the Association of Bay Area Governments (ABAG) requested nominations from local governments and land conservation organizations for Priority Conservation Areas (PCAs) pursuant to the “Focusing our Visions” multi-agency regional planning initiative. The new program paired Priority Development Areas (PDAs) and PCAs to create a regional framework to concentrate development and limit urban sprawl. The City nominated the San Pablo Avenue plan area as a Mixed-Use Corridor PDA in 2007 as part of this early process. PCAs are intended to support the regional development framework by identifying those areas that contain important agricultural, natural resource, watershed, historic, scenic, cultural, recreational, and/or ecological values and ecosystem functions. PCAs are locally identified and may exist outside of PDAs. There are currently 101 PCAs regionally.

In July 2013, the ABAG Executive Board and the Metropolitan Transportation Commission (MTC) approved Plan Bay Area, a long-range, integrated transportation and land-use/housing strategy for the nine Bay Area counties. As part of Plan Bay Area implementation, ABAG and MTC developed the One Bay Area Grant (OBAG) program and allocated \$5 million to PCA Projects in 2013 and 2014 through the State Coastal Conservancy. As a result of the grant program, ABAG and stakeholders updated the PCA program by introducing four new categories of PCAs to recognize the various roles PCAs play in supporting the vitality of the region’s natural systems, rural economy and human health.

The updated program clarifies the types, characteristics and functions of PCAs by identifying four new PCA designations, clarifying designation requirements and eligibility criteria. The introduction of designations helps better position the PCAs for future funding opportunities by placing each within a regional implementation

Agenda Item No. 5(K)

framework. Future regional funding programs may identify specific objectives supported by different PCA designations. The four new categories as defined by the program update are:

1. **Natural Landscapes** - areas critical to the functioning of wildlife and plant habitats, aquatic ecosystems and the region's water supply and quality.
2. **Agricultural Lands** - farmland, grazing land and timberland that support the region's agricultural economy and provide additional benefits such as habitat protection and carbon capture.
3. **Urban Greening** - existing and potential green spaces in cities that increase habitat connectivity, improve community health, capture carbon emissions, and address stormwater.
4. **Regional Recreation** - existing and potential regional parks, trails, and other publicly accessible recreation facilities.

The process also identified important benefits and co-benefits to be identified in the application process, siting local and regional data sources where applicable. These benefits include terrestrial and aquatic ecosystems, water supply and water quality, agricultural resources and economy, community health, recreation, climate resilience and compact growth.

Friends of Five Creeks, the El Cerrito Trail Trekkers and members of the Environmental Quality Committee requested that City staff advance designation of the Hillside Natural Area and Lower Cerrito Creek as key urban greening amenities consistent with the PCA program. City staff met with representatives of the community organizations and City committees to discuss the application process and confirm area selection. On April 14th, the Environmental Quality Committee (EQC) considered and recommended City Council designate the Hillside Natural Area and Lower Cerrito Creek. Based on significant discussion, the Committee also voted unanimously to recommend the inclusion of the privately-owned "Fairview property" within the Hillside Natural Area. As a result of the EQC's recommendation, City staff met with the City Attorney to discuss the implications of including this undeveloped, privately-owned property and the Wells Fargo property along Cerrito Creek in the designation without the consent or participation of the owner. The City Attorney identified potential issues associated with designating private property under those circumstances, stemming from the relative newness of the PCA concept and absence of case law resolving the issues. In the case of the Wells Fargo property, prior City Council action on Resolution 96-103 and the creek's zoning designation of Open Space would mean that designation of the property as a PCA would not have any further implications on development. He therefore recommended that the City not proceed with designation of Fairview at this time. Since the initial meeting with engaged stakeholders and staff's presentation to the EQC, members of the public have also identified the Ohlone Greenway as an important community amenity and have encouraged staff to prepare an additional application for its designation.

ANALYSIS

Designation of PCAs in El Cerrito will help: 1) continue to build broad consensus among local stakeholders around the benefits and uses of designated areas; 2) assist the City in applying to and qualifying for future grant funding opportunities to complete previously identified projects which are important to the community; 3) emphasize the importance of open spaces and natural resources to maintaining our economic, social and natural vitality. As stated in the PCA application materials, private property may be designated as part of a PCA, however, local jurisdictions maintain land use and zoning authority over the property and a PCA designation does not affect the development potential of a property. The City Attorney, however, has identified potential issues associated with including private property without the owner's consent or participation, if the property has not yet been the subject of adopted policy. The PCA concept is relatively new and untested in the courts, so the potential issues have not yet been resolved.

The updated PCA process requires that the nominating agency send notifications to all of the jurisdictions in which the PCA is located. Applications are due to ABAG on May 30, 2015.

Staff recommends that City Council designate the Hillside Natural Area, Lower Cerrito Creek from the Ohlone Greenway to the western city boundary, and the Ohlone Greenway as Urban Greening PCAs under the revised guidelines.

Hillside Natural Area

Designation of the Hillside Natural Area as an Urban Greening PCA will build on the recent community effort to purchase the Madera Property and to conserve the 102.5 acres as community open space, as required by the Land and Water Conservation Fund grant (Resolution 2014-01). These efforts, as well as the Urban Greening Plan (in development), have identified the need for a master planning process to better define the needs of all users, formalize the trail system, balance potentially competing vegetation management requirements, and design a more robust set of community programs. Conservation of the Natural Area is critical to maintaining the City's adopted level of service standard for parkland and helps implement *General Plan Goal PR2: high quality open space protected for the benefit of present and future generations*. Further, the Active Transportation Plan (in development) and efforts by the El Cerrito Trail Trekkers (Trekkers) have identified the Natural Area as a key link in the City's trail network. Trekkers and Friends of Five Creeks requested that the City pursue PCA designation in order to support their efforts throughout the Natural Area. Staff is working closely with these organizations to complete the application and will keep them engaged as funding opportunities emerge.

The Hillside Natural Area is likely to be a highly competitive applicant for future regional funding sources as it provides significant ecosystem, wildlife habitat, air and water quality, health, recreation, native vegetation and climate resilience benefits amidst built out residential neighborhoods. While the Hillside Natural Area is not subject to development pressures and has been designated community open space in perpetuity, it will continue to require City investment and planning, and community volunteerism and

advocacy. Qualifying this property for additional funding and identifying it regionally as a unique urban space with significant community importance will help develop these future efforts.

City staff does not recommend inclusion of the privately-owned Fairview property as part of the PCA designation at this time.

Cerrito Creek from the Ohlone Greenway to Pierce Street

Designation of Cerrito Creek from the Ohlone Greenway to Pierce Street will help continue to preserve the naturalized creek from Talbot to Kains and from San Pablo Avenue to the western city boundary. The designation would build on the City Council's goals and policies set forth by the Joint Watersheds Goal (1995), Cerrito Creek Design Objectives (Resolution 96-103), General Plan, and Cerrito Creek Bay Trail Connector Study (2005), which encourage opening the creek channel to provide access and recreational opportunities along and adjacent to the creek. The Urban Greening and Active Transportation Plans, both in development, have identified bicycle, pedestrian, and stormwater projects along the edge of Cerrito Creek as important linkages to be developed to provide urban greening amenities within the area of change identified by the San Pablo Avenue Specific Plan. In addition, southern Gateway improvements were identified in the San Pablo Avenue Specific Plan (2014) as an important placemaking opportunity.

The City of Albany designated Albany Hill as a PCA in 2007, and will confirm its designation this year. Friends of Five Creeks brought the application process to staff's attention earlier this year, highlighting that the Albany Hill application does not include Cerrito Creek and the important ecological functions it provides. As the boundary between the two cities, the creek is stewarded by both cities. Contiguous or overlapping PCA designations are allowed per the PCA Guidelines, so designation of Cerrito Creek as a PCA will highlight and emphasize the connection and interplay between the two areas. Staff has discussed designation of Cerrito Creek with the City of Albany and, with their agreement regarding the designation and consistent with the PCA guidelines, will provide notification to the City of the pending designation. The city's designation of the creek will stop at the City of El Cerrito's western boundary.

Ohlone Greenway

Designation of the Ohlone Greenway will help identify and emphasize the important role this green corridor plays for residents of El Cerrito and surrounding communities, carrying forward the momentum started by the Ohlone Greenway Master Plan (2009), Urban Greening Plan (in development), and Active Transportation (in development), as well as the City's previous investments at the Baxter Creek Gateway Park, Bruce King Dog Park, Fairmont Park, the Ohlone Greenway Natural Area, Ohlone Greenway intersection improvements and along the length of the Greenway. The San Pablo Avenue Specific Plan identified the Greenway as a street type, requiring developments within the Plan area to orient towards the Greenway, providing ground floor connections and uses to activate the Greenway and expand its open space. Identification of the Greenway as a key community amenity will help emphasize its importance as an El

Cerrito asset. The Greenway currently provides significant active recreation and transportation infrastructure to the city, and its designation is consistent with existing PCA Designations, such as the East Bay Greenway. Designation of the Greenway as an urban greening amenity supports General Plan Goals *LU5: a land use pattern and types of development that support alternatives for the movement of people, goods, and ideas*, *Strategy LU5.6: Development Along the Ohlone Greenway*, and *CD3: A city with attractive landscaping of public and private properties, open space, and public gathering spaces*.

STRATEGIC PLAN CONSIDERATIONS

Designation of Priority Conservation Areas will help to fulfill El Cerrito Strategic Plan Goal F, “Foster environmental sustainability citywide”, Goal C, “Deepen a sense of place and community identity” and Goal B, “Achieve long term financial sustainability” by continuing to pursue new funding, including outside grants.

FINANCIAL CONSIDERATIONS

There is no financial impact to the City. Designation of Priority Conservation Areas will help the City to qualify for grant funding in the future.

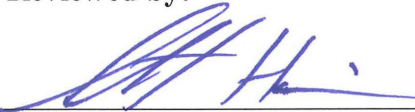
ENVIRONMENTAL CONSIDERATIONS

Designation of Priority Conservation Areas is not a project under the California Environmental Quality Act (CEQA), and no CEQA analysis is therefore required.

LEGAL CONSIDERATIONS

The City Attorney has reviewed the proposed action and believes there are no legal issues associated with staff’s recommendation.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Resolution to Support PCA Designations
2. Hillside Natural Area PCA Map
3. Cerrito Creek PCA Map
4. Ohlone Greenway PCA Map

RESOLUTION NO. 2015-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO SUPPORTING
PRIORITY CONSERVATION AREA DESIGNATIONS WITHIN THE CITY OF EL CERRITO

WHEREAS, in 2007 the Association of Bay Area Governments (ABAG) requested nominations from local governments and land conservation organizations for Priority Conservation Areas (PCAs) pursuant to the “Focusing our Vision” multi-agency regional planning initiative to identify areas which contain important agricultural, natural resource, watershed, historic, scenic, cultural, recreational, and/or ecological values and ecosystem functions.

WHEREAS, in 2008 the City Council designated San Pablo Avenue a Priority Development Area (PDA) as part of ABAG’s “Focusing Our Vision” initiative; and

WHEREAS, in 2013, the State Coastal Conservancy developed the Priority Conservation Area (PCA) grant program to fund projects within PCAs and provided \$5 million in funding for a competitive program in San Francisco, San Mateo, Santa Clara, Alameda, and Contra Costa counties; and

WHEREAS, in July 2014, as part of the Plan Bay Area implementation effort and as a result of the initial PCA grant program, ABAG updated its Priority Conservation Area application process and designations to introduce four categories to recognize the role of different kinds of PCAs in supporting the vitality of the region's natural systems, rural economy and human health; and

WHEREAS, one of these categories is the Urban Greening category, intended to conserve existing and potential green spaces in cities that increase habitat connectivity, improve community health, capture carbon emissions, and address stormwater; and

WHEREAS, Designation of Priority Conservation Areas is not a project under the California Environmental Quality Act (CEQA), and no CEQA analysis is therefore required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby endorses the Hillside Natural Area, Lower Cerrito Creek (from the Ohlone Greenway to the western City boundary) and the Ohlone Greenway Urban Greening Priority Conservation Areas.

I CERTIFY that at a regular meeting on May 19th, 2015 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

Agenda Item No. 5(K)
Attachment 1

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May __, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor

City of El Cerrito

Hillside Natural Area

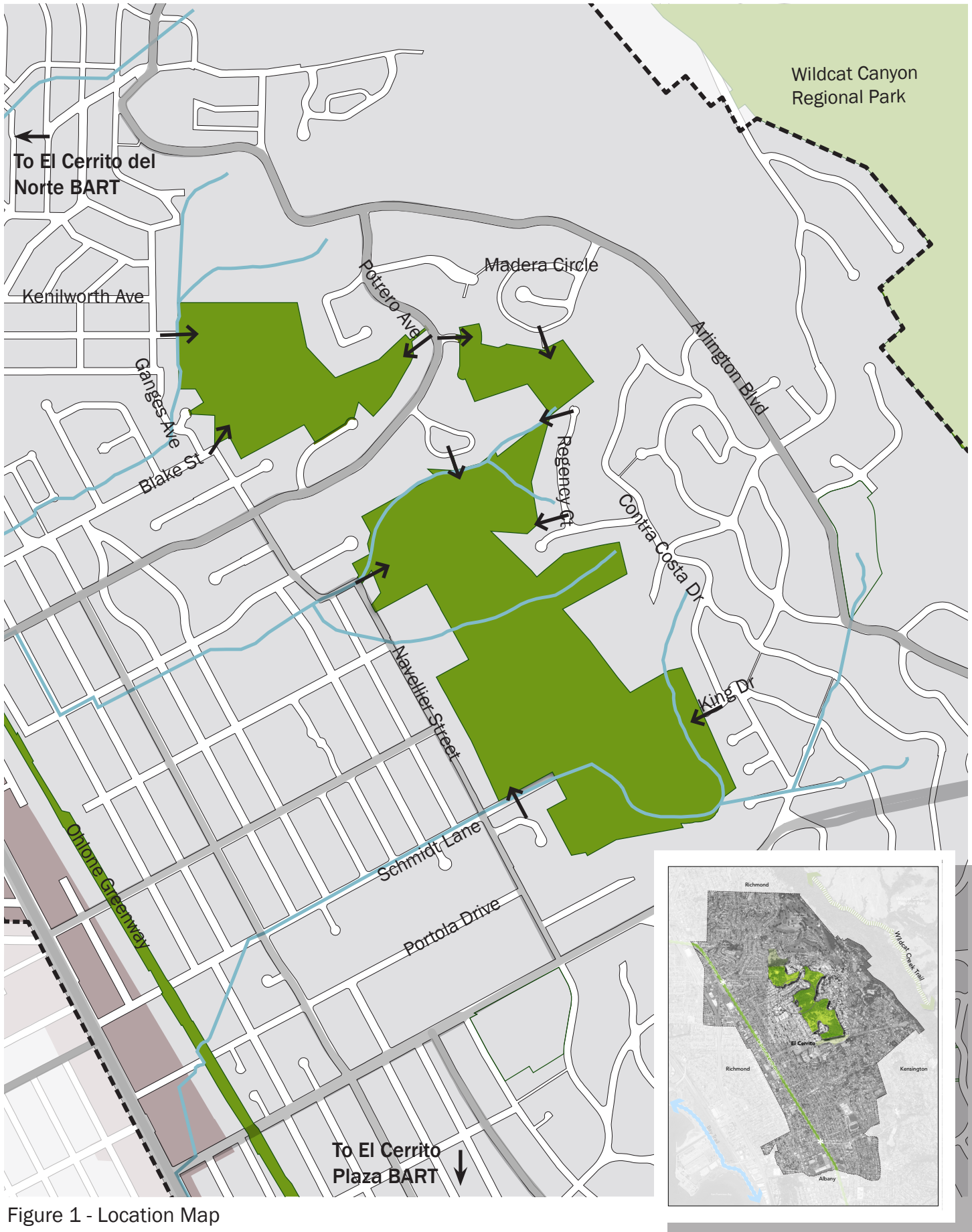


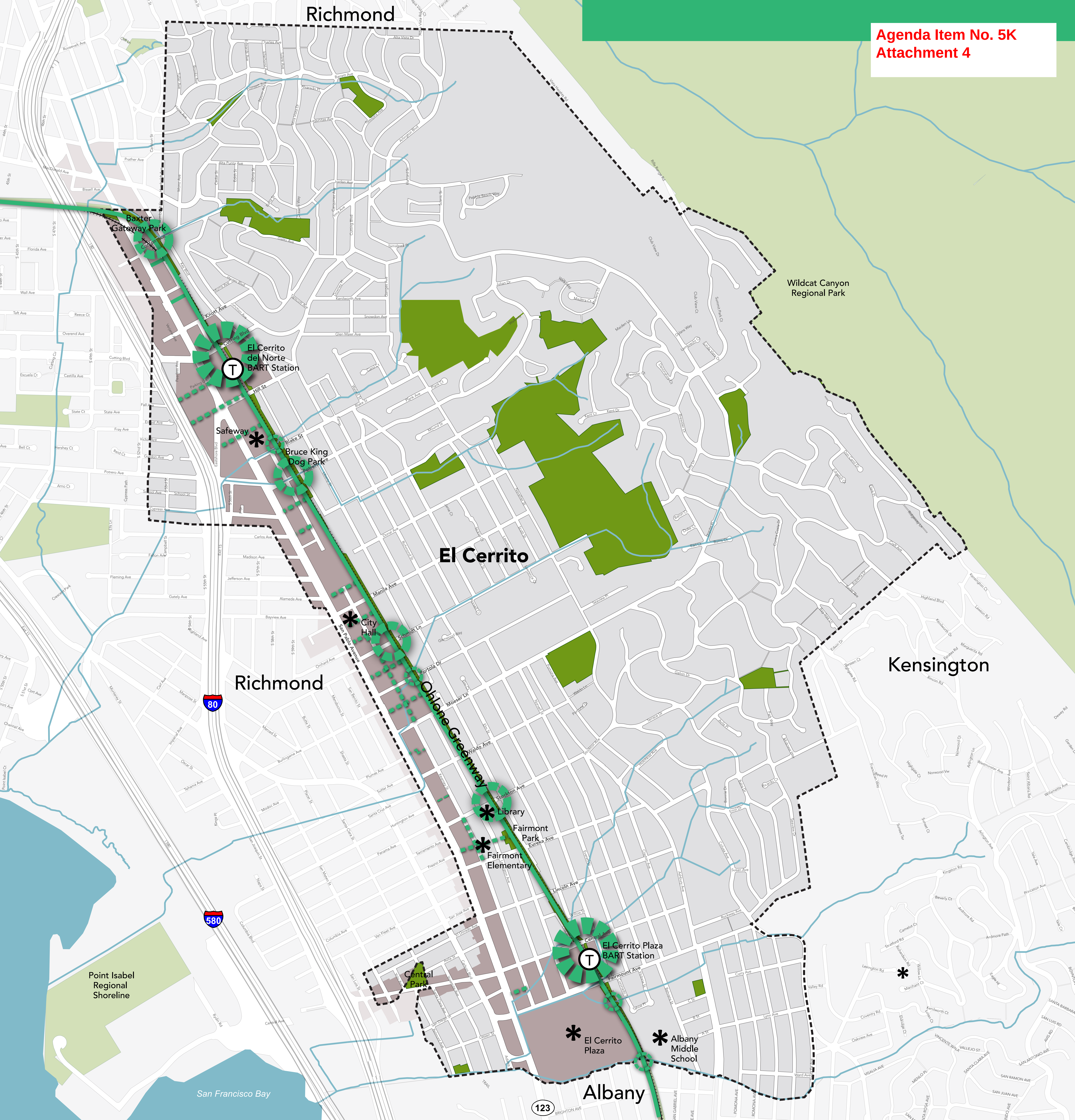
Figure 1 - Location Map

City of El Cerrito

Cerrito Creek



Figure 1 - Location Map





AGENDA BILL

Agenda Item No. 5(L)

Date: May 19, 2015

To: El Cerrito City Council

From: Stephen Prée, Environmental Programs Manager/ City Arborist
Maria Sanders, Interim Manager, Operations + Environmental Services
Division
Yvetteh Ortiz, Public Work Director/City Engineer

Subject: Declare El Cerrito a Honey Bee Haven

ACTION REQUESTED

Adopt a resolution declaring the City of El Cerrito to be a Honey Bee Haven and authorizing the City of El Cerrito to be added to the honeybeehaven.org map.

BACKGROUND

Bees pollinate a significant amount of the food we grow and eat. According to a recent U.N. report, over 70 of the 100 crops that provide 90% of the world's foods are pollinated by bees. Bees are responsible for pollinating one in every three bites of food we eat, including vegetables, tree fruits, and the grains that feed livestock. Our diets and agricultural economy hinge on a healthy bee population. In addition to their agricultural value as pollinators, honey bees are a keystone, indicator species. Their decline points to, and will likely accelerate, broader environmental degradation.

Since 2006, with the emergence of Colony Collapse Disorder (CCD), commercial beekeepers have reported honey bee losses averaging about 30% per year, double of what is considered normal. Most scientists agree that there is no single cause of CCD. Rather, recent population declines are likely caused by a combination of factors acting in concert to weaken bee colonies to the point of collapse. Emerging science points specifically to impaired immunity. Lead suspects in this causal complex include, nutritional stress, pathogens (including parasites) and pesticides, particularly a new class of pesticides known as neonicotinoids (neonics).

Neonics (such as imidacloprid, clothianidin and dinotefuran) are common active ingredients in certain products used on food crops, lawns, flowers, trees and pets (to control fleas and ticks). A review of recent research on the effects of neonics' environmental impact reveals that 94% (31/34) of methodologically sound, published

studies since 2009 found that these pesticides were even more toxic than had been previously known.¹

At its July 2014 meeting, the Environmental Quality Committee (EQC) hosted a discussion on pollinator safe communities. This included a presentation by staff from the non-profit organization Pesticide Action Network on their Honey Bee Haven program. This program is a partnership between the Pesticide Action Network (PAN) and Beyond Pesticides and is designed to protect honey bees by promoting the principles of pollinator safe habitats. As a way of increasing public awareness, PAN and Beyond Pesticides host the website and on-line map www.honeybeehavens.org.

ANALYSIS

At its November 2014 meeting, the EQC unanimously passed a motion requesting Council to consider adoption of a resolution declaring El Cerrito as a Honey Bee Haven. Other communities that have adopted a Honey Bee Haven resolution include the City of Sacramento, which passed theirs in March 2015.

The goals of the Honey Bee Haven program are:

- *To protect bees from pesticides*, particularly neonicotinoids and to encourage organic ways to grow healthy plants;
- *To provide a variety of food for bees*, which includes clusters of native plantings with staggered blooming times;
- *To provide year round sources of clean water for bees* in creeks, re-circulating water fountains, irrigation systems, backyard birdbaths, etc.; and
- *To provide shelter for bees* with undisturbed, unmulched ground and with the retention of some dead plant materials for wild bees to nest-in.

Public Works Department staff has reviewed the principles of the Honey Bee Haven program and has determined that existing City policies and practices are aligned with these principles. Such policies and practices include:

- The City's Integrated Pest Management Policy, which minimizes the use of pesticides to protect environmental quality and to comply with the Clean Water Program. Through this policy, the City does not procure or use neonicotinoid pesticide products.
- Use of native plants, shrubs, and pollinator friendly plants in such City projects as the San Pablo Avenue medians and the Ohlone Greenway Natural Area and Rain Garden.
- Preservation of native open spaces for pollinators in such natural areas as the Hillside Nature Area, Baxter Gateway Park, and Canyon Trail Park; and

¹ Pesticide Action Network North America. "Pesticides and Honey Bees: State of the Science." May 2012. http://www.panna.org/sites/default/files/Bees&Pesticides_SOS_FINAL_May2012.pdf

- Education and outreach to El Cerrito households to adopt bee friendly practices through such events as the 2013 Integrated Pest Management Workshop (held in conjunction with EQC).

In addition, the Draft Urban Greening Plan (currently being circulated for public comment) includes several strategies and projects that promote “pollinator pathways” and pollinator safe maintenance practices. If adopted, the Urban Greening Plan would further reinforce these Honey Bee Haven principles.

STRATEGIC PLAN CONSIDERATIONS

Adopting the Honey Bee Haven resolution is consistent with El Cerrito Strategic Plan Goal F – Foster Environmental Sustainability Citywide. Specifically, by pursuing the goals of a Honey Bee Haven the City will be improving habitat for bees and will help sustain bee populations and the crops and ecosystems that depend on them.

FINANCIAL CONSIDERATIONS

Adopting the Bee Haven resolution has no financial impact. The resolution is consistent with City practices and therefore will not require any additional City resources to comply with its principles.

LEGAL CONSIDERATIONS

There are no legal considerations associated with adopting the Honey Bee Haven resolution.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Accompanying Resolution

RESOLUTION NO. 2015--XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO
DECLARING THE CITY OF EL CERRITO AS A HONEY BEE HAVEN

WHEREAS, bees and other pollinators are essential to the majority of flowering plants on earth; and

WHEREAS, each year since 2006, commercial beekeepers in the United States have reported annual losses in excess of what would be considered normal; and

WHEREAS, honey bees are a keystone indicator species and their decline points to broader environmental degradation; and

WHEREAS, threats to pollinators concern the entire food system, where pollination services provided by honey bees and other essential pollinators account for one in every three bites of food, are responsible for the pollination of key crops including almonds, apples, blueberries, cherries and many others, and contribute over \$19 billion worth of services; and

WHEREAS, multiple and interacting causes that are likely contributors to the decline of pollinator populations include pathogens, habitat loss and exposure to pesticides; and

WHEREAS, scientific evidence about the impacts of neonicotinoid pesticides is especially compelling and warrants action; and

WHEREAS, the Pesticide Action Network and Beyond Pesticides have implemented the Honey Bee Haven Project to increase awareness about honey bee health and to protect honey bees from pesticides; and

WHEREAS, in order to support healthy bee populations, Honey Bee Havens promote healthy environments for bees by providing food sources, clean water and shelter for pollinators, not procuring or using neonicotinoidal products or products containing neonicotinoidal active ingredients, and supporting efforts to educate the broader community about protecting bee populations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito officially recognizes the critical importance of pollinators to our food supply and to our environment and declares the City of El Cerrito a Honey Bee Haven, authorizing the inclusion of the City on the honeybeehaven.org map.

Agenda Item No. 5(L)

Attachment 1

I CERTIFY that at a regular meeting on May 19, 2015 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN:COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May XX, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor



AGENDA BILL

Agenda Item No. 5(M)

Date: May 19, 2015
To: El Cerrito City Council
From: Melanie Mintz, Community Development Director
Emily Alter, Community Development Analyst
Subject: Economic Development Committee Appointment

ACTION REQUESTED

Approve an Economic Development Committee recommendation to appoint Tom Petersen to the Economic Development Committee, effective May 20, 2015.

BACKGROUND

An application to be appointed to the Economic Development Committee (EDC) was recently received from Tom Petersen, who has attended three meetings of the Economic Development Committee. At the Committee's regular April 23 meeting, the Committee voted unanimously to recommend to the Council that Mr. Petersen be appointed to the Economic Development Committee.

Mr. Petersen is a local restaurant owner and Kensington resident; he owns an import, wholesale and retail store in the Pacific East Mall. He has demonstrated through his application and participation in EDC meetings that he is committed to economic prosperity and community in keeping with the mission of the Committee. With a background in higher education management and business, he has the skills necessary to support the activities of the Committee.

If the Council approves this recommendation, the number of Committee members will be 8 out of a possible membership total of 15, as established by Resolution 2013-66.

Reviewed by:

Scott Hanin, City Manager



May 19, 2015
Regular City Council Meeting

Agenda Item No. 5(M)
Attachment 1 – Peterson Application

Hardcopies are available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA



AGENDA BILL

Agenda Item No. 5(N)

Date: May 19, 2015
To: El Cerrito City Council
From: Janet Bilbas, Senior Services Supervisor
Subject: Committee on Aging Membership Recommendation

ACTION REQUESTED

Approve a Committee on Aging recommendation to appoint Kenneth Epley to the Committee on Aging, effective May 19, 2015.

BACKGROUND

At the March 18, 2015 Committee on Aging Regular Meeting, the members voted unanimously to recommend to the City Council the appointment of Mr. Kenneth Epley.

For the past year Mr. Epley has been living in El Cerrito and has lived in Contra Costa County over 30 years. He is a retired Real Estate Broker and Appraiser and has had personal experiences serving on other boards that would allow him to contribute to the committee.

He has always felt a call to help and represent his neighbors. He also prides himself to maturely communicate with seniors in El Cerrito.

Reviewed by:

Scott Hanin
City Manager

Attachment:

1. Kenneth Epley Application



May 19, 2015
Regular City Council Meeting
Agenda Item No. 5(N)
Attachment 1 – Epley Application

Hardcopies are available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA



AGENDA BILL

Agenda Item No. 5(O)

Date: May 19, 2015
To: El Cerrito City Council
From: Sean Moss, Senior Planner
Margaret Kavanaugh-Lynch, Development Services Manager
Subject: Annual Progress Report on the General Plan 2014

ACTION REQUESTED

Staff is requesting that the City Council receive and file the attached General Plan Annual Progress Report.

BACKGROUND

Government Code Section 65400(b) requires that an annual General Plan progress report be provided to the local legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The purpose of the report is to discuss the City's progress in implementing the General Plan, meeting its share of regional housing needs, and removing governmental constraints to the maintenance, improvement and development of housing.

California Health and Safety Code Section 34176.1(f) now also requires the City, the entity that assumed the housing functions and obligations of the former redevelopment agency, to prepare an annual Housing Successor Report regarding the Low and Moderate Income Housing Asset fund. The purpose of the report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

This year's reports cover the period between January 1, 2014 and December 31, 2014. The reports were forwarded to the Planning Commission on April 15, 2015. The Commission reviewed the reports and voted 6-0 to recommend that the reports be submitted to the State. After the City Council's review the report will be forwarded to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Reviewed by:

Scott Hanin

City Manager

Attachments:

1. 2014 Annual Progress Report on the General Plan, including Housing Element Implementation Tables A1, A2, A3, B and C.
2. Fiscal Year 2013-14 Housing Successor Annual Report



Annual Progress Report on the General Plan 2014

April 2015

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

INTRODUCTION

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

This General Plan Annual Progress Report covers the period from January 1, 2014 to December 31, 2014.

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

BACKGROUND

On August 30, 1999, the El Cerrito City Council adopted the City's current General Plan for implementation. The General Plan has nine elements contained within four separate chapters: Community Development and Design, Transportation and Circulation, Public Facilities and Services, Resources and Hazards. The General Plan contains the seven state-required elements which are land use, circulation, housing, conservation, open space, safety and noise. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion.

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

1. No major changes in land-use patterns are expected to occur.
2. Emphasis will be on quality of development.
3. Incentives, if used, will have clear criteria and limits.
4. Emphasis will be on impacts of development, not on the type of development itself.
5. Increased residential development, where allowed, must be done with care in order to enhance neighborhoods.
6. New development in the San Pablo Avenue Corridor will be encouraged to take place in mixed-use activity centers that may extend up selected perpendicular streets in order to allow a more pedestrian friendly environment.

7. The preservation and enhancement of natural features – trees, creeks, natural open space areas – and historical features will be a high priority for the City.
8. The City should have distinct destination areas, including commercial areas, a civic center and community meeting places.
9. Development should contribute to the fiscal health of the City while minimizing adverse impacts.
10. Access should be improved by balancing automobile use with improved transit, bicycle, and pedestrian opportunities.

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

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

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

Thus in creating the current General Plan, El Cerrito went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

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

GENERAL PLAN ADOPTION AND AMENDMENTS

1. Adoption Dates of Mandatory General Plan Elements

General Plan Element	Latest Adoption
Land Use	1999
Circulation	1999
Housing	2012 (2015 update pending)
Open Space	1999
Conservation	1999

Safety
Noise

1999
1999

2. List of General Plan Amendments

City Council approved a General Plan Amendment in September 22, 2014 to ensure internal consistency between the General Plan and the new San Pablo Avenue Specific Plan. The changes to the General Plan address the metrics that it uses to measure intensity and growth. This includes the removal of references to Density and Floor Area Ratio, (FAR) and a switch from the current automobile Level of Service standard (LOS) of D to an automobile LOS E along with Multimodal Level of Service (MMLOS) standards for transit, pedestrian and bicycle uses. Traditionally, density and FAR are ways that planners used to describe and quantify the amount of housing units in an acre and overall building intensity. Instead of using those more indirect building form controls, FBC uses building form regulation to control the configuration, features and architectural aspects of projects as they relate to the public realm. Amendments were made to Chapter 2 Strategic Approach, Chapter 4 Community Development and Design. The 2013 Growth Management Element Update, Chapter 5 Transportation and Circulation, 2007-2014 Housing Element.

The General Plan Map was also amended to illustrate the two new designations of Transit-Oriented Mid-Intensity Mixed Use (TOMIMU) and Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) created by the San Pablo Avenue Specific Plan.

GENERAL PLAN UPDATES

1. General Plan Housing Element Update

Within the 2014 reporting period, City staff commenced preparation of a Housing Element update for the period from 2015-2023. In December 2014, the Planning Commission recommended that the City Council authorize submission of the draft Housing Element to the California Department of Housing and Community Development. Adoption of the 2015-2023 Housing Element is expected in 2015.

2. Overall General Plan Update

Staff is generating a scope for a General Plan update to commence as soon as funding can be identified.

GENERAL PLAN IMPLEMENTATION

Chapter 4: Community Development and Design

Land Use

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

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

The City Council adopted the San Pablo Avenue Specific Plan to encourage a mixture of uses along San Pablo Avenue and to promote development opportunities along San Pablo Avenue which will contribute to the financial health of the City.

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

The City Council adopted the San Pablo Avenue Specific Plan which identifies the areas nearest the City's two BART stations as areas for high-intensity mixed use development. It is envisioned that this development will promote a sense of place and community.

Goal LU4: A safe, attractive, and interesting community

In 2014, BART completed the retrofit of the aerial BART structure through El Cerrito and work on safety improvements to the Ohlone Greenway pursuant to the Ohlone Greenway Master Plan.

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

In 2009, the city voters approved a bond measure (Measure A) to improve local streets. In 2014 Measure A funds were used to pay for street improvements such as paving, installation of curb ramps, and replacing damaged storm drain pipes throughout the City.

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

The City continues to implement the Zoning Ordinance recently updated in 2008. The revised ordinance puts a focus on more intense development in the "nodes" around the BART station and Civic Center areas as designated within the General Plan.

In 2014, the City continued to implement the Climate Action Plan which identifies energy efficiency and efficient development patterns as methods to achieve the City's greenhouse gas reduction targets.

Community Design

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

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

In 2014 the City Council adopted the San Pablo Avenue Specific Plan, including a Complete Streets component which addresses the safety and usability of streets in the plan area.

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

In 2014, the City completed construction of the Ohlone Greenway Natural Area and Raingardens project which will improve the Ohlone Greenway. The Design Review Board continues to review new landscaping plans on private properties.

The San Pablo Avenue Specific Plan (adopted in 2014) contains new standards for landscaping within the plan area.

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

The City continued to implement the Design Review process pursuant to the Zoning Ordinance to ensure that new development is well-designed.

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

In 2014, the City continued to utilize the design review process to achieve the General Plan goals above. Design review in the City of El Cerrito is intended to encourage high-quality design, well-crafted and maintained buildings and landscaping, the use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

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

Housing – see attachment for Housing Element annual report

Growth Management

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

In 2014, the City participated in the I-80 Integrated Corridor Mobility Project, a multi-agency effort to ease congestion on Interstate 80. This project is an effort of CalTrans in cooperation with ten municipalities, two transit agencies and four regional agencies.

Goal GM2: Compliance with applicable level of service standards.

In 2014, the City, through the CEQA review process, continued to ensure that new development meets the level of service standards in the General Plan.

The San Pablo Avenue Specific Plan (adopted in 2014) adopted new service standards for streets within the plan area. These service standards are in greater compliance with the City's complete streets goals.

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

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

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

In 2014, the City approved the San Pablo Avenue Specific Plan that stepped away from Level of Service (LOS) metrics and towards Multi-Modal Level of Service (MMLOS). This will allow the quantification and analysis of all modes of transportation and create opportunities to maximize mode shift for transit, bicycles and pedestrians.

Goal GM5: An effective system of providing urban services.

Chapter 5: Transportation and Circulation

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

In 2010, the Public Works Department developed a Neighborhood Traffic Management Program (NTMP) to address resident concerns regarding speeding, high traffic volumes and pedestrian and bicycle comfort and safety in El Cerrito's neighborhoods. The NTMP was based on previous efforts in the City, guidance provided by the City's General Plan and City Council, policies and lessons learned from other jurisdictions, practices published by the transportation industry, and community input. In 2014 the ongoing NTMP process allowed neighborhoods and applicants to achieve safer streets through adding striping or speed bumps in neighborhoods.

In May 2014, the City sponsored an "Energizer Station" as part of Bike to Work Day, a regional effort to increase bicycling.

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

The Complete Streets component of the San Pablo Avenue Specific Plan (adopted in 2014) seeks to accommodate all modes of transportation on San Pablo Avenue and prioritizes pedestrians and public transit along this corridor.

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

In 2014, the City approved the San Pablo Avenue Specific Plan that stepped away from Level of Service (LOS) metrics and towards Multi-Modal Level of Service (MMLOS). This will allow the quantification and analysis of all modes of transportation and create opportunities to maximize mode shift for transit, bicycles and pedestrians.

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

The San Pablo Avenue Specific Plan (adopted in 2014) adopted new parking standards for both commercial and residential development. The Plan generally reduced parking requirements within the plan area, while ensuring that adequate parking is provided.

Further reductions of parking require preparation of a parking study and may require enhanced transportation demand management.

Chapter 6: Public Facilities and Services

Parks, Recreations and Open Space

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

To provide better recreational opportunities for the City's youth, the City has created after-school band programs at all Elementary Schools in the City. These programs replace previous school program which was cut due to funding shortages.

In 2014, the City continued to sponsor the popular worldOne 4th of July Festival at Cerrito Vista Park. The event features programs and activities for diverse audiences. The City also continued to sponsor various community film events at the Rialto Cinemas Cerrito Theatre and City Hall over the course of 2014.

The City offers ESL conversation classes at the El Cerrito Community Center. The City continues to offer a range of programs for seniors at the Senior Center as well as a range of programs for youth at various City facilities.

Goal PR2: High quality open space protected for the benefit of present and future generations, reflecting a variety of important values: ecological, educational, aesthetic, economic and recreational. These values are interwoven throughout the community in numerous ways so that the preservation of open space is very important to the well being of the City.

The City received a grant for improvements to the Ohlone Greenway south of the El Cerrito Plaza BART Station in 2010. The Ohlone Greenway Urban Natural Area and Raingardens project is intended to enhance community, environmental quality and neighborhood livability through integrating additional ecological and community functions along the Greenway. The project was completed in 2014. The project's design includes elements to treat urban stormwater runoff; create an informal play and gathering area; improve walkability; utilize and demonstrate low-maintenance, low water using native landscaping; improve riparian habitat; and foster connection to nature in an urban and accessible location adjacent to neighborhoods, schools, retail, transit and future development.

In 2012, the City was awarded a grant to prepare an Urban Greening plan for El Cerrito. The preparation of the Urban Greening Plan continued in 2014.

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

In 2013, the City entered into a Purchase and Sale Agreement with the Trust For Public Land for the acquisition of the 8-acre Madera Hillside Open Space property. The acquisition process for this property continued in 2014. This property is adjacent to the

City's Hillside Natural Area and provides a unique opportunity to connect Hillside Natural Area North to Hillside Natural Area South.

Non-Recreational Facilities

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

In 2014, the City continued to enhance operations at the new Recycling and Environmental Resources Center which was completed in 2012. This project was funded entirely from the City's Integrated Waste Management Fund. With the 2009 change in the method of collection to a single stream (also known as "fully commingled") method with the larger carts instead of a small sorted bin method that had been in place for years, the amount and variety of recyclables has increased. Also the decision to discontinue sorting recyclables at the Center, and instead taking them directly to the recycling processor, eliminates the need for a sorting area. This reduced the size and cost of the facility, and allows for a greater focus on community education and drop-off for items that are difficult to recycle such as florescent lights, electronics and items that could be reused.

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

Public Services and Infrastructure

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

In 2014, the City of El Cerrito continued it's participation in National Night Out as a way to promote anti-crime programs in the City.

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

El Cerrito's comprehensive fire hazard reduction program focuses upon reducing fire hazards in four areas: (1) on City property, (2) on property owned by other agencies (3) large landowners, and (4) on residential property.

The fire hazard abatement program is designed to reduce fire hazards on a large number of private properties during the spring and early summer months. A process of advance notice and hearings for property owners is coupled with a public education program involving the promulgation of standards for vegetation management in residents' yards and vacant lots.

This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate these hazards without Fire Department involvement. Ideally, 100% of the property owners would do so. We anticipate that a small number of owners are content to have the City do the work and place the costs on their tax bill.

Over the past nineteen years, the City's annual fire hazard abatement program has been very successful in reducing fire hazards throughout the hill neighborhoods of El Cerrito.

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

As mentioned previously, the City continued implementation of the Street Paving Project funded by Measure A.

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

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

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

In 2012, the City completed construction of the Recycling and Environmental Resource Center. The Center allows the City to improve collection for all constituents. In addition to the City's continued curbside pickup program, the Recycling and Environmental Resource Center provides convenient drop-off facilities. The Center allows the City to expand the range of items accepted for disposal. The Center has expanded the items that the City is able to accept, including compact fluorescent light bulbs and styrofoam. The Center has been designed as a facility that will provide maximum flexibility to meet future, changing waste disposal needs.

Chapter 7: Resources and Hazards

Natural and Historic Resources

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

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

In 2014, the City Council approved the 1715 Elm Street project. As part of the project, the existing house will be relocated on the property and rehabilitated to the Department of the Interior's standards.

Hazards

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

In 2014, the City continued to oversee the residential rental inspection program.

The City also continued implementation of the Unreinforced Masonry (URM) building hazard mitigation ordinance. The City continues to work with property owners to permit retrofit work for URM buildings.

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

In 2014, the Fire Department continued the very popular Community Emergency Response Team (CERT) program. The program teaches neighbors to help themselves and help each other. Through CERT, citizens receive hands-on training in Disaster First Aid, Disaster Preparedness, Basic Firefighting, Light Search and Rescue, Damage Assessment, and How to Turn Off Utilities.

The Fire Department has also continued internal National Incident Management System (NIMS) and the Incident Command System (ICS) training for City staff. Through the training, staff members directly involved in managing an emergency will understand command reporting structures, common terminology, and roles and responsibilities inherent in a response operation.

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

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

CONCLUSION

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

ATTACHMENTS:

1. HCD - Housing Element Annual Report
2. Housing Successor Annual Report

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of El Cerrito

Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Ohlone Gardens		R	56				56	56		56	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0			6		6			
(10) Total by income Table A/A3 ▶▶			56			6		62			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of El Cerrito
Reporting Period 1/1/2014 - 12/31/2014

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	5			1		6	6

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cerrito

Reporting Period	2007-2014
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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8				
Very Low	Deed Restricted	93			28						56		84	9
	Non-deed restricted													
Low	Deed Restricted	59	9										9	50
	Non-deed restricted													
Moderate	Deed Restricted	80	10		28								38	42
	Non-deed restricted													
Above Moderate		199	147	6	9	7	2	5	10	6		192	7	
Total RHNA by COG. Enter allocation number:		431		6	65	7	2	5	10	62		323	108	
Total Units ▶▶▶		166												
Remaining Need for RHNA Period ▶▶▶▶▶														

ANNUAL ELEMENT PROGRESS REPORT

Attachment 1

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: El Cerrito
Reporting Period: 2014

Table C
Program Implementation Status - Certified HE 2012

Program Description (By Housing Element Program Names)		
Name of Program	Deadline in HE	Status of Implementation
Program 1.1 - Continue to implement the Residential Rental Inspection Program	Ongoing	New cycle started in 2013
Program 1.2 - Continue to investigate complaints and take action about rental housing code violations	Ongoing	Ongoing
Program 1.3 - Continue to encourage the rehabilitation of existing housing units by providing program information	2010	Information available to the public at the front counter
Program 1.4 - Continue to permit new housing units & rehabilitation in mixed use & commercial zoning districts	Ongoing	Allowed for by Zoning Ordinance
Program 1.5 - Continue to regulate condominium conversions	Ongoing	Mandated by Zoning Ordinance
Program 1.6 - Continue to regularly monitor assisted housing units to help preserve existing stock of affordable housing	Annual	Annual monitoring completed in 2014
Program 1.7 - Continue to enforce notification requirements on BMR and Section units	Ongoing	Mandated by Zoning Ordinance
Program 1.8 - Annual review of the City Capital Improvements Program (CIP)	Annual	The Planning Commission reviewed and certified the CIP in 2014.
Program 2.1 - Retain existing residential zoning and discourage non-residential uses	Ongoing	Mandated by Zoning Ordinance
Program 3.1 - Consider enacting additional incentive programs to encourage retrofit of seismically unsafe buildings	Ongoing	Ongoing
Program 3.2 - Explore possible funding sources to minimize financial impact of retrofits on low/mod income residents	Ongoing	Ongoing
Program 4.1 - Conduct an annual evaluation of the City's inventory of available sites	Annual	Inventory was evaluated as part of the 2015-2023 Housing Element Update
Program 5.1 - Maintain General Plan designations for mixed use and high density housing	Ongoing	Ongoing
Program 6.1 - Continue to fast track processing for second units meeting established City standards	Ongoing	Allowed for by Zoning Ordinance
Program 6.2 - Consider the establishment of a "pre-approved" second unit program.	2012-2013	Evaluating Santa Cruz second unit program
Program 7.1 - Continue to implement City regulations that allow manufactured and prefab housing in residential districts	Ongoing	Allowed for by Zoning Ordinance
Program 8.1 - Continue to identify underutilized properties where transit oriented development can occur.	Ongoing	Ongoing
Program 9.1 - Use existing zoning regulations to allow innovative approaches to increasing affordable housing.	Ongoing	Allowed for by Zoning Ordinance
Program 10.1 - Revise the Zoning Ordinance to include housing size diversity standards	2012	Ongoing
Program 11.1 - Continue to enforce the Zoning Ordinance which provides incentives for affordable housing	Ongoing	Mandated by Zoning Ordinance
Program 11.2 - Continue to inform developers about and allow density bonuses	Ongoing	Ongoing

Table C
Program Implementation Status - Certified HE 2012

Attachment 1

Program Description (By Housing Element Program Names)		
Name of Program	Deadline in HE	Status of Implementation
Program 12.1 - During the annual Master Fee Schedule revision, evaluate development fees.	Annual	Fees were updated with Master Fee Schedule as part of 2014 Budget
Program 13.1 - Streamline the application process by continuing to offer interdepartmental team meetings for applicants	Ongoing	Ongoing
Program 14.1 - Continue to enforce the Zoning Ordinance and encourage Transit Oriented development	Ongoing	Ongoing
Program 15.1 - Assist developers in obtaining state and federal funding available to develop affordable housing	Ongoing	Ongoing
Program 15.2 - Continue to enforce Federal and State Accessibility and Adaptability standards	Ongoing	Required by Building Code
Program 15.3 - Continue to fast track inspection processes for large family and special needs housing.	Ongoing	Ongoing
Program 15.4 - Continue to encourage and support development of senior housing	Ongoing	Ongoing
Program 15.5 - Facilitate the provision of housing that supports 'aging in place' for the City's senior population	Ongoing	The Planning Commission approved 56 units of "age in place" senior housing in December 2013. The project is not yet constructed.
Program 15.6 - Update the Zoning Ordinance to include a definition of transitional and support housing	2012	Completed with the adoption of the San Pablo Avenue Specific Plan (2014) and corresponding Zoning Ordinance Amendment.
Program 16.1 - Assist in the development of extremely low-, very low-, low- and moderate income housing	Ongoing	Ongoing
Program 16.2 - Study the feasibility of an inclusionary housing ordinance	2012	Under development
Program 16.3 - Encourage developers to leverage limited Housing Funds with other assistance	Ongoing	Ongoing
Program 17.1 - Continue to allow emergency and transitional housing as a permitted use within the CC zone	Ongoing	Mandated by Zoning Ordinance
Program 17.2 - Consult with other agencies to maintain 2007-2014 demand estimate for emergency housing	Ongoing	Ongoing
Program 17.3- Coordinate with the County and cities to develop the annual 5-year consolidated plan	Ongoing	Ongoing
Program 18.1 - Look for opportunities with non-profits and other cities to expand the City's supply of affordable housing	Ongoing	Ongoing
Program 19.1 - Continue to provide non-discrimination clauses in rental agreements and deed restrictions	Ongoing	Ongoing
Program 19.2 - Reasonable Accommodation procedures	Ongoing	Required by Building Code
Program 19.3 - Continue the City's participation in the Contra Costa Urban County CDBG Consortium.	Ongoing	Ongoing
Program 19.4 - Continue to allow emergency, transitional and supportive housing as a permitted use within the CC zone	Ongoing	Mandated by Zoning Ordinance
Program 20.1 - Develop an energy conservation strategy	2011	Implementation of the Climate Action Plan continued in 2014
Program 21.1 - Continue to enforce the State Energy Conservation Standards	Ongoing	Mandated by Building Code
Program 22.1 - Develop policies consistent with AB32 and SB375 to establish common thresholds for green buildings	2011	Implementation of the Climate Action Plan continued in 2014
Program 23.1 - Continue to provide for increased density, reduced parking and design and development standards	Ongoing	Allowed for by Zoning Ordinance

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 13-14 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE
CITY OF EL CERRITO HOUSING
SUCCESSOR**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of April 1, 2015. This Report sets forth certain details of the City of El Cerrito Housing Successor (Housing Successor) activities during Fiscal Year 13-14 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund within the City of El Cerrito's Comprehensive Annual Financial Report for Fiscal Year 13-14 (Fiscal Year) as prepared by Maze & Associates (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- V. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2004 to January 1, 2014.
- XI. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by April 1, 2015. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website.

I. AMOUNT DEPOSITED INTO LMIHAF

A total of \$559,632 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$531,152 was held for items listed on the ROPS, and \$24,803 was received as an annual repayment of the SERAF/ERAF loan obligation owed by the Successor Agency to the LMIHAF.

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$9,674,646 (Fund Balance) of which \$0 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

Monitoring & Administration Expenditures	\$	112,464
Homeless Prevention & Rapid Rehousing Services Expenditures	\$	-
Housing Development Expenditures		
- Expenditures on Low Income Units	\$	-
- Expenditures on Very Low Income Units	\$	37,742
- Expenditures on Extremely Low Income Units	\$	493,410
Total Housing Development Expenditures	\$	531,152

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

Statutory Value of Real Property Owned by Housing Successor	\$ 3,950,000
Value of Loans and Grants Receivable	\$5,697,959
Total Value of Housing Successor Assets	\$9,647,959

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VI. PROJECT DESCRIPTIONS

The following is a description of project(s) for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS as well as the status of the project(s):

Project Name	Status of Project
6495 Portola Drive/Ohlone Gardens	Under construction. Estimated completion July 2015.
10848-10860 San Pablo Ave./Eden Housing, Inc	City has entered into a Disposition, Development and Loan Agreement with Eden Housing, and Eden Housing has obtained land use entitlements.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property. The City of El Cerrito Housing Successor has not acquired interest in real property after February 1, 2012.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to

have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

The following provides a status update on the real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period:

The following provides a status update on the project(s) for property or properties that have been acquired by the Housing Successor using LMIHAF on or after February 1, 2012:

Address of Property	Date of Acquisition*	Deadline to Initiate Development Activity	Status of Housing Successor Activity
10848-10860 San Pablo Ave.	9/5/2012	9/5/2017	In December 2013, Eden Housing obtained land use entitlements for project. City has entered into a Disposition, Development and Loan Agreement with Eden Housing effective April 2014.

* Date that the State Department of Finance approved the property as a housing asset in the LMIHAF.

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the FY 2011-12 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plan is posted on the City's website at <http://www.el-cerrito.org/index.aspx?nid=914>.

Inclusionary/Production Housing. According to the FY 2011-12 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://www.el-cerrito.org/index.aspx?nid=914>.

The City of El Cerrito Redevelopment Agency contained one redevelopment project area, the 368-acre El Cerrito Redevelopment Project Area. As of the date when the Housing Successor assumed the housing assets and functions of former Agency, the Agency's affordable housing production obligation consisted of a surplus of 72 units affordable to very low income households and a surplus of 52 units affordable to low or moderate income households. The total former Redevelopment Agency affordable housing production

obligations are in surplus of the requirement and no obligations were transferred to the Housing Successor.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The former El Cerrito Redevelopment Agency, the City of El Cerrito, and the Housing Successor did not produce any Senior Housing during the 10 year period of January 1, 2004 to December 31, 2014.

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14
Beginning Balance	N/A	\$0	\$214,864	\$110,366
Add: Deposits	N/A	\$416,385	\$ 1,151	\$559,632
(Less) Expenditures	N/A	\$201,521	\$105,649	\$643,616
Ending Balance	N/A	\$214,864	\$110,366	\$ 26,382

The LMIHAF does not have an Excess Surplus.



AGENDA BILL

Agenda Item No. 6(A)

Date: May 19, 2015
To: El Cerrito City Council
From: Margaret Kavanaugh-Lynch, Development Services Manager
Subject: Appeal of the Planning Commission's Approval of a Design Review Application for the Project Proposed for 1715 Elm Street.

ACTION REQUESTED

Conduct a public hearing and upon conclusion adopt a resolution making findings upholding the decision of the Planning Commission to approve the design review application for the project at 1715 Elm Street.

BACKGROUND

Prior entitlement history for the project:

March 19, 2014: Planning Commission – Study Session
April 16, 2014: Planning Commission – Public Hearing
May 21, 2014: Planning Commission – Public Hearing
June 2, 2014: City Council – Public Hearing
June 23, 2014: City Council – Public Hearing
August 19, 2014: City Council – Public Hearing

For all associated documents, including prior staff reports and CEQA documents, please see: <http://www.el-cerrito.org/index.aspx?nid=841>.

The overall project entitlement package was approved by the City Council on August 19, 2014. These entitlements included: Development Agreement, the creation of a Planned Development District including a Zoning Map Amendment and a Use Permit. The project that is the subject of the appeal before the City Council is the final design review of the project, only.

This application was the subject of a public hearing before the Design Review Board on January 7, 2015. After review of the staff report, presentation from the applicant, and comments from the public, the Board unanimously approved the project. The staff report, the resolution which incorporates the findings and conditions of approval made by the Board and the Draft Minutes are all included in this report as Attachment 2, 3 and 4. On January 20, 2015, Howdy Goudey and Robin Mitchell filed an appeal of the Design Review Board's decision.

On March 18, 2015, the Planning Commission held a public hearing to consider the appeal of the design review application. After review of the staff report, presentation from the applicant, and comments from the public, the Commission denied the appeal and approved the proposed design

on a vote of four in favor and three in opposition. The staff report, the resolution which incorporates the findings and conditions of approval made by the Commission and the Minutes are all included in this report as Attachment 5, 6 and 7. On March 26, 2015, Howdy Goudey and Robin Mitchell filed an appeal of the Planning Commission's decision. The complete appeal document is included in this report as Attachment 8.

ANALYSIS

Context of an Appeal in the El Cerrito Municipal Code

As noted above, the City Council approved the underlying project at 1715 Elm on August 19, 2014. The procedure required by the Zoning Code provides for final design review to follow project approval. The Zoning Code contemplates that design review decisions will be made in the context of all (or nearly) all other elements of a proposed project that have already been decided. The design review process therefore asks decision-makers to focus on whether the design meets the City's requirements and the necessary findings can be made for the project as approved. The applicable provisions of the Code, discussed in more detail below, do not call for design review to be used to reconsider already approved aspects of the project

The legal framework for appeals is stated in several sections of the zoning ordinance. Specifically:

Pursuant to Section 19.39.040.D, decisions of the Planning Commission may be appealed to the City Council by filing a written appeal with the City Clerk.

Pursuant to Section 19.38.070.A, appeals of design review approvals shall be based on design issues that are within the scope of Chapter 19.38 (Design Review) and the purview of the design review unless the appellant asserts that the decision exceeds the authority of the decision-making body in conducting design review.

Section 19.38.040 establishes the scope of final design review as the following:

The Zoning Administrator or Design Review Board shall approve, conditionally approve or deny, or make recommendations on applications for final aesthetic architectural review based on consideration of the requirements of this Chapter as they apply to design of the structures, landscaping, lighting and other architectural features of an application including:

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

Pursuant to 19.39.040 E and F, the authorized hearing body shall review the appeal, the record, and any written correspondence submitted after the appeal has been filed, and shall take one of the following actions:

1. Conduct a public hearing and take action on the appeal; or
2. Remand the matter to the decision-making body or official to cure a deficiency in the record or the proceedings.

Staff has noticed this meeting as a public hearing in order to allow the City Council the opportunity to take action on the appeal if the City Council chooses to do so. Pursuant to 19.39.050, when reviewing any decision on appeal, the hearing body shall use the same standards for decision-making required for the original decision. The hearing body may adopt the same decision and findings as were originally approved or different ones.

This language establishes that, to approve the proposed design, the City Council must make the same findings as the Planning Commission and the Design Review Board. However, the Council members are free to make a new decision using these findings, based on the information in the record and any written correspondence submitted after the appeal has been filed. The City Council may alternatively grant the appeal and deny the design review or deny the appeal and approve the design review but with additional or modified conditions that the Council concludes are necessary to make the required findings. This style of appeal review is also known as a *de novo hearing*.

If the City Council chooses to take an action at tonight's meeting, there are two options for the body to consider:

1. It may review the findings made by the Planning Commission, review the new appeal letter submitted by the appellant team, review the analysis provided by staff and affirm the decision of the Commission and approve the application (with or without new or modified conditions); or
2. It may review the findings made by the Planning Commission, review the new appeal letter submitted by the appellant team, review the analysis provided by staff and deny the decision of the Commission and deny the application.

Staff Analysis of the Appeal

Staff has summarized the items in the appeal that fall within the purview of the item before the City Council tonight in the order that they appear in the appeal letter. As a frame for the analysis, staff first lists the appropriate design review findings/criteria that pertain to the issues under discussion, and then summarizes each issue the appellants note related to that specific finding/criteria. Staff quotes the appellants unless otherwise noted in these sections by the use of parenthesis, and finally offers a response to each of the issues.

The first eight pages of the appeal notes many different aspects of the development project at 1715 Elm that fall outside of the scope of final design review purview of the project. No further staff analysis is offered to these components of the appeal.

Issue 1:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060 stipulates the final design review findings and criteria. The first finding notes that the decision maker may only approve a final design review application if it finds that the application is consistent with the purposes of this Chapter and is consistent with a number of findings. The first finding is *A.1. The applicable standards and requirements of this Zoning Ordinance.*

Appellant Concern

The project is not compliant with all the zoning ordinance standards.

Staff Response

Staff notes that this point is not directly related to the findings required to approve the proposed design but rather asks the City Council to effectively review the design under the zoning that existed prior to the Council's own approval of the Planned Development for the project site. Staff references this point for the sake of clarity because it is in the main body of the appeal. To explain the issue further, a Planned Development District (PD) is by definition an amendment of the zoning ordinance and map. It is an extraordinary action and in order for a PD to be approved, the deciding body has to find that the project *"is demonstratively superior to the development that could occur under the standards applicable to the underlying base district."* Essentially, it is the creation of overlay zoning district on the project site. The approval of the Development Agreement, the Planned Development District and the Use Permit by the City Council on August 19, 2014 acted to finalize the physical location and dimensions of the new building, (including height) the location of the historic structure as well as all other dimensions noted on the site plan, including setbacks. By this action, the project was made consistent with the standards and requirements of the zoning ordinance because the zoning ordinance itself was amended.

In this case, final design review is limited to the final architectural review as it applies to aesthetic design of the structures, landscaping, lighting and other architectural features of the project proposed for 1715 Elm Street. Plant palette, hardscape, architectural features, materials and colors were the stated purview of the design review project and the Planning Commission carried forward the conditions of approval added by the Design Review Board that specified modifications in both the landscape and the building architecture. Those modifications were found to be consistent with the purview of the entitlement under review. In addition, the Planning Commission added Conditions of Approval 5i, 5j and 5k.

Issue 2:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060 stipulates the Final design review findings and criteria. The second finding notes that the decision maker may only approve a final design review application if it finds that the application is consistent with the purposes of this Chapter and is consistent with a number of findings. The second finding is: *A.2. The design policies of the General Plan and specific plans adopted by City Council.*

Appellant Concern

The general plan contains multiple references to creek protection, restoration, adequate setbacks, and the importance of restoring riparian vegetation along creeks. The General Plan makes it clear that extreme care should be taken with development near creeks and historic elements, and that development should be considerate and consistent with neighboring site character. This project fails to meet all of the General Plan policies (listed in the appeal.)

Staff Response

Staff notes that this point exceeds the scope of the final design review of the project. The project itself was found to conform in all significant respects with the General Plan by the City Council at the August 19, 2014. The City Council is only required to find that the design of the project is consistent with the General Plan to make the required findings. Staff references this point for the sake of clarity because it is in the main body of the appeal.

Issue 3:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

Appellant Concern:

The buildings are too crowded next to the creek (as close as 4 feet) and hardscape walking paths and patios are placed directly adjacent to the creek, or nearby, leaving insufficient room for an adequately sized continuously planted riparian vegetation corridor along the creek to enhance the creek as a fully integrated aesthetic feature of the site. Because egress paths are placed too close to the creek, the design includes tight cable guard rails with a hard modern texture that is aesthetically inconsistent with the natural water course and the historic farmstead character of the site. This treatment imposes unnecessary barriers dividing the site and breaking the aesthetic continuity, and creates an impediment to maintenance work.

Staff Response

The Commission found in its approval of this project that the aesthetic design of the project would provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings. The Planning Commission carried forward the conditions of approval added by the Design Review Board that specified modifications in the landscape that they found beneficial. In addition, the Planning Commission added a Condition of Approval that reduced some of the sidewalk hardscape next to the creek, by relocating the entrance of one of the units in the new building.

The specific critique offered by the appellant that the buildings are too crowded to the creek is beyond the scope of the final design approval. The locations of the existing and proposed buildings were approved in the Development Agreement, the Planned Development District and the Use Permit by City Council on August 19, 2014.

Issue 4:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B3. The project has been designed with consideration of neighboring development.

Appellant Concern:

The height of the structure is not considerate of the neighboring residents and it is out of character with the neighborhood and the scale of surrounding buildings.

The shading of neighboring buildings to the north is not considerate of the neighborhood.

The perimeter tree plantings were intended to buffer the impact of the imposing structure on neighbors; however, the tight space available to these trees and the large species selected will result in significant canopy overhang on neighboring properties.

Staff Response:

The Commission found that the project has been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic building is open, offering access to the site amenities and view of the rock lined channel.

Staff notes Point 1 and 2 are issues related to the height of the proposed new building. As stated earlier in the report, the height of the new building was approved in the Development Agreement, the Planned Development District and the Use Permit by the City Council on August 19, 2014. Staff references this point for the sake of clarity because it is in the main body of the appeal.

Regarding point 3, although the Commission found that the project had been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors; it also brought forward the modified condition of approval added by the Design Review Board regarding the issue of the canopy size of the proposed perimeter trees. The Board required the substitution of the specified species of perimeter tree with a more columnar shaped tree that will create a narrower canopy. The Planning Commission further added that the adjacent neighbors should be consulted regarding the species of tree.

Issue 5:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

Appellant Concern:

The discontinuity of the scale of the two buildings on the site is not complimentary or attractive. The historic structure is disrespectfully diminished and relegated to back corner of the property.

According to Google maps walking directions, the distance for a pedestrian on sidewalks from the 1715 Elm site to the central entrance of Del Norte BART is about 1800 feet and the closest point on San Pablo Avenue is about 1300 feet away. The August 19th 2014 staff report quotes 1400 ft as the walking distance to BART. I have been unable to confirm the claim that either transit connection is as close as 700 feet, as the crow flies, which is the stated transit connectivity metric in the Jan 7th 2015 staff report and reaffirmed in the March 18th 2015 staff report.

Staff Response:

The Commission found that the project contributes to the creation of an attractive and visually interesting environment by providing well articulated new construction, a visually interesting color scheme, and varied facades with wood trellises and other detailing. The site has two pedestrian gateways leading to the public sidewalk and is 700 feet from Del Norte BART and San Pablo Avenue.

Staff notes that neither of the appellant's points fall under the purview of the final design review purview of the project. Point 1 is challenging discontinuity of the height of the existing and proposed buildings proposed for the site. The building height of the historic building is already established on site. The height of the proposed building was approved in the Development Agreement, the Planned Development District and the Use Permit by the City Council on August 19, 2014.

Point 2 is taking exception to a measurement offered by staff. Staff respectfully stands by the measurement as the crow flies. These measurements were taken using the City GIS system.

Issue 6:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

Appellant Concern:

While the historic house is retained on site (moved to the back corner of the lot), its historic character, and particularly that of the historic site context called out in both the Corbett (2006) and VerPlank (2013) historical evaluations, is severely diminished by the crowding of the house in the rear corner of the property and overshadowing it by a much larger adjacent building.

Staff Response:

The Commission found the project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings. Staff notes that their locations were approved in the Development Agreement, the Planned Development District and the Use Permit by City Council on August 19, 2014 and are not in the purview of the Final Design Review application.

To offer further background on this topic, the studies that the appellants reference were completed as part of the environmental review completed by the City of El Cerrito during the analysis of the project. The VerPlank Study was used as part of the Initial Study completed for the project. In the Initial Study, the location and context of the historic structure was found to not cause a significant adverse impact on the resource.

Issue 7:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

Appellant Concern:

The site itself is open space with a creek that is a view enjoyed by the public from the side walk and traveling on Elm Street.

Staff Response:

The Commission found that there are no significant views or open space visible from the site or on adjacent public right-of-way. However, the project retains a historic structure and provides for public access to the structure and the open space directly in front of the structure and beside the rock lined channel.

Issue 8:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

Appellant Concern

While the project may exceed the required open space (mostly because the unbuildable creek area is included), it does not do a good job of thoughtfully locating hardscape with respect to the creek. Including roof and impermeable paths and patios, the total area of hardscape on the site is over 12,000 sq ft compared to the current hardscape which is under 2000 sq ft. There shouldn't be any hardscape immediately adjacent to the creek and there should be at minimum a 10-15 foot continuously planted riparian corridor on either side of the creek with a minor exception for a single foot bridge crossing.

Staff Response

The Commission found that the proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities. Further, the Commission included a Condition of Approval that further reduced the amount of sidewalk hardscape next to the creek, by relocating the entrance of one of the units in the new building. The project has received approval of its Storm Water Control Plan.

Issue 9:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the

City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

Appellant Concern:

The ecological treatment of the creek resource is not adequate to be considered green or eco-friendly landscape design. As has been pointed out with the numerous inconsistencies with City documents regarding creeks, the creek in this plan is far too marginalized in an insufficient riparian corridor, suffering from the encroachment of hardscape directly up to most of the bank.

The DRB has repeatedly expressed (including their recent work plan presentation to Council) that vinyl framed windows are a lower grade building material with poor aesthetics and their texture does not support the historical context of the architecture.

Staff Response:

The Commission found that the project will be consistent with Title 24 of the California Building Code. Further, the project is utilizing many plants that are drought tolerant; provide shade as well as plantings valued for their bio-retention qualities. The project has been found to have an acceptable mix of plants that will serve the many goals of landscaping on residential properties in high density areas. Trees that provide shade are a necessary component of screening adjacent uses to allow for some privacy between residents.

Staff notes that the location of the creek was approved in the Development Agreement, the Planned Development District and the Use Permit by City Council on August 19, 2014 and is not in the purview of the final design review application. The new building will be required to meet the current California Building Code's Energy Standards. It is within the purview of the Design Review Board and the Planning Commission to allow vinyl framed windows on a case by case basis. Finally, it should also be noted that the issue of vinyl windows only applies to the new building. The historic structure is required to have wood frame windows as existed in its original construction.

Issue 10:

Relevant Section of the El Cerrito Municipal Code

Section 19.38.060.B notes when conducting design review, the decision maker shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval. In the appeal, the appellants express their belief that the following criterion was not met:

Criterion B10. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.

Appellant Concern:

The project does not, in fact, protect or restore the creek channel in any way. It leaves most of the creek channel untouched, which is a serious problem in this case, given the degraded condition of the stream, the proposal to introduce more peak storm water runoff, and the encroachment of structures 4 feet from the bank on both sides.

Hardscape sidewalks are located immediately adjacent to the bank and are an unacceptable imposition on the integrity of the waterway and the riparian corridor that should flank it.

The cable guard rails also marginalize and “wall off” the creek feature as an inconvenience to be dealt with rather than a unique and valuable feature that should be celebrated and enhanced to make the space more livable.

The 4 foot proximity of the buildings to the creek bank (especially a 40+ foot high building) breaks the aesthetic qualities of the creek, severely curtails the potential for developing riparian landscape character, and impairs the relationship of the buildings to the creek for a harmonious site design.

The technical storm water aspects of the plan are of serious concern and need further review. The Regional Water Quality Board approval has not yet been issued and they have expressed concerns about the plan in its current state.

Staff Response:

The Commission found that the project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palette in the open space areas throughout the project. The plantings near the rock lined channel and in the bio-retention area have been purposely selected to be both aesthetically pleasing and serve to have a positive impact on the habitat of the site. Staff notes that in terms of points 1 & 2, the City of El Cerrito has approved the Storm Water Management Plan for this project and at the building permit phase, the project applicant shall submit plans and specifications that consider various storm drainage facility and run-off factors including those noted by the appellant. In addition, the Planning Commission removed additional hardscape with an additional Condition of Approval. Further, staff notes as related to Point 3, the cable guard rail has been added to prevent people from falling into the rock lined channel and the sidewalks allow for a safe, all-weather, Title 24 (Disability Act) compliant pedestrian access throughout the site. The cables themselves are very thin and will create a minimal visual screening of the amenity.

And finally, the City of El Cerrito must process development applications in a timely manner once they are submitted to the city. The risk of submitting this project before the final action of the Regional Water Quality Control Board (RWQCB) falls on the applicant. If the RWQCB acts in a way that would require the applicant to amend the site plan, the costs of the modification would fall to the applicant, not the city.

ENVIRONMENTAL CONSIDERATIONS

The City completed environmental review of the project when the City Council adopted the initial study/mitigated negative declaration on August 19, 2014. Under the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, no subsequent or supplemental environmental review can be required for a project after adoption of an initial study/mitigated negative declaration unless substantial evidence in the record shows one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

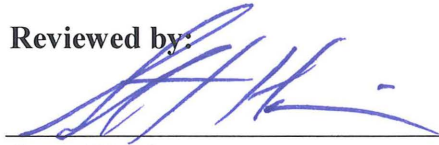
Staff has reviewed the project and the evidence in the record and determined that no substantial evidence exists that would support any of the above findings required for subsequent or supplemental environmental review of the project as currently proposed. As such, should the City Council deny the appeal and uphold the approval of the design review, the City would rely on the previously adopted initial study/mitigated negative declaration as the CEQA document for that decision.

Alternatively, should the City Council require changes to the project, Staff would need to evaluate whether those changes trigger any of the criteria for subsequent or supplemental environmental review.

LEGAL CONSIDERATIONS

The City Attorney has reviewed the agenda bill and attachments and has approved their form and content.

Reviewed by:



Scott Hanin
City Manager

Attachments:

1. Draft City Council Resolution XX-XX
2. Design Review Staff Report of January 7, 2015
3. Design Review Board Resolution of January 7, 2015
4. Minutes of Design Review Board of January 7, 2015
5. Planning Commission Staff Report of March 18, 2015
6. Planning Commission Resolution of March 18, 2015
7. Minutes of Planning Commission of March 18, 2015
8. Appeal Letter dated March 31, 2015
9. Plan Set submitted for the Design Review Meeting of January 7, 2015
10. Appellant Petition submitted 3-18-15 (re-submitted for 5-19-15 hearing)
11. Appellant submitted document from Environmental Protection Agency

RESOLUTION NO. 2015--XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF THE DESIGN REVIEW APPLICATION FOR 1715 ELM STREET.

WHEREAS, the subject site is located at 1715 Elm Street; and

WHEREAS, the zoning district of the site is RM (Multifamily Residential); and

WHEREAS, the general plan land use designation of the site is High Density; and

WHEREAS, on January 13, 2014 the City circulated an Initial Study/Mitigated Negative Declarations pursuant to the CEQA Guidelines; and

WHEREAS, on March 19, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and directed staff to bring the project back for formal action; and

WHEREAS on April 16, 2014, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC14-06, adopting an Initial Study and Mitigated Negative Declaration and also adopted Resolution PC14-07, approving a Planned Development Use Permit; and

WHEREAS on April 28, 2014, Howdy Goudey, Robin Mitchell, Jason Hasley, Keystone Montessori School, Linda Shehabi, Dan & Henia Pines, and Julia Lucia filed an appeal of the Planning Commission's Planned Development Use Permit approval at 1715 Elm Street; and

WHEREAS, on June 2, 2014, the City Council held a duly noticed public hearing to consider the appeal. The City Council closed the public hearing and continued consideration of the appeal to June 23, 2014; and

WHEREAS on June 23, 2014, the City Council held a special meeting and requested additional information and continued deliberations;

WHEREAS on August 19, 2014, the City Council reopened the hearing, received additional information and based on all the information before them and the testimony received, voted to approve the Initial Study and Mitigated Negative Declaration and Development Agreement, the Planned Development District including a Zoning Map Amendment, and a Use Permit for the project at 1715 Elm Street; and

WHEREAS, on November 10, 2014, the applicant submitted Design Review application for 1715 Elm Street; and

WHEREAS, at their January 7, 2015 meeting, the Design Review Board held a duly noticed public hearing, received public testimony and adopted Resolution DRB 14-08, approving the Design Review Application for 1715 Elm Street; and

WHEREAS, on January 20, 2015, Howdy Goudey and Robin Mitchell filed an appeal of the Design Review Board approval of the Design Review Application; and

WHEREAS, at its March 18, 2015 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC15-02, denying the appeal and approving the Design Review Application; and

WHEREAS, On March 26, 2015, Howdy Goudey and Robin Mitchell filed an appeal of the Planning Commission decision; and

WHEREAS, on May 19, 2015, the City Council held a duly noticed public hearing to consider the appeal; and

WHEREAS, based upon the evidence presented in the record on this matter, including the staff report and oral and written testimony and the proceedings before the Planning Commission, the Council has considered the appeal.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of El Cerrito that it finds the project to be consistent with the following:

1. *The applicable standards and requirements of this Zoning Ordinance.(19.38.060 A.1);*

The project complies with all of the relevant standards of the El Cerrito Zoning Ordinance. It has received all other necessary land use approvals as stated in the Zoning Ordinance at the August 19, 2014 City Council meeting. The findings relevant to Design Review approval are listed below.

2. *The design policies of the General Plan and specific plans adopted by City Council. (19.38.060 A.2);*

Pursuant to the City of El Cerrito General Plan, the following policies are pertinent to the proposed project: CD1.2 Design Concept, CD1.3 High Quality Design, and CD5.1 Design Review Process.

3. *Any applicable design guidelines adopted by the City Council.(19.38.060 A.3);*

No other design guidelines apply to project.

4. *The design review criteria set forth in the following subsection. (19.38.060 A.4 ;)*

Please see below.

5. *Any planning or zoning approvals by the Planning Commission or Zoning Administrator.(19.38.060 A.5);*

The project is consistent with the approvals of the August 19, 2014 City Council action that approved the Initial Study and Mitigated Negative Declaration and Development Agreement, the Planned Development District including a Zoning Map Amendment, and a Use Permit for the project at 1715 Elm Street.

6. *Any other relevant policies or regulations of the City. (19.38.060 A.6);*

No other policies or regulations apply to this project.

7. *The design review criteria set forth in the following subsection*

Agenda Item 6(A)
Attachment 1

- a. *The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community. (19.38.060 B.1);*

The aesthetic design of the project will provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings.

- b. *Project details, colors, materials, and landscaping, are fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design. (19.38.060 B.2);*

The project features a unified color scheme in an earth tone hue that is complementary to the historic building's colors. It uses durable, long lasting materials such as cement siding on the new building as well as quality historically appropriate materials on the historic building, such as wood siding. The overall design of the project, including the architectural details and the landscaping tie together well to appear as one unified project.

- c. *The project has been designed with consideration of neighboring development. (19.38.060 B.3);*

The project has been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic building is open, offering access to the site amenities and view of the rock lined channel.

- d. *The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use. (19.38.060 B.4);*

The project contributes to the creation of an attractive and visually interesting environment by providing well articulated new construction, a visually interesting color scheme, and varied facades with wood trellises and other detailing. The site has two pedestrian gateways leading to the public sidewalk and is 700 feet from Del Norte BART and San Pablo Avenue.

- e. *Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere. (19.38.060 B.5);*

The street frontage is visually attractive with both a pedestrian and vehicular access offered through architecturally varied entrances and gates. The project also locates a door, windows and a patio on the Elm Street elevation, increasing 'eyes on the street' from both inside and outside of the new building.

- f. *The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character. (19.38.060 B.6);*

The project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings.

- g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity. (19.38.060 B.7);

There are no significant views or open space visible from the site or on adjacent public right-of-way. However, the project retains a historic structure and provides for public access to the structure and the open space directly in front of the structure and beside the rock lined channel.

- h. *The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate. (19.38.060 B.8);*

The proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities.

- i. *The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials. (19.38.060 B.9);*

The project will be consistent with Title 24 of the California Building Code. Further, the project is utilizing many plants that are drought tolerant; provide shade as well as plantings valued for their bio-retention qualities.

- j. *The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway. (19.38.060 B.10);*

The project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palate in the open space areas throughout the project.

BE IT FURTHER RESOLVED, that after careful consideration of facts, correspondence, and testimony, and other evidence submitted in this matter, the El Cerrito City Council hereby denies the appeal and upholds the Planning Commission's approval of Design Review application at 1715 Elm Street, subject to the following conditions:

1. The project shall be developed and maintained substantially in compliance with the plans dated November 10, 2014. Minor changes may be approved by the Zoning Administrator as noted in the El Cerrito Municipal Code Section 19.32.110.B.
2. If not used, this design review approval shall expire two years from the date of this action.
3. All previous conditions of approval included as part of the August 19th City Council public hearing remain a part of this project entitlement package, in addition to any conditions included herein.
4. This project shall confirm to its approved Storm Water Control Plan dated December 15, 2014.

5. The applicant shall submit a revised set of plans that illustrate compliance with the following modifications. This set of plans shall be submitted prior to the submittal of building plans and are subject to staff approval. The intent of this condition is that once this set of plans is approved by staff, they will be included in the building set of plans submitted to the city.
The plan set submitted to staff shall include:

Landscape and Irrigation Plans:

- a) Revised Gates. Both sets of proposed gates shall be six feet wide. Each set of gates shall consist of two sets of three foot wide panels.
- b) The current lighting scones along interior paths shall be replaced by light stick-style lighting.
- c) All of the proposed Oak trees on the plan set shall be removed and replaced with a more columnar shaped tree that will create a narrower canopy.
- d) Subsurface irrigation system shall be added to the C3 area of the site plan and illustrate that proposed shrubs are located in way to not disrupt the adjacent irrigation pipe.
- e) Address the curved top of the raised bed and show the final design of the seating area.
- f) Show location of proposed vines on plan set. Ensure they are in areas that already provide irrigation.
- g) Specify appropriate location and type of groundcover in space immediately adjacent to creek.
- h) To avoid the unintentional spread of Sudden Oak Disease to Oak trees proposed on this site and in the area, no plant species that are known for the ability to serve as vectors for the disease shall be allowed on plant list. This list includes, but is not limited to: Bay Laurel and Azaleas.
- i) The staff will engage in a dialogue with neighbors to attempt to identify a preferred species of tree for the perimeter tree planting.
- j) Applicant shall consider using a 15 gallon tree for the perimeter planting tree instead of the prescribed 24 inch box size.
- k) The outside path leading to unit on the southwest dwelling unit shall be removed and the access to that unit shall be included on the interior of the building. The former path area shall be planted with riparian plantings or other appropriate plantings.

Building Plans:

- l) The type of windows along the ground elevation shall be specified in the plan set as either casement or slider windows.
- m) All windows on the new building shall not contain false muntins and shall use dark bronze vinyl framing.
- n) There shall be no bars on the ground floor windows.
- o) The siding shall be Hardie Brand and type entitled "Artisan" lap siding with mitered corners.
- p) On the east elevation, the horizontal band shall be removed and the windows on the central bay area shall be made thinner and taller.

Agenda Item 6(A)
Attachment 1

I CERTIFY that at a special meeting on May 19, 2015 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May____, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor



Community Development Department - Planning Division

10890 San Pablo Avenue, El Cerrito, CA 94530

(510) 215-4330 - FAX: (510) 233-5401

planning@ci.el-cerrito.ca.us

DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: January 7, 2015

I. SUBJECT

Application: PL14-0159

Applicant: Edward Biggs

Location: 1715 Elm Street

Zoning: RM (Multi-family Residential)

General Plan: High-Density Residential

APN: 502-112-038

Request: Design Review Board consideration of final architectural review as it applies to aesthetic design of the structures, landscaping, lighting and other architectural features of the project proposed for 1715 Elm Street.

CEQA: A Mitigated Negative Declaration has been prepared for this project.

II. BACKGROUND

This project appeared at a public hearing before the Board in November, 2013. Since that time, it has been considered at the following agendized meetings:

March 19, 2014: Planning Commission – Study Session

April 16, 2014: Planning Commission – Public Hearing

May 21, 2014: Planning Commission – Public Hearing

June 2, 2014: City Council – Public Hearing

June 23, 2014: City Council – Public Hearing

August 19, 2014: City Council – Public Hearing

For all associated documents, including prior staff reports and CEQA documents, please see:

www.elcerrito.org/1715Elm.

The project received approval by the by the City Council at the August 19, 2014 meeting.

These entitlements included: Development Agreement, the creation of a Planned Development District including a Zoning Map Amendment and a Use Permit. The applicant will still need to secure a parcel map at a later date.

The purview of the Board this evening is the Final Design Review of the project.

Section 19.38.040 establishes the scope of final design review as the following:

The Zoning Administrator or Design Review Board shall approve, conditionally approve or deny, or make recommendations on applications for final aesthetic architectural review based on consideration of the requirements of this Chapter as they apply to design of the structures, landscaping, lighting and other architectural features of an application including:

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

III. DISCUSSION

Site Description and Setting

The project site is a fairly level, rectangular 0.42-acre lot located at 1715 Elm Street. The site slopes from a high point along the Elm Street frontage to the western boundary, representing a three percent slope across the property. It currently includes a vacant two-story house built in 1897, a detached garage, a well house, and a shed. A rock-lined channel runs east-west across the site along the southern edge of the property approximately 20 feet from the house. The project site is primarily surrounded by residential uses. Residential properties and Elm, Street are to the east, residential properties and Hill Street are to the north, residential properties and Liberty Street are to the west, and a day care and Blake Street are located to the south. A charter school campus is located approximately 700 feet to the northeast, while San Pablo Avenue and the Del Norte BART station are approximately one quarter mile to the northwest.

Development Proposal

The applicant proposes to construct a multi-unit development consisting of:

14 new dwelling units,

15 parking spaces tucked under the proposed main building,

1,548 square feet of private open space,

2,874 square feet of common open space

*The existing single family dwelling is being retained on site and relocated to the southeast corner of the subject property and will be used as a community center type use.

Building Design

Although not required as a strict condition of approval for this project, the Department of Interior Standards recommends that new buildings that share sites with historic buildings be designed to be compatible with the historic character of the historic building in terms of size, scale design, material, color, and texture. The applicant has designed the new construction to meet that recommendation, including a number of architectural features that reflect the style of the historic building. See page A-8, A-9 and A-10 of the plan set for details.

New Building

The new main building is proposed to be located on the north side of the site. It is three stories tall with a gable roofline. It has a high level of architectural interest and detail. The elevations on the main building include both vertical architectural elements and horizontal color bands. The proposed materials include fiber cement horizontal siding and brown asphalt shingle roofing. Detailing includes vinyl windows, wood awnings with shingle roofs, metal railings and wood trellises and pergolas. Please see Page A-8 and A-9 of the plan set for details of the proposed elevations. As noted on page A-13 and presented in color samples at the meeting, the paint palette contains three siding colors (Maybeck Muslin, Bungalow Brown and Wild Cattail), two trim colors (Daisy White and Americano) and one accent color (Drive-In Cherry). The window detail is shown on page A-16 of the plan set. The architect is calling out Milgard Montecito Series windows or equal in the color white.

Historic Structure

The subject property currently contains a Queen Anne-style, single-family dwelling constructed in 1897. It is proposed to be moved and retained on the southwest quadrant of the site. Pursuant to the Development Agreement, the applicant is required to complete the following improvements to the structure:

1. Restore all four side of the exterior of the building façade, including windows, the historic wood trim around the doors and windows, as well as the door in the main entrance to the Department of Interior Standards.
2. The historic structure shall be placed on a new foundation in the location shown on the site plan.
3. The plumbing and electrical systems will be updated in compliance with the current building code.
4. An Americans Disabilities Act compliant bathroom and exterior lift will be added the structure.

The lift has been proposed along the rear elevation as noted on page A-10. A new porch and railing based on the existing porch and railing are proposed for the front elevation. In addition, this building is proposed to retain the fish-scale and horizontal wooden siding, painted Dove White. The new porch and railing are proposed to be painted Dove White as well, and a trim color called Puritan Gray is proposed as an accent color on the building. The roof is proposed to consist of composition shingles in a dark grey color.

Landscaping Design

There are three common areas of open space represented on page L-1 of the plan. One is directly in front of the restored historic structure. It features a turf oval surrounded by a concrete walk that provides for public pedestrian entry from Elm Street. It is bounded by a six foot high board fence with two feet of lattice along the top on the southern elevation and an open cable guard rail on the north elevation, abutting the rock lined channel. A stone seatwall provides an entry marker to the stairs leading to the historic building. The area also includes three raised herb planting beds over a patio of decompressed granite, a picnic table and a BBQ. Plantings that are found in this area include five Leyland Cypress, two orchard style trees and an Oregon Ash Tree. Between the walk and the rock lined channel, a row of snowberries, Pacific Coast Irises and Santa Barbara Sedge is planned. The Development Agreement reflects that the use of the open space in front of the historic structure will be available for public use during daylight hours when the structure is open to the public.

North of this larger area, there is second area that is proposed to include the private pedestrian entry to the new main building, along with accent trees and brick paved paths. This area also includes a peaked trellis with vines and a seating area. Plantings in this area include two Creek Dogwood and three Pink-Flowering Currants.

Project landscaping along the perimeter of the site includes densely planted landscape setbacks around the proposed buildings to provide a buffer between the project and adjacent residential sites. Landscape plantings in this area include: Valley Oak, Bigleaf Maple, California Bay Laurel. Also located in the landscape buffer area there are two storm water bio-retention areas. They are located along the eastern side of the property, one adjacent to the new building and one adjacent to the historic building. The landscape plan on page L-1 notes a list of infiltration plants and a bio-retention seed mix to be planted in these areas. The City Engineer has reviewed the C-3 plans submitted to the city and has approved the application with conditions.

All the land will be owned and maintained by an HOA created by the applicant for the 1715 Elm Street project.

Environmental Review

Pursuant to the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been approved for this project. This entitlement is found to be consistent with the project analyzed in the Initial Study, therefore no further environmental review is necessary.

Findings

The Design Review Board may only approve a final design application if it finds that the application is consistent with the purposes of this Chapter and is consistent with:

Section 19.36.160 ECMC

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

The project complies with all of the relevant standards of the El Cerrito Zoning Ordinance. It has received all other necessary land use approvals as stated in the Zoning Ordinance at the August 19, 2014 City Council meeting. The findings relevant to Design Review approval are listed below.

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

Pursuant to the City of El Cerrito General Plan, the following policies are pertinent to the proposed project: CD1.2 Design Concept, CD1.3 High Quality Design, and CD5.1 Design Review Process.

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

None

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

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

The aesthetic design of the project will provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings.

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

The project features a unified color scheme in an earth tone hue that is complementary to the historic building's colors. It uses durable, long lasting materials such as cement siding on the new building as well as quality historically appropriate materials on the historic building, such as wood siding. The overall design of the project, including the architectural details and the landscaping tie together well to appear as one unified project.

- c. *The project has been designed with consideration of neighboring development.*

The project has been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic building is open, offering access to the site amenities and view of the rock lined channel.

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

The project contributes to the creation of an attractive and visually interesting environment by providing well articulated new construction, a visually interesting color scheme, and varied facades with wood trellises and other detailing. The site has two pedestrian gateways leading to the public sidewalk and is 700 feet from Del Norte BART and San Pablo Avenue.

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

The street frontage is visually attractive with both a pedestrian and vehicular access offered through architecturally varied entrances and gates. The project also locates a door, windows and a patio on the Elm Street elevation, increasing 'eyes on the street' from both inside and outside of the new building.

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

The project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings.

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

There are no significant views or open space visible from the site or on adjacent public right-of-way. However, the project retains a historic structure and provides for public access to the structure and the open space directly in front of the structure and beside the rock lined channel.

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

The proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities.

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

The project will be consistent with Title 24 of the California Building Code. Further, the project is utilizing many plants that are drought tolerant; provide shade as well as plantings valued for their bio-retention qualities.

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

The project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palate in the open space areas throughout the project.

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

The project does not require any additional approval by the Planning Commission or the Zoning Administrator.

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

The project is in compliance with the zoning requirements and the goals and policies outlined in the General Plan.

IV. RECOMMENDATION

Staff recommends approval of Planning Application No. PL14-0159 as conditioned by the draft resolution in Attachment 1, Resolution No. 14-08 granting Design Review approval the project at 1715 Elm Street

Proposed Motion: Move adoption of Design Review Board Resolution 14-08 granting Design Review approval for the project located at 1715 Elm Street

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

Attachments:

- 1) Draft Resolution
- 2) Plan Set dated November 10, 2014

Design Review Board Resolution DRB14-08**APPLICATION NO. PL14-0159****A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL TO THE PROJECT AT 1715 ELM STREET**

WHEREAS, the subject site is located at 1715 Elm Street;

WHEREAS, the zoning district of the site is RM (Multifamily Residential);

WHEREAS, the general plan land use designation of the site is High Density Residential;

WHEREAS, on November 6, 2013, the Design Review Board reviewed the conceptual project proposed for 1715 Elm and provided feedback to the applicant;

WHEREAS, on January 13, 2014 the City circulated an Initial Study/Mitigated Negative Declarations pursuant to the CEQA Guidelines;

WHEREAS, on March 19, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and directed staff to bring the project back for formal action;

WHEREAS on April 16, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC14-06, adopting an Initial Study and Mitigated Negative Declaration;

WHEREAS, on April 16, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC14-07, approving a Planned Development Use Permit;

WHEREAS on April 28, 2014, Howdy Goudey, Robin Mitchell, Jason Hasley, Keystone Montessori School, Linda Shehabi, Dan & Henia Pines, and Julia Lucia filed an appeal of the Planning Commission's Planned Development Use Permit approval at 1715 Elm Street;

WHEREAS, on June 2, 2014, the City Council held a duly noticed public hearing to consider the appeal. The City Council closed the public hearing and continued consideration of the appeal to June 23;

WHEREAS on June 23, 2014, the City Council held a duly noticed public hearing and requested additional information and continued deliberations;

WHEREAS on August 19, 2014, the City Council reopened the hearing, received the additional information and based all the information before them and the testimony received voted to approve the project at 1715 Elm Street;

WHEREAS, on November 10, 2014, the applicant submitted Design Review application for 1715 Elm Street;

WHEREAS, on January 7, 2015, the Design Review Board, after due consideration of all evidence and reports offered for review does find and determine the following:

The proposed development meets the Design Review criteria noted in Section 19.36.160 of the Zoning Ordinance. Findings for approval under Section 19.38.060 are listed below. The Design Review Board may only approve a final design application if it finds that the application is consistent with the purposes of this Chapter and is consistent with:

Section 19.36.160 ECMC

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

The project complies with all of the relevant standards of the El Cerrito Zoning Ordinance. It has received all other necessary land use approvals as stated in the Zoning Ordinance at the August 19, 2014 City Council meeting. The findings relevant to Design Review approval are listed below.

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

Pursuant to the City of El Cerrito General Plan, the following policies are pertinent to the proposed project: CD1.2 Design Concept, CD1.3 High Quality Design, and CD5.1 Design Review Process.

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

None

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

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

The aesthetic design of the project will provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings.

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

The project features a unified color scheme in an earth tone hue that is complementary to the historic building's colors. It uses durable, long lasting materials such as cement siding on the new building as well as quality historically appropriate materials on the historic building, such as wood siding. The overall design of the project, including the architectural details and the landscaping tie together well to appear as one unified project.

- c. The project has been designed with consideration of neighboring development.*

The project has been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic building is open, offering access to the site amenities and view of the rock lined channel.

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

The project contributes to the creation of an attractive and visually interesting environment by providing well articulated new construction, a visually interesting color scheme, and varied facades with wood trellises and other detailing. The site has two pedestrian gateways leading to the public sidewalk and is 700 feet from Del Norte BART and San Pablo Avenue.

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

The street frontage is visually attractive with both a pedestrian and vehicular access offered through architecturally varied entrances and gates. The project also locates a door, windows and a patio on the Elm Street elevation, increasing 'eyes on the street' from both inside and outside of the new building.

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

The project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings.

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

There are no significant views or open space visible from the site or on adjacent public right-of-way. However, the project retains a historic structure and provides for public access to the structure and the open space directly in front of the structure and beside the rock lined channel.

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

The proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities.

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

The project will be consistent with Title 24 of the California Building Code. Further, the project is utilizing many plants that are drought tolerant; provide shade as well as plantings valued for their bio-retention qualities.

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

The project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palate in the open space areas throughout the project.

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

The project does not require any additional approval by the Planning Commission or the Zoning Administrator.

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

The project is in compliance with the zoning requirements and the goals and policies outlined in the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL14-0159, subject to the following conditions:

Planning Division:

1. The project shall be developed and maintained substantially in compliance with the plans dated November 10, 2014. Minor changes may be approved by the Zoning Administrator as noted in the El Cerrito Municipal Code Section 19.32.110.B.
2. If not used, this design review approval shall expire two years from the date of this action.
3. All previous conditions of approval included as part of the August 19th City Council public hearing remain a part of this project entitlement package, in addition to any conditions included herein.

Public Works:

1. This project shall confirm to its approved Storm Water Control Plan dated December 15, 2014.

The Board added the following condition of approval at the public hearing:

1. The applicant shall submit a revised set of plans that illustrate compliance with the following modifications. This set of plans shall be submitted prior to the submittal of building plans and are subject to staff approval. The intent of this condition is that once this set of plans is approved by staff, they will be included in the building set of plans submitted to the city. The plan set submitted to staff shall include:

Landscape and Irrigation Plans:

- a) Revised Gates. Both sets of proposed gates shall be six feet wide. Each set of gates shall consist of two sets of three foot wide panels.
- b) The current lighting scones along interior paths shall be replaced by light stick-style lighting.
- c) All of the proposed Oak trees on the plan set shall be removed and replaced with a more columnar shaped tree that will create a narrower canopy.
- d) Sub surface irrigation system shall be added to the C3 area of the site plan and illustrate that proposed shrubs are located in way to not disrupt the adjacent irrigation pipe.
- e) Address the curved top of the raised bed and show the final design of the seating area.
- f) Show location of proposed vines on plan set. Ensure they are in areas that already provide irrigation.
- g) Specify appropriate location and type of groundcover in space immediately adjacent to creek.
- h) To avoid the unintentional spread of Sudden Oak Disease to Oak trees proposed on this site and in the area, no plant species that are known for the ability to serve as vectors for the disease shall be allowed on plant list. This list includes, but is not limited to: Bay Laurel and Azaleas.

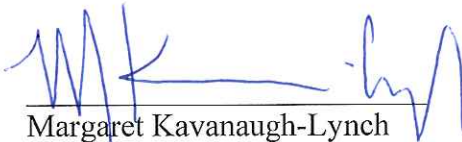
Building Plans:

- i) The type of windows along the ground elevation shall be specified in the plan set as either casement or slider windows.
- j) All windows on the new building shall not contain false muttons and shall use dark bronze vinyl framing.
- k) There shall be no bars on the ground floor windows.
- l) The siding shall be Hardie Brand and type entitled "Artisan" lap siding with mitered corners.
- 1. On the east elevation, the horizontal band shall be removed and the windows on the central bay area shall be made thinner and taller.

CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on January 7, 2015, upon motion of Boardmember Groch, second by Boardmember Thompson:

AYES: Groch, Leighly, Thompson
 NOES: None
 ABSTAIN: None
 ABSENT: Laverne


 Margaret Kavanaugh-Lynch
Development Services Manager



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, January 7, 2015
7:30 PM

El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

Roll Call: Maggie Leighly, Carl Groch, and John Thompson.

Christophe Laverne had an excused absence.

1. Council/Staff Liaison Announcements and Reports

No report was made.

2. Comments from the Public

No comments were received.

3. Approval of Minutes

Motion to approve the December 3, 2014 minutes: Groch, 2nd:Thompson.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: None

Absent: Laverne

4. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

5. Public Hearing – Elm Street Condominiums

Application: PL No 6133

Applicant: Eddie Biggs

Location: 1715 Elm Street

APN: 502-112-038

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Design Review Board consideration of final architectural review as it applies to aesthetic design of the structures, landscaping, lighting and other architectural features of the project proposed for 1715 Elm Street.

CEQA: A Mitigated Negative Declaration is being prepared for this project.

Development Services Manager, Margaret Kavanaugh-Lynch presented the project.

Carl Campos of LCA Architects gave a presentation of the project submittal.

The public hearing was opened

Howdy Goudey of 635 Elm Street addressed the Board and spoke in opposition, noting the project was not in scale with neighborhood and possibly premature to be in front of the Board for consideration.

Franklin Leong of Manor Circle addressed the Board and spoke in opposition, noting the number of variances needed for the project.

Robin Mitchell of 635 Elm Street addressed the Board and stated that dark vinyl was more subject to expansion due to heat than white vinyl.

The public hearing was closed.

Motion to approve the project at 1715 Elm Street: Groch, 2nd: Thompson.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: None

Absent: Laverne

The Board added the following condition of approval:

1. The applicant shall submit a revised set of plans that illustrate compliance with the following modifications. This set of plans shall be submitted prior to the submittal of building plans and are subject to staff approval. The intent of this condition is that once this set of plans is approved by staff, they will be included in the building set of plans submitted to the city. The plan set submitted to staff shall include:

Landscape and Irrigation Plans:

- a) Revised Gates. Both sets of proposed gates shall be six feet wide. Each set of gates shall consist of two sets of three foot wide panels.
- b) The current lighting scones along interior paths shall be replaced by light stick-style lighting.
- c) All of the proposed Oak trees on the plan set shall be removed and replaced with a more columnar shaped tree that will create a narrower canopy.
- d) Sub surface irrigation system shall be added to the C3 area of the site plan and illustrate that proposed shrubs are located in way to not disrupt the adjacent irrigation pipe.
- e) Address the curved top of the raised bed and show the final design of the seating area.
- f) Show location of proposed vines on plan set. Ensure they are in areas that already provide irrigation.
- g) Specify appropriate location and type of groundcover in space immediately adjacent to creek.
- h) To avoid the unintentional spread of Sudden Oak Disease to Oak trees proposed on this site and in the area, no plant species that are known for the ability to serve as vectors for the disease shall be allowed on plant list. This list includes, but is not limited to: Bay Laurel and Azaleas.

Building Plans:

- i) The type of windows along the ground elevation shall be specified in the plan set as either casement or slider windows.
- j) All windows on the new building shall not contain false muttons and shall use dark bronze vinyl framing.
- k) There shall be no bars on the ground floor windows.
- l) The siding shall be Hardie Brand and type entitled “Artisan” lap siding with mitered corners.
- 1. On the east elevation, the horizontal band shall be removed and the windows on the central bay area shall be made thinner and taller.

6. Staff Communications

None.

7. Adjournment

9:15 p.m.



Community Development Department - Planning Division

10890 San Pablo Avenue, El Cerrito, CA 94530

(510) 215-4330 - FAX: (510) 233-5401

planning@ci.el-cerrito.ca.us

***PLANNING COMMISSION STAFF REPORT
REVISED***

Typographical Changes

A citation on page 5 has been corrected.

The incorrect numbering is shown as ~~19.36.160~~ and the correct numbering is shown as 19.38.060.

There are additional clarifications regarding the numbering used for some findings. The numbering referenced in DRB staff report, the appeal letter, and subsequently in the appeal staff report reflects a simple numbering list, not the municipal code section for each finding. This notation has created some confusion. Therefore, staff has added the subsection of the municipal code to each finding so each may be cross-referenced. Please note that the actual text used for each finding is written correctly as found in the El Cerrito Municipal Code, and this clarification is not grounds for re-noticing or otherwise postponing any action of the Planning Commission, this evening.

Meeting Date: March 18, 2015

I. SUBJECT

Application: PL14-0159

Applicant: Edward Biggs

Appellant: Howdy Goudey and Robin Mitchell

Location: 1715 Elm Street

Zoning: RM Multi-family Residential General Plan: High-Density Residential

APN: 502-112-038

Request: Planning Commission consideration of an appeal to the decision of the Design Review Board to approve of the final architectural review as it applies to aesthetic design of the structures, landscaping, lighting and other architectural features of the project proposed for 1715 Elm Street

CEQA: A Mitigated Negative Declaration has been approved for this project.

II. BACKGROUND

Entitlement History for the project:

March 19, 2014: Planning Commission – Study Session

April 16, 2014: Planning Commission – Public Hearing

May 21, 2014: Planning Commission – Public Hearing

June 2, 2014: City Council – Public Hearing

June 23, 2014: City Council – Public Hearing

August 19, 2014: City Council – Public Hearing

For all associated documents, including prior staff reports and CEQA documents, please see:

www.elcerrito.org/1715Elm.

The overall project entitlement package was approved by the by the City Council on August 19, 2014. These entitlements included: Development Agreement, the creation of a Planned Development District including a Zoning Map Amendment and a Use Permit. The project that is the subject of the appeal before the Planning Commission is the Final Design Review of the project, only.

III. DISCUSSION

The project was the subject of a public hearing before the Design Review Board on January 7, 2015. After review of the staff report, presentation from the applicant, and comments from the public, the Board unanimously approved the project. The staff report, the resolution which incorporates the findings and conditions of approval made by the Board and the Draft Minutes are all included in this report as Attachment 2, 3 and 4.

On January 20, 2015, Howdy Goudy filed an appeal of the Design Review decision. The complete appeal document is included in this report as Attachment 5.

Appeal

The legal framework for appeals is stated in several sections of the zoning ordinance. Specifically:

- Pursuant to Section 19.39.040.C. Decisions of the Design Review Board may be appealed to the Planning Commission by filing a written appeal with the Zoning Administrator.
- Pursuant to Section 19.38.070.A. Appeals of design review approvals shall be based on design issues that are within the scope of Chapter 19.38 (Design Review) and the purview of the design review unless the appellant asserts that the decision exceeds the authority of the decision-making body in conducting design review.
- Pursuant to 19.39.040 D. The authorized hearing body shall review the appeal, the record, and any written correspondence submitted after the appeal has been filed, and shall take one of the following actions:
 1. Conduct a public hearing and take action on the appeal; or
 2. Remand the matter to the decision-making body or official to cure a deficiency in the record or the proceedings.

Staff has noticed this meeting as a public hearing in order to allow the Commission the opportunity to take action on the appeal if the Commission chooses to do so. Pursuant to 19.39.050, when reviewing any decision on appeal, the hearing body shall use the same standards for decision-making required for the original decision. The hearing body may adopt the same decision and findings as were originally approved or different ones.

This language establishes that the Planning Commission must use the same findings as the Design Review Board when reviewing the application before them. However, the Commission is free to make a new decision based on the information in the record and any written correspondence submitted after the appeal has been filed. This style of appeal review is also known as a de novo hearing.

If the Commission chooses to take an action at tonight's meeting, there are two options for the body to consider:

1. It may review the findings made by the Design Review Board and supported in the staff analysis below, in their approval of the project before them at the January meeting and affirm the decision of the Board, or
2. It may review the findings made by the Design Review Board and supported in the staff analysis below, in their approval of the project before them at the January meeting and uphold the appeal, effectively overturning the decision of the Board,

Staff Analysis of the Appeal

Staff has summarized the items in the appeal that fall within the purview of the project in the order that they appear in the appeal letter. As a frame for the analysis, for each issue of concern noted by the appellants, staff first lists the appropriate design review findings/criteria that pertain to the issues under discussion, then summarizes each point the appellants note related to that specific finding/criteria (staff quotes the appellants unless otherwise noted in these sections), and finally offers a response to each of these points.

The first four pages of the appeal notes many different aspects of the development project at 1715 Elm that fall outside of the scope of final design review purview of the project. No further staff analysis is offered to these components of the appeal.

Issue 1

Relevant Required Scope

Section 19.38.040 establishes the scope of final design review as the following:

The Zoning Administrator or Design Review Board shall approve, conditionally approve or deny, or make recommendations on applications for final aesthetic architectural review based on consideration of the requirements of this Chapter as they apply to design of the structures, landscaping, lighting and other architectural features of an application including:

A. Building articulation, facade treatment and architectural details.

B. Exterior colors and materials.

C. Character defining features and the relation to existing settings.

D. Design of fences, walls, and screen plantings, including but not limited to height of those structures, materials, colors, and type.

E. Location and type of landscaping including selection and size of plant materials and design of hardscape including landscape lighting.

F. The size, location, design, color, number, lighting, and materials of signs.

G. Design of the streetscape, including but not limited to landscaping, furniture and materials.

Appellant Concern:

The project specifically does not meet criterion c, listed above.

1. The 4 foot proximity of the buildings to the creek bank (especially a 40+ foot high building) breaks the aesthetic qualities of the creek and severely curtails the existing character and limits the potential character and the relation of the buildings to this important existing feature.
2. Diminishing the existing historic structure by positioning it in a rear corner 3 feet from the property line and overshadowing it by a building roughly twice as tall, is also an aesthetic disservice to the site and its historic context. The relative scale of the buildings makes the historic home look like a playhouse instead of respecting it as an important historic structure.
3. The tightness of the buildings to the creek corridor and the hardscape walking paths right up to the creek includes cement paths and tight cable guard rails with hard modern texture that is aesthetically inconsistent with the natural water course and the historic farmstead character of the site. It is particularly troubling that in areas with less constraint, such as the patios and walks, there is still unnecessary close imposition on the creek and the corridor that should be exploited to accentuate this unique existing natural feature and assure that it is properly uses as a harmonious asset of the landscape design.
4. This plan attempts to combine too much in too little space with large buildings and small setbacks. In an attempt to screen the inappropriate intrusion, trees that are too big for the remaining space are crammed in for good measure, but they cannot hide or remedy the discontinuity of the site.

Staff Response:

The scope of the entitlement is limited to the final aesthetic architectural review based on consideration of the requirements of Section 19.38.040 as they apply to design of the structures, landscaping, lighting and other architectural features of the application. The location and height of the new building, the historic structure and the rock lined channel were finalized in the approval of the Planned Development District by City Council on August 19, 2014. Therefore, the request that the buildings be moved away from the creek (point 1), to move the historic structure elsewhere on site (point 2) or raising concerns as to the relative height of the proposed new building (points 1 & 2) are all outside the scope of this project review. The issues regarding the landscape components including the patios, walking paths and cable railing are within the purview of the design review. The members of the Board did not find that the patios, walkways or railings were out of character with their settings. They did find that the project retains two existing historical resources, the historic structure and the rock lined channel. Further, the design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings. Staff notes that while the Board did offer extensive modifications to some plantings, irrigation, the seating area, the light sconces, and the proposed gates, no concerns were expressed in area noted by the appellants.

Issue 2

Appellant Concern:

The project specifically does not meet criterion e, listed above.

1. California Bay Laurel is a lovely tree, however it is also the vector for Sudden Oak Death disease, so it might be worth consulting with the City Arborist and/or the Tree Committee about the wisdom of planting this tree in this location with surrounding oaks.
2. Many of the other perimeter trees are lovely in and of themselves, but potentially quite large and unnecessarily crowded in the narrow (10-15 foot) spaces between the building and property

lines. Trees of this size will extend significantly over the property line and likely receive pruning by neighbors that is not holistically intended for the healthy management of the whole tree. Unbalanced and unhealthy trees may result. Light will be severely limited to lower living units in both the new construction and some of the neighboring properties.

Staff Response:

As the appellants noted in the appeal, the Board also had concerns regarding the canopy of the perimeter trees and the spread of sudden oak disease. They added conditions of approval to address each of these concerns. Specifically:

1. C. All of the proposed Oak trees on the plan set shall be removed and replaced with a more columnar shaped tree that will create a narrower canopy.

1.H. To avoid the unintentional spread of Sudden Oak Disease to Oak trees proposed on this site and in the area, no plant species that are known for the ability to serve as vectors for the disease shall be allowed on plant list. This list includes, but is not limited to: Bay Laurel and Azaleas.

Issue 3

Relevant Required Findings of Fact

Section ~~19.36.160~~ 19.38.060 zoning ordinance lists the necessary findings that the Board must make to approve the project. The first finding is that the project is consistent with that the applicable standards and requirements of the Zoning Ordinance.

Appellant Concern:

It is factually inaccurate to say the project meets all relevant standards of the zoning ordinance. It was relieved from several standards by the Aug. 19th Council action, placing it in a planned development designated zone.

Staff Response:

As the appellants noted in the appeal, this point was addressed in the approval of the Planned Development District by the City Council on August 19, 2014. With that approval in place, the project is consistent with the standards and requirements of the zoning ordinance.

Issue 4

Relevant Required Findings of Fact

Finding ~~4a~~ B.1 states that the aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

Appellant Concern:

As expressed by the DRB during their work plan presentation to Council, vinyl framed windows are not a high quality attractive material and their texture does not support the historical context of the architecture. This architecturally inferior product should be replaced with a higher quality window that is more respectful of the classic look and texture of the historic building the architecture it aspires to echo.

Staff Response:

The Board found in its approval of this project that the aesthetic design of the project would provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings. Although, the Board is on record for generally discouraging the use of vinyl windows, in this

case they noted that this is a relatively small project and were sensitive to the comments by the applicant that cost of other types of windows would be problematic when added to all the other costs associated with this project. The Board did add three additional conditions to the approval to ensure the appearance of the windows would provide a high level of architectural interest. Specifically:

1.I The type of windows along the ground elevation shall be specified in the plan set as either casement or slider windows.

1.J All windows on the new building shall not contain false muttons and shall use dark bronze vinyl framing.

1.K There shall be no bars on the ground floor windows.

It is within the purview of the Board to allow vinyl framed windows on a case by case basis. It should also be noted that the issue of vinyl windows only applies to the new building. The historic structure is required to have wood frame windows as existed in its original construction.

Issue 5

Relevant Required Findings of Fact

Finding 4e B.3 states that the project has been designed with consideration of neighboring development.

Appellant Concern:

1. Perimeter tree plantings are meant to buffer the impact of the imposing structure on neighbors, however the tight space available to these trees and the large species, will result in significant canopy overhang on neighboring properties (as pictured in the plan set). This is a different impact that may or may not be desirable. It is not clear that it is considerate of the neighbors to impose this condition without consultation. There is a potential burden of shading, pruning, leaf drop, etc, that might not be sought by the neighbors. (Although the appellants noted that the Board addressed this concern, the appellants expressed concern as to how the modification would be implemented.)
2. The height of the (new) structure is not considerate of the neighboring residents and it is out of character with the neighborhood and the scale of surrounding buildings.
3. The shading of neighboring buildings to the north (by the new structure) is not considerate of the neighborhood.

Staff Response:

The Board found that the project had been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic structure is open, offering access to the site amenities and closer access to the rock lined channel.

In addition, specifically regarding point 1, the issue of the canopy size of the proposed perimeter trees was identified by the Board as a concern. They responded by adding condition of approval 1.C. that required the removal of the specified species of perimeter tree and the addition of a more columnar shaped tree that will create a narrower canopy. This is one of the many modifications that the Board required the applicant to address by submitting a revised set of plans prior to the submittal of building plans. They noted to the applicant that they have charged staff with the review of the revised plans to ensure that all noted modifications have been made as the Board requested. This requirement is stated in body of condition of approval #1 of the conditions of approval added by the Board and noted in Attachment 3.

Points 2 & 3 are issues related to the height of the proposed new building. As stated earlier in the report, the height of the buildings is not part of the purview of this project. Staff references points 2 and 3 to make clear that the issues were noted as part of the appeal document.

Issue 6

Relevant Required Findings of Fact

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

Appellant Concern:

1. The discontinuity of the scale of the two buildings on the site is not complimentary.
2. The distance for a pedestrian on sidewalks to the central entrance of Del Norte BART is about 1800 feet away from the site and the closest point on San Pablo Avenue is about 1300 feet away. (neither is 700 feet, as claimed, not even as the crow flies to the nearest point).

Staff Response:

Staff notes that neither of these points fall under the purview of the final design review purview of the project. Point 1 is again challenging discontinuity of the height of the existing and proposed buildings proposed for the site. The building height of the historic building is already established on site. The height of the proposed building was approved in the Planned Development District by City Council on August 19, 2014.

Point 2 is taking exception to a measurement offered by staff. Staff stands by the measurement as the crow flies. This measurement was taken using the City GIS system.

Staff references these points to make clear that the issues were noted as part of the appeal report.

Issue 7

Relevant Required Findings of Fact

Finding 4f B.6. states that the proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

Appellant Concern:

While the historic house is retained, its historic character, and particularly that of the historic site context called out in both the Corbett (2006) and VerPlank (2013) historical evaluations, is severely diminished by the crowding of the house in to the rear corner of the property and dwarfing it by a much larger adjacent building. This design destroys the historic context of the site and diminishes the third oldest house in El Cerrito, relegating it a much less interesting and valuable structure as a result of this mistreatment.

Staff Response:

The Board found that the project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings. The location of the historic structure was part of the Planned Development District, approved by City Council on August 19, 2014. The architectural features of the new building were designed to complement the architecture

of the existing structure. The horizontal siding, the shape of the roof form and the color palette of the new building were all chosen in consideration of this goal.

Issue 8

Relevant Required Findings of Fact

Finding ~~4g~~ B.7. states that the aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

Appellant Concern:

Neighbors' view of the East Bay hills will be impacted. This is a significant view shed. The site itself is open space and the view of it is enjoyed by the neighbors and those who pass Elm St. One neighbor who lives in an adjacent apartment reported that his only natural view from his balcony (an open view of the night sky to the hills) will be eclipsed by the tall new construction.

Staff Response:

The project will provide for a public view of the structure, the private open space directly in front of the structure and the rock lined channel from the right of way on Elm Street. It will enhance pedestrian activity by adding public access to these amenities as well. The goal of this finding is not to protect views from private property. It is to protect significant views as defined in the General Plan, from public streets and public open spaces. The east bay hills are significant, but their view from neighboring rights of way and public open space will not be impacted by the project. Further, because this project's site plan and building heights were all finalized by the Planned Development District approval by City Council, this concern is beyond the purview of the final design review.

Issue 9

Relevant Required Findings of Fact

Finding ~~4i-B.~~ 9 states that the project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

Appellant Concern:

Shade from trees is not necessarily energy efficient in this climate. Natural ventilation can supply most cooling needs. The energy provided by passive solar gain to offset heating energy is a greater energy service to buildings in our climate and this requires no shading on windows in the winter when sun angles are low.

Staff Response:

The Board found that the proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities. As conditioned by the Board, the project has been found to be an acceptable mix of plants that will serve the many goals of landscaping on residential properties in high density areas. Trees that provide shade are a necessary component of screening adjacent uses to allow for some privacy between residents. Staff also notes that the building will be required to meet the current California Building Code's Energy Standards.

Issue 10

Relevant Required Findings of Fact

Finding ~~4j~~ B.10 states that the project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall

enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

Appellant Concern:

The project does not in fact protect or restore the creek channel in a meaningful way. It leaves most of the creek channel untouched, however, this is not necessarily a good thing given the degraded condition of the stream and the proposal to introduce more peak storm water runoff and structure 4 feet from the bank. Hardscape sidewalks are located immediately adjacent to the bank and are an unacceptable imposition on the integrity of the waterway. The cable guard rails also marginalize and “wall off” the creek feature as an inconvenience to be dealt with rather than a unique and valuable feature that should be celebrated and enhanced to make the space more livable. The technical storm water aspects of the plan are of serious concern and need further review. The Regional Water Quality Board Permit has not yet been issued and they have expressed concerns about the plan in its current state.

Staff Response:

The Board found that the project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palate in the open space areas throughout the project. The plantings near the rock lined channel and in the bio-retention area have been purposely selected to be both aesthetically pleasing and serve to have a positive impact on the habitat of the site. The cable guard rail has been added to prevent people from falling into the rock lined channel. The cables themselves are very thin and will create a minimal visual screening of the amenity. The City of El Cerrito has approved the C3 plans for this project. And, finally, the City of El Cerrito must process applications in a timely manner, once they are submitted to the city. The risk of submitting this project before the final action of the Regional Water Quality Board (RWQB) falls on the applicant. If the RWQB acts in a way that would require the applicant to amend the site plan, the costs of the modification would fall to the applicant, not the city.

Issue 11

Relevant Required Findings of Fact

Finding 6 states (the project is consistent with) any other relevant policies or regulations of the City.

Appellant Concern:

The project is not compliant with all the zoning and standards; it was explicitly relieved from some of them to be made possible as proposed. It is within your purview to assess whether the associated design impacts are acceptable.

Staff Response:

The Board found that the project is in compliance with the zoning requirements and the goals and policies outlined in the General Plan. As previously noted, this point was addressed in the approval of the Planned Development District by the City Council on August 19, 2014. With that approval in place, the project is consistent with the standards and requirements of the zoning ordinance.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

An Initial Study and Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) have been approved for this project at the City Council meeting of August 19,

2014. All potential impacts identified are reduced to a less than significant level pursuant to the California Environmental Quality Act with the implementation of mitigation measures.

VI. RECOMMENDATION

Staff recommends that the Planning Commission affirm the decision of the Design Review Board, approve the project and adopt Resolution 15-02.

Proposed Motion: Move adoption of Planning Commission Resolution 15-02 upholding the decision of the Design Review Board and approve the project located at 1715 Elm Street.

Alternative Motions:

1. Move to overturn the decision of the Board and uphold the appeal and deny the design review for the project located at 1715 Elm Street. (If this motion is selected, please assist staff to identify the findings created by the Planning Commission for the action).
2. Move to remand the project located at 1715 Elm Street back to the Design Review Board for consideration. (If this motion is selected, please assist staff to identify the issues identified by the Planning Commission that they felt the Board should reconsider at their next hearing).

Attachments:

1. Draft Resolution to upholding the decision of the Design Review Board and approve the project located at 1715 Elm Street.
2. Design Review Staff Report dated January 7, 2015.
3. Design Review Final Resolution dated January 7, 2015.
4. Draft Minutes the Design Review Board meeting of January 7, 2015.
5. Appeal Letter dated January 20, 2015.
6. Plan Set from Design Review Meeting of January 7, 2015.
7. Correspondence received subsequent to the preparation of the staff report.

**Planning Commission Resolution PC15-02
APPLICATION NO. PL14-0159**

**A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION GRANTING
DESIGN REVIEW APPROVAL TO THE PROJECT AT 1715 ELM STREET**

WHEREAS, the subject site is located at 1715 Elm Street;

WHEREAS, the zoning district of the site is RM (Multifamily Residential);

WHEREAS, the general plan land use designation of the site is High Density Residential;

WHEREAS, on November 6, 2013, the Design Review Board reviewed the conceptual project proposed for 1715 Elm and provided feedback to the applicant;

WHEREAS, on January 13, 2014 the City circulated an Initial Study/Mitigated Negative Declarations pursuant to the CEQA Guidelines;

WHEREAS, on March 19, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and directed staff to bring the project back for formal action;

WHEREAS on April 16, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC14-06, adopting an Initial Study and Mitigated Negative Declaration;

WHEREAS, on April 16, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC14-07, approving a Planned Development Use Permit;

WHEREAS on April 28, 2014, Howdy Goudey, Robin Mitchell, Jason Hasley, Keystone Montessori School, Linda Shehabi, Dan & Henia Pines, and Julia Lucia filed an appeal of the Planning Commission's Planned Development Use Permit approval at 1715 Elm Street;

WHEREAS, on June 2, 2014, the City Council held a duly noticed public hearing to consider the appeal. The City Council closed the public hearing and continued consideration of the appeal to June 23;

WHEREAS on June 23, 2014, the City Council held a duly noticed public hearing and requested additional information and continued deliberations;

WHEREAS on August 19, 2014, the City Council reopened the hearing, received the additional information and based all the information before them and the testimony received voted to approve the project at 1715 Elm Street;

WHEREAS, on November 10, 2014, the applicant submitted Design Review application for 1715 Elm Street;

WHEREAS, on January 7, 2015, the Design Review Board held a duly noticed public hearing, received public testimony and adopted Resolution DRB 14-08, approving the final design review;

WHEREAS, on January 20, 2015 Howdy Goudey and Robin Mitchell filed an appeal of the decision of the Design Review Board's approval of final design review application for 1715 Elm Street;

WHEREAS on March 18, 2015, the Planning Commission held a duly notified public hearing, after due consideration of all evidence and reports offered for review, does hereby find and determine the following:

The proposed development meets the Design Review criteria noted in Section 19.36.160 of the Zoning Ordinance. Findings for approval under Section 19.38.060 are listed below. The Planning Commission may only approve a final design application if it finds that the application is consistent with the purposes of this Chapter and is consistent with:

Relevant Sections 19.38.060 ECMC:

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

The project complies with all of the relevant standards of the El Cerrito Zoning Ordinance. It has received all other necessary land use approvals as stated in the Zoning Ordinance at the August 19, 2014 City Council meeting. The findings relevant to Design Review approval are listed below.

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

Pursuant to the City of El Cerrito General Plan, the following policies are pertinent to the proposed project: CD1.2 Design Concept, CD1.3 High Quality Design, and CD5.1 Design Review Process.

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

None

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

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

The aesthetic design of the project will provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings.

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

The project features a unified color scheme in an earth tone hue that is complementary to the historic building's colors. It uses durable, long lasting materials such as cement siding on the

new building as well as quality historically appropriate materials on the historic building, such as wood siding. The overall design of the project, including the architectural details and the landscaping tie together well to appear as one unified project.

c. The project has been designed with consideration of neighboring development. (B.3)

The project has been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic building is open, offering access to the site amenities and view of the rock lined channel.

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

The project contributes to the creation of an attractive and visually interesting environment by providing well articulated new construction, a visually interesting color scheme, and varied facades with wood trellises and other detailing. The site has two pedestrian gateways leading to the public sidewalk and is 700 feet from Del Norte BART and San Pablo Avenue.

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

The street frontage is visually attractive with both a pedestrian and vehicular access offered through architecturally varied entrances and gates. The project also locates a door, windows and a patio on the Elm Street elevation, increasing 'eyes on the street' from both inside and outside of the new building.

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

The project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings.

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

There are no significant views or open space visible from the site or on adjacent public right-of-way. However, the project retains a historic structure and provides for public access to the structure and the open space directly in front of the structure and beside the rock lined channel.

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

The proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities.

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

The project will be consistent with Title 24 of the California Building Code. Further, the project is utilizing many plants that are drought tolerant; provide shade as well as plantings valued for their bio-retention qualities.

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

The project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palate in the open space areas throughout the project.

- 5. *Any planning or zoning approvals by the Planning Commission or Zoning Administrator; (A.5)*

The project does not require any additional approval by the Planning Commission or the Zoning Administrator.

- 6. *Any other relevant policies or regulations of the City. (A.6)*

The project is in compliance with the zoning requirements and the goals and policies outlined in the General Plan.

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. PL14-0159, subject to the following conditions:

Planning Division:

1. The project shall be developed and maintained substantially in compliance with the plans dated November 10, 2014. Minor changes may be approved by the Zoning Administrator as noted in the El Cerrito Municipal Code Section 19.32.110.B.
2. If not used, this design review approval shall expire two years from the date of this action.
3. All previous conditions of approval included as part of the August 19th City Council public hearing remain a part of this project entitlement package, in addition to any conditions included herein.

Public Works:

1. This project shall confirm to its approved Storm Water Control Plan dated December 15, 2014.

At the January 7, 2015 public hearing, the Design Review Board added the following condition of approval:

1. The applicant shall submit a revised set of plans that illustrate compliance with the following modifications. This set of plans shall be submitted prior to the submittal of building plans and are subject to staff approval. The intent of this condition is that once this set of plans is approved by staff, they will be included in the building set of plans submitted to the city. The plan set submitted to staff shall include:

Landscape and Irrigation Plans:

- a) Revised Gates. Both sets of proposed gates shall be six feet wide. Each set of gates shall consist of two sets of three foot wide panels.
- b) The current lighting scones along interior paths shall be replaced by light stick-style lighting.
- c) All of the proposed Oak trees on the plan set shall be removed and replaced with a more columnar shaped tree that will create a narrower canopy.
- d) Sub surface irrigation system shall be added to the C3 area of the site plan and illustrate that proposed shrubs are located in way to not disrupt the adjacent irrigation pipe.
- e) Address the curved top of the raised bed and show the final design of the seating area.
- f) Show location of proposed vines on plan set. Ensure they are in areas that already provide irrigation.
- g) Specify appropriate location and type of groundcover in space immediately adjacent to creek.
- h) To avoid the unintentional spread of Sudden Oak Disease to Oak trees proposed on this site and in the area, no plant species that are known for the ability to serve as vectors for the disease shall be allowed on plant list. This list includes, but is not limited to: Bay Laurel and Azaleas.

Added by the Planning Commission on March 18, 2015:

- i) **The staff will engage in a dialogue with neighbors to attempt to identify a preferred species of tree for the perimeter tree planting.**
- j) **Applicant shall consider using a 15 gallon tree for the perimeter planting tree instead of the prescribed 24 inch box size.**
- k) **The outside path leading to unit on the southwest dwelling unit shall be removed and the access to that unit shall be included on the interior of the building. The former path area shall be planted with riparian plantings or other appropriate plantings.**

Building Plans:

- l) The type of windows along the ground elevation shall be specified in the plan set as either casement or slider windows.
- m) All windows on the new building shall not contain false muttons and shall use dark bronze vinyl framing.
- n) There shall be no bars on the ground floor windows.
- o) The siding shall be Hardie Brand and type entitled "Artisan" lap siding with mitered corners.
1. On the east elevation, the horizontal band shall be removed and the windows on the central bay area shall be made thinner and taller.

CERTIFICATION

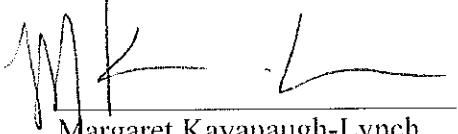
I CERTIFY that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on March 18, 2015, upon motion of Commission member Lucas, second by Commission member Iswalt:

AYES: Colin, Hansen, Iswalt, Lucas

NOES: Kuhlman, Motoyama, Pine

ABSTAIN: None

ABSENT: None

A handwritten signature in black ink, appearing to read 'MK' followed by a stylized flourish.

Margaret Kavanaugh-Lynch
Development Services Manager



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, March 18, 2015
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Andrea Lucas; Commissioners: Kevin Colin, Carla Hansen, Michael Iswalt, Bill Kuhlman, Lisa Motoyama and Tim Pine.

1. Council/Staff Liaison Announcements and Reports

Councilmember Quinto reported on recent City Council matters including the Madera Property and Marin Clean Energy.

2. Comments from the Public

BJ Thorsnes of 608 Everett Street asked if she would have an opportunity to speak regarding the 1715 Elm Street project.

3. Approval of Minutes

Motion to approve the January 21, 2015 meeting minutes: Pine, 2nd : Kuhlman

Vote:

Ayes: Hansen, Iswalt, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: Colin

Absent: None

4. Commissioner Communication/Conflict of Interest Disclosure

Chair Lucas disclosed that she attended a social event that included the appellants, but did not discuss the appeal and was not aware that the project was being appealed at that time.

5. Public Hearing - Appeal of Final Design Review for project located at 1715 Elm Street

Application: PL14-0159

Appellants: Howdy Goudey and Robin Mitchell

Location: 1715 Elm Street

COMMUNICATION ACCESS INFORMATION

To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Sean Moss, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330
E-mail: smoss@ci.el-cerrito.ca.us

City of El Cerrito
Planning Commission Meeting Minutes

Zoning: RM (Multi-Family Residential)
General Plan: High-Density Residential
APN: 502-112-038
Request: Planning Commission consideration of an appeal of the Design Review Board's approval of the design review for the project proposed for the subject property.
CEQA: A Mitigated Negative Declaration has been approved for this project.

Development Services Manager Margaret Kavanaugh-Lynch presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:

BJ Thorsnes, 608 Everett St
Ralph Boniello, 5701 El Dorado St
Julia Lucia, Junction Ave
Franklin Leong, Manor Circle
Pam Austin, 834 Kearney St
Sarah Taylor, Cutting Blvd

Carl Campos, the project architect, addressed the Commission.

The public hearing was closed.

Motion to grant the appeal: Pine, 2nd: Motoyama

Vote:

Ayes: Motoyama, Pine

Noes: Colin, Hansen, Iswalt, Kuhlman, Lucas

Abstain: None

Absent: None

Motion to deny the appeal: Lucas, 2nd: Iswalt

Vote:

Ayes: Colin, Hansen, Iswalt, Lucas

Noes: Kuhlman, Motoyama, Pine

Abstain: None

Absent: None

6. Public Hearing - 2015-2023 Housing Element Update

Applicant: City of El Cerrito

Location: Citywide

APN: Citywide

Request: Consideration of a Planning Commission recommendation to adopt the City of El Cerrito's Housing Element update and Negative Declaration.

CEQA: Negative Declaration

Motion to recommend adoption of the Negative Declaration for the Housing Element: Kuhlman, 2nd : Hansen.

City of El Cerrito
Planning Commission Meeting Minutes

Vote:

Ayes: Colin, Iswalt, Hansen, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: None

Absent: None

Motion to recommend adoption of the 2015-2023 Housing Element: Motoyama, 2nd: Hansen

Vote:

Ayes: Colin, Iswalt, Hansen, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: None

Absent: None

7. Staff Communications

Staff updated the Commission regarding upcoming agenda items and a public event at Summit K2 school.

8. Adjournment

10:50 p.m.

March 31, 2015

City of El Cerrito
 10890 San Pablo Avenue
 El Cerrito, CA 94530

RE: Appeal of the March 18th Planning Commission decision regarding the 1715 Elm Street Project

Dear City Council and Planning Division Staff,

Please consider the following appeal of the March 18th 2015 Planning Commission decision regarding the final design review approval for the proposed development project at 1715 Elm Street. This cover letter reviews some of the history and context of the project. The formal appeal document follows, in addition to a number of reference documents as appendices.

Background

The March 18th 2015 meeting of the Planning Commission (PC) considered an appeal of the January 7th 2015 Design Review Board (DRB) approval of the final design review for the proposed project at 1715 Elm Street. The Planning Commission first voted 2-5 to uphold the appeal (motion failed). Their final vote was 4-3 to deny the appeal, with additional conditions of approval. This action, which is now being appealed to the City Council, as described in this appeal document, follows a history of meetings with substantial negative public comment regarding this project over the past year, summarized in the timeline below.

Timeline of the 1715 Elm Project (reverse chronological order)

- **Mar. 18th 2015:** Planning Commission consideration of 2nd appeal (of DRB final review). 5 speakers in favor of appeal, 116 signatures of support of the appeal delivered at the meeting. PC voted to deny 2nd appeal (4-3 vote), approving the final design review with conditions. Appealed to City Council (3rd appeal – subject of this letter).
- **Jan. 16th 2015:** Second letter from the Regional Water Quality Control Board (RWQCB) to the developer regarding a wider creek setback and other project improvements (Appendix 3).
- **Jan. 7th 2015:** DRB final design review approval (3-0 vote, 1 absent, 1 awaiting re-appointment). Appealed to Planning Commission (2nd appeal). Decision made without Water Quality Board and Army Corps approval, which could potentially require design changes.
- **Dec. 11th 2014:** Moderately heavy storm reveals poor stormwater handling performance of the rock lined channel through the 1715 Elm site (Appendix 2)
- **Dec. 3rd 2014:** Reply letters to RWQCB from the developer's representative Michael Wood, as well as the City Planning Division (Appendices 4 and 5)

- **Nov. 21st 2014:** First letter from Regional Water Quality Control Board (RWQCB) to the developer with questions and guidance for changes to the project with respect to the treatment of the creek (Appendix 6)
- **Aug. 19th 2014:** City Council meeting – reviewed creek restoration study; denied appeal and entitled Planned Development (PD) without changes to the site plan relative to the creek (4-1 vote)
- **July 15th 2014:** Fire abatement hearing, 1715 Elm on the list to receive a second and final letter to perform regarding public nuisance fire maintenance of weeds on the site.
- **June 23rd 2014:** Continuation of the June City Council meeting – requested creek restoration study (3-2 vote)
- **June 2nd 2014:** City Council meeting – first hearing of the appeal regarding Conditional Use Permit (CUP) and Environmental Impact Report (EIR) Negative Declaration, along with the other project entitlements including Planned Development designation
- **May 21st 2014:** Planning Commission – Planned Development / General Plan Amendment / Development agreement – recommended denial of all three entitlements (4-2 vote, 1 absent)
- **April 16th 2014:** Planning Commission – EIR negative declaration and Conditional Use Permit (CUP) approval (4-2 vote, 1 absent) appealed to City Council (1st appeal)
- **Mar 19th 2014:** Planning Commission study session, first introduction of the site plan that has not changed significantly from this version
- **Feb. 2014:** Joint Aquatic Resource Permit Application (JARPA) application filed (after inappropriate / unauthorized creek-side clearing work had already taken place)
- **Feb 2nd 2014:** Over the previous days, the 1715 Elm site was cleared of trees and other vegetation with heavy equipment (tractor) used right up to the creek baring soil during the rainy season with no wattles to control erosion. (Appendix 17)
- **Nov. 6th 2013:** DRB preliminary review. A few modest design changes were suggested that were implemented in the plan set presented at the March 2014 Planning Commission study session.

Purview

The decision being appealed has the purview associated with the DRB final design review, the scope of which is primarily an aesthetic architectural review of structures and landscaping applied to a number of stated findings and criteria. The following formal appeal document is therefore organized within that structure from the zoning ordinance. However, it is important to also reflect on the context of this purview in the larger process. Despite the aesthetic architectural focus of the scope, the DRB final review findings and criteria include rather broad language that substantially enlarges the scope. Some projects are only subject to DRB review. As a result, this process is given a fairly wide purview, including “catch-all” language like consistency with the zoning ordinance, General Plan and other regulations. This project has been through many layers of entitlement before the final design review, but it is still extremely important to embrace the entirety of the broad scope of the DRB findings, including an open-minded review of the previous entitlement decisions with respect to aesthetic implications, as well as new information that casts a different light on those decisions. For example, consistency

with the zoning ordinance means reviewing that the Planned Development designation was adequately founded. If that decision has negative aesthetic implications, or more seriously, compromises existing standards that protect environmental quality, infrastructure function and public safety, then the final design review cannot be approved without modification to the provisions of the Planned Development. It should not be taken for granted that past decisions stand without further thoughtful scrutiny that is explicitly enabled by zoning ordinance language of the final design review process.

Developments since the last Council meeting on the topic, August 19th 2014

The Regional Water Quality Control Board (RWQCB), which has not yet issued approval of this project, sent a letter dated Nov. 21st 2014 (Appendix 6) questioning the minimal creek setback and other aspects of the storm water plan and infrastructure. Reply letters from the developer as well as City staff were sent to the RWQCB on Dec. 3rd 2014 (Appendices 4 and 5).

Despite the serious ongoing drought conditions, there was a moderately heavy storm on December 11th, 2014 that delivered several inches of rain in a steady fashion over about 24 hours. A video of the stream flow through 1715 Elm was taken on the morning of Dec. 11th after about 2 inches of rain had fallen. Use the following link to view the video:

<https://vimeo.com/114303923>

Additionally, there is an image of the creek through the Elm site and downstream conditions in Appendix 2. The water level was less than a foot from the top of the bank under these conditions. This was not an extreme storm event, and definitely not a 10 year event. Regular events with more intensity can be expected. The stormwater handling performance during this storm demonstrates that there is marginal capacity on this drainage to handle typical heavy rainfall and that there is insufficient resilience to handle the inevitable partial clogging that will occur even on well-maintained drainages, let alone conditions of poor maintenance.

On January 16th, 2015 the RWQCB sent a follow-up letter (Appendix 3) to the developer's response. The Water Board was not satisfied with the information provided and reiterated the recommendation to revise the plan with larger setback from the creek.

Perhaps most shocking was the developer's announcement, at the March 18th 2015 Planning Commission meeting, that their solution to addressing the RWQCB's concerns was not to work with them to establish a better design, but rather to hire a lawyer to claim their application is approved by default because of the elapsed time since it was submitted, even though they received two letters within that time window requesting action that were not seriously engaged by the developer. This is *not* the action of a good development partner with the best interest of the community in mind. The current plan is reckless and irresponsible with regard to placing buildings exceedingly close (about 4 feet from the creek bank) to an old, improvised, non-engineered channelized creek with dry stacked rock banks. The buildings will be subject to flooding risk, as well as contribute to the challenges of storm water management along this already highly impaired water way with increased hardscape runoff from the site. We need a developer who responsibly addresses these issues, rather than hires a lawyer to evade critical work that needs to be done right to deliver a sound project. As Planning Commissioner Tim Pine

indicated at the March 18th 2015 appeal hearing, "I'm frustrated because it sounds like that if this thing goes forward it's simply a vestige (that) ... the Regional Board is beleaguered ... and that's not a good rationale for going forward with a project that's not going to serve the public, the environment, or any of those functions that having a creek would serve."

The responsible path forward

It is clear that the maturity and momentum of this project fosters reluctance to revisit previous decisions and/or add significant new conditions of approval with impacts on the site plan. However, the neglect of the arguments demonstrating the need for significant design changes over the course of the review has not made the issues go away. And their implications will not go away over the decades this project will stand. *There is a strong case that the project does not meet the standards in the purview of the final design review and that the Planned Development designation had insufficient grounds for its findings.* As a result, the burden of proof for Council to justify approving the same design during this review is quite high and we expect a detailed, well-reasoned argument that supports that decision, if you choose to take that position. However, before you are tempted to rest on the assumption that the previous entitlements were adequately founded and the project design can proceed as is, please keep an open mind as you review this appeal and ask yourself if you are prepared to own the implications of your decision in the context of all the information presented.

In the ten years preceding 1992, the City settled 13 liability claims associated with damage caused by inadequate stormwater infrastructure, at a total cost of \$307,000. It is worth noting that this liability emerged as a result of aging infrastructure and a history of development that was insensitive to public infrastructure implications. Unfortunately, both of these factors are still present and are impacting the outcome of this project today. The problems experienced in the 1980's prompted the 1992 Storm Drain Master Plan study and a 6 million dollar bond investment (Measure J) to upgrade the most troubled sections of the drainage system. However, this effort only addressed half of the identified deficiencies, by cost, and far less than half by number. By the time of the 1999 Storm Drain Master Plan update, the bond money had upgraded a few of the highest priority deficiencies, but a long list of deficiencies remains to this day, including 4 points downstream of the 1715 Elm site that do not have the capacity to handle the projected 10-year storm event (a violation of the County municipal code). The rock lined open channel through 1715 Elm is itself a highly questionable facility, built by amateurs with no engineering design. This improvised, channelized creek likely does not have the capacity stated in the 1992 Plan and while it may have served its purpose for many years to date, in a low density, low hardscape context with lesser consequences in the event of a failure, it is not a sound practice to build four feet away from this old sub-standard facility and expect everything to be fine for decades to come.

The people who will have to deal with future failures on this marginal channel are the owners of the new condominiums, their Home Owners Association, neighboring residents and the City Public Works. The developer will be conveniently out of the picture and likely indemnified from responsibility by the City's approval of the project, as long as they built the project to the required specifications. This is why it is imperative for the City to uphold high standards that will

reliably serve the community, as opposed to letting a poor design with technical stormwater deficiencies proceed. Compromising these standards will impose unacceptable impacts on El Cerrito residents and opens the City to unnecessary liability, as it experienced in the 1980's.

It is important to recognize that, as a result of this public discourse, the developer will be obligated to disclose the factual information presented in this appeal to all prospective buyers and the Home Owner's Association (HOA) entity overseeing the common areas of the condo units, including the full details of the known stormwater performance issues and deficiencies documented by the City, that the current plan is doing nothing to address. The HOA will have to assume the liability and maintenance of the channel, under a storm water management plan that is required by the Regional Water Quality Control Board as part of their approval process. This would not be a problem if the facility is thoughtfully designed and enhanced as a robust restored creek with adequate setback; however, it is unlikely that prospective buyers will want to buy into a condo development built exceedingly close to an underperforming legacy system that will be a liability and maintenance headache.

There is a great deal of wisdom in the many City documents that place a high value on creek restoration and maintaining adequate setbacks to provide a vegetated riparian buffer between the creek and development. These are the modern creek stewardship practices that have been heartily embraced in our community standards and values, because we have seen the negative environmental and infrastructure implications of development that neglects that importance of appropriate watershed management. As exemplified by Councilmember Lyman's creek corridor sketch, there are many far superior options for integrating a high quality restored creek and riparian corridor with adequate setbacks into this site without unmanageable sacrifices to the housing development potential.

Economic impact

Although the majority of the site plan remains unchanged from the version introduced over a year ago, one significant concession transpired as a result of the May 21st 2014 vote by the Planning Commission to recommend denial of the planned development. The developer offered to donate the restored historic house to the City for the use by the public, sacrificing the proceeds from one of their potential condo units while still incurring the cost of moving and restoring the structure. Between these expenses and the deferred income from a sale, this donation probably amounts to roughly \$500,000 of value, likely more. In testimony during earlier Planning Commission meetings, the developer insisted that the economics of the project wouldn't work without all 15 units for sale, as initially proposed. The offer of this donation revealed that there was significantly more latitude in the economics of the project than initially admitted. More importantly, the house donation was offered without consideration as to whether this would be the most beneficial community amenity to improve the project.

The cost of the creek restoration presented in the report to Council (Appendix 10) was similar to the value of the house donation. From the beginning, when this offer was introduced, it was pointed out (in public comment) that this was an opportunity to fund a better creek outcome on the site, by trading the value of the house donation for the increased creek setback and

restoration. One or two housing units in the historic house could be preserved and serve to offset any loss of units in the larger structure that would be required to support a wider creek corridor, but this alternative was never adequately studied or considered, even though the Planned Development findings expect there to be a consideration and comparison of alternatives before approving a Planned Development designation.

The staff report discussing the PD suggested that the prevailing standards would have required sacrificing open space to parking. This does not justify the narrow creek set back, as the parking standard could have been relaxed independent of the creek setback. Also, there was never any discussion of utilizing dense parking solutions with flexible independent access such as pit lift, puzzle parking and pallet systems (Appendix 18). While mechanical parking systems add cost, they may be offset by the value introduced by more efficient use of space, freeing up more high value living space.

Failings of Process

This appeal is as much an appeal of the failure of the process to deliver an improved compromise design, as it is an appeal of the inadequate state of the design itself. Over the course of this project, there has been a surprising and unfortunate reluctance by the developer City Staff and City Council to incorporate the feedback from the public, the decision making bodies of the City of El Cerrito, and State regulators, to be more consistent with existing City standards and stated community values. The majority of the design is essentially unchanged from the version introduced to the Planning Commission Study Session on March 19th 2014. There has been a concerted effort by El Cerrito residents to improve the project by providing consistent feedback in 8 public meetings over the past year, but *the design remains the same*. The May 21st 2014 Planning Commission recommendation to City Council to deny the planned development designation, general plan amendment and development agreement entitlements for the project, sent a strong message that changes were needed, but *the design remains the same*. Council considered the opportunity for integrating creek restoration, and despite revealing some clearly superior options, *the design remains the same*. The Regional Water Quality Control Board recommended creek setback changes in two letters, and *the design remains the same*. The stormwater performance of the drainage has been demonstrated to be marginal. It is a risky proposition to build close to a drainage in this condition, inviting unnecessary liability, and yet *the design remains the same*.

There has been a consistent failure to move the project in a more positive direction despite the efforts of many well intentioned participants. Furthermore, there has been an inadequate appreciation of the constraints introduced by the unique context of the site. The constraints don't prohibit development of the site, but they do mean that it must be done much more creatively and thoughtfully. All of the feedback on this project has been trying to help guide the project toward a superior outcome, *but these efforts appear to meet nearly intractable resistance*. The unique combination of historic and environmental community resources on this site do not have an equal anywhere else in El Cerrito. As a member of the public working to help make El Cerrito a better place, including new transit oriented development, but without unnecessarily sacrificing valuable community assets in the process, *it is difficult to understand*

the rigidity of the developer, staff and Council regarding the design of this project over the past year. There is no justification for this resistance and it has served to deliver an inferior project with a much longer process than if a cooperative effort to improve the design had been facilitated early on.

Despite the rigidity of the design aspects with the most significant negative impacts, it is worth acknowledging that the DRB and Planning Commission both added some modest conditions for approval which are mostly positive, although not nearly sufficient to improve the project to adequately meet standards. This is mentioned because in the event Council votes to uphold the appeal or place additional conditions of approval, it would be worth reviewing and considering the thought that went into the preceding conditions of approval in that review effort.

Conclusion

As you are well aware, development decisions have longstanding impacts. Despite the past year of review and public hearings, it is worth stepping back to make sure the process has resulted in an appropriate project for this site. Final design review is not just an opportunity to tweak a few finish details. It is the last opportunity for the design intentions and values of the community to be assured for a development project that might stand for 50 to 100 years, or more. Final design review should be open to asking the question “did we get this one right?” Three public appeals, a recommendation to deny the project from the Planning Commission, inconsistency with many City and County creek stewardship documents, significant stormwater infrastructure deficiencies, and unresolved design concerns introduced by the Regional Water Quality Control Board, combine into a strident indicator that significant revision and improvement to this design is still needed. It should not be accepted, as is, with essentially the same site plan submitted a year ago, before all the aforementioned community and regulatory input.

Do we want an El Cerrito that unnecessarily sacrifices unique and valuable community resources, accepts inferior infrastructure with the associated liability, and doesn’t respond to earnest efforts to improve the outcome, or do we want an open and flexible process that resolves issues and facilitates meaningful compromise and the best outcome for all concerned?

Some might satisfy their discomfort with a less than ideal outcome by pointing to the inevitable sacrifices associated with a compromise solution. Compromise does leave something to be desired on all sides, but the design before you should not be considered a compromise solution. It is essentially what the developer introduced in the beginning of the process. There was no compromise toward the resolution of concerns voiced by the public, as well as the contradictions with the standards in the City’s creek ordinance, technical stormwater deficiencies, and the Water Board feedback. The developer would rather spend money on a lawyer to escape from the obligation to work with the RWQCB on design improvement. This is not development in the community interest and the City should strongly oppose this evasive tactic. The City of El Cerrito knows very well the experience of many underfunded, understaffed public agencies. Do we want to encourage the behavior of taking a legal shortcut around an important state regulator, or do we want to encourage, even facilitate, the developer to work

with the RWQCB toward a better design solution for the site, as most of their applicants do, independent of the time it takes.

It can be tempting to rationalize a less than desirable outcome with a sentiment along the lines of “we might not have achieved a great solution this time, but we learned some lessons for next time.” However, there is no “next time” for this unique site. There is no other site in El Cerrito with this combination of valuable characteristics. It stands as the last remaining example of a turn a of the century farmstead, including a creek that is not excessively constrained by the built environment, in the denser portion of the city. These are resources to be celebrated, protected and enhanced, not dismissed and inappropriately imposed upon with a dense development that is better suited for a site without this unique context. It is possible to simultaneously achieve new housing and environmental stewardship, along with superior aesthetic design for high quality livability, but this design falls far short on all these goals.

Please do not succumb to the momentum to proceed, and resign to the sentiment that the current plan is “good enough.” The El Cerrito Strategic Plan inspires its voting officials to be responsive by seeking and utilizing community input, to always keep the public’s interest in mind, to have the *courage to say no*, and be willing to admit failures and faults. Please keep your mind open to these guiding values as you consider the arguments of this appeal. It is imperative to speak out when a decision does not live up to the standards and values of the community, even if it is inconvenient. We hope you take this opportunity to exercise the values of the Strategic Plan and vigorously defend the intentions and standards of all our guiding City documents. This unique site deserves better. El Cerrito deserves better. The future quality of life of El Cerritans for years to come depends on your actions regarding this design.

Sincerely,

Howdy Goudey and Robin Mitchell

A handwritten signature in black ink, appearing to be a cursive combination of the names Howdy Goudey and Robin Mitchell.

635 Elm St.
El Cerrito, CA 94530

An appeal of the March 18th 2015 decision of the Planning Commission approving the final design review for the proposed project at 1715 Elm Street

It is important to begin with consideration of the purview of the Design Review Board (DRB) decision that was appealed to the Planning Commission and now to City Council. The DRB final design review scope, findings and criteria to be applied to this decision are provided in their entirety in Appendix 1 of this appeal document (ECMC 19.38.040 and 19.38.060). Selected relevant sections are presented below with each associated appeal argument.

Scope of Final Design Review (19.38.040):

To paraphrase the relevant sections, the scope of final design review is the aesthetic architectural review applied to structures and landscaping, including **character defining features** and the **relation to existing settings** (19.38.040-C) and the **location and type of landscaping** including selection and size of plant materials **and design of hardscape** (19.38.040-E).

This is the definition of scope that should be kept in mind when considering the following design review findings and criteria from section 19.38.060

Final Design Review Findings (19.38.060)

The Design Review Board may only approve a final design review application if it finds it to be consistent with the following:

A1. The applicable standards and requirements of this Zoning Ordinance

The project is not compliant with all the zoning ordinance standards. It utilizes an exceptional element of the zoning ordinance, the Planned Development or PD, to be relieved from some standards, including the creek protection overlay district setback. As a result of the Aug. 19th 2014 Council action creating the PD, it can be argued that, from the perspective of the DRB final review, the project was made consistent with the zoning ordinance. However, this finding still requires examination of the consistency with the standards of the zoning ordinance used to entitle the project, at least within the scope of design review described in 19.38.040.

During the March 18th 2015 Planning Commission meeting, staff instructed the commissioners that they could not consider changing elements of the design entitled by the PD, such as the setback of the buildings from the creek. I encourage you to consider the language in 19.38.040 and 19.38.060 yourselves and reflect on what you are being asked to review. To ensure the best project outcome, it is important to maintain an open mind that there is still an opportunity to revisit the setbacks established with the PD designation. To my reading, it is clearly within the DRB purview to evaluate how the implementation of the zoning ordinance, including the PD designation, impacts aesthetic design considerations, such as 19.38.040-C and 19.38.040-E. It is unnecessarily restrictive to consider the PD set in stone at this point, it is detrimental to the process of seeking the best community outcome, and may even be opening the City to unwanted liability.

The PD approval last August never had aesthetic findings applied to it, thus the PD should not be considered a senior decision that overrides the DRB final design review function. There are several aspects of the project entitled by the PD that should be considered for their aesthetic implications under this finding, including the creek setback, proximity of hardscape and vegetation to the creek, height of the new 14-unit building, and the positioning of the historic house on the site in relation to the creek, property lines and new construction.

The buildings are both proposed to be positioned 4 feet to the bank of the creek at the point of closest approach. The proximity of the creek to the buildings is simply aesthetically unattractive and diminishes the potential of the creek to be enhanced with meaningful riparian landscaping that better serves the aesthetics of integrating the creek and the buildings together on the site. Hardscape walking paths are placed directly adjacent to the creek leaving insufficient room for an adequately sized continuously planted riparian vegetation corridor along the creek. The height of the 14-unit building is imposing, inconsistent with surrounding structures and will unnecessarily diminish the prominence of the historic house and its relationship to the site. By positioning the historic house in the back corner of the lot, with a stature roughly half as high as the new 14-unit building a short distance away, the historic house will look like an accessory structure rather than a prominent historical structure and architectural feature.

In addition to the negative aesthetic implications of the PD, the technical concerns over water quality, storm water infrastructure, flooding and ground stability issues associated with building so close to this non-engineered channel, are cause to reconsider consistency with PD findings 19.14.040B.2.d, provision of infrastructure improvements, and 19.40.040.D.1.b regarding detriment to public interest, health, safety, convenience, or welfare of the City. The marginal stormwater performance under a modest storm on Dec. 11th 2014 (Appendix 2), revealed a deficient drainage system that will receive no improvements under this plan, despite being further stressed by the increased runoff from the new hardscape development. The 1992 Storm Drain Master Plan, and 1999 update (Appendix 14), reveal four downstream segments of this drainage that fail to meet the 10-year capacity metric (violation of Contra Costa Municipal Code 914-2.010.a.3). The channel through 1715 Elm itself likely does not have the stated capacity in the 1992 report, as a result of measurement differences from the 4'x4' open channel designation (see actual measurements in Appendix 15).

The tight setback of the buildings to the creek needs to be reconsidered to achieve both an aesthetically harmonious arrangement as well as a technically function restored channel with the buffer capacity to robustly service the stormwater flows without endangering nearby buildings. It is particularly troubling that in areas of the current plan with less constraint, such as the patios and walks, there is still unnecessarily close imposition on the creek and the corridor that should be exploited with more robust riparian plantings to accentuate this unique existing natural feature and assure that it is technically sound and aesthetically integrated as a harmonious asset of the landscape design. The treatment of the creek in this plan is a technical and aesthetic disaster that does not thoughtfully embrace the unique onsite resources that are highly valued by the community with numerous strong standards in City documents.

Overall, this plan attempts to combine too much in too little space, as it fails to recognize the aesthetic constraints required by the inclusion of the historic house and the creek, as well as the technical infrastructure deficiencies and implications. The plan tries to maximize the 14-unit building footprint without respect to the impacts on the creek and the historic building and as a result fails to deliver an appropriate design solution for the site on both aesthetic and technical grounds.

A2. The design policies of the General Plan and specific plans adopted by City Council.

General Plan:

The general plan contains multiple references to creek protection, restoration, adequate setbacks, and the importance of restoring riparian vegetation along creeks. The General Plan makes it clear that extreme care should be taken with development near creeks and historic elements, and that development should be considerate and consistent with neighboring site character. This project fails to meet all of the General Plan policies below. The August 19th 2014 staff report calls out a number of General plan references in support of the project, but a number of these are questionable to defend and they are outnumbered by the repeated emphasis in the General Plan on good creek stewardship and the other project deficiencies that have been outlined below.

- Residential development *must be done with care* (pg 1.1)
- Preservation and *enhancement of creeks and historical features* are a *high priority* (pg 1.1)
- Green Infrastructure Initiative – *Creek Restoration* (pg 2.13)
 - *Protect against flooding*
 - *Improve water quality*
 - *Restoring riparian vegetation*
- *Protect environmental resources* from impact of development (pg 3.5)
 - “The open drainage facilities provide extremely *valuable riparian habitat* that is *increasingly limited*”
- New multi-family development *supports, rather than detracts, from existing residential character* (Goal LU 1.2, pg 4-14)
- Preserve or *restore natural drainage* and vegetation on or *near development* (Policies, LU 6.1, pg 4-20)
 - “Creeks and drainages could make up a *more significant part of the City’s visual and recreational environment*”. (pg 4-28)
- Neighborhood Character
 - *Preserve character of neighborhoods by limiting new buildings that are out of scale and character with the surrounding uses.* (Policies, CD 1.1, pg 4-31)
- High Quality Design (Policies, CD 1.3, pg 4-31)
- Landmarks Preservation – *Historic significance* (Policies, CD 1.5, pg 4-31)
- *Creek Preservation* – preserve *and restore* (Policies, CD 3.5, pg 4-35)
 - *Joint watershed goals* statement (1995)
- *Compatibility in Building Scale* (Policies, CD 4.1, pg 4-37)

■ *Implementation Tools*

- *Creek Restoration as storm water infrastructure improvement* (#6, pg 4-58)
- *Design Guidelines to ensure development is compatible with surrounding area* (#7, pg 4-58)
- *General Plan Consistency Review* (# 13, pg. 4-59)
- *Joint Watershed Goals – restore creeks to natural conditions* (# 18, pg. 4-60)

■ *Resources and Hazards (Chapter 7)*

- *Encourage growth where natural characteristics of land are most suited to such development* (pg 7-3)
- *Creek Improvements* (Goals, R1.8, pg 7-6)
- *Development near creeks – adequate setbacks* (Goals, R1.9, pg 7-7)

The August 19th 2014 staff report referenced the following sections of the general plan in support of the findings for the PD. However, the staff report did not delve into the details of how the consistency is being claimed under each broad heading, and there are numerous inconsistencies, if the details of the text are considered, such as in the creek preservation section elaborated above.

Land Use 1.2: Multifamily Neighborhoods

Land Use, 1.3: Quality of Development

Land Use 1.5: Suitable Housing

Land Use 1.6: Variety of Housing Types

Land Use 5.1 BART Station Areas

Community Design 1.3: High-Quality Design

Community Design 1.9: Building Design

Community Design 4.2: Building Articulation

Community Design 5.1: Design Review Process

Community Design 5.2 Planned Development

Community Design 3.5 Creek Preservation

Resources 1.9 Developments near Creeks

Resources 2.1: Historic Preservation

Resources 2.5: Public Awareness

San Pablo Avenue Specific Plan:

Although the project site is not in the San Pablo Avenue Specific Plan (SPASP) area and the application predates the adoption of that plan, it is relevant to consider the creek guidance presented in that document. The SPASP calls for observance of the creek protection overlay district and maintains the importance of wide, continually planted riparian corridors along creeks. This is significant because this is specified for an area with significantly higher allowed density than that of the 1715 Elm site. (see Appendix 11)

A4. The design review criteria set forth in the following subsection.

See comments on section B criteria below.

A6. Any other relevant policies or regulations of the City.

Joint Watershed Goals Statement:

The project is inconsistent with the 1995 Joint Watershed Goals statement (copy provided in Appendix 12), that calls for restoring creeks and riparian habitat, and embracing creeks as a valuable resource for people and wildlife alike, including creek-side greenways.

There are also numerous inconsistencies with the elements of the strategic plan that is routinely called upon to support findings in project staff reports. I was unable to find any examples of Strategic Plan references used to support the August 19th 2014 decisions that entitled most of this project. However, when reviewing the strategic plan, there are many elements that are *inconsistent* with the proposed project, providing further indication that there is still a need for significant design changes.

Strategic Plan:

Both the Strategic Plan Vision and Mission statements highlight the City's environmental focus and environmental sustainability values, sending a strong message about the environmental priority in the City.

Goal F: Foster environmental sustainability citywide

- Be a leader in setting policies and providing innovative programs that promote environmental sustainability.

While the Creek Protection Overlay District, the Joint Watershed Goals statement and the creek language in the General Plan are strong leadership policies regarding creek stewardship, this development plan severely compromises the potential of those policies by knowingly retreating from them without sound reasoning, thus Goal F is not achieved.

Goal D: Develop and rehabilitate public facilities as community focal points

- Develop a plan to address ongoing and deferred maintenance of facilities and infrastructure.

Leaving an old improvised channelized creek and encroaching upon it with tight setbacks, and no engineering analysis or modification, is reckless and neglects the City's obligation to ensure high quality upgraded infrastructure facilities that incorporate the modern best practices (for an open channel like this, that would be a naturalized stream restoration with a riparian corridor).

Goal E: Ensure the public's health and safety

While this goal mostly focuses on police and fire protection, it is important to recognize that there is also a significant element of public safety associated with the design, maintenance and implementation of city infrastructure including storm drains that are responsible for adequately handling water flows with high water quality and limited susceptibility to hazardous flooding and

structural stability implications for nearby buildings. As reported in the 1992 Storm Drain Master Plan (selected data in Appendix 14), stormwater infrastructure issues in the years preceding the plan led to numerous lawsuits against the City (13 cases settled for \$307,000 in the ten years preceding the plan). It is irresponsible to neglect the important function of City infrastructure by inviting construction so close to an old improvised system with no engineering to support it. This careless action would be opening the City to unnecessary liability, especially because the documentation of issues presented in this appeal means the Council is aware of the issues at the time of decision making.

Value: Responsiveness

- Seeks and utilizes community input

There has been a regrettable failure to utilize the significant community input to guide improvements to this project. Between 5 to 15 public speakers have consistently commented before the 8 public meetings over the last year, many letters submitted to Council and hundreds of signatures supporting the appeals have been presented. Although a few relatively small conditions of approval have made their way into the project, the August 19th 2014 approval of the project was essentially the same site plan as submitted for the start of this process a year ago.

Value: Ethics and Integrity

- Keeps the public's interest always in mind
- Has the courage to say no
- Is willing to admit failures/faults

As stated under the responsiveness section above, the public process regarding this development has not kept the public's interest in mind as much as it has kept the developer's interests in mind, despite a highly asymmetric level of communication advocating the two sides.

The Strategic Plan guides decision makers to have the courage to say no. In this case that means the courage to say no to a developer who rigidly rejects adopting design modifications that will improve the project for all concerned.

We are appealing to the Council to take to heart the Strategic Plan recommendation to willingly admit failures/faults. The Aug. 19th 2014 decision was flawed. It neglected to adhere to well documented community values and standards in order to achieve a mere 14 units of housing that would be more appropriately located on a site without the unique community assets constraining the 1715 Elm site. The decision is now even more questionable in light of information that has been presented since August (storm performance and Water Board letters). It is important to uphold the values of the Strategic Plan and remedy this failure while you still have the opportunity. It is unacceptable to retreat from the responsibility to assure the best outcome you can at this moment just because of an earlier flawed decision that you are reluctant to revise. The City Council is going to own this decision, and the implications going forward, for decades. It is imperative to have the utmost confidence that the highest standards have been applied to ensure the best outcome. The

current plan is not “good enough.” It is highly deficient and opens the City to liability if it is not improved.

Contra Costa Clean Water Program:

While not a City regulation in itself, the City is tasked with enforcing the Contra Costa Clean Water Program (C.3 standards). While this project does include a planted flow-through C. 3 facility, it does not include flow *control* which may be necessary, as suggested by the Water Board. Also, the following quote From the Stormwater C.3 update Feb. 2013 (see Appendix 13) indicates further support of creek restoration.

General guidance for all projects: “preserve or restore open space, riparian areas, and wetlands as project amenities; minimize land disturbance and impervious surfaces (especially parking lots); cluster structures and pavements; include micro-detention in landscaped and other areas, and direct runoff to vegetated areas”

Contra Costa County Municipal Code 914-14.006.a.1 calls for an open rock lined channel of the size passing through 1715 Elm to have at least 6 feet from the outside of rock to the nearest building or hardscape on one side and 12 feet on the other side (see also 74-6.010.a). The required capacity for a minor drainage facility (serving less than 1 square mile) is discussed in section 914-2.010.a.3, indicating a requirement to handle 10 year frequency peak events at a minimum. The 1992 El Cerrito Storm Drain Master Plan indicates that the 1715 Elm drainage segment meets a 10 year event (Appendix 14); however, this is based on the calculated capacity for a 4 foot x 4 foot open channel and not the actual dimensions which narrow at the bottom and have non-uniform rock and protruding vegetation. The bottom of the channel is 2 to 2.5 feet wide and it probably shouldn't run any deeper than 3 feet (Appendix 15). Four points down stream of 1715 Elm do not meet the 10 year criteria. They were not improved by the time of the 1999 Drainage Master Plan update, as they remain listed among the 8 segments with deficiency points on this drainage (see Appendix 14). As observed during the Dec. 11th storm (Appendix 2), the marginal capacity of this downstream drainage can significantly back-up water with events less severe than the 10 year criteria. This system is likely to be susceptible to both on-site and down-stream flooding that is exacerbated by the stormwater impacts of the proposed 1715 Elm development. Does the PD allow granting relief from County regulations? Does City Council want to exercise a PD decision that contradicts County guidance in addition to City guidance?

Final Design Review Criteria (19.38.060)

All projects must satisfy the following for approval:

B1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community

The buildings are too crowded next to the creek (as close as 4 feet) and hardscape walking paths and patios are placed directly adjacent to the creek, or nearby, leaving insufficient room for an adequately sized continuously planted riparian vegetation corridor along the creek to enhance the

creek as a fully integrated aesthetic feature of the site. Because egress paths are placed too close to the creek, the design includes tight cable guard rails with a hard modern texture that is aesthetically inconsistent with the natural water course and the historic farmstead character of the site. This treatment imposes unnecessary barriers dividing the site and breaking the aesthetic continuity, and creates an impediment to maintenance work.

The plan attempts to squeeze too much into a tight space that does not honor the constraints on the site. Instead of celebrating the creek and historic home as valuable resources, the plan actively diminishes the aesthetic potential of both by marginalizing their presence and imposing barriers to the continuity and enhancement of these elements. The proposed built environment alterations will contribute to visual minimization, separation and exclusion of the creek rather than embracing and accentuating the special character of the creek as part of the landscaping plan.

B3. The project has been designed with consideration of neighboring development.

The height of the structure is not considerate of the neighboring residents and it is out of character with the neighborhood and the scale of surrounding buildings. The zoning is high density but as the “up to” language in the zoning ordinance suggests, maximum density is not a guarantee for every site. The appropriate design solution should be context sensitive including consideration of the onsite constraints and the neighborhood context. This site is on the border of the high density zone and the character rapidly transitions to lower density. Independent of the compelling on-site environmental and historic special consideration/constraints, this is a site that is appropriate for tapered, transitional density to maintain a harmonious neighborhood fabric toward the neighboring lower density zone, as well as to maintain a balance with the existing adjacent structures in the same zone. The concept of tapered density at zones edges was embraced by the Planning Commission during their May 21st 2014 deliberations, and it is also present in the desired urban design practices expressed in the new San Pablo Area Specific Plan. The unique existing features of the historic house and the open flowing creek also inherently limit the density potential of the site. An appropriate design would embrace this context and support these features to enable a harmonious integration into the existing neighborhood. Because the design tries to maximize the new building while begrudgingly “saving” the house and creek without appropriate aesthetic regard, the result is a crowded and displeasing imposition on the neighborhood rather than the accentuation of a unique community asset.

The shading of neighboring buildings to the north is not considerate of the neighborhood. Significant losses of daylight, passive solar gain heating and openness are imposed on the neighboring property, severely reducing the quality of the living experience in the neighboring building (see shading study examples in Appendix 19). In addition to being detrimental to quality of life factors of the neighbors, there are economic impacts imposed in the form of increased heating demand estimated to be about \$140 annually, as well as an inability to exploit solar power generation (see passive solar energy calculation in Appendix 16).

The perimeter tree plantings were intended to buffer the impact of the imposing structure on neighbors; however, the tight space available to these trees and the large species selected will

result in significant canopy overhang on neighboring properties (as pictured in the plan set). It is not considerate of the neighbors to impose this condition without consultation because of the potential burden of shading, pruning, leaf drop, etc, that might not be sought by the neighbors. This issue was addressed somewhat in the Jan 7th 2015 DRB conditions of approval, specifying more compact columnar shaped tree species to better fit the limited spaces and avoid dramatic overhang of the property line. The March 18th 2015 Planning commission conditions of approval further suggested consultation with neighbors about tree coordination, which is another improvement.

However, it is worth noting that the plan and its visual impact on the neighborhood was pictured in all the documents reviewed by decision makers with very large perimeter trees that gave the appearance of a lush green space screening the new construction from the adjacent properties. Unfortunately, it was unrealistic to accommodate the proposed trees in the limited space afforded to them. As a result there was a misleading indication of the degree of green buffer around the building. Presented with a realistic portrayal of the plantings that were suggested by DRB and the Planning Commission may very well be unsatisfying by comparison to what was unrealistically promised in the plan set submittals. No new visualizations have been provided to the public or decision makers regarding these changes. When considering the impacts on the neighbors and the appearance of the project, it is important to recognize that the green perimeter will not be realized as drawn.

B4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The discontinuity of the scale of the two buildings on the site is not complimentary or attractive. The historic structure is disrespectfully diminished and relegated to back corner of the property. It is not being honored as a significant historical architectural asset for the pleasure of pedestrians and passers-by.

According to Google maps walking directions, the distance for a pedestrian on sidewalks from the 1715 Elm site to the central entrance of Del Norte BART is about 1800 feet and the closest point on San Pablo Avenue is about 1300 feet away. The August 19th 2014 staff report quotes 1400 ft as the walking distance to BART. I have been unable to confirm the claim that either transit connection is as close as 700 feet, as the crow flies, which is the stated transit connectivity metric in the Jan 7th 2015 staff report and reaffirmed in the March 18th 2015 staff report. Clearly this is not a major discrepancy and it is certainly not a substantive element of the appeal; however, it is a misrepresentation to indicate distances to transit as short as 700 feet. The real pedestrian walking/biking distances should be the figure of merit reported.

B6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

While the historic house is retained on site (moved to the back corner of the lot), its historic character, and particularly that of the historic site context called out in both the Corbett (2006) and VerPlank (2013) historical evaluations, is severely diminished by the crowding of the house in the rear corner of the property and overshadowing it by a much larger adjacent building. This design destroys the historic context of the site and diminishes the third oldest house in El Cerrito, relegating it a much less interesting and valuable structure as a result of this mistreatment. Both historic assessments call out the unique remaining intact historical agricultural context of the site, characteristic of early El Cerrito, which doesn't exist at any other site in the flat portion of the city. This character is inadequately treated with a few token fruit trees, when the rest of the landscaping has no continuity with, or respect of, this important historic character.

B7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

The site itself is open space with a creek that is a view enjoyed by the public from the side walk and traveling on Elm Street. Anecdotally, I first noticed the site as a passerby and I have always admired the site itself as a valuable view and community resource, for, although it has been run down and vacant for over ten years, the site speaks suggestively of the bucolic farmstead past of El Cerrito that has no equal anywhere else in the flat area of the city.

B8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

While the project may exceed the required open space (mostly because the unbuildable creek area is included), it does not do a good job of thoughtfully locating hardscape with respect to the creek. Including roof and impermeable paths and patios, the total area of hardscape on the site is over 12,000 sq ft compared to the current hardscape which is under 2000 sq ft. There shouldn't be any hardscape immediately adjacent to the creek and there should be at minimum a 10-15 foot continuously planted riparian corridor on either side of the creek with a minor exception for a single foot bridge crossing. The Planning Commission did include a condition of approval that reduced some of the sidewalk hardscape next to the creek, by relocating the entrance of one of the units in the new building. This is a help, but there is still too much hardscape near to the creek. One of the changes of resulting from the house donation, is a second hardscape foot path directly adjacent to the opposite side of the creek to provide accessibility to a lift at the rear of the house. This is another strong reason not to accept the house as a public space and rather work to increase the setbacks, remove the creekside hardscape and provide a meaningful riparian corridor instead.

B9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

The ecological treatment of the creek resource is not adequate to be considered green or eco-friendly landscape design. As has been pointed out with the numerous inconsistencies with City documents regarding creeks, the creek in this plan is far too marginalized in an insufficient riparian corridor, suffering from the encroachment of hardscape directly up to most of the bank. “Not touching” the existing state of the creek *should not be confused with protection or preservation*. Despite the reference to historic attributes of the stacked rock creek lining, sometimes the need to make sound environmental decisions trumps poor “historical” stewardship decisions in the past. The degraded creek channel actually needs restoration to fulfill its ecological potential and provide adequate storm water management services as a reliable portion of the city infrastructure. A portion of historical rock wall could be retained for the historical context, but the creek, the site, and the City would benefit from a meaningful restoration of the creek (or at least preservation of an adequate corridor of undeveloped space to accommodate future restoration). Most of our urban watersheds are heavily impacted by development. We should not take lightly any development that proposes more of the same imposition. The norm, as stated in City documents, should be restoration (or at least preservation of restoration potential) of degraded creeks whenever possible.

The Jan 7th 2015 DRB staff report called out shade trees as an energy efficiency feature, although this is not necessarily an energy efficient benefit in this climate. Rarely do El Cerrito homes air condition or even have air conditioning systems. Because of modest outdoor air temperatures, and large day/night air temperature swings, natural ventilation can supply most cooling needs. The energy provided by passive solar gain to offset heating energy is a greater energy service to buildings in our climate and this requires no shading on windows in the winter when sun angles are low. Trees provide other benefits including aesthetics, habitat and privacy, but it is a mistake to claim shade trees are an energy efficiency benefit in this climate.

The DRB has repeatedly expressed (including their recent work plan presentation to Council) that vinyl framed windows are a lower grade building material with poor aesthetics and their texture does not support the historical context of the architecture. I expected the DRB to be more reluctant to accept the proposed vinyl framed windows proposed for the 14-unit building in this project. The conditions DRB added with respect to the windows included specification of a darker color vinyl frame material (bronze). It is worth noting that all vinyl frames expand and contract a great deal with temperature swings, but darker colored vinyl frames are even more prone to this problem. The repeated cyclical expansion and contraction may lead to premature air seal failure, durability and operability issues. This architecturally inferior vinyl framed window product should be replaced with a higher quality window that is more respectful of the classic look and texture of the historic building the architecture it aspires to echo. Vinyl framed windows do, of course, meet the energy code requirements. It is not mentioned in this section because of an energy efficiency concern. The vinyl window concerns actually pertain to more than one criteria, but it is listed here because vinyl itself is not considered a “green” building material. It has significant environmental impacts

associated with manufacture and it may have a lower performance in terms of lifetime durability and life cycle impacts.

These last two points are not the highly significant factors motivating the appeal, but I include them for continuity, as they were mentioned in the previous appeal and they remain valid counter points to statements in staff reports for the decision being appealed.

B10. The project design *protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.*

The project does not, in fact, protect or restore the creek channel in any way. It leaves most of the creek channel untouched, which is a serious problem in this case, given the degraded condition of the stream, the proposal to introduce more peak storm water runoff, and the encroachment of structures 4 feet from the bank on both sides. Hardscape sidewalks are located immediately adjacent to the bank and are an unacceptable imposition on the integrity of the waterway and the riparian corridor that should flank it. The cable guard rails also marginalize and “wall off” the creek feature as an inconvenience to be dealt with rather than a unique and valuable feature that should be celebrated and enhanced to make the space more livable. The 4 foot proximity of the buildings to the creek bank (especially a 40+ foot high building) breaks the aesthetic qualities of the creek, severely curtails the potential for developing riparian landscape character, and impairs the relationship of the buildings to the creek for a harmonious site design.

Technical stormwater review:

While it may seem that technical infrastructure matters are outside of the purview of the DRB, the B10 criteria includes language that the design should “*protect*” the creek. This is inherently more than an aesthetic criteria. Also, in reviewing consistency with the standards of the zoning ordinance, it is important to reflect on whether the PD was adequately founded. There are public safety and infrastructure findings for the PD, that in retrospect should be revisited. (19.40.040.D.1.b and 19.14.040B.2.d)

The technical storm water aspects of the plan are of serious concern and need further review. The Regional Water Quality Board approval has not yet been issued and they have expressed concerns about the plan in its current state. With the many critical stormwater impact considerations associated with this project, these issues should not be left to the engineering review associated with the building permit, but rather explicitly addressed in the entitlement process and permitting through JARPA, etc. The earlier PD entitlement missed these public safety and infrastructure issues entirely, and these findings should not have been accepted and need to be remedied now. In order to achieve a robust stormwater solution, it will be important to consider flow *control* not just flow-through treatment (as mentioned in Water Board letter). The current design of the planted flow-through C.3 basins is dominated by direct downspout connections to a concrete planter basin. This system will provide very minimal opportunity for on-site infiltration and the storm water flow will have a large and immediate impact on creek flows.

The modest storm on Dec. 11th 2014 (Appendix 2), revealed a deficient drainage system that is unimproved by this plan. New hardscape will increase runoff and further stress this marginal system. Putting buildings in close proximity to a deficient drainage system only exacerbates the flood risk and liability the City and home owners will face in the future. There are four drainage segments in the 1992 Storm Drain Master Plan, and 1999 update (Appendix 14), that do not have sufficient capacity to meet the 10-year flow capacity criteria. This is a violation of Contra Costa Municipal Code 914-2.010.a.3. The segment of open channel passing through the 1715 Elm site itself is unlikely to perform with the stated capacity in the 1992 report. There are actual measurements (see Appendix 15), that are not consistent with the reported dimensions of 4'x4' used in the capacity analysis.

The plan still contains the error that the new headwall will transition to a 48" box culvert at the property line rather than a continuation of the rock lined channel with a wooden cover.

There has been no formal plan offered by the developer to indicate how they will manage ongoing maintenance of the creek and proper operation of the storm water treatment facilities on site in the long run, which is required by the RWQCB. The HOA landscaping maintenance will likely fall to a gardening service that may have no expertise in riparian maintenance and water quality issues. These policies and procedures need to be detailed and accurately communicated to those performing work on site. The dry-stacked rock lined creek channel is inherently difficult to maintain with regard to interstitial vegetation. It is currently covered with ivy and other invasive weeds. A maintenance company without better guidance might resort to inappropriate herbicide and pesticide use around the creek, as well as introduce cut vegetation to the stream flow that could exacerbate clogging downstream.

To reiterate, nothing about this plan actually serves the purpose of meaningful creek protection and integration. In fact, in its neglect and encroachment on the creek, *the plan actively further degrades the water way and impairs the City's already marginal stormwater infrastructure* on this drainage. The developer has openly stated that they chose to hire a lawyer to work around the Regional Water Quality Control Board rather than work with them to integrate sound design improvements to better improve the water way. Instead, their plan will further stress this infrastructure and invite more risk and liability for the residents and the City.

This appeal has presented a broad and compelling set of arguments on many levels, but it is clear that this single finding (19.38.060.B.10) is enough to reject the proposed design on the grounds of improper treatment of the creek. It is not too late to remedy this oversight. Please use this review to open the discussion that will allow pursuing a superior design with wider creek setbacks. As suggested in the Water Board email (Appendix 3), the bank to building setback should be at least 10-13 feet on each side, continuously planted with riparian vegetation and free of hardscape with a few minimal exceptions. Trading the house donation value should cover a great deal of the creek restoration, but this need not be paid for entirely by the developer. The City should explore supporting this work with external grants for creeks and storm water infrastructure. As long as the undeveloped corridor is part of the site plan, the completion of the restoration work can proceed in the future, separate from this development project, if need be.

Appendix 1 – Title 19 – Zoning. Part V – Administration, El Cerrito Municipal Code

19.38.040 - Scope of final design review.

The Zoning Administrator or Design Review Board shall approve, conditionally approve or deny, or make recommendations on applications for **final aesthetic architectural review based on consideration of the requirements of this Chapter** as they apply to design of the structures, landscaping, lighting and other architectural features of an application including:

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

19.38.060 - Final design review findings and criteria.

A. Findings for Approval. The Zoning Administrator or Design Review Board **may only approve a final design review application if it finds that the application is consistent** with the purposes of this Chapter and is consistent with:

- 1. The applicable standards and **requirements of this Zoning Ordinance**;
- 2. The **design policies of the General Plan** and specific plans adopted by City Council;
- 3. Any applicable design guidelines adopted by the City Council;
- 4. The **design review criteria** set forth in the following subsection;
- 5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;
- 6. Any other relevant policies or regulations of the City.

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

- 1. **The aesthetic design**, including its exterior design and landscaping, is appropriate to the function of the project and **will provide an attractive and comfortable environment** for occupants, visitors, and the **general community**.
- 2. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

3. The project has been designed with consideration of neighboring development.
4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.
5. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.
6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.
7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.
8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.
9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.
10. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

C. Final Design Review Conditions. In granting final design review approval for a project that meets all of the applicable standards and requirements of this Zoning Ordinance, the Zoning Administrator or Design Review Board may impose final aesthetic architectural design conditions reasonably related to the application and deemed necessary to achieve the purposes of this Chapter. Therefore, such conditions may not overlap with, or impose more restrictive requirements than those provided for under Planning Commission land use authority pursuant to State law, the Municipal Code, Zoning Ordinance, and any other adopted plans, policies, permits or regulations. Notwithstanding the foregoing, this section shall not limit the powers of the Zoning Administrator or Design Review Board established by any other law.

(Ord. 2008-2 Div. II (part), 2008.)

Title 19 – Zoning. Part III – Special District Regulations

Chapter 19.14 – Planned Development District - PD

Municipal Code adopted by El Cerrito, excerpted from the El Cerrito City website (3/16/2015)

19.14.040 - Required findings.

A. Required Findings for a Planned Development District. A -PD district Zoning Amendment shall only be approved if all of the following findings are made:

1. The project meets all of the findings required for a zoning amendment pursuant to [Chapter 19.40](#)
2. Development within the proposed -PD district is demonstratively superior to the development that could occur under the standards applicable to the underlying base district as indicated by either the conceptual plans submitted as part of the Planned Development application or the project submitted for consideration of a Planned Development Permit.
3. The conceptual plans submitted with the application conform in all significant respects with the General Plan, and any applicable plan or policies adopted by the City Council.

B. Required Findings for a Planned Development Use Permit. A Planned Development Use Permit shall only be approved if all of the following findings are made:

1. The project meets all of the findings required for a use permit pursuant to [Section 19.34.040](#), including a finding that the project described in the application, or modified by any condition of approval and conforms in all significant respects with the General Plan, and any applicable plan or policies adopted by the City Council.
2. Development within the -PD district is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the following factors shall be considered:
 - a. Appropriateness of the use(s) at the proposed location.
 - b. The mix of uses, housing types, and housing price levels.
 - c. Provision of units affordable to persons and families of low and moderate income or to lower income households.
 - d. Provision of infrastructure improvements.
 - e. Provision of open space.
 - f. Compatibility of uses within the development area.
 - g. Quality of design, and adequacy of light and air to the interior spaces of the buildings.
 - h. Overall contribution to the enhancement of neighborhood character and the environment of El Cerrito in the long term.
 - i. Creativity in design and use of land.

(Ord. 2008-2 Div. II (part), 2008.)

19.14.050 - Conditions of approval.

In approving a Planned Development district, the Planning Commission or City Council may impose any deemed necessary to:

- A. Ensure that the proposal conforms in all significant respects with the El Cerrito General Plan and with any other applicable plans or policies that the City has adopted;
- B. Achieve the general purposes of this Zoning Ordinance;
- C. Achieve the findings for a Planned Development listed in [Section 19.14.040](#); or
- D. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the requirements of the California Environmental Quality Act.

(Ord. 2008-2 Div. II (part), 2008.)

Title 19 – Zoning. Part V – Special District Regulations

Chapter 19.40 – Amendments to Zoning Map and Text

Municipal Code adopted by El Cerrito, excerpted from the El Cerrito City website (3/16/2015)

19.40.040 - Review procedures.

D. Findings for Zoning Map or Text Amendments. An amendment to the Zoning Map or Text may be approved only if all the following findings are made, as applicable to the type of amendment:

1. Findings required for all Zoning Map/Text amendments:
 - a. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan;
 - b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
 - c. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
2. Additional finding for Zoning Text amendments: The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
3. Additional finding for Zoning Map amendments: The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land.

(Ord. 2008-2 Div. II (part), 2008.)

Appendix 2– December 11th 2014 storm performance



Thurs. Dec 11th, ~12:00pm (less than one foot from top of bank through 1715 Elm parcel)
See video <https://vimeo.com/114303923>



Thurs. Dec 11th, ~12:00pm, down stream from 1715 Elm at Ohlone Greenway (culvert entrance behind Safeway covered, not much more margin here before flooding)



Dec. 15th, 2014 ~10:00am (still strong flow flowing some rain, but grate exposed, yellow line is approximately where the water line was on Dec 11th, as shown in previous photo)

Appendix 3 – Second correspondence from the Regional Water Quality Control Board (January 16, 2015) in reply to Michael Wood’s letter on behalf of the developer on Dec. 3, 2014

From: Hart, Kathryn@Waterboards
Sent: Friday, January 16, 2015 1:50 PM
To: Mike Wood
Cc: Terry Bush
Subject: RE: 1715 Elm Street Condominium Project

Mike,

Thank you for providing the additional information about the proposed project at 1715 Elm Street. We appreciate your providing the chronology of the steps the Applicant has been through on the project, which includes the review process with the City of El Cerrito. However, the response has not provided all of the information that we requested, such as a discussion of alternative ways to meet the project purpose by at a minimum providing for a greater setback from the top of the bank of the creek, and/or if feasible, considering a layout that would allow for future re-alignment and expansion of the channel along the lines of what was suggested in the concept plan put forth by RDG.

With regard to the restoration concept, we do not agree that such work would fall into the lower end of rehabilitation for creeks. Although the reach is short relative to the entire watershed, it is important as one of the few areas where flow is conveyed in an open channel. The added water quality and habitat benefit, along with aesthetic and educational benefits would be significant. If creation of a meandering channel is not feasible for this project, then at a minimum the area adjacent to the existing channel should be preserved in a natural state without developed structures, including patio and walkway areas. We would like you to modify the site design to retain a minimum of approximately 10 to 13 feet on both sides of the channel (from the top of the bank, not the centerline of the channel) in a natural state. This distance is based on extending a 2:1 slope laterally from the toe of the vertical bank (resulting in an 8 foot distance), and increasing this by an additional 2 to 5 feet for added protection.

It appears that there may be opportunities to modify some of the areas adjacent to the creek to afford a greater setback. These areas include the open turf and sidewalk rectangular structure proposed for the southeast corner of the property, the entrance walkway that extends into the center of the development to the north of the creek channel from Elm Street, and the paved surface walkway that continues along the north side of the creek towards the rear of the property. We understand that if the relocated historic house remains in the southwest corner, there would continue to be a very limited setback from the top of the bank along the northwest corner of the structure. An increased setback on the opposite side of the creek could accommodate for this encroachment into the setback area. We also understand that the walkways and patio areas are amenities for the project that you would like to include, but it is not acceptable for them to be located in such close proximity to the top of the bank of the creek. If you need to retain these features as part of the project, then you may need to consider modification of the eastern extension of the building to allow space for them and include the 10+ foot setback to the top of the creek bank. We note that the ground floor unit on the southwest corner of the building appears to be a 2 bedroom unit. Could this be modified to a 1 bedroom or studio unit?

Regarding stormwater management, we understand that the designs may have been revised, so we would like to review the changes that have been made. Also, we will need to verify the conditions of the channel downstream of the project and suggest a site visit for that purpose. Based on photos that have been provided as part of the application, and other study of the area it appears that the channel downstream of the site is also rock lined, and covered with a wooden walkway. This condition is different than that described in your email correspondence and in the application, and these conditions need to be considered when planning for stormwater management.

I would be happy to meet with you and/or the project architect at the site to further discuss these issues.

Sincerely,

Katie Hart, P.E.
Water Resource Control Engineer
Watershed Protection Division
San Francisco Bay Regional Water Quality Control Board
(510) 622-2356

Appendix 4 – Correspondence from the developer’s representative to the Regional Water Quality Control Board (RWQCB) following RWQCB’s letter from Katie Hart’s letter on Nov. 21, 2014



WOOD BIOLOGICAL CONSULTING, Inc.

65 Alta Hill Way
Walnut Creek, CA 94595
Tel: (925) 899-1282
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December 3, 2014

Regional Water Quality Control Board
San Francisco District, Regulatory Branch
Attn: Ms. Katie Hart
1515 Clay St. Suite 1400
Oakland, CA 94612

RE: Elm Street Condominiums, City of El Cerrito, Contra Costa County, California
CIWQS Place ID No. 395112

Dear Katie:

Thank you for your email of November 21, 2014 outlining your concerns regarding the above-referenced project.

Allow me to summarize the process that we’ve been through in the hopes that it might address the concerns you’ve raised, specifically the issues of encroachment of the proposed development onto the historic stone-lined channel and the feasibility of channel modifications to improve natural function.

First, a brief chronology of the steps the applicant has been through to get to this stage.

- Project redesigned to leave channel open, to minimize impacts in the channel, and development of a riparian enhancement plan and deed restriction prepared fall of 2013.
- JARPA submitted January 15, 2014.
- City of El Cerrito Planning Commission public hearings: March 19, 2014; April 16, 2014; May 21, 2014 (copies of minutes available online at <http://el-cerrito.org/Archive.aspx?AMID=68>).
- City of El Cerrito City Council public hearings: June 2, 2014; June 23, 2014; August 19, 2014 (copies of minutes available online at <http://el-cerrito.org/Archive.aspx?AMID=42>).

- Follow-up communications with RWQCB in 2014 (email and telephone): Feb. 25, Feb. 26, March 14, March 19, March 29, April 4, April 2, April 3, April 14, April 28, May 22, June 4, July 8, July 11, Aug. 19, Aug. 20, Aug. 21, Sept. 3, Sept. 17, Oct. 20, Nov. 21.
- CDFW permit issued May 19, 2014 (notification #1600-2014-0031-R3).
- USACE permit pending (delayed due to severe staffing problems).
- Mitigated Negative Declaration adopted by City Council on August 19, 2014, Notice of Determination issued August 21, 2014.

As you can see from the chronology, the project has been through a lengthy review and undergone several iterations. At each stage, the applicant instructed his team to implement the appropriate changes. The most recent suggestions from the El Cerrito City Council were based on precisely the issues you raise in your email. Councilman Lyman suggested that the applicant commission a restoration feasibility and hydrology study from a respected creek restorationist, Mr. Drew Goetting of Restoration Design Group (RDG). As you note, Mr. Goetting concluded that it is indeed feasible to place a restored channel on site. However, Mr. Goetting also concluded, and emphasized in his testimony before the City Council on August 19, that such an effort would fall into the “lower end of the rehabilitation category” and that “it is not possible to provide significant improvement to the channel’s ecological function typical of many urban stream projects” given the context of the resource. I testified to this fact as well in front of the Planning Commission and the City Council. Mr. Goetting indicated to me that he would be happy to discuss his findings with you.

The context of the channel is described in Section 2.0 (Project Setting) of the JARPA submittal. The open section of channel on site was engineered and lined with rock over one hundred years ago. It is isolated from any riparian or natural upland habitats and currently supports no natural riparian or wetland vegetation. Downstream, the channel is conveyed into a culvert beneath an existing structure and continues perhaps another 60 feet as a covered channel beside a multi-family residence before reentering the underground storm-drain system. A quick review of aerial images quite clearly illustrates that there is no restoration or rehabilitation potential on the adjacent property given the presence of existing structures within five feet or less of the channel edges.

With the completion of the feasibility analysis and after responding to the comments of Councilman Lyman, it was determined, and ultimately agreed upon by the City Council, that such a redesign does not represent a reasonable alternative.

In the channel, the stone wall itself was deemed to have historic value by the City. The City Council officially moved to change all references to the feature from “creek” to “historic stone lined channel”¹. It was the City Council’s determination that preservation of the stone lined

¹ City Council minutes, August 19, 2014, action item #1, page 6

channel *in situ*, in conjunction with the preservation and restoration of the historic home, was in the community's best interest.

Regarding the stability of the historic stone lined channel, the Applicant's engineers noted that the channel has been in existence for over one hundred years and has remained intact, with no evidence of either a failure or an elevated risk of failure in the future.

Regarding the Creek Ordinance, the City Council determined that the variable setback as proposed was acceptable. Given the advantages of the development in terms of providing affordable housing within walking distance to BART, an identified goal in the General Plan, they determined that this outweighs concerns of encroachment onto the stone lined channel considering that the channel is engineered, stable, and supports no natural riparian habitat.

As described in Exhibit C (Legal Description of Protected Area) of the proposed deed restriction supplied to your office, a total area of 3245 square feet of land including and adjacent to the historic stone lined channel will be permanently preserved. This represents 17.59 percent of the 0.42-acre parcel. In terms of non-developed setback areas on both sides of the creek, a total of 5716 square feet of land will be preserved. Including the channel, deed restricted areas and setback areas, a total of 6176 square feet of open space will be preserved, representing 33.47 percent of the total area of the parcel.

Regarding the issue of stormwater management, the proposed project has been analyzed and designed to conform to the County's C-3 requirements. With the incorporation of onsite detention and post-construction best management practices, there would be neither an increased risk of downstream erosion nor impacts on water quality.

In conclusion, the Applicant has undertaken numerous revisions of the project design attempting to incorporate the wishes of the City as well as neighbors and concerned citizens. The team has made every effort to garner the feedback of the Water Board early in the process. In fact, the feedback that we received was that the design both of the project and the native plantings as enhancements appeared acceptable. After over 11 years of planning and costly re-designs and numerous public hearings and responses, the project has been approved by the City. The City Council determined that the project, as proposed, meets the City's goals of providing housing in proximity to BART, which outweighs concerns regarding the Creek Ordinance. With the incorporation of native landscaping, establishment of a deed restriction encompassing a channel setback, preservation of the historic stone lined channel, and preservation, restoration and donation of the historic home to the City, the project has been deemed to have a net benefit to the City of El Cerrito.

The Applicant has made every effort to address concerns of the city, the public and the regulatory agencies over a very long, drawn-out process. A detailed analysis of the feasibility to improve the engineered historic stone lined channel has been performed by a respected

creek restorationist and it is our conclusion that the opportunity to make a meaningful ecological improvement to this system is extremely limited. Given the urbanized setting of the channel, its isolation from other open channel sections, the lack of existing riparian habitats on site or in the vicinity, and the lack of opportunity to reestablish fisheries habitat in this system support our contention that such an undertaking is infeasible. The Applicant has argued, and the City Council concurred, that any potential ecological benefits of such a redesign are outweighed by the costs and delays that would result. The City is anxious for this project to be completed.

The project before you has been designed in a manner that minimizes effects on the channel, preserves water quality, and would not result in significant adverse effects on natural habitats, special-status species or downstream bank stability. Construction within the channel consists solely of a new headwall and outfalls for two minor detention basins. No other channel improvements or modifications are proposed. It is our sincere hope that your office will be able to process our application with these facts in mind.

Sincerely,



Michael Wood

cc: Mr. Eddie Biggs, Applicant
Terry Bush, LCA Architects

Appendix 5 – Correspondence from the City of El Cerrito to the Regional Water Quality Control Board (RWQCB) following RWQCB’s letter from Katie Hart’s letter on Nov. 21, 2014

From: Margaret Kavanaugh-Lynch
Sent: Wednesday, December 3, 2014 10:51 AM
To: 'Hart, Kathryn@Waterboards'
Cc: Melanie Mintz
Subject: RE: 1715 Elm Street Proposed Condominium Development

Hi Katie:

Thank you for your interest in this project and its review by the City of El Cerrito.

The project at 1715 Elm Street has undergone extensive public review and was ultimately approved by the El Cerrito City Council on August 19, 2014. It was the topic of over six public hearings, three at the Planning Commission level and three at the City Council level. It was also reviewed conceptually by the Design Review Board and is still pending review for Final Design Review and Subdivision Committee review. For your reference, the city webpage regarding the project is located here www.el-cerrito.org/1715Elm

Among the entitlements required for the approval of the project, and I think specifically addressing your concern regarding the City’s consideration of its own Creek Ordinance is the use of the Planned Development District. In response, I am quoting from sections of the April 2014 Planning Commission staff report:

“There are a number of aspects to the development that qualify it as a candidate for consideration as a Planned Development. First, the project is proposing to provide 14 new one and two bedroom dwelling units on a 0.42 acre site that is designated in the General Plan for high density. It also proposes to restore and relocate the existing historic single-family detached house on site to provide a fifteenth living unit and preserving an important historic resource. Finally, the project is proposing to keep the creek in place, thereby protecting the 115 foot long water course which is a tributary of the Baxter Creek and utilizing it as an amenity to the overall site.

Pursuant to the Municipal Code: *The specific purpose of the -PD Planned Development district is to provide for detailed review of development that warrants special review and deviations from the existing development standards. This district is also intended to provide opportunities for creative development approaches and standards that will achieve superior community design, environmental preservation and public benefit.*

When considering the approval of a Planned Development Use Permit and District, the city may allow deviation from the minimum lot area, yard requirements, building heights, other physical development standards, and land use and density requirements of other zoning districts.

The project proponent is requesting relief from specific development standards of the RM zone in order to retain the site’s assets while accommodating a level of development that is consistent with the General Plan. This project shall require relief from the following standards:

1. Setback from property line for the relocated historic building.
2. Maximum height of the proposed new construction.
3. Setbacks from creek from both the relocated historic dwelling and the proposed new construction. Restrictions regarding a bridge over the creek.

4. Required parking for vehicles.

While requiring relief from some development standards, it exceeds the RM zone requirements for both common area and private open space and allows for ten percent less lot coverage than could have been allowed in this district.

One of the goals of the Creek Protection Overlay district is to preserve, enhance and restore natural drainage ways as parts of the storm drainage system, minimizing any alterations or structures within the natural stream channel and streambed. In support of that goal, the Creek Protection overlay (Chapter 19.14) prohibits placement of fill or any other obstruction and establishes a minimum 30-foot setback from the top of creek bank. The new construction is proposed to be 7 ft 8 in from the center line of the creek and the relocated historic building is proposed to be 5 ft 5 in away from the centerline. In addition, a footbridge is proposed to cross the channel to provide access to the shared common area.

The project is proposing to maintain creek in its current location and ensure that it would not be filled or otherwise obstructed. Instead, it would be part of the common open space area of the development and would benefit from proposed adjacent riparian friendly landscaping.

Although the project does not include the 30-foot setback from the channel pursuant to Municipal Code Chapter 19.14, it is noted that in this case that the on-site surface water feature lacks characteristics of a natural riparian corridor and provides only marginal habitat value for wildlife that may include utilization by local birds and mammals, therefore the initial study concludes that there would be less than significant impacts to biological resources. Finally, it is only by granting relief from the setbacks, that the site can support the superior community design by accommodating the high density dwellings and the historic building's retention and the benefit of the existing creek in its current location.

As the review of the project progressed, the record shows that the City's appointed and elected officials studied this project very carefully. In accordance with our General Plan and Climate Action Plan, the fact that this site is 700 feet from a BART station and designated as High Density in the General Plan was an important impetus to allowing the construction of transit-oriented, high-density housing. Equally important and also consistent with our General Plan; both of the existing site attributes, (the creek and the historic home) are held in high value. Please understand that all of this deliberation was completed at public hearings and members of the public were present to state each of their points of view. I am sure you know that as an urban in-fill city, we are always striving to balance multiple important goals. In the end, after reviewing all of the testimony, analysis, CEQA documents and additional creek studies; the City Council chose to approve a modified version of the project that is before you for your consideration. This action was taken with all appropriate legal and policy considerations in place.

I am glad to assist you in resolving any additional questions you may have regarding the review of this project by the City of El Cerrito.

Appendix 6 – First letter from Regional Water Quality Control Board, November 21st 2014

From: Hart, Kathryn@Waterboards
To: Michael Wood
Cc: Terry Bush; Bowyer, Dale@Waterboards
Subject: 1715 Elm Street Condominium Project
Date: Friday, November 21, 2014 3:40:00 PM

Mike,

This email is in follow-up to correspondence between you and the Water Board regarding the proposed condominium development project at 1715 Elm Street (Project) in El Cerrito.

We recognize that the City of El Cerrito's review of the subject project has moved forward, with several review steps remaining, and that you were not anticipating further comment from the Water Board on the proposed Project. However, it has come to our attention that (1) the proposed development, including the relocated house, is situated within the creek setback limits established by the City of El Cerrito in their 2008 Creek Ordinance, and, (2) that there may be a reasonable alternative for development that would provide for increased creek setback and an opportunity to enhance the degraded creek channel that will be vulnerable to deterioration in the future.

We have received written comments and questions from a number of concerned citizens in the community regarding the creek set back issue, and also about opportunities to restore and enhance the creek corridor. In order for us to better understand these issues and appropriately respond to these concerns, we would like to inquire about site options that have been or could be explored.

Although the Project itself does not involve a significant amount of creek fill, the surrounding development located immediately adjacent to the banks of the creek will prevent the natural evolution of the channel if/when the existing rock structures fail, and implementation of enhancement and restorative efforts that would improve water quality and riparian habitat in the stream reach. Although the current property owner/developer may not engage in creek enhancement and restoration efforts at this time, it would be most beneficial if the Project could be designed to allow for future creek restoration work to occur. As currently planned, there is no space available to allow for development of a more natural stream form with greater instream complexity and riparian habitat, or to address bank instability under the current conditions as the existing rock structures deteriorate over time.

We have recently had the opportunity to review a report that we understand was prepared for the Project applicant for presentation at one of the City Council meetings. This report, 1715 Elm Street, El Cerrito, California, Channel Restoration Feasibility Analysis Memorandum (Restoration Design Group. LLC (RDG), July 25, 2014), provides some background information on the creek and watershed for development of conceptual designs for enhancement or restoration of the creek on

the site. This analysis indicates that the creek channel could be accommodated within a roughly 20 foot wide corridor that would pass through the development.

In order for us to effectively respond to concerns expressed by the local community, the Water Board would like some additional information. In particular, we would like to know the basis for the City of El Cerrito's decision to allow the current Project design that is not in conformance with the Creek Ordinance. Please also discuss variations that were, or could have been considered if the 30-foot to centerline and 15-foot to top of bank setback requirements made development on the parcel infeasible. Were alternative setbacks considered, such as a 10-foot setback from the top of the bank? Also, given that the RDG report indicated that the site could be developed with a roughly 20-foot corridor retained for a meandering creek (with retaining walls in some locations with minimal setbacks), why did the City of El Cerrito reject this option considering the water quality, riparian habitat, aesthetic, and educational benefits that could be realized as an amenity to the community?

If a site designs that allow for the retention of a roughly 20-foot wide meandering creek restoration corridor similar to that described in the RDG report (or one similar with even greater creek setbacks and no retaining walls) are not feasible, then please explain in detail why they are not feasible. While we understand that development options on the site may be more limited if the City's 30-foot setback from the centerline of the creek is to be honored, we suggest that at a minimum, site plans maintaining a 15-foot setback from the top of the bank be considered. Note that in order to preserve creek restoration opportunities, the Water Board would consider location of the stormwater treatment facilities within a 15-foot setback to be acceptable.

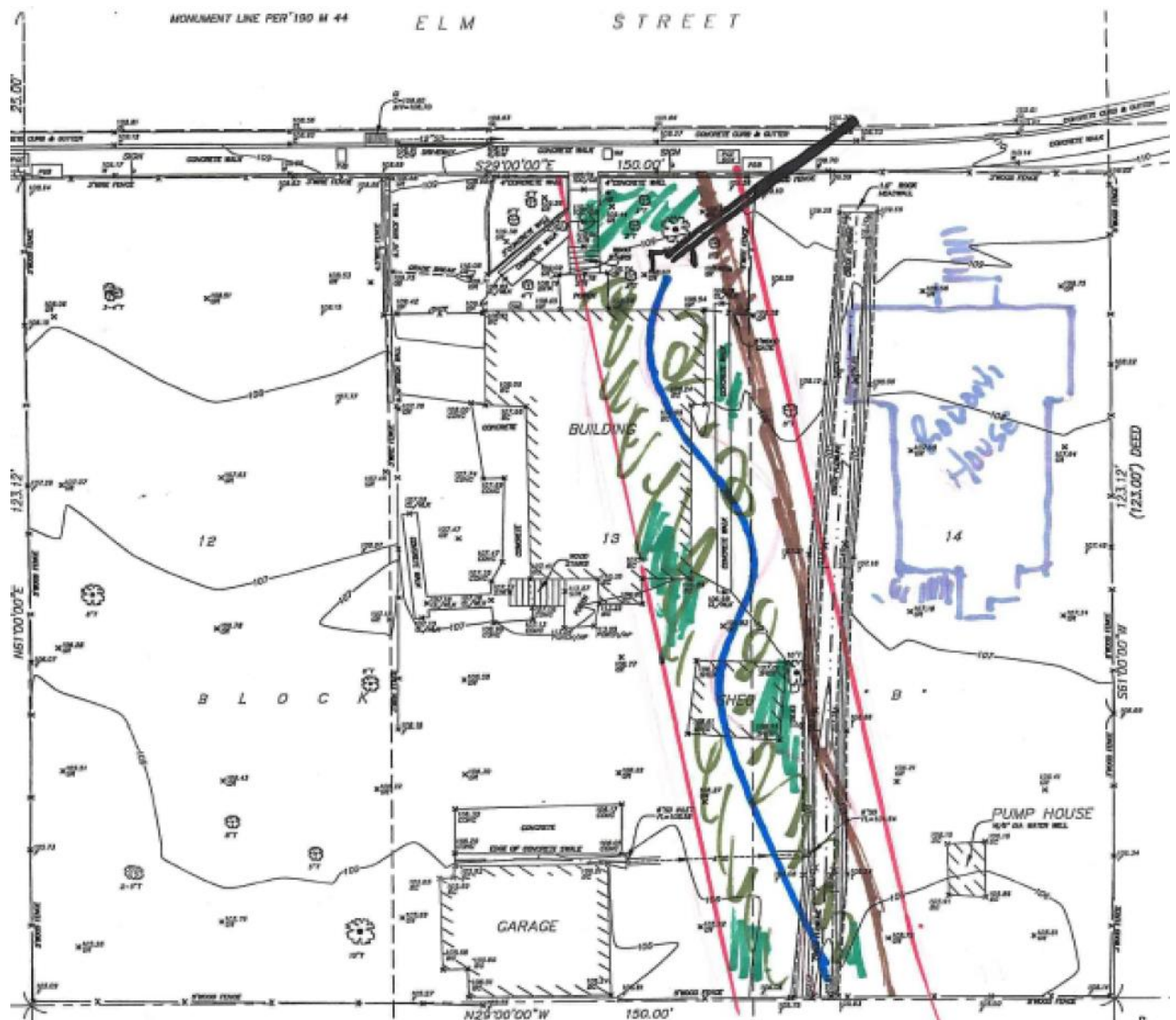
In addition, please note that the Stormwater Management Plan for the Project will need to be revised to include the additional area required for hydromodification control. The creek immediately downstream of the proposed headwall is also lined with vertically stacked rock, which may be representative of the conditions beyond this area where I understand the creek is covered with a wooden walkway, and any additional erosive forces need to be addressed. The fact that the overall site is less than one acre does not apply to this site where a 401 water quality certification is needed for development. Under the 401 program, we are required to certify that all water quality standards will be met, and minimizing the potential for downstream erosion or incision is one of the issues that we have to address.

We look forward to hearing from you.

Sincerely,

Katie Hart, P.E.
Water Resource Control Engineer
Watershed Protection Division
San Francisco Bay Regional Water Quality Control Board
(510) 622-2356

Appendix 7 – Alternative alignment and approx. 20 foot riparian corridor proposed by Council member Lyman that was presented with the Council request (by three vote majority) for the study of the restoration potential of the creek through the 1715 Elm Property



<http://www.el-cerrito.org/Archive.aspx?ADID=1923>

This report failed to consider opportunities with different building footprints, as had been suggested. Also the report understated the potential environmental value of a full creek restoration despite the clear inferiority of the currently proposed plan.

3.2. Restoration Design

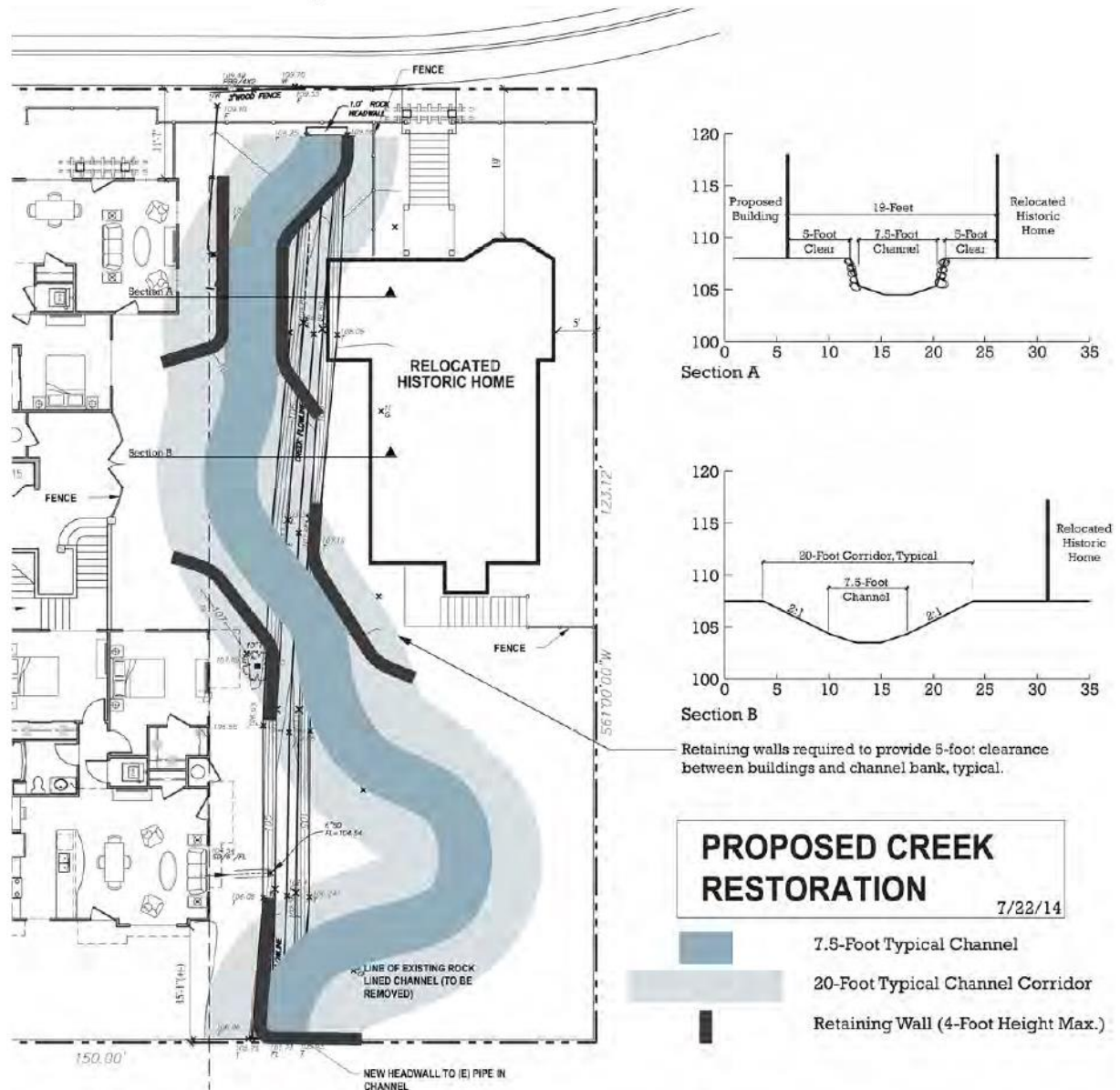


Figure 7: Concept Plan

Appendix 9 – Annotated (by appellants) version of the trade off matrix prepared for Council regarding the current plan versus a more complete creek restoration option (original matrix from the Aug. 19th Council meeting, agenda item 6, attachment 13, page 230)

1715 Elm Street, Project Alternative Comparison Chart			Agenda Item No. 6 Attachment 13		
	Existing Condition	Proposed Project	"Restoration" Approach		
1	Temporary Environmental Impacts	NA	Yes	Yes	Perhaps more sensitive to construction impacts because of the extremely close structure construction proximity to unimproved channels. The restored creek would be an integral subject of the construction and impacts could be more easily controlled and avoided
2	Environmental Regulatory Compliance	NA	Completed	Requires New Permits & EIR	No retaining walls necessary, except perhaps an exit head wall. The plan in the report is unnecessarily constrained by the proposed building footprint. This was not the direction intended by Council for this study
3	Total Length of Retaining Walls	220 lf	220 lf	165 lf	Important habitat opportunity to introduce backwaters and pools, etc.
4	Channel Surface Area	575 sf	575 sf	1,150 sf	No instability as is, but the plan proposes to build within 3-5 feet of the stacked stone walls rather than engineered retaining walls
5	Long-term Channel Stability	Unknown (no signs of instability identified)	Unknown (no signs of instability identified)	Good	There is no reason a portion of the historic rock walls of the channel can't be retained as a feature, whether part of the wetted system, or not.
6	Provides Groundwater Infiltration	Yes	Yes	Yes, Minor Improvement	The high quality creek restoration would provide a large improvement to stormwater management and capacity. The existing narrow, straight channel is a significant detriment and shouldn't be maintained as is.
7	Promotes Riparian Plant Species Diversity	No	Yes	Yes	
8	Retains Historic Channel Walls	Yes	Yes	Unlikely	
9	Improves Stormwater Capacity *	NA	No	Minor	
* A comparative hydraulic model has not been conducted.					
No mention of frog, dragonfly, butterfly, insect, bird habitat and species diversity on this chart. The restoration approach would be far superior to the proposed project in terms of both plant and animal species diversity					

Appendix 10 – Architect’s cost estimate of the creek restoration presented in the study. \$415,000 is likely on par with the fiscal impact associated with the loss of a housing unit for sale when the developer offered to donate the historic house to the City rather than retain it as a housing unit. There has been no demonstrated user for, or interest in, the donated facility. This donation could be swapped for creek design improvements that have been called out in public testimony and would be more consistent with the City’s creek policies. There would also be grant opportunities that the City could help to raise funds for creek restoration. (from the Aug. 19th Council meeting (agenda item 6, attachment 14, page 231))



**Agenda Item No. 6
Attachment 14**

245 YGNACIO VALLEY ROAD WALNUT CREEK, CA 94596 TEL: 925.944.1626 FAX: 925.944.1666
1970 BROADWAY, SUITE 800 OAKLAND, CA 94612 TEL: 510.272.1060 FAX: 510.272.1066

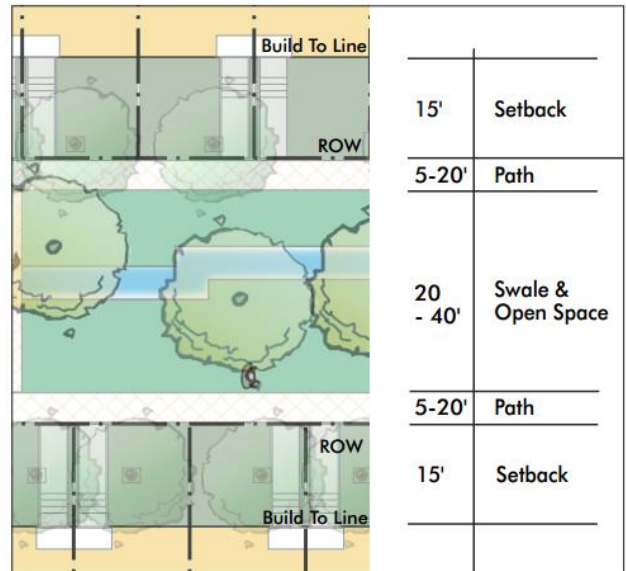
The following is our preliminary assessment of the financial impact of introducing a Meandering Creek into the project to replace the existing rock lined channel:

-Construction of new creek, including backfilling existing channel. (budget provided by Restoration Design Group)	130,0000
-Construction Contingency	26,000
-Feasibility study	7,000
-Design Fees and permits	25,000
-Construction Admin and project management	12,000
-5 year monitoring	10,000
-legal costs	4,000
-property tax and insurance	6,000
-EIR Consultants	100,000
-City review	30,000
-Owners admin of the EIR	40,000
-Redesign Fees	25,000
	\$ 415,000

In addition to the direct costs we anticipate the project will be delayed by 12 to 18 months. While it is not possible to allocate cost to such a delay, it will inevitably have implications.

Appendix 11 – The San Pablo Avenue Specific Plan calls out a design intention for creeks (in higher density transit oriented zoning than that of 1715 Elm) to include a wider continuous planted riparian corridor than is being proposed at 1715 Elm. While the area beyond the central 20-40 foot Swale and open space might not be relevant to this site, it is clear that the design intentions of the City even in highly dense transit oriented zoning is to provide adequate room around the creek to allow it to function properly and embrace it as a valuable site amenity. (1715 Elm is not in the Specific Plan area and the 1715 Elm application predates the adoption of this plan. Still, this is the design philosophy that the City has demonstrated in numerous documents, even in highly dense development areas.)

“Open-air creeks are a public good. Development should strongly consider daylighting creeks where they are buried, enhancing or restoring creeks where feasible and integrating them into a project as a site amenity” (San Pablo Specific Plan Chapter 2.01)



2.05.06.02.04 Greenways/Creek Greenways

Linear open spaces designed to provide enhanced connectivity between destinations and other opens spaces while also providing areas for activity and gathering. Creek greenways run along the riparian edge and provide opportunities to bring the public closer to this natural amenity.

Joint Watershed Goals Statement

The cities of Albany, Berkeley, El Cerrito and Richmond, and the East Bay Regional Park District, and the University of California, Berkeley, agree to join in partnership to restore the watershed of our joint jurisdiction to a healthy condition. We will cooperate closely to accomplish the following goals:

- Restoring our creeks by removing culverts, underground pipes, and obstructions to fish and animal migration, putting creeks in restore channels up in the sunshine where they can be enjoyed by people and wildlife.
- Restoring creek corridors as natural transportation routes with pedestrian and bicycle paths along creekside greenways; wherever possible using creekside greenways to connect neighborhoods and commercial districts east of the Interstate 80 freeway to the shoreline of the San Francisco Bay and the San Francisco Bay Trail.
- Restoring a healthy freshwater supply to creeks and the bay by eliminating conditions that pollute rainwater as it flows overland to creeks and eliminating conditions that prevent a healthy amount of rainwater from soaking into the ground and replenishing the underground water supplies that nourish creeks.
- Instilling widespread public awareness of the value of developing infrastructure along lines that promote healthier watersheds and watershed oriented open spaces where nature and community life can flourish.

In addition to ongoing general cooperation in the furtherance of these goals, the watershed partners agree to seek out opportunities to jointly apply for grants and jointly undertake planning, construction, educational, and watershed management projects which will be approved on a case by case basis by the respective governing bodies.

The Joint Watershed Goals Statement was passed by the following cities on the following dates:

City of Albany July 17, 1995
City of Berkeley July 25, 1995
City of El Cerrito September 5, 1995
City of Richmond July 31, 1995

Contra Costa Clean Water Program

Stormwater C.3 Update

Requirements for New Development and Redevelopment Projects

February 2013

Small Projects

- Small Projects are those that create or replace between 2,500 and 10,000 square feet of roofs or pavement
- Applicants for development approvals must submit a "Stormwater Control Plan for a Small Land Development Project"
- Most projects can comply by dispersing runoff from some or all roof leaders or sheet flow from some or all new pavement to an adjacent landscaped area.

LID Measures for Small Projects...

Municipal Regional Permit Provision C.3.i created requirements for "Small Projects"—those that create or replace between 2,500 and 10,000 square feet of impervious surface. This includes detached single-family home projects that create or replace 2,500 square feet or more of impervious surface.

Provision C.3.i. went into effect on December 1, 2012.

Applicants for development approvals for these projects must incorporate one or more Low Impact Development (LID) site design measures (runoff reduction measures) into the project. Typically, this involves dispersing some runoff from roofs or pavement to an adjacent

landscaped area. Applicants may also comply by incorporating pervious pavement, such as pavers on sand or gravel (see design criteria), into the project.

The Contra Costa Clean Water Program (CCCWP) has published an addendum, *Preparing a Stormwater Control Plan for a Small Land Development Project*, to the 6th Edition of the *Stormwater C.3 Guidebook*. The *Guidebook* and addendum are available on the CCCWP's website.

Stormwater Control Plans for "Small Projects" include a Project Data Form, a simple Site Plan or Sketch, and a completed checklist for each runoff reduction measure selected.



"Small Projects" can comply by dispersing runoff from a portion of the new paving or roof to an adjacent landscaped area or by incorporating pavers on a sand or gravel base.



...and for Larger Projects

A tabular summary of project thresholds and corresponding requirements is on page 2 of this *Stormwater C.3 Update*.

Contra Costa municipalities have adopted ordinances requiring applications for development approvals to be accompanied by a Stormwater Control Plan that meets the criteria in the most recent edition of the *Stormwater C.3 Guidebook*.

Chapter 3 of the *Guidebook* includes step-by-step instructions and a checklist for preparing a Stormwater Control Plan.

Chapter 4 of the *Guidebook*, "Low Impact Development Design Guide," provides minimum criteria and detailed design advice for integrating Low Impact Development features and facilities into a development project.

A Stormwater Control Plan template, available in MS Word on the CCCWP website, includes headings, table formats, and prompts for filling in the information required in a Stormwater Control Plan. The template has been updated for the 6th Edition and should be used in concert with instructions in the *Guidebook*.



**CONTRA COSTA
CLEAN WATER
PROGRAM**

www.cccleanwater.org

Provision C.3 Thresholds and Requirements

Impervious Area Threshold	Effective Date	Requirement
All projects requiring municipal approvals or permits (includes single-family residences)	May 1, 2010	As encouraged or directed by local staff, preserve or restore open space, riparian areas, and wetlands as project amenities; minimize land disturbance and impervious surfaces (especially parking lots); cluster structures and pavements; include micro-detention in landscaped and other areas, and direct runoff to vegetated areas. Use Bay-friendly landscaping features and techniques. Include Source Controls specified in <i>Guidebook</i> Appendix D.
Projects between 2,500 and 10,000 square feet requiring approvals or permits (includes single-family residences)	December 1, 2012	Install one or more of the following: Direct roof runoff into cisterns or rain barrels for reuse; direct roof runoff onto vegetated areas; direct runoff from sidewalks, walkways, and/or patios on to vegetated areas; direct runoff from driveways and/or uncovered parking lots on to vegetated areas; construct sidewalks, walkways, and/or patios with permeable surfaces; construct bike lanes, driveways, and uncovered parking lots with permeable surfaces.
Auto service facilities, gas stations, restaurants, and uncovered parking lots over 5,000 square feet	December 1, 2011	Prepare and submit a Stormwater Control Plan as described in <i>Guidebook</i> Chapter 3, including features and facilities to ensure runoff is treated before leaving the site. Evaluate feasibility of storage for later use. Use the LID Design Guide in Chapter 4, including sizing factors and criteria for treatment only.
All projects between 10,000 square feet and one acre	August 15, 2006	
Projects one acre and larger	October 14, 2006	Select one of four flow-control compliance options in Appendix C. Where required, design project features and facilities for hydrograph modification management (flow-control) as well as stormwater treatment. Evaluate feasibility of storage for later use. Prepare and submit a Stormwater Control Plan as described in Chapter 3 and use the LID Design Guide in Chapter 4, including the sizing factors and criteria for treatment and flow control.

This fact sheet is a summary only. See the Regional Water Board Orders and the Contra Costa Clean Water Program's *Stormwater C.3 Guidebook* for actual requirements.

Low Impact Development: Why and How

Low Impact Development (LID) reduces runoff and mimics a site's predevelopment hydrology by minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, and/or bio-treating stormwater runoff close to its source.

NPDES permits issued to all Contra Costa municipalities now mandate the use of LID for projects regulated under Provision C.3.

The LID Design Guide—Chapter 4 in CCCWP's *Stormwater C.3 Guidebook*—provides step-by-step instructions for designing development and redevelopment projects that comply with the requirements.

Conceptual LID design involves application of five techniques:

1. Optimize the site layout by preserving natural drainage features and minimizing roofs and paving.
2. Use pervious surfaces and green roofs.
3. Disperse runoff from impervious surfaces onto adjacent landscaping.
4. Store runoff and use it later for toilet flushing, irrigation or other uses.
5. Use bioretention to infiltrate and evapotranspire a portion of runoff and to treat the remainder.

A map showing drainage management areas and LID facilities must be included in the Stormwater Control Plan for the project. An Integrated Management Practice Sizing Calculator, available at

www.cccleanwater.org, facilitates calculations.



Bioretention facilities should be designed so the surface reservoir floods evenly to the design depth. This facility provides stormwater treatment and flow duration control for a Pittsburg office building and parking lot.

February 2013

Appendix 14 – 1992 Storm Drain Master Plan (segment capacity analysis for the drainage through the 1715 Elm site) <http://www.el-cerrito.org/index.aspx?nid=659>

EL CERRITO STORM DRAIN INFORMATION DATABASE

08/15/92 PAGE 7

rain concentration
numbers
cfs
average over
a day or hour
look in
master
plan

DRAIN NO.	D/S CODE	L/S CODE	MAN. NO.	DIAM.	WIDTH	TYPE	LENGTH	SLOPE	TY	START	D/S INVERT	U/S INVERT	L/S GROUND	IT	CAPACITY	10-YR FLOW	100-YR FLOW	
226.00			9	4.00	6.00	RCB	40	0.0160	A	POTRERO AVE					371.9	126.4	182.7	
227.00			9	2.00	5.00	RCP	160	0.0160	A	POTRERO AVE	PR				115.5	126.4	182.7	
228.00			9	3.00	4.00	RCB	230	0.0160	A	SAN PABLO AVE	PR				156.6	126.4	182.7	
229.00		507.0	9	3.00	4.00	RCB	70	0.0160	A	SAN PABLO AVE		47.00	51.90	TC	156.6	126.4	182.7	
230.00			9	36.00	60.00	RCCP	29	0.0150	A	SAN PABLO AVE		47.10	47.54	57.60	HH	177.0	125.6	181.5
231.00			9	36.00	60.00	RCCP	325	0.0070	A	BLAKE ST		47.64	49.92	57.90	HH	120.9	125.6	181.5
232.00			9	36.00	60.00	RCCP	39	0.0900	A	BLAKE ST		50.02	53.30		433.5	125.6	181.5	
233.00		508.0	9			RCB	40			BLAKE ST		55.70			125.6	181.5	181.5	
234.00			9	2.50	3.50	RCB	85	0.0150	A	LEXINGTON AVE	PR	55.70			99.2	98.2	146.0	
235.00		509.0	9	2.00	3.00	RCB	25	0.0150	A	LEXINGTON AVE			57.43		72.5	98.2	146.0	
236.00			9	30.00	3.00	RCP	100	0.0200	A	LEXINGTON AVE	PR	57.43			116.8	97.2	146.4	
237.00			9	2.50	3.00	RCB	140	0.0200	A	LIBERTY ST	PR		65.50		93.9	97.2	146.4	
238.00			9	2.50	3.50	RCS	30	0.0250	E	LIBERTY ST		63.30	64.00		122.9	97.2	146.4	
239.00		510.0	9	4.00	4.00	RCCP	150	0.0320	E	LIBERTY ST	PR	64.00			177.2	97.2	146.4	
240.00			9	4.00	4.00	RCCP	75	0.0320	E	ELM ST	PR		71.70		177.2	95.5	137.9	
241.00		511.0	9	2.50	3.50	RCCP	65	0.0350	E	ELM ST					100.3	95.5	137.9	
242.00			9	15.00		RCP	100	0.0200	E	ELM ST					9.1	1.9	2.7	
243.00		512.0	9	15.00		RCP	140	0.0200	E	ELM ST					9.1	1.9	2.7	
244.00		513.0	9	2.50	3.50	RCB	120	0.0450	A	ELM ST	PR		79.00	84.00	JE	171.4	97.4	133.4
245.00			9	36.00		RCP	300	0.0250	A	MANOR CIR		79.00	87.00	75.50	GD	105.5	92.4	133.4
246.00			9	36.00		RCP	110	0.0250	A	MANOR CIR	PR	90.70			105.5	90.9	131.3	
247.00			9	36.00		RCP	125	0.0350	A	WALNUT ST	PR				126.8	90.9	131.3	
248.00		514.0	9	36.00		RCP	35	0.0350	A	WALNUT ST					67.6	90.9	131.3	
249.00			9	36.00	32.00	RCS	150	0.0350	A	WALNUT ST	PR				106.5	85.9	123.9	
250.00			9	3.30	3.60	RCCP	100	0.0350	A	BLAKE ST	PR				124.5	85.9	123.9	
251.00			9	2.70	2.60	RCCP	80	0.0350	A	BLAKE ST	PR				114.1	85.9	123.9	
252.00			9	36.00		RCP	90	0.0350	A	WESLEY AVE	PR				124.0	85.9	123.9	
253.00		515.0	9	36.00		RCP	35	0.0350	A	WESLEY AVE		117.00			174.8	85.9	123.9	
254.00			10	36.00		RCP	110	0.1000	A	WESLEY AVE	PR				210.9	84.0	121.2	
255.00			10	32.00	32.00	RCS	140	0.1000	A	GANGES AVE	PR				196.2	84.0	121.2	
256.00		516.0	10	32.00	32.00	RCS	40	0.1000	A	GANGES AVE					196.2	84.0	121.2	
257.00			10	32.00	32.00	RCS	260	0.1000	A	GANGES AVE	PR				196.2	82.7	119.3	
258.00		517.0	10	36.00		RCP	110	0.1000	A	HILLSIDE PK					210.9	82.7	119.3	
259.00		518.0	10	36.00		RCP	30	0.1300	A	HILLSIDE PK					210.9	79.3	114.4	
260.00		519.0	10				170	0.1000	A	GANGES AVE				186.30	14.8	21.1		
261.00		520.0	10	36.00		RCP	490	0.1000	A	HILLSIDE PK					213.9	69.7	100.4	
262.00			10	21.00		RCP	70	0.1000	A	HILLSIDE PK					50.1	69.7	100.4	
263.00		521.0	10	21.00		RCP	70	0.1000	A	HILLSIDE PK					50.1	69.7	100.4	

FLAG CODE: C - ESTIMATED SLOPE, * - OTHER SLOPE, ** - OTHER SLOPE, *** - OTHER SLOPE, **** - OTHER SLOPE, ***** - OTHER SLOPE

Referring to the 1999 update of the Storm Drain Master Plan, the summary for "deficient" segments down-stream of 1715 Elm is presented below. Three segments (marked *) have less than 10% under capacity for a 10 yr event and one (marked **) has a 35% under capacity for a 10 yr event. Seven downstream segments (including the one directly downstream from the 1715 Elm site) have reported deficiency ratings in the 1999 plan, but are far down the list in terms of priority. One of the segments (231), with a noted under capacity, appears to have disappeared from the list in 1999, although there is no evidence that it was improved. How healthy is this drainage to be robust to peak events under expected conditions with partial clogging, etc.? Is it wise to add additional runoff and place buildings close to the marginal facility? Contra Costa County Municipal Code section 914-2.010.a.3 requires 10-yr storm event capacity for a minor drainage facilities (serving less than 1 square mile). Many downstream segments downstream of the 1715 Elm site fail to meet this standard.

drain #	cap. (cfs)	10-yr (cfs)	deficiency points
227	115.5	126.4 *	4
228	156.6	126.4	4
231	120.9	125.6 *	disappeared from the list, but no evidence that work was done there
234	99.2	98.2	3
235	72.5	98.2 **	6
236	116.8	97.2	3
237	93.9	97.2 *	3
239	177.2	97.2	3

Appendix 15 – Measured dimension of channel through 1715 Elm St. site

Storm drain segment 240, the channel through 1715 Elm St. is listed as a 4 foot x 4 foot "open" channel in the 1992 master plan. The photos show the very top of the bank to the bottom of the channel is roughly 4 feet. The interior width at the very top of the bank is also about 4 feet. However, the dimensions of the usable flow envelope are much smaller than 4 feet square. For instance, the bottom width of this channel is as small as 2 feet and rarely seemed to be wider than 2.5 feet. The width at the top of max flow (say about 3 foot water depth?) is closer to 3 feet than 4 feet wide. Should this channel capacity be calculated with 2.5' wide x 3' deep dimensions, or does the open channel designation automatically assume that the dimensions associated with max flow height and tapered banks will be smaller than the nominal dimensions at the top of bank? I have not yet received a clear explanation of the assumptions defining "open" channel characteristics for given nominal dimensions. It remains an open question whether the existing channel of these measured dimensions has a real world capacity found in the 1992 report?



Appendix 16 – Energy Cost implications for neighbor to the north based on lost passive solar gain, estimated using the RESFEN software <https://windows.lbl.gov/software/resfen/resfen.html>

House Data		Window Data																										
ID#	1 - 1721 Elm As-is, No Sh	Window Type	Area ft2	U-factor Btu/h-ft2-F	SHGC	Air Leakage cfm/ft2	Solar Gain Reduction																					
Name	1721 Elm As-is, No Shading	North	60.	1.16	0.76	0.3	Typical																					
Location	CA Oakland (CTZ 03)	East	40.	1.16	0.76	0.3	Typical																					
House Type	1-Story Existing Frame	South	100.	1.16	0.76	0.3	Typical																					
HVAC System Type	Gas Furnace / AC	West	10.	1.16	0.76	0.3	Typical																					
Floor Area	2000. ft2	Skylight	0.	0.	0.	0.	None																					
Envelope Package	Exist01 (AL1)	☒ East, South and West windows are the same type as North Total Window Area 210. ft2 10.5% of floor area																										
Foundation Type	Crawlspace	Whole House <table border="1"> <thead> <tr> <th></th> <th>Heating</th> <th>Cooling</th> <th>Total (source)</th> </tr> </thead> <tbody> <tr> <td>Annual Energy Totals</td> <td>72.0 MBtu</td> <td>60 kWh</td> <td>72.6 MBtu</td> </tr> <tr> <td>Annual Energy per ft2</td> <td>36.0 kBtu/ft2</td> <td>0.03 kWh/ft2</td> <td>36.3 kBtu/ft2</td> </tr> <tr> <td>Peak</td> <td>60.2 kBtu/hr</td> <td>1.54 kW</td> <td></td> </tr> <tr> <td>Cost \$</td> <td>659.83</td> <td>7.37</td> <td>667.20</td> </tr> </tbody> </table>								Heating	Cooling	Total (source)	Annual Energy Totals	72.0 MBtu	60 kWh	72.6 MBtu	Annual Energy per ft2	36.0 kBtu/ft2	0.03 kWh/ft2	36.3 kBtu/ft2	Peak	60.2 kBtu/hr	1.54 kW		Cost \$	659.83	7.37	667.20
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Set to Defaults																												
Electric Cost	California																											
	0.122 \$/kWh																											
Gas Cost	California																											
	0.917 \$/Therm																											
Description	1721 Elm current condition without shading from the proposed development																											

House Data		Window Data																										
ID#	2 - 1721 Elm with Shading	Window Type	Area ft2	U-factor Btu/h-ft2-F	SHGC	Air Leakage cfm/ft2	Solar Gain Reduction																					
Name	1721 Elm with Shading	North	60.	1.16	0.76	0.3	Typical																					
Location	CA Oakland (CTZ 03)	East	40.	1.16	0.76	0.3	Typical																					
House Type	1-Story Existing Frame	South	100.	1.16	0.1	0.3	Typical																					
HVAC System Type	Gas Furnace / AC	West	10.	1.16	0.76	0.3	Typical																					
Floor Area	2000. ft2	Skylight	0.	0.	0.	0.	None																					
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Gas Cost	California																											
	0.917 \$/Therm																											
Description	1721 Elm with shading from the proposed development at 1715 Elm																											

~ \$140 annually

Appendix 17 – Unpermitted creek side site clearing preceding Feb. 2nd 2014



Before Clearing



After Clearing



Clearing up to creek and debris in creek, no erosion protection

Appendix 18 – Independent dense parking systems (any car is accessible anytime without the action of other drivers)



Pit lift system gain more independent parking with modest excavation



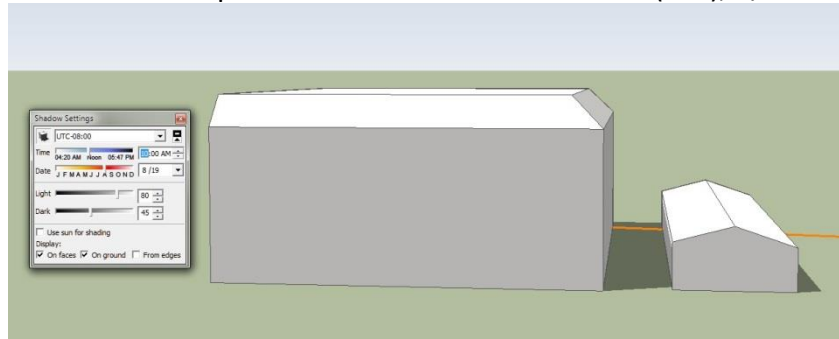
Puzzle parking (vertical and horizontal motion) more space efficient



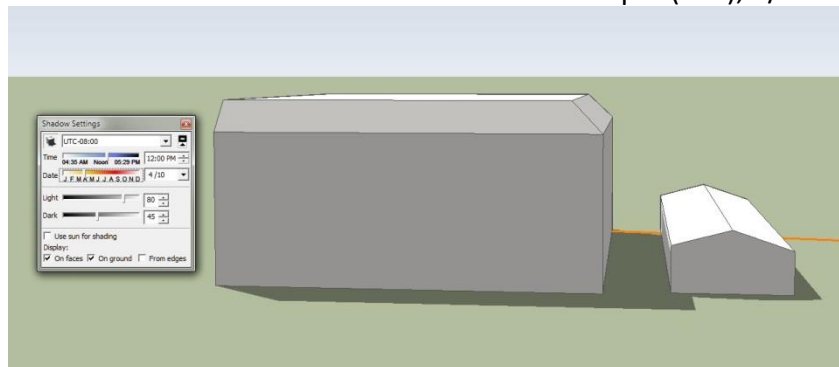
Pallet parking (density without lift, pits, or higher ceiling)

Appendix 19 – Shading impacts on north neighbor (Sketchup shading tool)

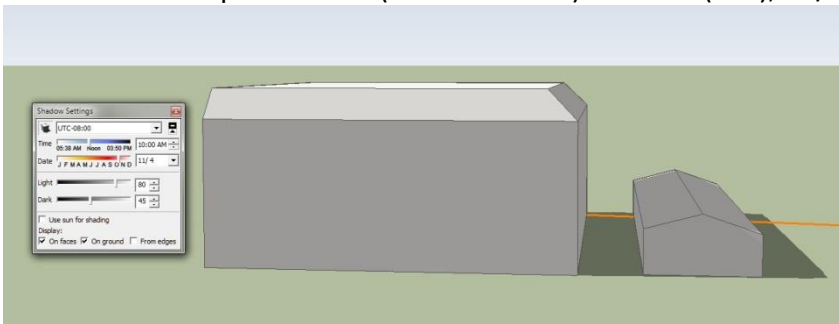
Over 8 months of complete shade on windows at 10am (PST), 8/19 – 4/23



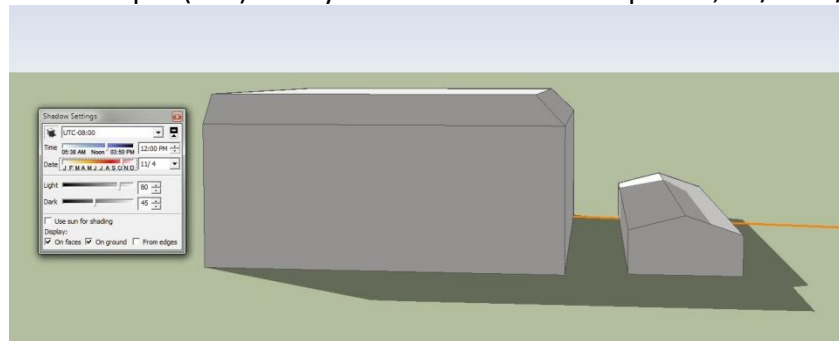
Over 7 months with shade on windows 8am to 12pm (PST), 9/1 – 4/10



Over 3 months of complete shade (walls and roof) at 10am (PST), 11/4 – 2/8



8am to 12pm (PST) nearly as bad over the same period, 11/4 – 2/8





**May 19, 2015
Regular City Council Meeting**

**Agenda Item No. 6(A)
Attachment 9 – Plan Set Submitted for the Design Review
Meeting of January 7, 2015**

can be viewed at:

<http://www.el-cerrito.org/DocumentCenter/View/4601>

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El Cerrito, CA
(510) 215-4305

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El Cerrito, CA



**May 19, 2015
Regular City Council Meeting**

**Agenda Item No. 6(A)
Attachment 10 – Appellant Petition submitted 3-18-15
(re-submitted for 5-19-15 hearing)**

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INNOVATIVE RESEARCH FOR A SUSTAINABLE FUTURE

Aesthetic Considerations for Stream Restoration

Stream restoration projects provide social, environmental, and economic benefits which account for the three pillars of landscape sustainability. Of these, EPA focuses on the environmental aspects including water quality protection and restoration.

Anthropogenic activities exacerbate the problems encountered in stream restoration activities. In rural areas nutrients, sediments, and pesticide stream loadings result from agricultural use while urban expansion increases flash flooding and nonpoint pollutant loading (Allan, 2004; Palmer & Bernhardt, 2006).

EPA is exploring the use of stream restoration for water quality protection to promote cooperation with local stakeholders, to encourage sustainable environmental management (RESTORE Partnership, 2013) and to ensure that social and economic considerations be incorporated in environmental planning (National Research Council, 2001; Eden & Tunstall, 2006). Although stream restoration projects may be based on sound science, strong social support is needed if the restoration projects are to be funded, implemented, and sustainably maintained (Kondolf & Yang, 2008). To this end, aesthetics are an integral component of the social and economic benefits of stream restoration and must be considered in stream restoration projects for sustainable management.

Aesthetics in stream restoration

Aesthetics is one of the frequently listed goals for stream restoration in the US (Bernhardt et al., 2005). Besides environmental benefits (in terms of water quality control, flood control, creation of habitat, and biodiversity increase), high quality restoration designs could create

attractive aquatic environments and promote economic benefits associated with aesthetics, such as urban regeneration, business growth, and increased land and property values (RESTORE Partnership, 2013). This document introduces the aesthetic considerations for stream restoration. According to literature on landscape aesthetics, visual landscape indicators associated with stream systems (stream channel, riparian wetland or floodplain, and upland landscape) are categorized into three groups as shown in Table 1. Visual indicators with positive, negative, and mixed aesthetic effects are described and case studies illustrate the aesthetic considerations of several restoration projects.

projects for sustainable management of stream systems. It should be noted that there is no “universal” aesthetic preference to guide restoration designs. The visual indicators presented here are not universally applicable. Each restoration site has its particular site environmental and social conditions that could influence aesthetics. It should also be noted that aesthetic and environmental benefits could not always be aligned in stream restorations. A visually appealing stream landscape might not be an ecologically healthy ecosystem. Based on information provided, project designers could involve the public in design charrettes and survey local opinions to develop designs that meet optimized aesthetics and

Table 1. Landscape visual indicators associated with stream systems

Positive aesthetic effects	Negative aesthetic effects	Mixed aesthetic effects
Openness and open water Water clarity Water movement Curved or meandering shape Desirable wildlife (e.g. birds) Colorful plants	In-channel debris ^A Reduced proportion of water in channel Signs of erosion Undesirable plants	Man-made features Water flow and area Trees ^B Wild systems ^C

A: There could be exceptions: people in Oregon did not perceive in-channel woody debris negatively (Piegay et al., 2005).

B: Trees generally contribute to aesthetics in a waterscape as long as they don't block views.

C: Designed wild systems, as imitations of natural systems, could provide natural aesthetics. They can be visually pleasing when appropriately designed and managed.

The purpose of this document is to provide information needed to encourage and incorporate aesthetic thinking into stream restoration

environmental restoration objectives.

Openness and open water view.

People have a general preference for open views in landscapes (Nassauer, 1989; Rogge, Nevens, & Gulinck, 2007) and open water views are desired (Nassauer, 2004). River view was among the most frequently mentioned benefits provided by a stream, in a study on the Chicago River Corridor (Gobster & Westphal, 2004). Figures 1A and B show a stream restoration project with open water views. Designed for aesthetic and habitat value, the stream has a meandering course with sloped (4:1) vegetated banks. Nearly 300,000

plants (including more than 640 trees) were planted to control erosion, soften the hard urban landscapes, buffer noise, cool the water, and enhance wildlife habitat. The improved aesthetics and connectivity for park users could potentially lead to economic benefits. The regional employment increased after project completion during 2008-2012 and there was a four-fold increase (54 to 236) in the number of establishments and a five-fold increase (\$10,467,000 to \$57,281,000) in total retail sales (Ozdil, Modi, Stewart, & Dolejs, 2013). It should be noted that these changes might not be attributed specifically to the stream restoration project, other factors could be involved.

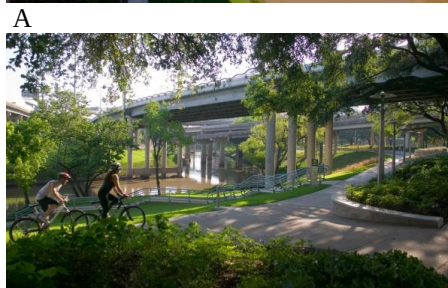


Figure 1. Buffalo Bayou Promenade, Houston, Texas. A) Birdseye view of the site (shows openness and a bridge to increase connectivity); B) Stream riparian area allows water view. Permission from SWA Group.

Water clarity and color. Water clarity and color influence the attractiveness of a waterscape (Gregory & Davis, 1993; Pfluger, Rackham, & Larned, 2010). There is a preference for clear water rather than brown water. Suspended solids, phytoplankton, or substances dissolved in the water could be among factors that influence water clarity. Water clarity and color could indicate tidiness to layman and are often used as indicators of the perceived

environmental health (Cottet, Piegay, & Bornette, 2013).

Water movement. People prefer rushing waters than stagnant creeks (Herzog, 1985). Movement (caused by gravity, wind, or both) is an exciting visual aspect of water that contributes to the vividness of a landscape setting. Gravity is the primary factor influencing water movement in streams, which is described as disturbed water surfaces (falling and turbulent) and undisturbed surfaces in a stream channel. Visually desirable water settings could be achieved by creating a mix of disturbed and undisturbed water flow, as shown in Figure 2 (Litton & Tetlow, 1974).

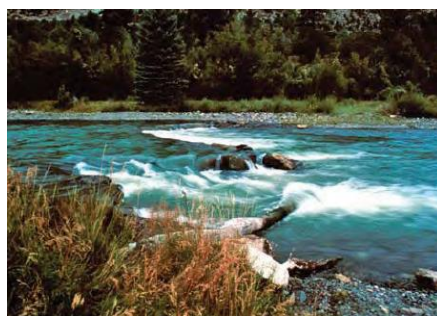


Figure 2. Flow control structures in large rivers provide a more dynamic appeal to the water flow, Uncompahgre River, CO (Rosgen, 2007). Permission from Wildland Hydrology.

Curved, meandering shape. Streams with meandering shapes improve the scenic quality of a landscape (Nassauer, 1989). The meandering channel is a more organic, natural shape that is more aesthetically appealing. The preference for serpentine lines was recognized in the 18th century and this preference was shown in serpentine channels on the English estates designed by a popular 18th century landscape designer, Capability Brown (Kondolf & Yang, 2008). Figure 3A and B show restored streams with meandering channel.



Figure 3. Boneyard Creek Restoration, Champaign, Illinois. A) Stream meander restored; B) Stream meander and riparian flowerings. Permission from Hitchcock Design Group. Photo source: A: Rob Kowalski with the City of Champaign; B: Hitchcock Design Group.

Desirable wildlife. The presence of desirable wildlife, such as birds, turtles, and butterflies, could enhance visual appeal of a shoreline landscape. The bird species richness indicates habitat value of wetlands. It is positively associated with the attractiveness of wetland landscapes (Hu, 2013; Nassauer, 2004).

Plant color and form. Restored wetlands with flowering plants were perceived as more attractive than ones that aimed to achieve enhanced ecological value only (Nassauer, 2004). Techniques for making a vegetated landscape colorful include selecting plants with showy leaf or flower colors in different seasons, using evergreen species for winter look, and installing a diversity of plant species. Together with other plant characteristics such as size (low height), texture (medium to coarse), and form (clumping plant form with broad leaves), they can make a riparian landscape more visually

pleasing (Hu, 2013). Therefore, using colorful plants in stream riparian wetlands or upland areas could potentially enhance aesthetics of the site. Figure 3-B shows flowering riparian plants in a stream restoration project.

In-channel debris. In-channel woody debris is an important stream restoration measure that provides functions such as increasing water retention time in channel, promoting sedimentation, and enhanced conditions for denitrification. Studies found in-channel woody debris decreases attractiveness of a stream landscape and perceptions toward streams with wood debris are associated with cleanliness and human care (Gregory & Davis, 1993; Piegay et al., 2005; Vought & Lacoursiere, 2010). Figure 4 is an example stream restoration project with insufficient consideration for the visual impacts of the use of woody debris; the wood piles indicate a lack of maintenance or care for the landscape (Nassauer, 2004). Gravel bars are also disliked in streams with possible explanation that they reduce the proportion of water in the channel (Le Lay, Piegay, & Riviere-Honegger, 2013). However, large boulders are perceived as more attractive and low-maintenance compared to small size gravel (Le Lay et al., 2013). Logs and large boulders, considered as “native materials”, are promoted by Natural Channel Design methods (Lave, 2014; Rosgen, 1997, 2007). Figure 5 shows the use of large boulders for stream flow control.



Figure 4. Latchmore Brook Restoration, Latchmore Brook, UK. Permission from Friends of Latchmore, <http://friendsoflatchmore.org/>.



Figure 5. Paint Creek, West Virginia. Permission from Decota Consulting Company Inc.; photographer: James Stanton.

Proportion of water in channel. One study found a preference toward stream landscapes with a high proportion of water in the stream channel. Streams with a low proportion of water in the channel were perceived as poorly maintained (Le Lay et al., 2013). The perceived proportion of water in the stream channel could be decreased by the presence of wood debris and deposits.

Signs of erosion. People dislike signs of erosion in shoreline landscapes (Hu, 2013). Signs of erosion (such as un-vegetated substrate on a stream bank) and sediment deposits negatively influence visual appeal of a stream (Cottet et al., 2013). In rural landscapes, no erosion indicates the soil and water conservation work of farmers and is associated with aesthetic quality of a landscape (Nassauer, 1989).

Undesirable plants. Although uncontrolled vegetation could be visually pleasing in undisturbed natural areas, in human modified landscapes people often expect to see landscape settings with well-kept vegetation (even when the organization of landscape settings appears “natural”). Unmanaged vegetation could decrease visual quality in wetland systems, especially when they block water views or cover large areas of water surface. A plant maintenance plan is critical to the long term success of a project. It should be established during the design process and include maintenance responsibilities, weed control protocol, and funding sources (Howley, 2011; Hu, 2013; Nassauer, 2004).

Water flow and area. The aesthetic appeal of a waterscape increases with increasing amounts of visible water (Arriaza, Canas-Ortega, Canas-Madueno, & Ruiz-Aviles, 2004; Dobbie, 2013). However in a stream landscape there is a concave relationship between water flow (amount of water) and landscape aesthetic quality. The attractiveness of water flow in a waterscape increases with increasing flow to a point and then decreases with further flow increases. However, relatively high flows are generally preferred in small streams while flow preferences for large streams are more varied (Brown & Daniel, 1991; Pfluger et al., 2010). Pfluger et al. (2010) suggested exposed stream banks and channel areas could be the reason for low visual appeal at low flows while suspended debris and turbidity might cause the low preference for extremely high flows.

Figure 6 shows a daylighted stream designed to keep sufficient water flow in channel for aesthetic appeal. Water from an adjacent river is pumped to this stream channel for consistent water flow. In-channel boulders make the water in a straight channel more interesting. They can function as flow control structures as well as stepping stones used by park visitors. The aesthetic and recreational (attracts ~64,000 visitors daily) benefits promoted regional economic development. This project achieved a land price (properties within 50 meters of restoration site) increase of 30-50%, double the rates of other areas of the city. It served as a catalyst for ~\$1.98 billion US dollar’s worth of investment in urban redevelopment (Robinson & Hopton, 2011).



Figure 6. Cheonggyecheon Stream Restoration Project, Seoul, South Korea. Permission from Alexander Robinson.

Man-made features. Man-made features can either positively or negatively affect the visual appeal of a landscape. The presence of built environments could contribute to stream aesthetic appeal in a high-density urban context (Gobster & Westphal, 2004). Man-made elements such as farm houses increase attractiveness of a rural landscape while roads and power lines decrease aesthetic appeal (Arriaza et al., 2004). Well-designed man-made features, such as walking paths and structures for water viewing, enhance aesthetics and people's contact with streams by providing water views (Figure 1A, 3A, and Figure 5).

Trees. Trees have mixed effects on landscape aesthetic quality. Trees can positively affect the appeal of a waterscape. Wetlands with trees are more appreciated than wetlands with no trees (Dobbie, 2013; Nassauer, 2004; van Marwijk et al., 2012). There is a preference for agricultural landscapes with scattered large trees, however, treeless landscapes are disliked (Ives & Kendal, 2013). In urban settings, trees could either positively or negatively influence stream landscape visual quality. A study on restored stream landscapes showed that trees bring visual appeal to the landscapes and provide privacy; but they can also block views of the landscape and caused complaints from local residents (Purcell, Friedrich, & Resh, 2002).

Wild systems (natural aesthetics). Visually mimicking local wild systems is an important approach in restoration landscape design. Natural aesthetics, provided by representations of local natural systems, is emphasized by designers and managers of constructed wetland systems. If not designed or managed appropriately, criticisms can rise due to un-kept looks (Hu, 2013). Indication of human control (mowed grass or trimmed trees) in a landscape is important to enhance aesthetics of a constructed natural system. Figure 7 shows how a restoration project imitates aesthetics of a wild system. In this landscape setting, openness, a curved walkway,

boulders, different shades of green, diverse plant species, and appropriate management, are factors that contribute to aesthetics of the landscape. Aesthetics and habitat value are main concerns in the planting design. A pre-vegetated contract-grown (if booking plant materials in advance, nurseries would grow plant materials that will be installed in the long term, so the quantity and quality of plants could be ensured) woody and herbaceous species mix was used to achieve quick establishment, providing aesthetic and habitat value from early time periods and after completion. The project uses 85% native and naturalized plant species and low maintenance was considered in plant selection. This stream daylighting project removed over 4,000 linear feet of culverts. It improved the site's water conveyance capacity from 1,500 cfs (cubic feet per second) to 6,000 cfs (from 28% to 113% of predicted 100-year flood flow). The result of this restoration work is a sustainable constructed natural system that protects water quality of downstream fluvial systems, is resilient to flooding, creates habitat value, serves recreational purposes, and is attractive (Canfield, Koehler, & Cunningham, 2011).



Figure 7. Westerly Creek Restoration, Denver, Colorado. Permission from Forest City Stapleton; photographer: Ken Redding.

Educational signs. Although not directly associated with aesthetics of a landscape, educational signs could increase people's knowledge of streams and potentially promote their visual acceptance for restorations (Figure 8). Educational techniques, such as onsite signs or local social media, could be used to improve people's ecological understanding and

guide perceptions of in-channel wood debris (Chin et al., 2008). Guided on-site educational tours could be used to explain project objectives to local property owners, and to strengthen their emotional affinity for in-stream elements like wood debris and gravel bars (Le Lay et al., 2013).



Figure 8. On-site sign delivering educational message on stream restoration, Dunes Creek, Indiana. Permission from Dan Mecklenburg

Maximizing synergies

Restorations should consider incorporating visual thinking into projects and maximize synergies among aesthetic considerations and environmental benefits. Table 2 summarizes visual and environmental influences of some commonly used restoration measures, including construction of woody debris dams, creation of meandering channels, channel widening and bank grading, and restoration of riparian wetlands and bank vegetation. These restoration measures have a range of functions, such as reducing peak water velocity, increasing base flow, increasing water retention time, and increasing biodiversity (Craig et al., 2008; Vought & Lacoursiere, 2010). The visual quality information of the measures is generated based on visual indicators mentioned previously. For example, the construction of debris dam increases in-channel debris (decrease visual quality), results in decreased proportion of water in channel (decrease visual quality), and increase stream water flow (increase visual quality). It provides environmental functions such as to increase groundwater-surface water exchange, promote sedimentation and nutrient cycling, and enhance

conditions for denitrification. Considering the potential aesthetic and environmental alternatives for stream restoration, eclectic planning measures and options including; dam construction, debris removal, riparian wetlands restoration, and buffer zone initiation, must be coordinated to achieve maximal community benefits as well as landscape sustainability.

Conclusions

Aesthetics is an important aspect of sustainable stream restoration. It is often associated with recreational and economic benefits in urban settings. Water aesthetics (interrelated with a variety of landscape elements, including riparian plantings, bank slope, and manmade features) is a key concern in promoting the aesthetics of stream-wetland systems. The environmental functions streams provide (flood control, water quality control, and creation of wildlife habitats) also influence aesthetics of stream landscapes (water flow, water clarity, and desirable wildlife). Connectivity of the site can be increased with bridges, pathways, and overlooks to promote people's contact with the stream landscape and help them learn more and care more about water systems. Besides design techniques, other factors affect the long-term aesthetic performance of a restoration site, such as use of a maintenance plan, public involvement and education, and funding support.

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Table 2. Stream restoration measures and associated visual quality and environmental functions ("+" represents positive aesthetic effects; "-" represents negative aesthetic effects; "+/-" represents mixed aesthetic effects; "*" represents environmental functions provided)

Visual and environmental considerations associated with restoration measures		Restoration Measures			
		Construction of woody debris dam	Creation of channel meanders	Channel widening and bank grading	Restoration of riparian wetlands and buffer
Visual indicator-negative	In-channel debris	-			
	Reduced proportion of water in channel	-			-
	Signs of erosion			+	+
	Undesirable plants				-
Visual indicator-positive	Water view			+	-
	Meandering shape		+		
	Colorful plants				+
	Desirable wildlife				+
Visual indicator-mixed	Water flow	+	+	+	+
	Trees				+/-
	wild systems				+/-
Environmental functions	Reduce (peak) water velocity	*	*	*	*
	Increase base flow				*
	Increase water retention time in stream valley	*	*	*	*
	Increase groundwater-surface water exchange	*	*		
	Erosion control			*	*
	Reduce nutrients and sediment entering stream			*	*
	Promote sedimentation	*			*
	Nutrient recycling	*			*
	Increase retention of organic matter	*	*		*
	Enhance conditions for denitrification	*	*		*
	Increase biodiversity and support wildlife	*			*

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AGENDA BILL

Agenda Item No. 6(B)

Date: May 19, 2015
To: El Cerrito City Council
From: Lisa Malek-Zadeh, Finance Director/City Treasurer
Subject: Master Fee Schedule Revision for Fiscal Year 2015-16

ACTION REQUESTED

Conduct a public hearing and upon conclusion adopt a resolution approving the Fiscal Year 2015-16 Master Fee Schedule.

BACKGROUND

The Master Fee Schedule, which includes all of the City's user fees, charges for services, and business license tax rates, is revised annually, as required by El Cerrito Municipal Code §4.01.010:

Prior to July 1st of each year, the council shall consider and adopt the schedule of all general and special fees and charges to be known as the master fee schedule. The master fee schedule shall list all fees and charges by department and is on file in the office of the city clerk.

Adjustments to fees and charges for service are intended to cover changes in the City's cost of providing programs and services. Each year, changes in costs are analyzed and adjustments are proposed. In some cases, a proposed fee may not fully cover the cost of the program or service, such as if raising it to do so would result in a drop in revenue, due to other cities and organizations offering comparable programs with lower fees, or if the increase would be inconsistent with the legal restriction on regulatory fees.

Over the last few years, fees and charges for services have generally been increased between 3% and 5% each year. Commonly used consumer price indices have increased by close to 3% in recent years, while the City's costs have increased at a higher rate. For FY 2015-16, fees were generally increased by 4%, with some exceptions discussed in more detail below.

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ANALYSIS

General Adjustments

The proposed FY 2015-16 Master Fee Schedule reflects a recommended 4% increase for most fees, representing the City's increased costs of providing services. This adjustment reflects increases in both personnel and non-personnel related costs. As you know, most of the City's expenses are related to personnel. One of the largest drivers in our personnel cost is participation in CalPERS. As previously discussed, our CalPERS rates are increasing by nearly 20% for miscellaneous employees and 6% for public safety which constitute a large part of the recommended increase. We are also assuming significant increases in our utility costs associated with rate increases.

Some proposed fees have been adjusted by amounts other than the 4% general adjustment or held constant with the FY 2014-15 level. The primary factors in these varying adjustments are market conditions that call for competitive pricing, changes in staffing, re-evaluation of cost of a service, or have other issues that will be discussed further in this report. In the attached Draft FY 2015-16 Master Fee Schedule, the cost adjustment column reflects the percentage applied to the particular fee, including where the adjustment varies from 4%. Cost adjustments are applied to the fees before rounding.

Building Construction and Inspection Fees

Building construction and inspection fees are increased by the general 4% factor, except in the category of commercial tenant improvements. Staff does not recommend increasing commercial tenant improvements at this time, to allow for analysis of these fees in comparison to surrounding communities. Additional permit fees mandated by other agencies are included in the fee schedule for information only, as the City does not set but does collect those fees. This includes the California Strong Motion Instrumentation Fee which has increased per the State's adopted fee.

This year the fee for installation of solar photovoltaic systems of up to 10KW in size is increasing from the single fee of \$107 to \$331, incorporating both a \$160 plan check and \$171 inspection fee. For installations over 10KW, an additional \$40 plan check and \$127 permit fee is being proposed for each additional 10KW or fraction thereof. A new fee of \$51 is also being established to capture the cost of inspection for solar panel repairs. These fees are being established in accordance with the goals of AB2188, the California Solar Initiative, which allows all jurisdictions to collect up to \$500 for the review, permitting and inspection of solar panels and only partially covers the typical actual cost for review and inspection of solar projects. The fees are intended to support cost recovery and are comparable to many of our neighboring cities. The City permits approximately 80 residential solar photovoltaic systems per year.

In addition, a new fee is being established in the Specific Plan area for applicants interested in applying only for new signage. The sign fee matches the cost of sign

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permits outside the Plan area. Fees adopted at the time the Specific Plan was approved did not capture a sign only fee.

Public Works Fees

New fees have been added in Public Works related to issuance of encroachment permits for work initiated without a permit, bid protest for formal bidding process, purchasing of compost, and delivery and replacement of temporary barricades. An increase in flat rate has been proposed for temporary no parking/stopping anytime signs and salvage permits to reflect actual administrative costs. The salvage permit fees reflect costs associated with increasing efforts needed for enforcement of permit rules. The minimum bond/refundable deposit for encroachment permits involving street excavation will be increased to be closer to the cost to the City to repair a street in case a contractor fails to do so. Finally, the street maintenance bond period for new tree installation has been increased from two to three years based on more appropriate establishment period.

Recreation Fees

Every year, staff analyzes the usage of various programs and adjusts fees in accordance with market and cost changes as well as the needs of the community. This year's proposed fees reflect a 4% increase generally. Exceptions include market-driven fees for programs and rentals, as well as accounting for adjustments to the amount of time that programs take place. New fees have been introduced to help standardize how all facilities are rented out commensurate with the different hourly rates that are charged. The Youth Soccer Association Rental Fee has been adjusted to match the El Cerrito Youth Baseball Rental Fee. The biggest change in recreation fees is the elimination of non-resident fees and the lowering of fees for children who receive free or reduced lunch for childcare and school based enrichment programs. Staff believes that this will help increase enrollment and revenue in programs that have space and will more than offset the loss of revenue due to the elimination of the non-resident surcharge for these programs.

Business License Tax

For the City's Business License Tax rates, increases are prescribed per El Cerrito Municipal Code Section 4.32.381, as follows:

All business license taxes or fees payable under this chapter for ensuing years after 1988-89, beginning with the fiscal year which starts July 1, 1989, with the exception of rates in Sections 4.32.370 and 4.32.380 (gross receipts taxes), shall be adjusted upward or downward based on the % change from the February 1988 figure of 117.0 in the Revised Consumer Price Index for Urban Wage Earners and Clerical Workers for the San Francisco-Oakland Bay Area as published by the Department of Labor for the month of February prior to the fiscal year in which the rate adjustment is applicable. The license administrator shall compute such changes each

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year and submit them to the city council, which may incorporate same into the master fee schedule.

The CPI change for this year is based on the change from (February 2014) to February 2015 yields a 2.53% adjustment for the year.

FINANCIAL CONSIDERATIONS

The revenue generated by fees, charges for service, and business license taxes that will appear in the City's FY 2015-16 proposed budget will be based on the Master Fee Schedule adopted by the City Council.

LEGAL CONSIDERATIONS

All fees listed in the Master Fee Schedule will become effective July 1, 2015, on the first day of the fiscal year with Development fees becoming effective 60 days after City Council approval.

As required by California Government Code §66018(a), the City is required to conduct a public hearing prior to adopting planning, building, and some other new fees or fee increases, as follows:

66018(a) Prior to adopting an ordinance, resolution, or other legislative enactment adopting a new fee or approving an increase in an existing fee to which this section applies, a local agency shall hold a public hearing, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, shall be published in accordance with Section 6062a.

This public hearing satisfies the Government Code requirement and notification of the hearing was made in accordance with the code section.

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Reviewed by:



Scott Hanin
City Manager

Attachments:

1. Resolution
Exhibit A Proposed FY 2015-16 Master Fee
Schedule

RESOLUTION 2015--XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO ADOPTING
REVISIONS TO THE MASTER FEE SCHEDULE FOR FISCAL YEAR 2015-16

WHEREAS, El Cerrito Municipal Code Section 4.01.010 requires that prior to July 1st of each year, the City Council shall consider and adopt the schedule of all general and special fees and charges to be known as the Master Fee Schedule; and

WHEREAS, the City Council desires to update currently established fees to cover inflation and City costs, which form the basis for the majority of the changes, as well as to establish new fees in keeping with City Council policy direction; and

WHEREAS, utilizing a rounding factor provides ease to our customers and our staff in the payment of these fees; and

WHEREAS, the City's Municipal Code requires that Business License Taxes be revised based on the percent change from the February 1988 figure of 117.0 in the Revised Consumer Price Index for Urban Wage Earners and Clerical Workers for the San Francisco-Oakland Bay Area as published by the Department of Labor for the month of February prior to the fiscal year in which the rate adjustment is applicable; and

WHEREAS, market-driven fees and service charges are adjusted based on factors to keep those fees and charges comparable to those charged by entities providing similar services; and

WHEREAS, a public hearing has been noticed and held in accordance with Government Code Sections 6062a, 66016, 66017 and 66018.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby adopts the fees and services charges in the Proposed Master Fee Schedule for the City of El Cerrito as shown in Exhibit A, which is hereby attached and by this reference made a part hereof, for Fiscal Year 2015-16.

BE IT FURTHER RESOLVED that the City Council of the City of El Cerrito hereby confirms the adjustments to the Business License Tax rates, also appearing in the Master Fee Schedule.

BE IT FURTHER RESOLVED that with the exception of development fees which will go into effect sixty days after adoption of this resolution, the fees, charges, and taxes in the Proposed Master Fee Schedule will become effective on July 1, 2015.

I CERTIFY that at the regular meeting on May 19, 2015 the El Cerrito City Council passed this resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Agenda Item No. 6(B)
Attachment 1

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May____, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor



Proposed Master Fee Schedule FY 2015-16

Section	Fees, Charges, or Taxes	Page
I	Miscellaneous	1
II	Police	3
III	Fire	5
IV	Recreation	6
V	Business License Tax	10
VI	Public Works	13
VII	Planning	16
VIII	Building Permits - New Construction (Plan Check Only)	18
IX	Building Permits - New Construction (Inspections Only)	22
X	Building Permits - New Construction (Plan Check and Inspections Combined)	26
XI	Miscellaneous Building Permits and Reviews	30
XII	Mechanical, Plumbing, & Electrical (Stand-Alone Permits)	33
XIII	Other Mandated Building Permits	35

I. Miscellaneous

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Printing, Reproduction, Documents					
1. Photocopies					
Photocopies (8 1/2" x 14" or smaller)	per page	\$0.11	4.0%	\$0.11	\$0.11
Photocopies (larger than 8 1/2" x 14")	per page	\$0.16	4.0%	\$0.17	\$0.17
Photocopies, including mail & administrative costs		actual cost		actual cost	actual cost
Application forms, information sheets	each	free		free	free
2. Public Meeting Materials					
City Council Agenda Packet & Minutes—Full (resident)	per year	\$967.29	4.0%	\$1,005.98	\$1,006
City Council Agenda Packet & Minutes—Full (non-resident)	per year	\$1,138.69	4.0%	\$1,184.24	\$1,184
City Council Agenda & Minutes only (resident)	per year	\$89.98	4.0%	\$93.58	\$94
City Council Agenda & Minutes only (non-resident)	per year	\$104.98	4.0%	\$109.18	\$109
City Council Agenda only (resident)	per year	\$44.99	4.0%	\$46.79	\$47
City Council Agenda only (non-resident)	per year	\$51.42	4.0%	\$53.48	\$53
Other Boards, Commission, and Committees Agenda/Minutes (resident)	per year	\$34.28	4.0%	\$35.65	\$36
Other Boards, Commission, and Committees Agenda/Minutes (non-resident)	per year	\$44.99	4.0%	\$46.79	\$47
Other Boards, Commission, and Committees Agenda only (resident)	per year	\$19.28	4.0%	\$20.05	\$20
Other Boards, Commission, and Committees Agenda only (non-resident)	per year	\$22.50	4.0%	\$23.40	\$23
Planning Commission or Design Review Board Agendas—Resident	per packet	\$19.28	4.0%	\$20.05	\$20
Planning Commission or Design Review Board Agendas—Non-Resident	per packet	\$22.50	4.0%	\$23.40	\$23
3. Publications					
<i>Mailing may be arranged on a prepaid basis. Postage charges will be added. Items sent via fax will generally be limited to five pages.</i>					
Budget, Final or Proposed	each	\$116.76	4.0%	\$121.43	\$121
Business License Listing	each + photocopy charge above	\$31.06	4.0%	\$32.30	\$32
Comprehensive Annual Financial Reports (CAFRs)	each	\$101.76	4.0%	\$105.83	\$106
Economic Development Strategy & Action Plan	each	\$3.21	4.0%	\$3.34	\$3
Fire Investigative Reports	per page	\$0.15	4.0%	\$0.16	\$0.16
General Plan Environmental Impact Report (EIR), 1999	each	\$20.35	4.0%	\$21.16	\$21
General Plan, 1999	each	\$41.78	4.0%	\$43.45	\$43
Master Fee Schedule	each	\$7.50	4.0%	\$7.80	\$8
Parking Guidelines	each	\$3.21	4.0%	\$3.34	\$3
Redevelopment Plan	each	\$7.50	4.0%	\$7.80	\$8
Redevelopment Plan Environmental Impact Report (EIR)	each	\$17.14	4.0%	\$17.83	\$18
Redevelopment Implementation Plan	each	\$4.28	4.0%	\$4.45	\$4
Report on the Redevelopment Plan	each	\$7.50	4.0%	\$7.80	\$8
Subdivision Ordinance	each	\$3.21	4.0%	\$3.34	\$3
Zoning Map	each	\$4.28	4.0%	\$4.45	\$4
Zoning Ordinance	each	\$41.78	4.0%	\$43.45	\$43
Miscellaneous Bound Reports	per page	\$0.39	4.0%	\$0.41	\$0.41
4. Maps					
City Maps (First sheet includes search and restock cost per original searched.)	each	\$2.14	4.0%	\$2.23	\$2
Special Studies Maps, 11" x 17"	each	\$4.28	4.0%	\$4.45	\$4
Special Studies Maps, 36" x 54"	each	\$31.06	4.0%	\$32.30	\$32
5. Subpoena Duces Tecum					
per CA Evidence Code §1563	Code	varies		varies	varies
6. Electronic Media					
Electronic Media—CD-ROM Copy	per CD	\$7.50	4.0%	\$7.80	\$8
Electronic Media—DVD of Council Meeting	per DVD	\$13.93	4.0%	\$14.49	\$14
7. Microfilm/Microfiche					
Fee per sheet or total hourly cost, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	per sheet	\$3.21	4.0%	\$3.34	\$3
Advertising					
1. Recreation Brochure Advertisements					
Copy Ready, 1/8 page	each				\$200
Copy Ready, Quarter page	each				\$450
Copy Ready, Half page	each				\$750
Copy Ready, Full page	each				\$1,250
Full Year of Advertising (3 RECguide Issues)	Discount				15%
Graphic Preparation	Graphic Designer's Actual Hourly Rate				

I. Miscellaneous (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Miscellaneous Services and Charges					
1. Notary, Certification, Legal and Special Services					
Notary Services for Non-City employees (Set by Calif. Secretary of State)	per notarization	\$10.00		\$10.00	\$10
Notary Services for City employees	per notarization	free		free	free
City Clerk Document Certification	each	\$5.36	4.0%	\$5.57	\$6
Legal Fees—Recovery of legal costs in lawsuits and other instances when the City could be entitled to reimbursement of legal costs.	labor and overhead	actual cost		actual cost	actual cost
Special City services—For special services provided by City staff where special interest are served (other than the general public). Overhead charges for City-sponsored public events may vary from this policy.	pro-rated salary, 15-min increment	\$3.21	4.0%	\$3.34	\$3
2. Finance Charges					
Finance Charge on fees remaining unpaid for a period exceeding 30 days (unless the ordinance establishing the fee provides for a penalty in a different amount)	unpaid balance	1.5% per month		1.5% per month	1.5% per month
Returned Check Fee	per check	\$25.00		\$25.00	\$25
Duplicate Business License Certificate	per copy	\$6.43	4.0%	\$6.69	\$7
3. Business License Related Fees					
Business Enrollment	per license	\$65.34	4.0%	\$67.95	\$68
Business License Renewal	per license	\$21.42	4.0%	\$22.28	\$22
Accessibility Compliance and Education Fee (State mandated SB 1186)	per license	\$1.00		\$1.00	\$1
4. Parking Permits					
1 to 3 year cycles	per year	\$6.43	4.0%	\$6.69	\$7
14-day Temporary Parking Permit	each	\$6.43	4.0%	\$6.69	\$7
5. Use of Council Chambers (Government Agencies Only)		\$40.00		\$40.00	\$40

II. Police

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
1. Services & Fees					
Fingerprinting, Solicitor or other (plus Department of Justice Fees*)	per set	\$42.85	4.0%	\$44.56	\$45
Citation Sign-offs—Resident	per citation	free		free	free
Citation Sign-offs—Non-Resident	per citation	\$21.42	4.0%	\$22.28	\$22
VIN Verification	per verification	\$42.85	4.0%	\$44.56	\$45
Alcohol Beverage Control One Day License	per letter	\$42.85	4.0%	\$44.56	\$45
False Alarm Response (1st incident)	each	free		free	free
False Alarm Response (2nd through 5th incident)	each	\$79.27	4.0%	\$82.44	\$82
False Alarm Response (6th and subsequent incidents)	each	\$169.25	4.0%	\$176.02	\$176
Non-permitted Alarms	each	\$107.12	4.0%	\$111.40	\$111
Vehicle Removal/Vehicle Release Fee [Towed vehicles abandoned or stored on a public street and vehicles towed pursuant to 14602.6; 14607.6; 22651(b),(d), (e), or (h) through (r); 22651.3, 22651.5, 22651.5 (a); 22652.5; 22658; 22660; or 22669 of the California Vehicle Code]	per release	\$133.90	4.0%	\$139.26	\$139
DUI Cost Recovery Fee* (\$1,000 maximum)	per 30 min increments	actual cost to max		actual cost to max	actual cost to max
Fire Arm Storage Fee	initial	\$21.42	4.0%	\$22.28	\$22
	per day	\$1.07	4.0%	\$1.11	\$1
Weapons Seizure, Storage & Return	each	\$171.39	4.0%	\$178.25	\$178
415 Disturbance Response Fee	hourly	\$116.76	4.0%	\$121.43	\$121
2. Reports, Photocopies & Records					
Clearance Letter	each	\$21.42	4.0%	\$22.28	\$22
Report Copy	per report	\$5.36	4.0%	\$5.57	\$6
Traffic Collision Report Copy	per report	\$5.36	4.0%	\$5.57	\$6
Police Photographs, audio tapes & videotapes & CDs	actual cost plus fee	actual cost \$26.78	4.0%	actual cost \$27.85	actual cost \$28
3. Permits					
Concealed Weapons Permit (plus Department of Justice Fees*)	each	\$897.52	4.0%	\$933.42	\$933
Peddler/Solicitor Permit	each	\$344.93	4.0%	\$358.73	\$359
Permit to Sell Firearms—Initial Permit	each	\$301.01	4.0%	\$313.05	\$313
Permit to Sell Firearms—Annual Renewal	each	\$148.90	4.0%	\$154.86	\$155
Taxi Permit Processing Fee	each	\$160.68	4.0%	\$167.11	\$167
Taxicab Drivers Permit	each	\$74.98	4.0%	\$77.98	\$78
Second Hand Dealer's Permit	each	\$424.20	4.0%	\$441.17	\$441
Bingo Permit	each	\$183.18	4.0%	\$190.51	\$191
Alarm Permit - Residential and Commercial	each	\$29.99	4.0%	\$31.19	\$31
Alarm Permit Renewal	each	\$16.07	4.0%	\$16.71	\$17
Block Party Permit	each	\$42.85	4.0%	\$44.56	\$45
Parade Permit	each	\$262.44	4.0%	\$272.94	\$273
Street Closure Permit	each	\$71.77	4.0%	\$74.64	\$75
* Determined by State of California					
4. Police Department Hourly Rates					
Police Chief	hourly	\$283.87	4.0%	\$295.22	\$295
Police Captain	hourly	\$232.45	4.0%	\$241.75	\$242
Police Lieutenant	hourly	\$183.18	4.0%	\$190.51	\$191
Police Corporal	hourly	\$156.40	4.0%	\$162.66	\$163
Records Supervisor	hourly	\$99.62	4.0%	\$103.60	\$104
Police Executive Assistant	hourly	\$85.70	4.0%	\$89.13	\$89
Senior Records Specialist	hourly	\$79.27	4.0%	\$82.44	\$82
Police Records Specialist	hourly	\$68.56	4.0%	\$71.30	\$71
Police Sergeant/Investigations Assignment	hourly	\$163.89	4.0%	\$170.45	\$170
Cadets	hourly	\$26.78	4.0%	\$27.85	\$28
Police Officer	hourly	\$144.61	4.0%	\$150.39	\$150

II. Police (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
5. Parking Violation Fines					
Violation	Section				
Obstruction or interference with Officers	11.12.020	\$79.27	4.0%	\$82.44	\$82
Barriers & Signs	11.28.040b	\$74.98	4.0%	\$77.98	\$78
City Parking Lot	11.40.020	\$61.06	4.0%	\$63.50	\$64
Parking on Sidewalk or Curb Prohibited	11.40.030	\$61.06	4.0%	\$63.50	\$64
Vehicle Storage-Parking in excess of 72 hours	11.40.050a	\$66.41	4.0%	\$69.07	\$69
Vehicle Storage-Trailer Parked on Street Overnight	11.40.050c	\$61.06	4.0%	\$63.50	\$64
Vehicle Storage-Parking for the purpose of engaging in vehic sale	11.40.050d	\$52.49	4.0%	\$54.59	\$55
Parking for Certain Purposes-On Street for Sale	11.40.060a	\$79.27	4.0%	\$82.44	\$82
Parking for Certain Purposes-on Street for Repairs	11.40.060b	\$66.41	4.0%	\$69.07	\$69
Parking for Certain Purposes-on Street when charging for washing/polishing	11.40.060c	\$66.41	4.0%	\$69.07	\$69
Parking Regulations in Certain Zones	11.40.070	\$66.41	4.0%	\$69.07	\$69
Angle and Parallel Parking Signs-Loading Clearance between Vehicle and Street	11.40.080b	\$61.06	4.0%	\$63.50	\$64
Angle and Parallel Parking Signs-Loading Clearance between other Street	11.40.090a	\$61.06	4.0%	\$63.50	\$64
Loading and Unloading-Angle to Curb	11.40.090b	\$61.06	4.0%	\$63.50	\$64
Grades-Wheels not Turned	11.40.100	\$66.41	4.0%	\$69.07	\$69
Emergency Parking Signs	11.40.130b	\$61.06	4.0%	\$63.50	\$64
Curb Markings	11.40.160b	\$61.06	4.0%	\$63.50	\$64
Bus Zone	11.40.190e	\$385.63	4.0%	\$401.06	\$401
Parking-Limited Time	11.40.210	\$61.06	4.0%	\$63.50	\$64
Parking-Prohibited during Certain Hours	11.40.230	\$61.06	4.0%	\$63.50	\$64
Parking-Prohibited at all Times	11.40.240	\$61.06	4.0%	\$63.50	\$64
Parking on Private Property	11.44.040	\$66.41	4.0%	\$69.07	\$69
Violations Designated-4 Hour Permit Parking	11.68.050a	\$76.06	4.0%	\$79.10	\$79
Any ECMC parking violation not listed above shall be subject to a civil penalty		\$61.06	4.0%	\$63.50	\$64
6. Curfew Violation Fines					
Daytime (8:00 am - 2 pm) 1st offense		\$58.92	4.0%	\$61.28	\$61
Daytime (8:00 am - 2 pm) 2nd offense within one year		\$115.69	4.0%	\$120.32	\$120
Daytime (8:00 am - 2 pm) 3rd offense within one year of 2nd offense		\$231.38	4.0%	\$240.64	\$241
Nighttime (10:00 pm - 5 am) 1st Offense		\$58.92	4.0%	\$61.28	\$61

III. Fire

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
1. Inspection Fees					
Various types, including: Group A (Assemblies) occupancies; Group B (Business) occupancies; Group E (Private School); Group H (Hazardous) occupancies; Group I (Institutional) occupancies; Group M (Mercantile) occupancies; Group R-1 (Hotel and Apartment) occupancies; R-3 (Day Care 7-12); Group S (Storage) occupancies; Miscellaneous Inspections; 2nd re-inspection; 3rd re-inspection; Halon Test; Hood & Duct; Fire Sprinkler System; Fire Standpipe System; Fire Alarm System; AB2185 Inspections—Hazardous Materials Regulated Occupancy; Acceptance Tests	per hour	\$151.04	4.0%	\$157.08	\$157
R-3 Single Residential Occupancies		free		free	free
2. Permits					
Various types, including: Candles and open flame in assemblies; Compressed or flammable gases; Christmas Tree lots; Cryogenics; Dry cleaning plants; Explosives or blasting agents; Fumigation or thermal insecticidal fogging; Flammable or combustible liquids and tanks (storage/use/dispense of Class I liquids; store/handle/use Class II or Class III-A liquids; store/use paints, oils, varnish, or similar mixtures; remove Class I or Class II liquids; inspect underground removal of tank(s)); Garages; Hazardous materials; Hazardous production materials; High-piled combustible storage; Liquefied Petroleum Gas; Lumber yards; Miscellaneous Permits; Model rocket launching; Parade floats; Places of Assembly 50-299 persons; Places of Assembly 300+ persons; Pumpkin patch lots; Radioactive materials; Spraying and dipping; Tents and air supported structures; Welding & cutting operations	per hour	\$151.04	4.0%	\$157.08	\$157
Miscellaneous No- Action Permits		free		free	free
3. Plan Review					
Fire Alarm System					
Alarm Inspection < 15 devices	each	\$254.95	4.0%	\$265.15	\$265
Alarm Inspection -16-50 devices	each	\$427.41	4.0%	\$444.51	\$445
Alarm Inspection - 51-100 devices	each	\$592.37	4.0%	\$616.06	\$616
Alarm Inspection - 101-500 devices	each	\$934.09	4.0%	\$971.45	\$971
Alarm Inspection > 501- (each add'l 100)	each	\$167.11	4.0%	\$173.79	\$174
Halon System	each	\$218.52	4.0%	\$227.26	\$227
Hood & Duct	each	\$182.10	4.0%	\$189.38	\$189
Medical Gas	each	\$256.02	4.0%	\$266.26	\$266
Sprinkler Systems< 25 heads	each	\$254.95	4.0%	\$265.15	\$265
Sprinkler Systems - 25-99 heads	each	\$427.41	4.0%	\$444.51	\$445
Sprinkler Systems - 100-299 heads	each	\$849.46	4.0%	\$883.44	\$883
Sprinkler Systems - 300+ (each 100 heads)	each	\$167.11	4.0%	\$173.79	\$174
New Construction P/C & INSP (< 4999 sq. ft.)	each	\$424.20	4.0%	\$441.17	\$441
New Construction P/C & INSP (>5000 sq. ft., each add'l 1000 sq. ft.)	each	\$167.11	4.0%	\$173.79	\$174
4. CERT Classes					
CPR Classes - El Cerrito & Kensington Residents	each	\$36.40	4.0%	\$37.86	\$38
First Aid - El Cerrito & Kensington Residents	each	\$36.40	4.0%	\$37.86	\$38
CPR Classes - Non- Residents	each	\$45.50	4.0%	\$47.32	\$47
First Aid - Non-Residents	each	\$45.50	4.0%	\$47.32	\$47
5. False Alarm					
1st False	each	\$0.00		\$0.00	\$0
2-5	each	\$117.83	4.0%	\$122.54	\$123
6-10	each	\$147.83	4.0%	\$153.74	\$154
11 or over	each	\$177.82	4.0%	\$184.93	\$185
Supplies Used		actual cost		actual cost	actual cost
Equipment Destroyed		actual cost		actual cost	actual cost
6. Fire Department Hourly Rates					
Fire Chief	hourly	\$279.58	4.0%	\$290.76	\$291
Battalion Chief - Training	hourly	\$233.52	4.0%	\$242.86	\$243
Battalion Chief	hourly	\$219.60	4.0%	\$228.38	\$228
Captain-Fire Prevention	hourly	\$179.96	4.0%	\$187.16	\$187
Captain-Paramedic	hourly	\$191.74	4.0%	\$199.41	\$199
Captain	hourly	\$172.46	4.0%	\$179.36	\$179
Engineer/Paramedic	hourly	\$161.75	4.0%	\$168.22	\$168
Firefighter/Paramedic	hourly	\$151.04	4.0%	\$157.08	\$157
Engineer	hourly	\$147.83	4.0%	\$153.74	\$154
Firefighter	hourly	\$139.26	4.0%	\$144.83	\$145
Fire Secretary	hourly	\$85.70	4.0%	\$89.13	\$89

IV. Recreation

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Event Facility Rentals					
1. Community Center					
<i>Minimum Rental—Private: 3 Hours Friday/Sunday; 5 Hours Saturday.</i>					
<i>Maximum Advance Reservation: 10 Months Resident, Non-Profit Fund Raiser or Co-Sponsored Group; 9 Months Non-Resident or Commercial; 12 months Annual Social Hall</i>					
Resident (includes kitchen and patio area)	per hour	\$245.30	4.0%	\$255.11	\$255
Non-Resident/Commercial (includes kitchen and patio area)	per hour	\$302.08	4.0%	\$314.16	\$314
El Cerrito Non-Profit (does not include kitchen)	per hour	\$158.54	4.0%	\$164.88	\$165
Non-El Cerrito Non-Profit (does not include kitchen)	per hour	\$200.31	4.0%	\$208.32	\$208
Non Profit, City Co-Sponsored (does not include kitchen)	per hour	\$71.77	4.0%	\$74.64	\$75
Decoration/Clean-Up/Rehearsal Hours (2 hour max.day of event)	per hour per rental	\$100.00	4.0%	\$104.00	\$104
Optional Clean-Up Service (up to 3 hours of custodial after rental)	per event	\$100-\$200		\$100-\$200	\$100-\$200
Fri/Sun Rental Discount—Private/Commercial (excludes holiday weekends)	per event	25%		25%	25%
Set-up/Take Down					
Non-Profit-/City Co-Sponsored	per event	\$44.99	4.0%	\$46.79	\$47
Deposit (credit card only)					
Private	per event	\$562.38	4.0%	\$584.88	\$585
Non-Profit/City Co-Sponsored	per event	\$281.73	4.0%	\$293.00	\$293
Skylight, Garden and Tot Rooms					
Resident	per hour	\$65.34	4.0%	\$67.95	\$68
Non-Resident/Commercial	per hour	\$81.41	4.0%	\$84.67	\$85
El Cerrito Non-Profit	per hour	\$50.35	4.0%	\$52.36	\$52
Non-El Cerrito Non-Profit	per hour	\$61.06	4.0%	\$63.50	\$64
City Co-Sponsored	per hour	new			\$34
Weekday Non-Profit Room Rentals (8am - 2pm)	per hour	\$27.85	4.0%	\$28.96	\$29
Deposit (credit card only)	per event	new			\$166
Craft Room					
Resident	per hour	\$35.00	4.0%	\$36.40	\$36
Non-Resident/Commercial	per hour	\$44.00	4.0%	\$45.76	\$46
Non-Profit, City Co-Sponsored	per hour	\$15.00	4.0%	\$15.60	\$16
Deposit (credit card only)	per event	new			\$166
Kitchen Use (in conjunction with Social Hall rental only)					
Non-Profit Organization	per event	\$112.48	4.0%	\$116.98	\$117
Non Profit, City Co-Sponsored	per event	\$16.60	4.0%	\$17.26	\$17
Governmental Agency/School District Rentals (per WCCUSD Joint Use Agreement)	per event	staff cost		staff cost	staff cost
Alcoholic Beverage Service Permit	per event	\$173.53	4.0%	\$180.47	\$180
Piano Room—Commercial	per hour	\$16.64	-25.0%	\$12.48	\$12
Chair Rental—Non-Profit/Co-Sponsored	each	\$2.08	-50.0%	\$1.04	\$1
6 Foot Table Rental—Non-Profit/Co-Sponsored	each	\$5.20	-40.0%	\$3.12	\$3
Storage Fee					
Small Locker	per month	\$23.57	4.0%	\$24.51	\$25
Medium Locker	per month	\$29.99	4.0%	\$31.19	\$31
Large Locker	per month	\$38.56	4.0%	\$40.10	\$40
Room	per month	new			\$50
2. Group Picnic Areas					
Cerrito Vista					
Reservation—Resident	per day	\$137.28	0.0%	\$137.28	\$137
Reservation—Non-Resident	per day	\$170.56	0.0%	\$170.56	\$171
Volleyball Net Deposit	per day	\$75.00	4.0%	\$78.00	\$78
Arlington (large group area with tables & barbacue)					
Spaces 4 & 5—Resident	per day	\$137.28	0.0%	\$137.28	\$137
Spaces 4 & 5—Non-Resident	per day	\$170.56	0.0%	\$170.56	\$171
Spaces 4, 5 & 6—Resident	per day	\$210.08	0.0%	\$210.08	\$210
Spaces 4, 5 & 6—Non-Resident/Commercial	per day	\$264.16	0.0%	\$264.16	\$264
Other Parks, picnic tables with barbecue pit					
Resident	per day	\$72.80	0.0%	\$72.80	\$73
Non-Resident	per day	\$91.52	0.0%	\$91.52	\$92
Other Parks, picnic tables without barbecue pit					
Resident	per day	\$62.40	0.0%	\$62.40	\$62
Non-Resident	per day	\$76.96	0.0%	\$76.96	\$77
Restroom Key (purchase or refundable deposit)	per key	\$17.14	0.0%	\$17.14	\$17
Picnic Use— Non-Profits/City Co-Sponsored (weekdays & Sundays)	per hour	\$17.68	4.0%	\$18.39	\$18
Picnic Use— Cerrito Vista & Arlington 4 & 5 Non-Profits/City Co-Sponsored (weekdays & Sundays)	per hour	new			\$25
3. Senior Center					
Social Hall/Kitchen					
Resident	per hour	\$93.60	4.0%	\$97.34	\$97
Non-Resident, Commercial	per hour	\$116.48	4.0%	\$121.14	\$121
City Co-sponsored Group	per hour	\$42.85	4.0%	\$44.56	\$45
Social Hall					
El Cerrito Non-Profit	per hour	\$67.60	4.0%	\$70.30	\$70
Non-El Cerrito Non-Profit	per hour	\$85.28	4.0%	\$88.69	\$89
City Co-sponsored Group	per hour	\$42.64	4.0%	\$44.35	\$44

IV. Recreation (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Decoration/Clean-Up/Rehersal Time (1 hour max. day of event)	per hour per rental	\$52.00	4.0%	\$54.08	\$54
Set-up/Take Down—City Co-sponsored Group	per hour	\$42.64	4.0%	\$44.35	\$44
Alcohol Service	per event	\$159.61	4.0%	\$165.99	\$166
Deposit	per event	\$562.38	-55.0%	\$253.07	\$253
4. Clubhouses					
Arlington, Canyon Trail, Castro (one room only), Fairmount, Harding (one room only), and Madera; alcohol by special permit; 3 hour minimum weekends.					
Private, Resident	per hour	\$74.98	0.0%	\$74.98	\$75
Private, Non-Resident	per hour	\$92.12	0.0%	\$92.12	\$92
Decoration/Clean-Up/Rehersal Time (1 hour max. day of event)	per hour	new			\$40
El Cerrito Non-Profit	per hour	\$51.42	0.0%	\$51.42	\$51
Non-El Cerrito Non-Profit	per hour	\$64.27	0.0%	\$64.27	\$64
City Co-Sponsored Group	per hour	\$32.14	4.0%	\$33.43	\$33
El Cerrito Youth Groups	per hour	\$26.78	4.0%	\$27.85	\$28
Deposit (without alcohol)	per event	\$166.04	4.0%	\$172.68	\$173
Deposit (with alcohol)	per event	\$275.30	4.0%	\$286.31	\$286
Alcohol Beverage Service Permit	per event	new			\$40
Casa Cerrito—Storage Area Only (Upstairs), Youth Baseball or Youth Soccer	per year	\$508.82	4.0%	\$529.17	\$529
Art studio instructor	per hour	\$35.35	4.0%	\$36.76	\$37
5. Facility Rental Related Fees					
Transfer Fee	per date	\$40.71	4.0%	\$42.34	\$42
Late Payment Fee	percent	15%		15%	15%
Recreation Field/Venue Rentals and Fees					
1. Tennis Court					
Resident	per hour	\$6.43	4.0%	\$6.69	\$7
Non-Resident	per hour	\$7.50	4.0%	\$7.80	\$8
Tennis Club	per hour	\$4.28	4.0%	\$4.45	\$4.50
Instruction Use	per hour	\$11.78	4.0%	\$12.25	\$12.25
ECHS surcharge	per hour	\$2.00	0.0%	\$2.00	\$2.00
2. Play Fields					
Youth Groups (2 hour minimum)—Resident	per hour	\$26.78	4.0%	\$27.85	\$28
Youth Groups (2 hour minimum)—Non-Resident	per hour	\$36.42	4.0%	\$37.88	\$38
Adult Groups (2 hour minimum)—Resident	per hour	\$36.42	4.0%	\$37.88	\$38
Adult Groups (2 hour minimum)—Non-Resident	per hour	\$44.99	4.0%	\$46.79	\$47
Cerrito Vista Hardball Field (2 hr. minimum)—Resident	per hour	\$53.56	4.0%	\$55.70	\$56
Cerrito Vista Hardball Field (2 hr. minimum)—Non-Resident	per hour	\$67.49	4.0%	\$70.19	\$70
El Cerrito Youth Baseball Rental Fee	per season	\$3,797.40	4.0%	\$3,949.30	\$3,949
El Cerrito Soccer Association Rental Fee	per season	\$2,591.23	52.5%	\$3,951.63	\$3,949
Long-Term Permit Fee	per player/season	\$20.00	4.0%	\$20.80	\$21
Field fine for violation of field policies / Baseball & Soccer for damaging the field, when fields are wet and not playable and signs are posted.	per infraction	\$281.73	4.0%	\$293.00	\$293
3. Tennis Program Fees					
Tennis Courts Permits					
Adult Resident	per year	\$80.34	4.0%	\$83.55	\$84
Adult Non-Resident	per year	\$91.05	4.0%	\$94.69	\$95
Youth/Student Resident	per year	\$32.14	4.0%	\$33.43	\$33
Youth/Student Non-Resident	per year	\$40.71	4.0%	\$42.34	\$42
Adult Monthly Fee-Resident	per month	\$13.93	4.0%	\$14.49	\$14
Adult Monthly Fee-Non-Resident	per month	\$16.07	4.0%	\$16.71	\$17
Youth Monthly Fee - Resident	per month	new			\$7
Youth Monthly Fee - Non-Resident	per month	new			\$8.75
Private Instruction (Tennis Certification and Insurance Required)	per year	\$101.76	4.0%	\$105.83	\$106
Private Instruction Monthly	per month	new			\$18
Swim Center Programs/Fees					
1. Adult Swim Fees					
Lap Swim/Recreation/Family Swim					
Monthly Pass—Resident	per month	\$84.46	4.0%	\$87.84	\$88
Monthly Pass—Non-Resident	per month	\$106.09	4.0%	\$110.33	\$110
Ten-Swim Pass—Resident (expires 1 year from purchase date)	per year	\$44.29	4.0%	\$46.06	\$46
Ten-Swim Pass—Non-Resident (expires 1 year from purchase date)	per year	\$54.59	4.0%	\$56.77	\$57
Drop-In	per use	\$6.18	0.0%	\$6.18	\$6
Masters Monthly Fee Pass —Any Masters Workout 1 Month Only					
Resident	valid 30 days	\$66.95	4.0%	\$69.63	\$70
Non-Resident	valid 30 days	\$79.31	4.0%	\$82.48	\$82
Senior Resident	valid 30 days	\$54.59	4.0%	\$56.77	\$57
Senior Non-Resident	valid 30 days	\$62.83	4.0%	\$65.34	\$65
Masters Three Month Discount	per month per swimmer	-\$6.00		-\$6.00	-\$6
Masters Plus—Any Masters Workout/Lap Swim 1 Month Only (No quarterly discount)					
Resident	valid 30 days	\$107.12	4.0%	\$111.40	\$111

IV. Recreation (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Non-Resident	valid 30 days	\$128.54	4.0%	\$133.68	\$134
Senior Resident	valid 30 days	\$89.98	4.0%	\$93.58	\$94
Senior Non-Resident	valid 30 days	\$107.12	4.0%	\$111.40	\$111
Masters 6-Workout Pass—Resident	valid 60 days	\$47.38	4.0%	\$49.28	\$49
Masters 6-Workout Pass—Non-Resident	valid 60 days	\$53.00	4.0%	\$55.12	\$55
Masters Drop-In	per use	\$9.27	4.0%	\$9.64	\$10
2. Youth and Child Recreation/Family Swim/Splash Park					
Drop-in					
Adult	per use	\$6.18	0.0%	\$6.18	\$6.00
Youth (7-17 years)	per use	\$4.12	0.0%	\$4.12	\$4.00
Child (1-6 years)	per use	\$3.09	0.0%	\$3.09	\$3.00
Splash Park Only	per use	\$2.06	0.0%	\$2.06	\$2.00
Non-Swimmer Fee	per use	\$3.09	0.0%	\$3.09	\$3.00
Organized Groups (minimum of 10)	per child	\$2.50	10.0%	\$2.75	\$2.75
Monthly					
Youth—Resident	per month	\$42.64	4.0%	\$44.35	\$44
Youth—Non-Resident	per month	\$47.84	4.0%	\$49.75	\$50
Child (1-6 years)	per month	\$38.48	4.0%	\$40.02	\$40
Child (1-6 years)	per month	\$45.76	4.0%	\$47.59	\$48
Ten Swim Pass (expires 1 year from purchase date)					
Youth Resident (valid April through October)	Valid Season	\$38.56	4.0%	\$40.10	\$40
Youth Non Resident (valid April through October)	Valid Season	\$46.06	4.0%	\$47.90	\$48
Child Resident (ages 1-5)	Valid Season	\$22.50	5.0%	\$23.63	\$24
Child Non-Resident (ages 1-5)	Valid Season	\$28.92	4.0%	\$30.08	\$30
Family Season Passes					
Family Season Pass (6/1-8/31) Resident (max 5 family members per address)	Valid Season	\$338.00	4.0%	\$351.52	\$352
Family Season Pass (6/1-8/31) Non-Resident (max 5 family members per address)	Valid Season	\$390.00	2.0%	\$397.80	\$398
Additional Family Member	Valid Season	\$16.64	20.0%	\$19.97	\$20
3. Water Aerobics Deep/Shallow					
Drop In	per use	\$9.27	0.0%	\$9.27	\$9
Four Punch Pass—Resident	per 3 months	\$26.78	4.0%	\$27.85	\$28
Four Punch Pass—Non-Resident	per 3 months	\$32.96	4.0%	\$34.28	\$34
Eight Punch Pass—Resident	per 3 months	\$51.50	4.0%	\$53.56	\$54
Eight Punch Pass—Non-Resident	per 3 months	\$64.89	4.0%	\$67.49	\$67
Twelve Punch Pass—Resident	per 3 months	\$77.25	4.0%	\$80.34	\$80
Twelve Punch Pass—Non-Resident	per 3 months	\$94.76	4.0%	\$98.55	\$99
4. Swim Lessons					
Private—Resident	per 30 minutes	\$26.78	0.0%	\$26.78	\$27
Private—Non-Resident	per 30 minutes	\$32.14	0.0%	\$32.14	\$32
Youth Small Groups—Resident	per 30 25 minutes	\$9.64	0.0%	\$9.64	\$9.50
Youth Small Groups—Non-Resident	per 30 25 minutes	\$12.85	0.0%	\$12.85	\$12.75
Adult Group Lesson—Resident	per hour	\$9.64	4.0%	\$10.03	\$10.00
Adult Group Lesson—Non-Resident	per hour	\$12.85	4.0%	\$13.36	\$13.00
Senior Group Lesson - Resident	per hour	new			\$8
Senior Group Lesson - Non-Resident	per hour	new			\$10
5. Swimming Clubs, Teams & Meets					
Swim Club/Pre-Swim Team					
Resident	per month	\$43.68	14.0%	\$49.80	\$50
Non-Resident	per month	\$52.00	15.0%	\$59.80	\$60
El Cerrito High School Swim Team (February through May)	per season	\$2,184.00	4.0%	\$2,271.36	\$2,271
Gators Swim Team					
One Swimmer—Resident (1 hr./day program)	per month	\$69.63	4.0%	\$72.42	\$72
One Swimmer - Resident (1.5 hr./day program)	per month	\$90.00	4.0%	\$93.60	\$94
Each Additional Household Member—Resident Rate w/ ~ 25% discount	per month	\$51.42	4.0%	\$53.48	\$53
One Swimmer Non-Resident (1 hr./day program)	per month	\$81.41	4.0%	\$84.67	\$85
One Swimmer Non-Resident (1.5 hr./day program)	per month	\$92.00	14.0%	\$104.88	\$105
Each Additional Household Member—Non-Resident Rate w/ ~ 25% discount	per month	\$58.92	4.0%	\$61.28	\$61
Swim Meet Swimmer Surcharge	per meet			actual cost	actual cost
6. Swim Center Rentals					
Long-Term Swim Team Pool Rentals (2 lanes)	per hour	\$32.96	8.0%	\$35.60	\$36
Swim Team Pool Rentals (2 lanes)	per hour	\$47.38	0.0%	\$47.38	\$47
Large Pool—Resident	per hour	\$205.67	4.0%	\$213.90	\$214
Large Pool—Non-Resident/Commercial	per hour	\$251.73	4.0%	\$261.80	\$262
Small Pool-Resident (1.5 hour water time/0.5 hour deck time)	per event	\$249.60	2.0%	\$254.59	\$255
Small Pool—Non Resident/Commercial (1.5 hour water time/0.5 hour deck time)	per event	\$312.00	2.0%	\$318.24	\$318
Splash Park Rental—Resident (2 hours)	per event	\$208.00	4.0%	\$216.32	\$216
Splash Park Rental—Non-Resident (2 hours)	per event	\$260.00	4.0%	\$270.40	\$270
Small Pool/Splash Park Combined Rental—Resident	per event	\$364.00	4.0%	\$378.56	\$379
Small Pool/Splash Park Combined Rental—Non-Resident	per event	\$426.40	4.0%	\$443.46	\$443
Transfer Fee	per booking	\$40.71	4.0%	\$42.34	\$42
Splash Park Picnic Area Rental during Recreation Swim—Resident (+\$2.75 per person)	per event	\$62.00	4.0%	\$64.48	\$64
Splash Park Picnic Area Rental during Recreation Swim—Non-Res (+\$2.75 per person)	per event	\$76.00	4.0%	\$79.04	\$79

IV. Recreation (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Extra Lifeguard Fee	per hour	new		\$21.00	\$21
Youth Programs					
1. Summer Day Camps					
Traditional Camp Resident (Price based on number of days, hours, special events, field trips, supplies needed)	See brochure for actual costs	\$84-\$250	4.0%	\$87-\$260	\$87-\$260
Traditional Camp Non-Resident		125% of resident fee		125% of resident fee	125% of resident fee
Daily Rate for Traditional Day Camp		traditional day camp rate plus 15%, divided by number of session days			
Third Party Contract Camps Resident		Contract Cost + 15-40% depending on market feasibility			
Third Party Contract Camps Non-Resident		Resident Rate + 10-25% depending on market feasibility			
Counselors in Training Camp Resident	per week	\$49.28	4.0%	\$51.25	\$51
Counselors in Training Camp Non-Resident	per week	\$56.77	4.0%	\$59.04	\$59
Ravenclyff Resident Camp Resident	per week	\$465.97	4.0%	\$484.61	\$485
Ravenclyff Resident Camp Non Resident	per week	\$559.17	4.0%	\$581.54	\$582
Ravenclyff CIT Program Resident	per week	\$186.39	4.0%	\$193.85	\$194
Ravenclyff CIT Program Non Resident	per week	\$226.02	4.0%	\$235.06	\$235
Ravenclyff Deposit	per week	\$116.76	4.0%	\$121.43	\$121
Day Camp Deposit	per camp/week	\$26.78	4.0%	\$27.85	\$28
Day Camp Cancellation Fee	per camp/week	\$26.78	4.0%	\$27.85	\$28
2. Before/After School Childcare					
Resident, per child	per hour	\$7.28	0.0%	\$7.28	\$7.25
Low/Moderate Income Fee (reduced price lunch), per child—Resident	per hour	\$5.50	-27.0%	\$4.02	\$4.00
Low/Moderate Income Rate (free lunch), per child—Resident	per hour	\$5.00	-40.0%	\$3.00	\$3.00
3. Preschool					
Resident, per child	per hour	\$7.28	0.0%	\$7.28	\$7.25
Non-Resident, per child	per hour	\$8.32	0.0%	\$8.32	\$8.25
Low/Moderate Income (qualifies for Scholarship), per child—Resident	per hour	\$5.50	0.0%	\$5.50	\$5.50
Low/Moderate Income (qualifies for Scholarship), per child—Non-Resident	per hour	\$6.00	0.0%	\$6.00	\$6.00
4. Other Fees					
Drop-in fee Surcharge, per child	percent	15%		15%	
Drop-in fee, per child without regular schedule	per hour	\$10.00	4.0%	\$10.40	\$10.50
Non Refundable Registration Fee	per registration	\$67.60	4.0%	\$70.30	\$70
Senior Center Programs and Services					
Senior Center Class Fee—Resident	per class	\$4-\$10	range	\$4-\$10	\$4-\$10
Senior Center Class Fee—Non-Resident	per class	\$5-\$12	range	\$5-\$12	\$5-\$12
Senior Center Trips and Excursions	each	actual cost + admin.		actual cost + admin.	actual cost + admin.
Senior Local Weekly Shopping Trips, each way	per trip	\$2.00		\$2.00	\$2
Respite Group—Resident	per-month	\$90.00	0.0%	\$90.00	\$90
Respite Group—Non-Resident	per-month	\$115.00	0.0%	\$115.00	\$115
Other Fees, Discounts & Refunds					
Other Classes, Events, Leagues, Programs, and Uniforms approved by Rec. Dir.	each	actual cost		actual cost	actual cost
Optional Disabled and Senior Discount (independent contractors may choose to use discount and split discount with City)	percent of fee	20%		20%	20%
Registration Fees—Refunds	per transaction	\$16.64	4.0%	\$17.31	\$17
Registration Fees—Transfers	per transaction	\$16.64	4.0%	\$17.31	\$17
Registration Fees—Cancellations	per transaction	\$16.64	4.0%	\$17.31	\$17
Transfer Transaction Fee for Tennis	per transaction	\$5.36	4.0%	\$5.57	\$6
Late Pick-Up Fee	\$1 per minute	\$15.45	0.0%	\$15.45	\$15
Card Reprint Fee	per transaction	\$5.36	4.0%	\$5.57	\$6
Long Term Rental Discount	each	negotiable		negotiable	negotiable
Late Payment Fee (unless defined by City Ordinance)	per 30 days	15%		15%	15%
East Bay Sanitary Trash Bags	each	\$8.57	4.0%	\$8.91	\$9
Misc. Event and Field Trip Transportation/Admission	per trip	actual cost		actual cost	actual cost
Misc. Product Fee	per product	actual cost		actual cost	actual cost
Special Promotions/Marketing Opportunities	as determined by Recreation Director				
Staff Hourly Rate (i.e. custodian, part time recreation leader, etc.)	per hour	actual cost		actual cost	actual cost
Signage/Banner on Recreational Facilities	per banner/sign	\$25-\$150		\$25-\$150	\$25-\$150
Surcharge on Fee-Based Programs by Independent Contractor (4% of fee, up to maximum and rounded to nearest dollar)	per session	\$8.00	0.00%	\$8.00	\$8
School Based Enrichment Programs	new	no non-resident surcharge			

V. Business License Tax

Business License Category	Municipal Code Section	Approved FY 2014-15	Rounded Amount	Proposed FY 2015-16	Rounded Amount
Exemption Level (Casual and Fine Arts Teachers)	4.32.080				
Business License Residential Rentals (10-000-4052-00-00)					
Apt. Houses, Duplexes, In-laws & Single Family Units Per Unit	4.32.260	\$97.72	\$97.72	\$98.20	\$98
Business License All Others (10-000-4051-00-00)					
a. Fixed Place of Business (Annual)					
Employer Only	4.32.230	\$273.54	\$273.54	\$274.88	\$275
" + 1 employee	4.32.230	\$273.54	\$273.54	\$274.88	\$275
" + 2 employees	4.32.230	\$371.24	\$371.24	\$373.06	\$373
" + 3 employees	4.32.230	\$410.32	\$410.32	\$412.32	\$412
" + 4 employees	4.32.230	\$508.00	\$508.00	\$510.48	\$510
" + 5 employees	4.32.230	\$547.08	\$547.08	\$549.75	\$550
" + 6 employees	4.32.230	\$586.16	\$586.16	\$589.02	\$589
" + 7 employees	4.32.230	\$625.23	\$625.23	\$628.29	\$628
" + 8 employees	4.32.230	\$664.31	\$664.31	\$667.55	\$668
" + 9 employees	4.32.230	\$703.39	\$703.39	\$706.82	\$707
" + 10 employees	4.32.230	\$742.46	\$742.46	\$746.09	\$746
Each Additional Employee	4.32.230	\$39.08	\$39.08	\$39.27	\$39
b. Professional Offices (Annual)					
Employer Only	4.32.231	\$332.17	\$332.17	\$333.79	\$334
" + 1 employee	4.32.231	\$332.17	\$332.17	\$333.79	\$334
" + 2 employees	4.32.231	\$429.85	\$429.85	\$431.95	\$432
" + 3 employees	4.32.231	\$468.92	\$468.92	\$471.21	\$471
" + 4 employees	4.32.231	\$508.00	\$508.00	\$510.48	\$510
" + 5 employees	4.32.231	\$547.08	\$547.08	\$549.75	\$550
" + 6 employees	4.32.231	\$586.16	\$586.16	\$589.02	\$589
" + 7 employees	4.32.231	\$625.23	\$625.23	\$628.29	\$628
" + 8 employees	4.32.231	\$664.31	\$664.31	\$667.55	\$668
" + 9 employees	4.32.231	\$703.39	\$703.39	\$706.82	\$707
" + 10 employees	4.32.231	\$742.46	\$742.46	\$746.09	\$746
Each Additional Employee	4.32.231	\$39.08	\$39.08	\$39.27	\$39
c. Contractors & Subcontractors					
Quarterly	4.32.240	\$117.23	\$117.23	\$117.80	\$118
Semiannually	4.32.240	\$195.39	\$195.39	\$196.34	\$196
Annually	4.32.240	\$351.69	\$351.69	\$353.41	\$353
d. Home Occupations (Annual)	4.32.245	\$195.39	\$195.39	\$196.34	\$196
e. Casual Business					
Quarterly	4.32.246	\$57.62	\$57.62	\$57.90	\$58
Annually	4.32.246	\$230.48	\$230.48	\$231.61	\$232
f. Delivery Vehicles (Per Vehicle)	4.32.251	\$156.31	\$156.31	\$157.07	\$157
g. Fine Arts Teachers (Per Teacher)	4.32.255	\$62.52	\$62.52	\$62.83	\$63
h. Hotels & Motels					
Base Fee	4.32.270	\$390.77	\$390.77	\$392.68	\$393
Plus, per Unit Fee	4.32.270	\$15.63	\$15.63	\$15.71	\$16
i. Trailer Courts					
Base Fee	4.32.280	\$390.77	\$390.77	\$392.68	\$393
Plus, per Unit Fee	4.32.280	\$15.63	\$15.63	\$15.71	\$16
j. Restaurants & Nightclubs	4.32.290	\$781.54	\$781.54	\$785.36	\$785
k. Public Amusement					
1. Amusement Rides & Shows					
First Day	4.32.300	\$156.31	\$156.31	\$157.07	\$157
Each Additional Day	4.32.300	\$78.15	\$78.15	\$78.54	\$79

V. Business License Tax (continued)

Business License Category	Municipal Code Section	Approved FY 2014-15	Rounded Amount	Proposed FY 2015-16	Rounded Amount
2. Billiards, Bagatelle, Pool Tables					
Per Table, in Addition to Other Applicable	4.32.300	\$78.15	\$78.15	\$78.54	\$79
3. Bowling Lanes					
First Lane	4.32.300	\$414.22	\$414.22	\$416.24	\$416
Each Additional Lane	4.32.300	\$41.42	\$41.42	\$41.63	\$42
4a. Circus (=<4,000 seats)					
First Day	4.32.300	\$1,172.31	\$1,172.31	\$1,178.04	\$1,178
Each Additional Day	4.32.300	\$781.54	\$781.54	\$785.36	\$785
4b. Carnival & Circus (>4,000 seats)					
First Day	4.32.300	\$2,344.62	\$2,344.62	\$2,356.07	\$2,356
Each Additional Day	4.32.300	\$1,563.08	\$1,563.08	\$1,570.72	\$1,571
5. Motion Picture Theater & Plays					
Quarterly	4.32.300	\$156.31	\$156.31	\$157.07	\$157
Semiannually	4.32.300	\$312.62	\$312.62	\$314.14	\$314
Annually	4.32.300	\$625.23	\$625.23	\$628.29	\$628
6. Public Dance					
Daily	4.32.300	\$117.23	\$117.23	\$117.80	\$118
Quarterly	4.32.300	\$390.77	\$390.77	\$392.68	\$393
7. Amusement Not Otherwise Defined					
Educational - Daily	4.32.300	\$117.23	\$117.23	\$117.80	\$118
Educational - Quarterly	4.32.300	\$390.77	\$390.77	\$392.68	\$393
Noneducational - Daily	4.32.300	\$3,907.70	\$3,907.70	\$3,926.79	\$3,927
I. Distribution and Circulation of Advertising Matter					
Quarterly	4.32.310	\$390.77	\$390.77	\$392.68	\$393
m. Amplification Vehicles (Per Day)	4.32.320	\$3,907.70	\$3,907.70	\$3,926.79	\$3,927
n. Taxicabs (Per Vehicle)	4.32.330	\$234.46	\$234.46	\$235.61	\$236
o. Auctioneer					
Daily	4.32.340	\$195.39	\$195.39	\$196.34	\$196
Annually	4.32.340	\$1,563.08	\$1,563.08	\$1,570.72	\$1,571
p. Vehicle Parking Lot					
Per Lot	4.32.345	\$314.29	\$314.29	\$315.83	\$316
Plus per 100 square feet	4.32.345	\$31.43	\$31.43	\$31.58	\$32
q. Pawnbroker and Check Casher	4.32.350	\$781.54	\$781.54	\$785.36	\$785
r. Patrol Services					
Employer Only	4.32.355	\$273.54	\$273.54	\$274.88	\$275
" + 1 employee	4.32.355	\$273.54	\$273.54	\$274.88	\$275
" + 2 employees	4.32.355	\$371.24	\$371.24	\$373.06	\$373
" + 3 employees	4.32.355	\$410.32	\$410.32	\$412.32	\$412
" + 4 employees	4.32.355	\$508.00	\$508.00	\$510.48	\$510
Each Additional Employee	4.32.355	\$39.08	\$39.08	\$39.27	\$39
s. Peddler & Solicitors					
Quarterly	4.32.360	\$390.77	\$390.77	\$392.68	\$393
Annually	4.32.360	\$1,563.08	\$1,563.08	\$1,570.72	\$1,571
t. Ice Cream Vendor					
Quarterly	4.32.365	\$126.87	\$126.87	\$127.49	\$127
Annually	4.32.365	\$380.61	\$380.61	\$382.47	\$382
u. Temporary Sales	4.32.375	\$329.32	\$329.32	\$330.92	\$331
v. Bingo	4.32.300	\$51.02	\$51.02	\$51.27	\$51
Pursuant to California Penal Code Section 326.5(l)1					

V. Business License Tax (continued)

Business License Category	Municipal Code Section	Approved FY 2014-15	Rounded Amount	Proposed FY 2015-16	Rounded Amount
w. Transient/Itinerant Vendor					
Employer Only	4.32.010	\$273.54	\$273.54	\$274.88	\$275
" + 1 employee	4.32.010	\$273.54	\$273.54	\$274.88	\$275
" + 2 employees	4.32.010	\$371.24	\$371.24	\$373.06	\$373
" + 3 employees	4.32.010	\$410.32	\$410.32	\$412.32	\$412
" + 4 employees	4.32.010	\$508.00	\$508.00	\$510.48	\$510
" + 5 employees	4.32.010	\$547.08	\$547.08	\$549.75	\$550
" + 6 employees	4.32.010	\$586.16	\$586.16	\$589.02	\$589
" + 7 employees	4.32.010	\$625.23	\$625.23	\$628.29	\$628
" + 8 employees	4.32.010	\$664.31	\$664.31	\$667.55	\$668
" + 9 employees	4.32.010	\$703.39	\$703.39	\$706.82	\$707
" + 10 employees	4.32.010	\$742.46	\$742.46	\$746.09	\$746
Each Additional Employee	4.32.010	\$39.08	\$39.08	\$39.27	\$39
Business License Gross Receipts (10-000-4053-000)					
a. Coin-operated vending, amusement & Service Machines, Distributors					
\$0-1,000	4.32.370	\$40.81	\$40.81	\$41.01	\$41
\$1,001-5,000	4.32.370	\$61.22	\$61.22	\$61.52	\$62
\$5,001-15,000	4.32.370	\$122.44	\$122.44	\$123.04	\$123
>\$15,001 per \$1,000	4.32.370	\$8.16	\$8.16	\$8.20	\$8
b. Coin-operated vending, amusement & Service Machines, Games of Skill					
\$0-1,000	4.32.380	\$40.81	\$40.81	\$41.01	\$41
\$1,001-5,000	4.32.380	\$61.22	\$61.22	\$61.52	\$62
\$5,001-15,000	4.32.380	\$122.44	\$122.44	\$123.04	\$123
>\$15,001 per \$1,000	4.32.380	\$8.16	\$8.16	\$8.20	\$8
Adjustment Per Municipal Code: % Change in Feb CPI				2015 % Change	
CPI Urban Wage Earners and Clerical Workers				254.91	2.53%

VI. Public Works

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Grading					
In the event earth moved is greater than estimated, an additional fee shall be charged based upon total amounts less a credit for the original permit issued per the schedule below.					
Plan Check					
(No permit required below 50 CY)					
50 to 10,000 CY	each	\$418.84	4.0%	\$435.59	\$436
10,001 to 100,000 CY	each	\$581.66	4.0%	\$604.93	\$605
Add for each 10,000 CY above 100,000	10,000 CY	\$139.26	4.0%	\$144.83	\$145
Permit Issuance	each	\$80.34	4.0%	\$83.55	\$84
Permit Bond	per CY	\$3.21	4.0%	\$3.34	\$3
Inspection					
(No permit required below 50 CY)					
50 to 10,000 CY	each	\$749.84	4.0%	\$779.83	\$780
10,001 to 100,000 CY	each	\$1,507.18	4.0%	\$1,567.47	\$1,567
Add for each 10,000 CY above 100,000	10,000 CY	\$93.19	4.0%	\$96.92	\$97
Encroachments					
On-site Improvements (major, over 1/2 acre) - minimum deposit = \$1,870	hourly	\$258.16	4.0%	\$268.49	\$268
Permit Issuance Fee (all permits except trees)	each	\$80.34	4.0%	\$83.55	\$84
Permit bond/deposit (except street tree permit)					
One-year maintenance bond for streetcuts in the amount of the value of the work or as determined by City Engineer.	minimum	\$592.80		\$1,500.00	\$1,500
One-year maintenance bond for drainage modifications equal to the value of the work or as determined by City Engineer. Deposit is returned upon passing final inspection for concrete work or after removal of storage unit.	minimum	\$592.80	4.0%	\$616.51	\$617
Encroachment Permits (also subject to the Issuance Fee (#2))					
Concrete Flat Work - up to 500 s.f. (includes two inspections)	each	\$237.81	4.0%	\$247.32	\$247
ADD for each add'l 500 s.f.	500 s.f.	\$56.77	4.0%	\$59.04	\$59
Street cut or drainage modifications(< 10 C.Y. excavated) (includes two inspections and striping restoration fee)	each	\$259.23	4.0%	\$269.60	\$270
ADD for each add'l 10 CY.	10 CY	\$193.89	4.0%	\$201.65	\$202
Work in Public Right-of-Way Started Prior to Obtaining a Permit	Double the Permit Issuance Fee and Inspection Fee				
Revocable Encroachment Permit/Hold Harmless Agreement	each	\$306.36	4.0%	\$318.61	\$319
Storage in Public ROW (applicable only to overnight storage, authorized dumpsters exempt)	per one week	\$137.11	4.0%	\$142.59	\$143
Moratorium Street Restoration Fee	each	\$610.58	4.0%	\$635.00	\$635
Re-inspection (for reasons such as work not ready for a scheduled inspection or work done without an inspection)	each	\$65.34	4.0%	\$67.95	\$68
Newsrack Fees - for placement of newsrack boxes in designated Newsrack Zones per Section 13.60 of the El Cerrito Municipal Code		\$0		\$0.00	\$0
Permit Issuance Fee	each	\$80.34	4.0%	\$83.55	\$84
Permit Renewal Fee	each	\$40.71	4.0%	\$42.34	\$42
Newsrack Box Fee					
1 - 5 boxes	per permit period	\$137.11	4.0%	\$142.59	\$143
6 - 10 boxes	per permit period	\$204.60	4.0%	\$212.78	\$213
11 - 15 boxes	per permit period	\$273.16	4.0%	\$284.09	\$284
More than 15 boxes	per permit period	\$341.71	4.0%	\$355.38	\$355
New Street Tree Planting by City, Residential					
Tree Planting (includes furnishing, issuance, and installing of tree)	per tree	\$150	4.0%	\$156.00	\$156
Concrete Removal for Tree Well	per 16 s. f.	\$150	4.0%	\$156.00	\$156
Replacement Street Tree Bond - Three-year maintenance bond for when City is replacing an existing street tree.	per tree, refundable after 3- year health verification	\$80.34	4.0%	\$83.55	\$84

VI. Public Works (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Utility Pole - Set, Relocate or Remove	each	\$237.81	4.0%	\$247.32	\$247
 Transportation Permit - Per Calif. State Vehicle Code Section 35795	per trip	\$16.00		\$16.00	\$16
Haul Route Impact Fees					
For qualifying projects as determined by the City Engineer, Haul Route Fees are charged on the following costs per square yard of pavement per PCI					
Arterial					
100<pci<70		\$0.2479	4.0%	\$0.2578	\$0.2578
69<pci<50		\$0.7077	4.0%	\$0.7360	\$0.7360
49<pci<25		\$0.7266	4.0%	\$0.7557	\$0.7557
24<pci<0		\$1.2755	4.0%	\$1.3265	\$1.3265
Collector					
100<pci<70		\$0.2479	4.0%	\$0.2578	\$0.2578
69<pci<50		\$0.5888	4.0%	\$0.6124	\$0.6124
49<pci<25		\$0.7266	4.0%	\$0.7557	\$0.7557
24<pci<0		\$1.2755	4.0%	\$1.3265	\$1.3265
Residential					
100<pci<70		\$0.2006	4.0%	\$0.2086	\$0.2086
69<pci<50		\$0.5480	4.0%	\$0.5699	\$0.5699
49<pci<25		\$0.6585	4.0%	\$0.6848	\$0.6848
24<pci<0		\$1.0992	4.0%	\$1.1432	\$1.1432
PCI Discount					
100<pci<70	pts/year				
69<pci<50	pts/year				
49<pci<25	pts/year				
24<pci<0	pts/year				
Time Extension	each	\$39.63	4.0%	\$41.22	\$41
Mapping (Collected by the Planning Department)					
Lot Line Adjustment - flat rate plus any 3rd party costs	each	\$162.82	4.0%	\$169.33	\$169
Parcel Map - up to 4 lots (flat rate plus any 3rd party costs)	each	\$765.91	4.0%	\$796.55	\$797
Subdivision Map Review					
up to 4 Lots (flat rate plus any 3rd party costs)	each	\$1,090.48	4.0%	\$1,134.10	\$1,134
Add for each lot more than 4	per lot	\$51.42	4.0%	\$53.48	\$53
Erosion and Clean Water					
SWPP Permit	each	\$237.81	4.0%	\$247.32	\$247
Additional Inspections	each	\$112.48	4.0%	\$116.98	\$117
Erosion & Sediment Control Field Manual	each	\$42.85	4.0%	\$44.56	\$45
C.3 Fees for projects which create or replace more than 10,000 square feet of impervious surface					
Stormwater Control Plan Review/Approval (Collected by Planning Dept at initial submittal)	each	\$423.12	4.0%	\$440.04	\$440

VI. Public Works (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Operations & Maintenance Plan Review/Approval (O&M Plan to include Maintenance Agreement and description of annual inspection fees) (Collected by Building Dept at plan check submittal)	per square feet of impervious surface	\$0.033	4.0%	\$0.034	\$0.034
Annual Inspection Fee-Collected by Public Works Department as described in Maintenance Agreement	up to 25,000 sf	\$347.07	4.0%	\$360.95	\$361
	more than 25,000 sf	\$693.07	4.0%	\$720.79	\$721
Miscellaneous					
Hazardous Materials Spill Clean-Up - costs to include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved	hourly with minimum two hour response	\$520	4.0%	\$540.80	\$541
Public Works Hourly Rates (for other Services Not Specified)					
Public Works Director	hourly	\$255.82	4.0%	\$266.05	\$266
Management Assistant	hourly	\$134.97	4.0%	\$140.37	\$140
Engineering Manager/Senior Engineer	hourly	\$206.39	4.0%	\$214.65	\$215
Operations + Environmental Services Division Manager	hourly	\$206.39	4.0%	\$214.65	\$215
Environmental Programs Manager/City Arborist	hourly	\$175.76	4.0%	\$182.79	\$183
Associate Engineer	hourly	\$196.03	4.0%	\$203.87	\$204
Maintenance Superintendent	hourly	\$175.68	4.0%	\$182.71	\$183
Technician/Inspector	hourly	\$137.11	4.0%	\$142.59	\$143
Maintenance Worker	hourly	\$113.55	4.0%	\$118.09	\$118
Purchase Bid Documents	each	indicated in specs		indicated in specs	indicated in specs
Bid Protest Fee					\$500
Recycling + Environmental Services					
Construction Waste Management Plan Review Fee	per plan review, inclusive of pre plan and post report	\$177.82	4.0%	\$184.93	\$185
Solid Waste Collection and Disposal Subscription Exemption Application Fee	per application	\$177.82	4.0%	\$184.93	\$185
Salvage Permit Application Fee	per application per year	\$15		\$25.00	\$25
Recycling + Environmental Resource Center Tour Fee	per tour, excluding free monthly tours	\$135	4.0%	\$140.37	\$140
Recycling Cart Cleaning Fee (64 and 96 gallon carts)	per cart	\$25	4.0%	\$26.00	\$26
Recycling Bin Cleaning Fee (1 and 2 cubic yard bins)	per bin	\$50	4.0%	\$52.00	\$52
Citywide Garage Sale Listing	per registration	\$15.00	4.0%	\$15.60	\$16
Solid Waste Event Stands Rental (set of three - Recycling, Compost, and Garbage)	per event	\$10.30	4.0%	\$10.71	\$11
Solid Waste Event Stand Replacement	per stand	\$60.00	4.0%	\$62.40	\$62
Compost	per cubic foot	\$1.50	0.0%	\$1.50	\$1.50
Carpet Recycling	per sq ft, min \$5	\$0.10	4.0%	\$0.10	\$0.10
Compact Fluorescent Bulb (CFL) Recycling *	per bulb	\$3.00	4.0%	\$3.12	\$3
Flourescent Tube Recycling *	per linear foot	\$0.50	4.0%	\$0.52	\$0.52
CFL & Tube Large Quantity (up to 15 CFLs and/or 30 feet) Recycling	flat fee	\$10.00	4.0%	\$10.40	\$10
Paint Collection and Disposal Fee *	per gallon	\$5.00	4.0%	\$5.20	\$5
* No cost from Integrated Resource Recovery Facility (IRRF) fee-paying residents of El Cerrito, Richmond, San Pablo, Pinole, and Hercules.					
Parking Controls					
Appeals					
No Parking/Stopping Anytime Zones (includes two hours of Manager's time)	each	\$454.19	4.0%	\$472.36	\$472
Temporary No Parking/Stopping Anytime Signs	each			\$5	\$5
Temporary Barricades					
Pick-up/drop-off by City crew	per pick-up/drop-off				\$59
Replacement	per barricade				\$90

VII. Planning

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
1 San Pablo Avenue Specific Plan					
Design Review					
Tier 1 Residential and Non-Residential Projects		\$1,201.00	0.0%	\$1,201.00	
Tier 1 Permanent Signs				\$585.00	
Tier 2 and Tier 3 Residential and Non-Residential Projects					
1. Up to 2,500 sqft		\$2,823.00	0.0%	\$2,823.00	
2. 2,501 - 10,000 sqft		\$3,842.00	0.0%	\$3,842.00	
3. 10,001 - 40,000 sqft		\$4,898.00	0.0%	\$4,898.00	
4. 40,001 - 100,000 sqft		\$6,171.00	0.0%	\$6,171.00	
5. 100,001+ sqft		\$7,776 base	0.0%	\$7,776 base	
Tier 4 Residential and Non-Residential Projects					
1. Up to 10,000 sqft		\$7,578.00	0.0%	\$7,578.00	
2. 10,001 - 40,000 sqft		\$9,659.00	0.0%	\$9,659.00	
3. 40,001 - 100,000 sqft		\$11,796.00	0.0%	\$11,796.00	
4. 100,001 + sqft		\$14,694	0.0%	\$14,694 base	
Use Permits					
Use Permits (All Tiers)					
1. Administrative Use Permit		\$905.00	0.0%	\$905.00	
2. Use Permit (up to 2,500 sqft)		\$3,020.00	0.0%	\$3,020.00	
3. Use Permit (2,501 to 10,000 sqft)		\$3,736.00	0.0%	\$3,736.00	
4. Use Permit (10,001 - 40,000 sqft)		\$4,761.00	0.0%	\$4,761.00	
5. Use Permit (40,001 - 100,000 sqft)		\$5,625.00	0.0%	\$5,625.00	
6. Use Permit (100,001 + sqft)		\$6,918.00	0.0%	\$6,918.00	
Environmental Review and Special Studies					
1. Specific Plan Environmental Check List and Initial Study		Consultant	0.0%	Consultant	
2. Categorical Exemption		\$204.00	0.0%	\$204.00	
3. Negative Declaration (City Prepared)		\$3,669 (any)	0.0%	\$3,669 (any)	
4. Mitigated Negative Declaration (City Prepared)		\$10,641	0.0%	\$10,641 (any)	
5. Administrative Fee for consultant prepared environmental documents		30% of	0.0%	30% of	
6. Administrative fee for consultant prepared special study		30% of	0.0%	30% of	
Miscellaneous					
1. Staff time per hour		\$191.00	0.0%	\$191.00	
2. Pre-Application Review Meeting with Staff		\$0.00	0.0%	\$0.00	
3. Pre-Application Design Review with Written Comments (staff time per hour)		\$191.00	0.0%	\$191.00	
4. Pre-Application Study Session with Planning Commission or Design Review Board		\$1,985.00	0.0%	\$1,985.00	
5. Community Design Charrette (if City Hosted)		\$2,865.00	0.0%	\$2,865.00	
6. Public Notice Mailing List Generation		\$101.00	0.0%	\$101.00	
7. Public Notice Mailing Fee (per address)		1st class	0.0%	1st class	
8. Laserfiche/ Archiving		\$3 per page	0.0%	\$3 per page	
SPA Specific Plan Maintenance Fee	Projects Applied				
	• Construction of	\$ 200 per	0.0%	\$ 200 per	
	• Additions to	\$0.18 per	0.0%	\$0.18 per sq ft	

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
2 General Plan and Zoning Ordinance					
General/Specific Plan and/or Amendment	each	\$24,384.80	4.0%	\$25,360.19	\$25,360
Zoning Amendment	each	\$23,146.49	4.0%	\$24,072.35	\$24,072
3 Subdivisions and Lot Adjustments (See Public Works Section for possible additional fees)					
Tentative Parcel Map 1-4 lots	each	\$6,143.33	4.0%	\$6,389.06	\$6,389
Tentative Tract Map 5-10 lots	each	\$8,258.95	4.0%	\$8,589.31	\$8,589
Tentative Tract Map 11-25 lots	each	\$9,398.71	4.0%	\$9,774.66	\$9,775
Tentative Tract Map 26+ lots (per lot)	per lot	\$1,024.07	4.0%	\$1,065.03	\$1,065
Final Map 1-4 lots	each	\$4,905.02	4.0%	\$5,101.22	\$5,101
Final Map 5+ lots	each	\$5,949.44	4.0%	\$6,187.42	\$6,187
Exception to Subdivision Ordinance	each	\$5,376.35	4.0%	\$5,591.40	\$5,591
Lot Line Adjustment or Lot Merger	each	\$1,649.65	4.0%	\$1,715.64	\$1,716
Certificate of Compliance	each	\$2,383.42	4.0%	\$2,478.76	\$2,479
4 Use and Development Permits, Development Agreement					
Planned Development	each	\$15,928.74	4.0%	\$16,565.89	\$16,566
Incentives Program Permit (Staff and Design Review Board review prior to application for Planning Commission action, does not include Use Permit Fee)	each	\$4,486.19	4.0%	\$4,665.64	\$4,666
Use Permit Residential					
One unit and projects deemed minor by Development Service Manager	each	\$1,136.54	4.0%	\$1,182.00	\$1,182
2 - 4 units	each	\$3,292.87	4.0%	\$3,424.58	\$3,425
5 - 10 units	each	\$3,736.35	4.0%	\$3,885.80	\$3,886
11+ units	each	\$4,761.48	4.0%	\$4,951.94	\$4,952
Use Permit Nonresidential					
1 - 2,500 s.f.	each	\$3,019.71	4.0%	\$3,140.50	\$3,141
2,501 - 10,000 s.f.	each	\$3,736.35	4.0%	\$3,885.80	\$3,886
10,000+ s.f.	each	\$4,761.48	4.0%	\$4,951.94	\$4,952
Administrative Use Permit	each	\$905.16	4.0%	\$941.37	\$941
Administrative Use Permit - Keeping Animals (Title 7)	each	\$625.58	4.0%	\$650.60	\$651

VII. Planning (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
Temporary Use Permit	each	\$718.78	4.0%	\$747.53	\$748
Large Family Day Care	each	\$213.17	4.0%	\$221.70	\$222
Accessory Living Unit	each	\$515.25	4.0%	\$535.86	\$536
Home Occupation	each	\$99.62	4.0%	\$103.60	\$104
Zoning Clearance (Commercial)	each	\$258.16	4.0%	\$268.49	\$268
Development Agreement	each	\$22,413.79	4.0%	\$23,310.34	\$23,310
5 Design Review					
Residential					
1 unit and projects deemed minor by Planning Manager	each	\$2,822.61	4.0%	\$2,935.51	\$2,936
2 - 4 units	each	\$3,842.39	4.0%	\$3,996.09	\$3,996
5 - 10 units	each	\$4,846.11	4.0%	\$5,039.95	\$5,040
11+ units	each	\$4,897.53	4.0%	\$5,093.43	\$5,093
Nonresidential					
1 - 2,500 s.f.	each	\$2,822.61	4.0%	\$2,935.51	\$2,936
2,501 - 10,000 s.f.	each	\$3,842.39	4.0%	\$3,996.09	\$3,996
10,000+ s.f.	each	\$4,897.53	4.0%	\$5,093.43	\$5,093
Administrative Design Review					
Structures (if elevated, full Design Review fee applies)	each	\$1,200.82	4.0%	\$1,248.85	\$1,249
Permanent signs conforming to sign regulations	each	\$584.88	4.0%	\$608.28	\$608
Temporary signs	each	\$291.37	4.0%	\$303.02	\$303
Design Consultant Review (staff admin/review + consultant costs)	each	\$921.23	4.0%	\$958.08	\$958
6 Variances					
Residential					
One unit and projects deemed minor by Planning Manager	each	\$1,124.76	4.0%	\$1,169.75	\$1,170
2 - 4 units	each	\$3,292.87	4.0%	\$3,424.58	\$3,425
5 - 10 units	each	\$3,736.35	4.0%	\$3,885.80	\$3,886
11+ units	each	\$4,761.48	4.0%	\$4,951.94	\$4,952
Nonresidential					
1 - 2,500 s.f.	each	\$3,019.71	4.0%	\$3,140.50	\$3,141
2,501 - 10,000 s.f.	each	\$3,736.35	4.0%	\$3,885.80	\$3,886
10,000+ s.f.	each	\$4,761.48	4.0%	\$4,951.94	\$4,952
7 Environmental Review					
Categorical Exemption	each	\$203.53	4.0%	\$211.67	\$212
Negative Declaration (City prepared + any consultant cost)	each	\$3,668.86	4.0%	\$3,815.61	\$3,816
Mitigated Negative Declaration (City prepared + any consultant cost)	each	\$10,641.30	4.0%	\$11,066.95	\$11,067
Administrative Fee for any environmental document/study prepared by a consultant		30% of consultant cost		30% of consultant cost	30% of consultant cost
Mitigation Monitoring Plan	each	\$7,736.21	4.0%	\$8,045.66	\$8,046

VII. Planning (continued)

Item/Description	Basis	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16	Rounded Amount
8 Miscellaneous					
Study Session: Planning Commission or Design Review Board	each	\$2,064.20	4.0%	\$2,146.77	\$2,147
Planning Commission Review Fee	each	\$1,104.41	4.0%	\$1,148.59	\$1,149
Individual Business Sign Permit (as part of Master Sign Program)	each	\$216.38	4.0%	\$225.04	\$225
Preliminary Review of Multi-Story Single Family Construction (RAD)	each	\$435.98	4.0%	\$453.42	\$453
Street Vacation	each	\$3,105.41	4.0%	\$3,229.63	\$3,230
Unspecified or Research - hourly	each	\$190.67	4.0%	\$198.30	\$198
Rebuild or Interpretation Letter	each	\$516.32	4.0%	\$536.97	\$537
Fence Clearance	each	\$67.49	4.0%	\$70.19	\$70
Residential Chicken Clearance	each	\$80.34	4.0%	\$83.55	\$84
Honeybee Keeping Clearance	each	\$96.41	4.0%	\$100.27	\$100
Goat Weed Abatement Permit	each	\$80.34	4.0%	\$83.55	\$84
Unanimous Neighbor Consent Exception for Chickens and Bees	each	\$26.78	4.0%	\$27.85	\$28
Public Notice Mailing List Generation	each	\$100.69	4.0%	\$104.72	\$105
Public Notice Mailing	per envelope	postage +7¢		postage +7¢	postage +7¢
Laserfiche Fee (or total hourly cost to the City, whichever is greatest)	per page/sheet	\$3.21	4.0%	\$3.34	\$3
Permit Amendment/Time Extension	each	1/2 permit fee		1/2 permit fee	1/2 permit fee
Appeals					
By nonapplicant	each	\$338.50	4.0%	\$352.04	\$352
By applicant	each	1/2 current fee		1/2 current fee	1/2 current fee
County Clerk Filing Fees (set by County)					
Notice of Exemption	each	\$50.00		\$50.00	\$50.00
Notice of Determination (Neg. Dec. & Mitigated Neg Dec)	each	\$2,181.25		\$2,181.25	\$2,181.25
Notice of Determination (EIR)	each	\$3,029.75		\$3,029.75	\$3,029.75
CA Fish and Game Filing Fee (with Filing of Environmental Documents at Cour Per Dept of Fish and Game Section 711.4)					
Planning Hourly Wages					
Community Development Director	hourly	\$256.30	4.0%	\$266.55	\$267
Development Services Manager	hourly	\$230.50	4.0%	\$239.72	\$240
Senior Planner	hourly	\$179.96	4.0%	\$187.16	\$187
Administrative Fee for any special study prepared by a consultant	30% of consultant cost			30% of consultant cost	30% of consultant cost
Electronic Media-CD (of Plans etc.)	each	\$7.80	4%	\$8.11	\$8

Note: Fees are based on the City's Cost Allocation Study to cover the cost of processing applications for all projects. The Development Services Manager may determine a project to be unusually complex or time consuming, and require a deposit at the time of application for estimated staff and consultant 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. Hourly staff costs are based on employee wages and benefits, overhead, equipment and supervision, as determined by the City's Cost Allocation Study. Charges for third-party consultants will equal actual contract costs plus 30% administrative charge.

VIII. Building Permits - New Construction (Plan Check Only)

Plan check fees for new construction permits are based on occupancy group, description, and project square footage using the following methodology and tables. These permits include mechanical, plumbing, and electrical. There are additional permit fees to be added in Section VI.

Example: Plan check fees for a new 6,000 sq ft A-2 church of Type I FR Construction would be \$12,829 for the first 5,000 sq ft, plus \$31 for each additional 100 sq ft, equalling \$310. The total plan check fee would be \$13,139.

			Approved FY 2014-15						Proposed FY 2015-16					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.														
A-1	Theater	2,000	\$16,652	\$14	\$13,877	\$11	\$11,101	\$9	\$17,318	\$14	\$14,432	\$12	\$11,546	\$9
		10,000	\$17,733	\$22	\$14,777	\$18	\$11,822	\$14	\$18,442	\$23	\$15,368	\$19	\$12,295	\$15
		20,000	\$19,896	\$8	\$16,580	\$6	\$13,264	\$5	\$20,691	\$8	\$17,243	\$7	\$13,794	\$5
		40,000	\$21,410	\$42	\$17,841	\$35	\$14,273	\$28	\$22,266	\$44	\$18,555	\$37	\$14,844	\$29
		100,000	\$46,826	\$28	\$39,021	\$23	\$31,217	\$19	\$48,699	\$29	\$40,582	\$24	\$32,466	\$19
		200,000	\$74,724	\$37	\$62,270	\$31	\$49,816	\$25	\$77,712	\$39	\$64,760	\$32	\$51,808	\$26
A-2	Church	1,000	\$12,046	\$20	\$10,039	\$16	\$8,031	\$13	\$12,528	\$20	\$10,440	\$17	\$8,352	\$14
		5,000	\$12,829	\$31	\$10,691	\$26	\$8,553	\$21	\$13,342	\$33	\$11,118	\$27	\$8,895	\$22
		10,000	\$14,393	\$11	\$11,994	\$9	\$9,596	\$7	\$14,969	\$11	\$12,474	\$9	\$9,979	\$8
		20,000	\$15,488	\$61	\$12,907	\$51	\$10,325	\$41	\$16,107	\$64	\$13,423	\$53	\$10,738	\$42
		50,000	\$33,872	\$40	\$28,227	\$34	\$22,582	\$27	\$35,227	\$42	\$29,356	\$35	\$23,485	\$28
		100,000	\$54,051	\$54	\$45,043	\$45	\$36,034	\$36	\$56,213	\$56	\$46,844	\$47	\$37,475	\$37
A-2.1	Auditorium	1,000	\$12,046	\$20	\$10,039	\$16	\$8,031	\$13	\$12,528	\$20	\$10,440	\$17	\$8,352	\$14
		5,000	\$12,829	\$31	\$10,691	\$26	\$8,553	\$21	\$13,342	\$33	\$11,118	\$27	\$8,895	\$22
		10,000	\$14,393	\$11	\$11,994	\$9	\$9,596	\$7	\$14,969	\$11	\$12,474	\$9	\$9,979	\$8
		20,000	\$15,488	\$61	\$12,907	\$51	\$10,325	\$41	\$16,107	\$64	\$13,423	\$53	\$10,738	\$42
		50,000	\$33,872	\$40	\$28,227	\$34	\$22,582	\$27	\$35,227	\$42	\$29,356	\$35	\$23,485	\$28
		100,000	\$54,051	\$54	\$45,043	\$45	\$36,034	\$36	\$56,213	\$56	\$46,844	\$47	\$37,475	\$37
A-2.1	Restaurant	1,000	\$12,622	\$20	\$10,518	\$17	\$8,415	\$14	\$13,127	\$21	\$10,939	\$18	\$8,751	\$14
		5,000	\$13,442	\$33	\$11,202	\$27	\$8,961	\$22	\$13,979	\$34	\$11,650	\$28	\$9,320	\$23
		10,000	\$15,080	\$11	\$12,567	\$10	\$10,054	\$8	\$15,684	\$12	\$13,070	\$10	\$10,456	\$8
		20,000	\$16,229	\$64	\$13,524	\$54	\$10,819	\$43	\$16,878	\$67	\$14,065	\$56	\$11,252	\$45
		50,000	\$35,490	\$42	\$29,575	\$35	\$23,660	\$28	\$36,909	\$44	\$30,758	\$37	\$24,606	\$29
		100,000	\$56,639	\$57	\$47,199	\$47	\$37,760	\$38	\$58,905	\$59	\$49,087	\$49	\$39,270	\$39
A	All A Tenant Improvements	500	\$6,422	\$21	\$5,351	\$17	\$4,281	\$14	\$6,422	\$21	\$5,351	\$17	\$4,281	\$14
		2,500	\$6,839	\$33	\$5,699	\$28	\$4,559	\$22	\$6,839	\$33	\$5,699	\$28	\$4,559	\$22
		5,000	\$7,673	\$12	\$6,394	\$10	\$5,115	\$8	\$7,673	\$12	\$6,394	\$10	\$5,115	\$8
		10,000	\$8,256	\$65	\$6,880	\$54	\$5,504	\$44	\$8,256	\$65	\$6,880	\$54	\$5,504	\$44
		25,000	\$18,059	\$43	\$15,049	\$36	\$12,039	\$29	\$18,059	\$43	\$15,049	\$36	\$12,039	\$29
		50,000	\$28,813	\$58	\$24,011	\$48	\$19,209	\$38	\$28,813	\$58	\$24,011	\$48	\$19,209	\$38
A-3	Small Assembly Buildings	500	\$9,300	\$30	\$7,750	\$25	\$6,200	\$20	\$9,672	\$31	\$8,060	\$26	\$6,448	\$21
		2,500	\$9,905	\$48	\$8,254	\$40	\$6,603	\$32	\$10,301	\$50	\$8,584	\$42	\$6,867	\$33
		5,000	\$11,112	\$17	\$9,260	\$14	\$7,408	\$11	\$11,557	\$18	\$9,631	\$15	\$7,704	\$12
		10,000	\$11,957	\$95	\$9,965	\$79	\$7,972	\$63	\$12,436	\$98	\$10,363	\$82	\$8,290	\$66
		25,000	\$26,149	\$62	\$21,791	\$52	\$17,433	\$42	\$27,195	\$65	\$22,663	\$54	\$18,130	\$43
		50,000	\$41,732	\$83	\$34,776	\$70	\$27,821	\$56	\$43,401	\$87	\$36,167	\$72	\$28,934	\$58
B	Banks	1,000	\$8,592	\$14	\$7,160	\$12	\$5,728	\$9	\$8,936	\$15	\$7,446	\$12	\$5,957	\$10
		5,000	\$9,150	\$22	\$7,625	\$19	\$6,100	\$15	\$9,516	\$23	\$7,930	\$19	\$6,344	\$15
		10,000	\$10,265	\$8	\$8,555	\$7	\$6,844	\$5	\$10,676	\$8	\$8,897	\$7	\$7,117	\$5
		20,000	\$11,047	\$44	\$9,206	\$36	\$7,365	\$29	\$11,489	\$45	\$9,574	\$38	\$7,659	\$30
		50,000	\$24,162	\$29	\$20,135	\$24	\$16,108	\$19	\$25,128	\$30	\$20,940	\$25	\$16,752	\$20
		100,000	\$38,547	\$39	\$32,122	\$32	\$25,698	\$26	\$40,089	\$40	\$33,407	\$33	\$26,726	\$27
B	Laundromat	500	\$10,076	\$33	\$8,396	\$27	\$6,717	\$22	\$10,479	\$34	\$8,732	\$28	\$6,986	\$23
		2,500	\$10,730	\$52	\$8,941	\$44	\$7,153	\$35	\$11,159	\$54	\$9,299	\$45	\$7,439	\$36
		5,000	\$12,039	\$18	\$10,032	\$15	\$8,026	\$12	\$12,520	\$19	\$10,434	\$16	\$8,347	\$13
		10,000	\$12,955	\$103	\$10,796	\$85	\$8,637	\$68	\$13,473	\$107	\$11,228	\$89	\$8,982	\$71
		25,000	\$28,330	\$68	\$23,608	\$56	\$18,887	\$45	\$29,463	\$70	\$24,553	\$59	\$19,642	\$47
		50,000	\$45,211	\$90	\$37,676	\$75	\$30,140	\$60	\$47,019	\$94	\$39,183	\$78	\$31,346	\$63
B	Medical Office	500	\$10,518	\$34	\$8,765	\$28	\$7,012	\$23	\$10,939	\$36	\$9,116	\$30	\$7,293	\$24
		2,500	\$11,201	\$55	\$9,334	\$46	\$7,468	\$36	\$11,649	\$57	\$9,708	\$47	\$7,766	\$38
		5,000	\$12,567	\$19	\$10,473	\$16	\$8,378	\$13	\$13,070	\$20	\$10,892	\$17	\$8,713	\$13
		10,000	\$13,523	\$107	\$11,269	\$89	\$9,015	\$71	\$14,064	\$111	\$11,720	\$93	\$9,376	\$74
		25,000	\$29,575	\$70	\$24,646	\$59	\$19,716	\$47	\$30,758	\$73	\$25,631	\$61	\$20,505	\$49
		50,000	\$47,196	\$94	\$39,330	\$79	\$31,464	\$63	\$49,084	\$98	\$40,903	\$82	\$32,723	\$65
B	Offices	1,000	\$8,149	\$13	\$6,791	\$11	\$5,433	\$9	\$8,475	\$14	\$7,062	\$11	\$5,650	\$9
		5,000	\$8,678	\$21	\$7,232	\$18	\$5,785	\$14	\$9,025	\$22	\$7,521	\$18	\$6,017	\$15
		10,000	\$9,737	\$7	\$8,114	\$6	\$6,491	\$5	\$10,127	\$8	\$8,439	\$6	\$6,751	\$5
		20,000	\$10,478	\$41	\$8,731	\$35	\$6,985	\$28	\$10,897	\$43	\$9,081	\$36	\$7,265	\$29
		50,000	\$22,911	\$27	\$19,092	\$23	\$15,274	\$18	\$23,827	\$28	\$19,856	\$24	\$15,885	\$19
		100,000	\$36,572	\$37	\$30,476	\$30	\$24,381	\$24	\$38,035	\$38	\$31,696	\$32	\$25,356	\$25
B	Office Tenant Improvements	250	\$5,315	\$35	\$4,429	\$29	\$3,543	\$23	\$5,315	\$35	\$4,429	\$29	\$3,543	\$23
		1,250	\$5,660	\$55	\$4,716	\$46	\$3,773	\$37	\$5,660	\$55	\$4,716	\$46	\$3,773	\$37
		2,500	\$6,350	\$19	\$5,292	\$16	\$4,233	\$13	\$6,350	\$19	\$5,292	\$16	\$4,233	\$13
		5,000	\$6,833	\$108	\$5,694	\$90	\$4,555	\$72	\$6,833	\$108	\$5,694	\$90	\$4,555	\$72
		12,500	\$14,942	\$71	\$12,451	\$59	\$9,961	\$47	\$14,942	\$71	\$12,451	\$59	\$9,961	\$47
		25,000	\$23,845	\$95	\$19,871	\$79	\$15,897	\$64	\$23,845	\$95	\$19,871	\$79	\$15,897	\$64

VIII. Building Permits - New Construction (Plan Check Only) (continued)

			Approved FY 2014-15						Proposed FY 2015-16					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost	Cost for	Base Cost	Cost for	Base Cost	Cost for	Base Cost	Cost for	Base Cost	Cost for	Base Cost	Cost for
			@ Threshold Size	Each Additional 100 s.f. *	@ Threshold Size	Each Additional 100 s.f. *	@ Threshold Size	Each Additional 100 s.f. *	@ Threshold Size	Each Additional 100 s.f. *	@ Threshold Size	Each Additional 100 s.f. *	@ Threshold Size	Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.														
E-1	Preschool/ School	500	\$12,268	\$40	\$10,223	\$33	\$8,179	\$27	\$12,758	\$41	\$10,632	\$35	\$8,506	\$28
		2,500	\$13,064	\$64	\$10,887	\$53	\$8,710	\$42	\$13,587	\$66	\$11,322	\$55	\$9,058	\$44
		5,000	\$14,658	\$22	\$12,215	\$19	\$9,772	\$15	\$15,244	\$23	\$12,703	\$19	\$10,163	\$15
		10,000	\$15,773	\$125	\$13,144	\$104	\$10,515	\$83	\$16,403	\$130	\$13,670	\$108	\$10,936	\$87
		25,000	\$34,494	\$82	\$28,745	\$69	\$22,996	\$55	\$35,874	\$86	\$29,895	\$71	\$23,916	\$57
		50,000	\$55,047	\$110	\$45,872	\$92	\$36,698	\$73	\$57,249	\$114	\$47,707	\$95	\$38,166	\$76
E-2	Preschool/ School	300	\$15,335	\$83	\$12,779	\$69	\$10,223	\$55	\$15,948	\$86	\$13,290	\$72	\$10,632	\$58
		1,500	\$16,330	\$133	\$13,609	\$111	\$10,887	\$89	\$16,984	\$138	\$14,153	\$115	\$11,322	\$92
		3,000	\$18,322	\$46	\$15,268	\$39	\$12,215	\$31	\$19,055	\$48	\$15,879	\$40	\$12,703	\$32
		6,000	\$19,716	\$260	\$16,430	\$217	\$13,144	\$173	\$20,505	\$270	\$17,087	\$225	\$13,670	\$180
		15,000	\$43,115	\$171	\$35,929	\$143	\$28,743	\$114	\$44,840	\$178	\$37,366	\$148	\$29,893	\$119
		30,000	\$68,807	\$229	\$57,339	\$191	\$45,871	\$153	\$71,559	\$239	\$59,632	\$199	\$47,706	\$159
E-3	Daycare	300	\$15,335	\$83	\$12,779	\$69	\$10,223	\$55	\$15,948	\$86	\$13,290	\$72	\$10,632	\$58
		1,500	\$16,330	\$133	\$13,609	\$111	\$10,887	\$89	\$16,984	\$138	\$14,153	\$115	\$11,322	\$92
		3,000	\$18,322	\$46	\$15,268	\$39	\$12,215	\$31	\$19,055	\$48	\$15,879	\$40	\$12,703	\$32
		6,000	\$19,716	\$260	\$16,430	\$217	\$13,144	\$173	\$20,505	\$270	\$17,087	\$225	\$13,670	\$180
		15,000	\$43,115	\$171	\$35,929	\$143	\$28,743	\$114	\$44,840	\$178	\$37,366	\$148	\$29,893	\$119
		30,000	\$68,807	\$229	\$57,339	\$191	\$45,871	\$153	\$71,559	\$239	\$59,632	\$199	\$47,706	\$159
F-1	Commercial/ Manufacturing	1,000	\$13,153	\$21	\$10,961	\$18	\$8,769	\$14	\$13,680	\$22	\$11,400	\$19	\$9,120	\$15
		5,000	\$14,007	\$34	\$11,673	\$28	\$9,338	\$23	\$14,568	\$36	\$12,140	\$30	\$9,712	\$24
		10,000	\$15,717	\$12	\$13,097	\$10	\$10,478	\$8	\$16,345	\$12	\$13,621	\$10	\$10,897	\$8
		20,000	\$16,913	\$67	\$14,094	\$56	\$11,275	\$45	\$17,590	\$70	\$14,658	\$58	\$11,726	\$46
		50,000	\$36,983	\$44	\$30,819	\$37	\$24,655	\$29	\$38,463	\$46	\$32,052	\$38	\$25,642	\$31
		100,000	\$59,022	\$59	\$49,185	\$49	\$39,348	\$39	\$61,383	\$61	\$51,152	\$51	\$40,922	\$41
F-2	Steel Production/ Fabrication Industrial/ Manufacturing	1,000	\$13,685	\$22	\$11,404	\$19	\$9,123	\$15	\$14,232	\$23	\$11,860	\$19	\$9,488	\$15
		5,000	\$14,574	\$36	\$12,145	\$30	\$9,716	\$24	\$15,157	\$37	\$12,630	\$31	\$10,104	\$25
		10,000	\$16,350	\$12	\$13,625	\$10	\$10,900	\$8	\$17,004	\$13	\$14,170	\$11	\$11,336	\$9
		20,000	\$17,595	\$70	\$14,662	\$58	\$11,730	\$46	\$18,298	\$72	\$15,249	\$60	\$12,199	\$48
		50,000	\$38,481	\$46	\$32,067	\$38	\$25,654	\$31	\$40,020	\$48	\$33,350	\$40	\$26,680	\$32
		100,000	\$61,408	\$61	\$51,174	\$51	\$40,939	\$41	\$63,865	\$64	\$53,220	\$53	\$42,576	\$43
H-2	Moderate Explosion Hazard	300	\$14,482	\$78	\$12,068	\$65	\$9,655	\$52	\$15,061	\$82	\$12,551	\$68	\$10,041	\$54
		1,500	\$15,423	\$125	\$12,852	\$105	\$10,282	\$84	\$16,039	\$130	\$13,366	\$109	\$10,693	\$87
		3,000	\$17,304	\$44	\$14,420	\$37	\$11,536	\$29	\$17,996	\$46	\$14,996	\$38	\$11,997	\$30
		6,000	\$18,620	\$246	\$15,517	\$205	\$12,413	\$164	\$19,365	\$255	\$16,137	\$213	\$12,910	\$170
		15,000	\$40,719	\$162	\$33,932	\$135	\$27,146	\$108	\$42,347	\$168	\$35,289	\$140	\$28,232	\$112
		30,000	\$64,980	\$217	\$54,150	\$181	\$43,320	\$144	\$67,579	\$225	\$56,316	\$188	\$45,053	\$150
H-3	High Fire Hazard	300	\$14,482	\$78	\$12,068	\$65	\$9,655	\$52	\$15,061	\$82	\$12,551	\$68	\$10,041	\$54
		1,500	\$15,423	\$125	\$12,852	\$105	\$10,282	\$84	\$16,039	\$130	\$13,366	\$109	\$10,693	\$87
		3,000	\$17,304	\$44	\$14,420	\$37	\$11,536	\$29	\$17,996	\$46	\$14,996	\$38	\$11,997	\$30
		6,000	\$18,620	\$246	\$15,517	\$205	\$12,413	\$164	\$19,365	\$255	\$16,137	\$213	\$12,910	\$170
		15,000	\$40,719	\$162	\$33,932	\$135	\$27,146	\$108	\$42,347	\$168	\$35,289	\$140	\$28,232	\$112
		30,000	\$64,980	\$217	\$54,150	\$181	\$43,320	\$144	\$67,579	\$225	\$56,316	\$188	\$45,053	\$150
H-4	Repair Garage	300	\$11,293	\$61	\$9,411	\$51	\$7,529	\$41	\$11,745	\$64	\$9,788	\$53	\$7,830	\$42
		1,500	\$12,027	\$98	\$10,022	\$82	\$8,018	\$65	\$12,508	\$102	\$10,423	\$85	\$8,339	\$68
		3,000	\$13,494	\$34	\$11,245	\$29	\$8,996	\$23	\$14,033	\$36	\$11,695	\$30	\$9,356	\$24
		6,000	\$14,520	\$191	\$12,100	\$160	\$9,680	\$128	\$15,101	\$199	\$12,584	\$166	\$10,067	\$133
		15,000	\$31,754	\$126	\$26,462	\$105	\$21,169	\$84	\$33,024	\$131	\$27,520	\$109	\$22,016	\$87
		30,000	\$50,675	\$169	\$42,229	\$141	\$33,784	\$113	\$52,702	\$176	\$43,919	\$146	\$35,135	\$117
H-7	Health Hazard Materials	300	\$14,482	\$78	\$12,068	\$65	\$9,655	\$52	\$15,061	\$82	\$12,551	\$68	\$10,041	\$54
		1,500	\$15,423	\$125	\$12,852	\$105	\$10,282	\$84	\$16,039	\$130	\$13,366	\$109	\$10,693	\$87
		3,000	\$17,304	\$44	\$14,420	\$37	\$11,536	\$29	\$17,996	\$46	\$14,996	\$38	\$11,997	\$30
		6,000	\$18,620	\$246	\$15,517	\$205	\$12,413	\$164	\$19,365	\$255	\$16,137	\$213	\$12,910	\$170
		15,000	\$40,719	\$162	\$33,932	\$135	\$27,146	\$108	\$42,347	\$168	\$35,289	\$140	\$28,232	\$112
		30,000	\$64,980	\$217	\$54,150	\$181	\$43,320	\$144	\$67,579	\$225	\$56,316	\$188	\$45,053	\$150
I-1.1	Nursery Full-Time (5+)	500	\$12,268	\$40	\$10,223	\$33	\$8,179	\$27	\$12,758	\$41	\$10,632	\$35	\$8,506	\$28
		2,500	\$13,064	\$64	\$10,887	\$53	\$8,710	\$42	\$13,587	\$66	\$11,322	\$55	\$9,058	\$44
		5,000	\$14,658	\$22	\$12,215	\$19	\$9,772	\$15	\$15,244	\$23	\$12,703	\$19	\$10,163	\$15
		10,000	\$15,773	\$125	\$13,144	\$104	\$10,515	\$83	\$16,403	\$130	\$13,670	\$108	\$10,936	\$87
		25,000	\$34,494	\$82	\$28,745	\$69	\$22,996	\$55	\$35,874	\$86	\$29,895	\$71	\$23,916	\$57
		50,000	\$55,047	\$110	\$45,872	\$92	\$36,698	\$73	\$57,249	\$114	\$47,707	\$95	\$38,166	\$76
I-1.2	Health Care Centers	500	\$12,268	\$40	\$10,223	\$33	\$8,179	\$27	\$12,758	\$41	\$10,632	\$35	\$8,506	\$28
		2,500	\$13,064	\$64	\$10,887	\$53	\$8,710	\$42	\$13,587	\$66	\$11,322	\$55	\$9,058	\$44
		5,000	\$14,658	\$22	\$12,215	\$19	\$9,772	\$15	\$15,244	\$23	\$12,703	\$19	\$10,163	\$15
		10,000	\$15,773	\$125	\$13,144	\$104	\$10,515	\$83	\$16,403	\$130	\$13,670	\$108	\$10,936	\$87
		25,000	\$34,494	\$82	\$28,745	\$69	\$22,996	\$55	\$35,874	\$86	\$29,895	\$71	\$23,916	\$57
		50,000	\$55,047	\$110	\$45,872	\$92	\$36,698	\$73	\$57,249	\$114	\$47,707	\$95	\$38,166	\$76
I-2	Nursing Home/ Assisted Living / Convalescent Hospital	500	\$13,375	\$43	\$11,146	\$36	\$8,917	\$29	\$13,910	\$45	\$11,592	\$38	\$9,273	\$30
		2,500	\$14,244	\$69	\$11,870	\$58	\$9,496	\$46	\$14,813	\$72	\$12,344	\$60	\$9,876	\$48
		5,000	\$15,981	\$24	\$13,317	\$20	\$10,654	\$16	\$16,620	\$25	\$13,850	\$21	\$11,080	\$17
		10,000	\$17,196	\$136	\$14,330	\$113	\$11,464	\$91	\$17,884	\$141	\$14,903	\$118	\$11,923	\$94
		25,000	\$37,605	\$90	\$31,337	\$75	\$25,070	\$60	\$39,109	\$93	\$32,591	\$78	\$26,072	\$62
		50,000	\$60,017	\$120	\$50,015	\$100	\$40,012	\$80	\$62,418	\$125	\$52,015	\$104	\$41,612	\$83

VIII. Building Permits - New Construction (Plan Check Only) (continued)

			Approved FY 2014-15						Proposed FY 2015-16					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
UBC Occ. Group	Occupancy Description	Project Size Threshold	* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.											
M	Stores (Retail)	1,000	\$10,740	\$17	\$8,950	\$15	\$7,160	\$12	\$11,169	\$18	\$9,308	\$15	\$7,446	\$12
		5,000	\$11,437	\$28	\$9,531	\$23	\$7,625	\$19	\$11,894	\$29	\$9,912	\$24	\$7,930	\$19
		10,000	\$12,832	\$10	\$10,693	\$8	\$8,555	\$7	\$13,345	\$10	\$11,121	\$8	\$8,897	\$7
		20,000	\$13,809	\$55	\$11,508	\$46	\$9,206	\$36	\$14,361	\$57	\$11,968	\$47	\$9,574	\$38
		50,000	\$30,202	\$36	\$25,168	\$30	\$20,135	\$24	\$31,410	\$37	\$26,175	\$31	\$20,940	\$25
		100,000	\$48,184	\$48	\$40,153	\$40	\$32,122	\$32	\$50,111	\$50	\$41,759	\$42	\$33,407	\$33
M	Market	500	\$9,633	\$31	\$8,027	\$26	\$6,422	\$21	\$10,018	\$33	\$8,348	\$27	\$6,679	\$22
		2,500	\$10,258	\$50	\$8,548	\$42	\$6,839	\$33	\$10,668	\$52	\$8,890	\$43	\$7,112	\$35
		5,000	\$11,509	\$18	\$9,591	\$15	\$7,673	\$12	\$11,969	\$18	\$9,974	\$15	\$7,980	\$12
		10,000	\$12,385	\$98	\$10,321	\$82	\$8,257	\$65	\$12,881	\$102	\$10,734	\$85	\$8,587	\$68
		25,000	\$27,085	\$65	\$22,571	\$54	\$18,057	\$43	\$28,169	\$67	\$23,474	\$56	\$18,779	\$45
		50,000	\$43,225	\$86	\$36,021	\$72	\$28,817	\$58	\$44,954	\$90	\$37,462	\$75	\$29,970	\$60
M	Retail Tenant Improvements	500	\$6,422	\$21	\$5,351	\$17	\$4,281	\$14	\$6,422	\$21	\$5,351	\$17	\$4,281	\$14
		2,500	\$6,839	\$33	\$5,699	\$28	\$4,559	\$22	\$6,839	\$33	\$5,699	\$28	\$4,559	\$22
		5,000	\$7,673	\$12	\$6,394	\$10	\$5,115	\$8	\$7,673	\$12	\$6,394	\$10	\$5,115	\$8
		10,000	\$8,256	\$65	\$6,880	\$54	\$5,504	\$44	\$8,256	\$65	\$6,880	\$54	\$5,504	\$44
		25,000	\$18,059	\$43	\$15,049	\$36	\$12,039	\$29	\$18,059	\$43	\$15,049	\$36	\$12,039	\$29
		50,000	\$28,813	\$58	\$24,011	\$48	\$19,209	\$38	\$28,813	\$58	\$24,011	\$48	\$19,209	\$38
R-1	Apartment Building	1,000	\$15,678	\$25	\$13,065	\$21	\$10,452	\$17	\$16,305	\$26	\$13,588	\$22	\$10,870	\$18
		5,000	\$16,696	\$41	\$13,913	\$34	\$11,131	\$27	\$17,364	\$42	\$14,470	\$35	\$11,576	\$28
		10,000	\$18,732	\$14	\$15,610	\$12	\$12,488	\$10	\$19,481	\$15	\$16,234	\$12	\$12,987	\$10
		20,000	\$20,159	\$80	\$16,799	\$66	\$13,439	\$53	\$20,965	\$83	\$17,471	\$69	\$13,977	\$55
		50,000	\$44,085	\$53	\$36,738	\$44	\$29,390	\$35	\$45,849	\$55	\$38,207	\$46	\$30,566	\$36
		100,000	\$70,345	\$70	\$58,621	\$59	\$46,897	\$47	\$73,159	\$73	\$60,966	\$61	\$48,773	\$49
R-1	Apartment Building - Repeat Unit	1,000	\$1,151	\$2	\$960	\$2	\$768	\$1	\$1,198	\$2	\$998	\$2	\$798	\$1
		5,000	\$1,226	\$3	\$1,022	\$3	\$817	\$2	\$1,275	\$3	\$1,063	\$3	\$850	\$2
		10,000	\$1,376	\$1	\$1,147	\$1	\$917	\$1	\$1,431	\$1	\$1,193	\$1	\$954	\$1
		20,000	\$1,481	\$6	\$1,234	\$5	\$988	\$4	\$1,541	\$6	\$1,284	\$5	\$1,027	\$4
		50,000	\$3,234	\$4	\$2,695	\$3	\$2,156	\$3	\$3,364	\$4	\$2,803	\$3	\$2,242	\$3
		100,000	\$5,168	\$5	\$4,307	\$4	\$3,445	\$3	\$5,375	\$5	\$4,479	\$4	\$3,583	\$4
R-1	Hotel// Motel	5,000	\$19,398	\$6	\$16,165	\$5	\$12,932	\$4	\$20,174	\$7	\$16,812	\$5	\$13,450	\$4
		25,000	\$20,656	\$10	\$17,213	\$8	\$13,771	\$7	\$21,482	\$10	\$17,902	\$9	\$14,321	\$7
		50,000	\$23,174	\$4	\$19,312	\$3	\$15,449	\$2	\$24,101	\$4	\$20,084	\$3	\$16,067	\$2
		100,000	\$24,935	\$20	\$20,779	\$16	\$16,624	\$13	\$25,933	\$21	\$21,611	\$17	\$17,288	\$14
		250,000	\$54,561	\$13	\$45,468	\$11	\$36,374	\$9	\$56,744	\$14	\$47,287	\$11	\$37,829	\$9
		500,000	\$87,068	\$17	\$72,556	\$15	\$58,045	\$12	\$90,550	\$18	\$75,459	\$15	\$60,367	\$12
R-3	Dwellings Custom, Models, First Master Plan	1,500	\$8,467	\$159	\$7,055	\$132	\$5,644	\$106	\$8,805	\$165	\$7,338	\$138	\$5,870	\$110
		2,500	\$10,054	\$35	\$8,378	\$29	\$6,703	\$24	\$10,456	\$37	\$8,713	\$31	\$6,971	\$24
		4,000	\$10,583	\$238	\$8,819	\$198	\$7,055	\$159	\$11,006	\$248	\$9,172	\$206	\$7,338	\$165
		5,000	\$12,964	\$111	\$10,804	\$93	\$8,643	\$74	\$13,483	\$116	\$11,236	\$96	\$8,989	\$77
		7,500	\$15,742	\$85	\$13,118	\$71	\$10,495	\$56	\$16,372	\$88	\$13,643	\$73	\$10,914	\$59
		10,000	\$17,860	\$179	\$14,883	\$149	\$11,907	\$119	\$18,574	\$186	\$15,479	\$155	\$12,383	\$124
R-3	Dwellings - Production Phase of Master Plan Repeat Unit	1,500	\$728	\$0	\$606	\$0	\$485	\$0	\$757	\$0	\$631	\$0	\$505	\$0
		2,500	\$728	\$0	\$606	\$0	\$485	\$0	\$757	\$0	\$631	\$0	\$505	\$0
		4,000	\$727	\$0	\$606	\$0	\$485	\$0	\$757	\$0	\$630	\$0	\$504	\$0
		5,000	\$727	\$19	\$606	\$15	\$485	\$12	\$756	\$19	\$630	\$16	\$504	\$13
		7,500	\$1,191	\$0	\$993	\$0	\$794	\$0	\$1,239	\$0	\$1,032	\$0	\$826	\$0
		10,000	\$1,191	\$12	\$993	\$10	\$794	\$8	\$1,239	\$12	\$1,032	\$10	\$826	\$8
R-3	Dwellings - Alternative Materials	1,500	\$10,054	\$238	\$8,378	\$198	\$6,703	\$159	\$10,456	\$248	\$8,714	\$206	\$6,971	\$165
		2,500	\$12,435	\$35	\$10,363	\$29	\$8,290	\$24	\$12,933	\$37	\$10,777	\$31	\$8,622	\$24
		4,000	\$12,965	\$317	\$10,804	\$265	\$8,643	\$212	\$13,483	\$330	\$11,236	\$275	\$8,989	\$220
		5,000	\$16,139	\$122	\$13,449	\$101	\$10,759	\$81	\$16,785	\$127	\$13,987	\$105	\$11,190	\$84
		7,500	\$19,181	\$127	\$15,984	\$106	\$12,788	\$85	\$19,949	\$132	\$16,624	\$110	\$13,299	\$88
		10,000	\$22,357	\$224	\$18,631	\$186	\$14,905	\$149	\$23,252	\$233	\$19,376	\$194	\$15,501	\$155
R - 2.1, 2.3 & 6.1	Group Care, Non-Amb. (6+)	1,000	\$18,291	\$30	\$15,242	\$25	\$12,194	\$20	\$19,023	\$31	\$15,852	\$26	\$12,682	\$21
		5,000	\$19,478	\$48	\$16,232	\$40	\$12,986	\$32	\$20,257	\$49	\$16,881	\$41	\$13,505	\$33
		10,000	\$21,854	\$17	\$18,212	\$14	\$14,569	\$11	\$22,728	\$17	\$18,940	\$14	\$15,152	\$12
		20,000	\$23,517	\$93	\$19,597	\$78	\$15,678	\$62	\$24,457	\$97	\$20,381	\$81	\$16,305	\$65
		50,000	\$51,426	\$61	\$42,855	\$51	\$34,284	\$41	\$53,483	\$64	\$44,569	\$53	\$35,655	\$42
		100,000	\$82,064	\$82	\$68,387	\$68	\$54,709	\$55	\$85,347	\$85	\$71,122	\$71	\$56,898	\$57
R-2.2 & 6.2	Group Care, Ambulatory (6+)	1,000	\$18,291	\$30	\$15,242	\$25	\$12,194	\$20	\$19,023	\$31	\$15,852	\$26	\$12,682	\$21
		5,000	\$19,478	\$48	\$16,232	\$40	\$12,986	\$32	\$20,257	\$49	\$16,881	\$41	\$13,505	\$33
		10,000	\$21,854	\$17	\$18,212	\$14	\$14,569	\$11	\$22,728	\$17	\$18,940	\$14	\$15,152	\$12
		20,000	\$23,517	\$93	\$19,597	\$78	\$15,678	\$62	\$24,457	\$97	\$20,381	\$81	\$16,305	\$65
		50,000	\$51,426	\$61	\$42,855	\$51	\$34,284	\$41	\$53,483	\$64	\$44,569	\$53	\$35,655	\$42
		100,000	\$82,064	\$82	\$68,387	\$68	\$54,709	\$55	\$85,347	\$85	\$71,122	\$71	\$56,898	\$57
R-2.1.1, 2.3.1 & 6.1.1	Group Care, Non-Amb. (1-5)	700	\$22,864	\$53	\$19,053	\$44	\$15,242	\$35	\$23,778	\$55	\$19,815	\$46	\$15,852	\$37
		3,500	\$24,348	\$85	\$20,290	\$71	\$16,232	\$57	\$25,322	\$88	\$21,102	\$74	\$16,881	\$59
		7,000	\$27,318	\$30	\$22,765	\$25	\$18,212	\$20	\$28,411	\$31	\$23,676	\$26	\$18,941	\$21
		14,000	\$29,396	\$166	\$24,497	\$138	\$19,598	\$111	\$30,572	\$173	\$25,477	\$144	\$20,382	\$115
		35,000	\$64,289	\$109	\$53,574	\$91	\$42,859	\$73	\$66,860	\$114	\$55,717	\$95	\$44,573	\$76
		70,000	\$102,582	\$147	\$85,485	\$122	\$68,388	\$98	\$106,686	\$152	\$88,905	\$127	\$71,124	\$102

VIII. Building Permits - New Construction (Plan Check Only) (continued)

			Approved FY 2014-15						Proposed FY 2015-16					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
UBC Occ. Group	Occupancy Description	Project Size Threshold	* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.											
R-2.2.1 & 6.2.1	Group Care, Non-Amb. (1-5)	700	\$22,864	\$53	\$19,053	\$44	\$15,242	\$35	\$23,778	\$55	\$19,815	\$46	\$15,852	\$37
		3,500	\$24,348	\$85	\$20,290	\$71	\$16,232	\$57	\$25,322	\$88	\$21,102	\$74	\$16,881	\$59
		7,000	\$27,318	\$30	\$22,765	\$25	\$18,212	\$20	\$28,411	\$31	\$23,676	\$26	\$18,941	\$21
		14,000	\$29,396	\$166	\$24,497	\$138	\$19,598	\$111	\$30,572	\$173	\$25,477	\$144	\$20,382	\$115
		35,000	\$64,289	\$109	\$53,574	\$91	\$42,859	\$73	\$66,860	\$114	\$55,717	\$95	\$44,573	\$76
		70,000	\$102,582	\$147	\$85,485	\$122	\$68,388	\$98	\$106,686	\$152	\$88,905	\$127	\$71,124	\$102
S-1	Moderate Hazard Storage	1,000	\$8,326	\$14	\$6,938	\$11	\$5,551	\$9	\$8,659	\$14	\$7,216	\$12	\$5,773	\$9
		5,000	\$8,866	\$22	\$7,389	\$18	\$5,911	\$14	\$9,221	\$23	\$7,684	\$19	\$6,147	\$15
		10,000	\$9,948	\$8	\$8,290	\$6	\$6,632	\$5	\$10,346	\$8	\$8,621	\$7	\$6,897	\$5
		20,000	\$10,705	\$42	\$8,921	\$35	\$7,137	\$28	\$11,133	\$44	\$9,278	\$37	\$7,422	\$29
		50,000	\$23,413	\$28	\$19,511	\$23	\$15,609	\$19	\$24,349	\$29	\$20,291	\$24	\$16,233	\$19
		100,000	\$37,362	\$37	\$31,135	\$31	\$24,908	\$25	\$38,856	\$39	\$32,380	\$32	\$25,904	\$26
S-1	Mini Storage	1,000	\$8,238	\$13	\$6,865	\$11	\$5,492	\$9	\$8,567	\$14	\$7,139	\$12	\$5,711	\$9
		5,000	\$8,773	\$21	\$7,311	\$18	\$5,848	\$14	\$9,124	\$22	\$7,603	\$19	\$6,082	\$15
		10,000	\$9,842	\$7	\$8,202	\$6	\$6,562	\$5	\$10,236	\$8	\$8,530	\$6	\$6,824	\$5
		20,000	\$10,590	\$42	\$8,825	\$35	\$7,060	\$28	\$11,013	\$44	\$9,178	\$36	\$7,342	\$29
		50,000	\$23,158	\$28	\$19,298	\$23	\$15,438	\$18	\$24,084	\$29	\$20,070	\$24	\$16,056	\$19
		100,000	\$36,967	\$37	\$30,806	\$31	\$24,645	\$25	\$38,445	\$38	\$32,038	\$32	\$25,630	\$26
S-2	Low Hazard Storage	1,000	\$10,297	\$17	\$8,581	\$14	\$6,865	\$11	\$10,709	\$17	\$8,924	\$14	\$7,139	\$12
		5,000	\$10,966	\$27	\$9,138	\$22	\$7,311	\$18	\$11,404	\$28	\$9,504	\$23	\$7,603	\$19
		10,000	\$12,303	\$9	\$10,253	\$8	\$8,202	\$6	\$12,795	\$10	\$10,663	\$8	\$8,530	\$6
		20,000	\$13,237	\$52	\$11,031	\$44	\$8,825	\$35	\$13,767	\$54	\$11,472	\$45	\$9,178	\$36
		50,000	\$28,947	\$35	\$24,123	\$29	\$19,298	\$23	\$30,105	\$36	\$25,088	\$30	\$20,070	\$24
		100,000	\$46,208	\$46	\$38,507	\$39	\$30,806	\$31	\$48,057	\$48	\$40,047	\$40	\$32,038	\$32
S-3	Repair Garage (not H-4)	500	\$12,401	\$40	\$10,334	\$34	\$8,267	\$27	\$12,897	\$42	\$10,747	\$35	\$8,598	\$28
		2,500	\$13,206	\$64	\$11,005	\$54	\$8,804	\$43	\$13,734	\$67	\$11,445	\$56	\$9,156	\$45
		5,000	\$14,816	\$23	\$12,347	\$19	\$9,877	\$15	\$15,409	\$23	\$12,841	\$20	\$10,273	\$16
		10,000	\$15,945	\$126	\$13,287	\$105	\$10,630	\$84	\$16,582	\$131	\$13,819	\$109	\$11,055	\$87
		25,000	\$34,867	\$83	\$29,056	\$69	\$23,245	\$55	\$36,262	\$86	\$30,218	\$72	\$24,175	\$58
		50,000	\$55,641	\$111	\$46,368	\$93	\$37,094	\$74	\$57,867	\$116	\$48,223	\$96	\$38,578	\$77
S-3	Motor Vehicle Fuel Dispensing (including canopy)	1,000	\$9,212	\$15	\$7,677	\$12	\$6,141	\$10	\$9,580	\$16	\$7,984	\$13	\$6,387	\$10
		5,000	\$9,810	\$24	\$8,175	\$20	\$6,540	\$16	\$10,203	\$25	\$8,502	\$21	\$6,802	\$17
		10,000	\$11,006	\$8	\$9,172	\$7	\$7,337	\$6	\$11,446	\$9	\$9,539	\$7	\$7,631	\$6
		20,000	\$11,844	\$47	\$9,870	\$39	\$7,896	\$31	\$12,318	\$49	\$10,265	\$41	\$8,212	\$32
		50,000	\$25,898	\$31	\$21,582	\$26	\$17,265	\$21	\$26,934	\$32	\$22,445	\$27	\$17,956	\$21
		100,000	\$41,328	\$41	\$34,440	\$34	\$27,552	\$28	\$42,982	\$43	\$35,818	\$36	\$28,654	\$29
S-3	Open Parking Garage	2,000	\$14,792	\$12	\$12,327	\$10	\$9,862	\$8	\$15,384	\$12	\$12,820	\$10	\$10,256	\$8
		10,000	\$15,753	\$19	\$13,127	\$16	\$10,502	\$13	\$16,383	\$20	\$13,652	\$17	\$10,922	\$13
		20,000	\$17,674	\$7	\$14,728	\$6	\$11,782	\$4	\$18,381	\$7	\$15,317	\$6	\$12,254	\$5
		40,000	\$19,020	\$38	\$15,850	\$31	\$12,680	\$25	\$19,781	\$39	\$16,484	\$33	\$13,187	\$26
		100,000	\$41,592	\$25	\$34,660	\$21	\$27,728	\$17	\$43,255	\$26	\$36,046	\$21	\$28,837	\$17
		200,000	\$66,362	\$33	\$55,302	\$28	\$44,242	\$22	\$69,017	\$35	\$57,514	\$29	\$46,011	\$23
S-4	Enclosed Parking Garage	2,000	\$13,286	\$11	\$11,072	\$9	\$8,858	\$7	\$13,818	\$11	\$11,514	\$9	\$9,212	\$7
		10,000	\$14,149	\$17	\$11,791	\$14	\$9,433	\$12	\$14,715	\$18	\$12,262	\$15	\$9,811	\$12
		20,000	\$15,875	\$6	\$13,228	\$5	\$10,584	\$4	\$16,510	\$6	\$13,757	\$5	\$11,007	\$4
		40,000	\$17,084	\$34	\$14,236	\$28	\$11,390	\$23	\$17,768	\$35	\$14,806	\$29	\$11,846	\$23
		100,000	\$37,362	\$22	\$31,134	\$19	\$24,909	\$15	\$38,856	\$23	\$32,379	\$19	\$25,905	\$15
		200,000	\$59,609	\$30	\$49,672	\$25	\$39,741	\$20	\$61,993	\$31	\$51,659	\$26	\$41,331	\$21
	Other Tenant Improvements (not Office/Retail)	250	\$5,315	\$35	\$4,429	\$29	\$3,543	\$23	\$5,527	\$36	\$4,606	\$30	\$3,685	\$24
		1,250	\$5,660	\$55	\$4,716	\$46	\$3,773	\$37	\$5,886	\$57	\$4,905	\$48	\$3,924	\$38
		2,500	\$6,350	\$19	\$5,292	\$16	\$4,233	\$13	\$6,604	\$20	\$5,503	\$17	\$4,403	\$13
		5,000	\$6,833	\$108	\$5,694	\$90	\$4,555	\$72	\$7,106	\$112	\$5,922	\$94	\$4,737	\$75
		12,500	\$14,942	\$71	\$12,451	\$59	\$9,961	\$47	\$15,539	\$74	\$12,949	\$62	\$10,360	\$49
		25,000	\$23,845	\$95	\$19,871	\$79	\$15,897	\$64	\$24,799	\$99	\$20,666	\$83	\$16,532	\$66
SHELL BUILDINGS														
	All Shell Buildings	1,000	\$9,190	\$14.93	\$7,658	\$12.44	\$6,127	\$9.95	\$9,557	\$16	\$7,965	\$13	\$6,372	\$10
		5,000	\$9,787	\$23.87	\$8,156	\$19.89	\$6,525	\$15.91	\$10,178	\$25	\$8,482	\$21	\$6,786	\$17
		10,000	\$10,980	\$8.33	\$9,150	\$6.94	\$7,320	\$5.55	\$11,419	\$9	\$9,516	\$7	\$7,613	\$6
		20,000	\$11,813	\$46.76	\$9,845	\$38.96	\$7,876	\$31.17	\$12,286	\$49	\$10,238	\$41	\$8,191	\$32
		50,000	\$25,841	\$30.78	\$21,534	\$25.65	\$17,227	\$20.52	\$26,874	\$32	\$22,395	\$27	\$17,916	\$21
		100,000	\$41,230	\$41.23	\$34,358	\$34.36	\$27,486	\$27.49	\$42,879	\$43	\$35,732	\$36	\$28,586	\$29

IX. Building Permits - New Construction (Inspection Only)

Inspection fees for new construction are based on occupancy group, description, and project square footage using the following methodology and tables. These permits include mechanical, plumbing, and electrical. There are additional permit fees to be added in Section VI.

Example: Permit inspection fees for a new 6,000 sq ft A-2 church of Type I FR Construction would be \$11,074 for the first 5,000 sq ft, plus \$47 for each additional 100 sq ft, equalling \$470. The total permit inspection fee would be \$11,544.

			Approved FY 2014-15								Proposed FY 2015-16					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)			
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *		
UBC Occ. Group	Occupancy Description	Project Size Threshold	* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.													
A-1	Theater	2,000	\$16,115	\$54	\$13,429	\$45	\$10,743	\$36	\$16,759	\$56	\$13,966	\$47	\$11,173	\$38		
		10,000	\$20,450	\$43	\$17,042	\$36	\$13,633	\$29	\$21,268	\$45	\$17,724	\$38	\$14,179	\$30		
		20,000	\$24,787	\$38	\$20,656	\$32	\$16,525	\$26	\$25,779	\$40	\$21,482	\$33	\$17,186	\$27		
		40,000	\$32,464	\$16	\$27,053	\$13	\$21,642	\$10	\$33,762	\$16	\$28,135	\$14	\$22,508	\$11		
		100,000	\$41,888	\$12	\$34,907	\$10	\$27,925	\$8	\$43,563	\$13	\$36,303	\$11	\$29,042	\$8		
		200,000	\$54,117	\$27	\$45,097	\$23	\$36,078	\$18	\$56,282	\$28	\$46,901	\$23	\$37,521	\$19		
		1,000	\$8,726	\$59	\$7,272	\$49	\$5,817	\$39	\$9,075	\$61	\$7,563	\$51	\$6,050	\$41		
		5,000	\$11,074	\$47	\$9,228	\$39	\$7,382	\$31	\$11,517	\$49	\$9,597	\$41	\$7,678	\$33		
		10,000	\$13,422	\$42	\$11,185	\$35	\$8,948	\$28	\$13,959	\$43	\$11,633	\$36	\$9,306	\$29		
		20,000	\$17,581	\$17	\$14,651	\$14	\$11,721	\$11	\$18,285	\$18	\$15,237	\$15	\$12,190	\$12		
A-2	Church	50,000	\$22,680	\$13	\$18,900	\$11	\$15,120	\$9	\$23,588	\$14	\$19,656	\$11	\$15,725	\$9		
		100,000	\$29,297	\$29	\$24,414	\$24	\$19,531	\$20	\$30,469	\$30	\$25,391	\$25	\$20,313	\$20		
		1,000	\$8,726	\$59	\$7,272	\$49	\$5,817	\$39	\$9,075	\$61	\$7,563	\$51	\$6,050	\$41		
		5,000	\$11,074	\$47	\$9,228	\$39	\$7,382	\$31	\$11,517	\$49	\$9,597	\$41	\$7,678	\$33		
		10,000	\$13,422	\$42	\$11,185	\$35	\$8,948	\$28	\$13,959	\$43	\$11,633	\$36	\$9,306	\$29		
A-2.1	Auditorium	20,000	\$17,581	\$17	\$14,651	\$14	\$11,721	\$11	\$18,285	\$18	\$15,237	\$15	\$12,190	\$12		
		50,000	\$22,680	\$13	\$18,900	\$11	\$15,120	\$9	\$23,588	\$14	\$19,656	\$11	\$15,725	\$9		
		100,000	\$29,297	\$29	\$24,414	\$24	\$19,531	\$20	\$30,469	\$30	\$25,391	\$25	\$20,313	\$20		
		1,000	\$8,726	\$59	\$7,272	\$49	\$5,817	\$39	\$9,075	\$61	\$7,563	\$51	\$6,050	\$41		
		5,000	\$11,074	\$47	\$9,228	\$39	\$7,382	\$31	\$11,517	\$49	\$9,597	\$41	\$7,678	\$33		
A-2.1	Restaurant	10,000	\$13,422	\$42	\$11,185	\$35	\$8,948	\$28	\$13,959	\$43	\$11,633	\$36	\$9,306	\$29		
		20,000	\$17,581	\$17	\$14,651	\$14	\$11,721	\$11	\$18,285	\$18	\$15,237	\$15	\$12,190	\$12		
		50,000	\$22,680	\$13	\$18,900	\$11	\$15,120	\$9	\$23,588	\$14	\$19,656	\$11	\$15,725	\$9		
		100,000	\$29,297	\$29	\$24,414	\$24	\$19,531	\$20	\$30,469	\$30	\$25,391	\$25	\$20,313	\$20		
		1,000	\$12,151	\$82	\$10,126	\$68	\$8,101	\$54	\$12,637	\$85	\$10,531	\$71	\$8,425	\$57		
		5,000	\$15,420	\$65	\$12,850	\$54	\$10,280	\$44	\$16,037	\$68	\$13,364	\$57	\$10,691	\$45		
		10,000	\$18,689	\$58	\$15,574	\$48	\$12,459	\$39	\$19,437	\$60	\$16,197	\$50	\$12,958	\$40		
		20,000	\$24,483	\$24	\$20,402	\$20	\$16,322	\$16	\$25,462	\$25	\$21,218	\$21	\$16,975	\$16		
		50,000	\$31,581	\$18	\$26,317	\$15	\$21,054	\$12	\$32,844	\$19	\$27,370	\$16	\$21,896	\$13		
		100,000	\$40,798	\$41	\$33,998	\$34	\$27,198	\$27	\$42,429	\$42	\$35,358	\$35	\$28,286	\$28		
A	All A Tenant Improvements	500	\$7,172	\$96	\$5,977	\$80	\$4,781	\$64	\$7,172	\$96	\$5,977	\$80	\$4,781	\$64		
		2,500	\$9,101	\$77	\$7,584	\$64	\$6,068	\$51	\$9,101	\$77	\$7,584	\$64	\$6,068	\$51		
		5,000	\$11,031	\$68	\$9,192	\$57	\$7,354	\$46	\$11,031	\$68	\$9,192	\$57	\$7,354	\$46		
		10,000	\$14,449	\$28	\$12,041	\$23	\$9,633	\$19	\$14,449	\$28	\$12,041	\$23	\$9,633	\$19		
		25,000	\$18,640	\$22	\$15,533	\$18	\$12,426	\$15	\$18,640	\$22	\$15,533	\$18	\$12,426	\$15		
		50,000	\$24,081	\$48	\$20,068	\$40	\$16,054	\$32	\$24,081	\$48	\$20,068	\$40	\$16,054	\$32		
		500	\$6,937	\$93	\$5,781	\$78	\$4,625	\$62	\$7,215	\$97	\$6,012	\$81	\$4,810	\$65		
		2,500	\$8,803	\$75	\$7,336	\$62	\$5,869	\$50	\$9,156	\$78	\$7,630	\$65	\$6,104	\$52		
		5,000	\$10,670	\$66	\$8,891	\$55	\$7,113	\$44	\$11,096	\$69	\$9,247	\$57	\$7,398	\$46		
		10,000	\$13,977	\$27	\$11,647	\$23	\$9,318	\$18	\$14,536	\$28	\$12,113	\$23	\$9,691	\$19		
		25,000	\$18,031	\$21	\$15,026	\$18	\$12,021	\$14	\$18,752	\$22	\$15,627	\$18	\$12,501	\$15		
		50,000	\$23,298	\$47	\$19,415	\$39	\$15,532	\$31	\$24,230	\$48	\$20,191	\$40	\$16,153	\$32		
		1,000	\$8,348	\$56	\$6,957	\$47	\$5,565	\$37	\$8,682	\$58	\$7,235	\$49	\$5,788	\$39		
		5,000	\$10,594	\$45	\$8,828	\$37	\$7,063	\$30	\$11,018	\$47	\$9,181	\$39	\$7,345	\$31		
		10,000	\$12,840	\$40	\$10,700	\$33	\$8,560	\$27	\$13,353	\$41	\$11,128	\$34	\$8,902	\$28		
B	Banks	20,000	\$16,818	\$16	\$14,015	\$14	\$11,212	\$11	\$17,490	\$17	\$14,575	\$14	\$11,660	\$11		
		50,000	\$21,693	\$13	\$18,077	\$11	\$14,462	\$8	\$22,561	\$13	\$18,800	\$11	\$15,040	\$9		
		100,000	\$28,030	\$28	\$23,358	\$23	\$18,686	\$19	\$29,151	\$29	\$24,292	\$24	\$19,434	\$19		
		500	\$9,445	\$127	\$7,871	\$106	\$6,297	\$85	\$9,823	\$132	\$8,186	\$110	\$6,549	\$88		
		2,500	\$11,987	\$102	\$9,989	\$85	\$7,991	\$68	\$12,466	\$106	\$10,389	\$88	\$8,311	\$70		
		5,000	\$14,528	\$90	\$12,107	\$75	\$9,685	\$60	\$15,109	\$94	\$12,591	\$78	\$10,073	\$62		
		10,000	\$19,031	\$37	\$15,859	\$31	\$12,687	\$25	\$19,792	\$38	\$16,493	\$32	\$13,195	\$26		
		25,000	\$24,550	\$29	\$20,458	\$24	\$16,366	\$19	\$25,532	\$30	\$21,276	\$25	\$17,021	\$20		
		50,000	\$31,714	\$63	\$26,429	\$53	\$21,143	\$42	\$32,983	\$66	\$27,486	\$55	\$21,989	\$44		
		500	\$11,079	\$149	\$9,232	\$124	\$7,386	\$99	\$11,522	\$155	\$9,601	\$129	\$7,681	\$103		
B	Medical Office	2,500	\$14,059	\$119	\$11,716	\$99	\$9,373	\$80	\$14,621	\$124	\$12,184	\$103	\$9,748	\$83		
		5,000	\$17,040	\$106	\$14,200	\$88	\$11,360	\$70	\$17,722	\$110	\$14,768	\$92	\$11,814	\$73		
		10,000	\$22,320	\$43	\$18,600	\$36	\$14,880	\$29	\$23,213	\$45	\$19,344	\$37	\$15,475	\$30		
		25,000	\$28,793	\$34	\$23,994	\$28	\$19,195	\$22	\$29,945	\$35	\$24,954	\$29	\$19,963	\$23		
		50,000	\$37,197	\$74	\$30,998	\$62	\$24,798	\$50	\$38,685	\$77	\$32,238	\$64	\$25,790	\$52		
		1,000	\$7,867	\$53	\$6,556	\$44	\$5,245	\$35	\$8,182	\$55	\$6,818	\$46	\$5,455	\$37		
		5,000	\$9,984	\$42	\$8,320	\$35	\$6,656	\$28	\$10,383	\$44	\$8,653	\$37	\$6,922	\$29		
		10,000	\$12,101	\$37	\$10,084	\$31	\$8,067	\$25	\$12,585	\$39	\$10,487	\$32	\$8,390	\$26		
		20,000	\$15,850	\$15	\$13,208	\$13	\$10,567	\$10	\$16,484	\$16	\$13,737	\$13	\$10,989	\$11		
		50,000	\$20,450	\$12	\$17,042	\$10	\$13,633	\$8	\$21,268	\$12	\$17,724	\$10	\$14,179	\$8		
B	Offices	100,000	\$26,417	\$26	\$22,014	\$22	\$17,611	\$18	\$27,473	\$27	\$22,894	\$23	\$18,315	\$18		
		250	\$4,509	\$121	\$3,757	\$101	\$3,006	\$81	\$4,509	\$121	\$3,757	\$101	\$3,006	\$81		
		1,250	\$5,722	\$97	\$4,768	\$81	\$3,815	\$65	\$5,722	\$97	\$4,768	\$81	\$3,815	\$65		
		2,500	\$6,935	\$86	\$5,779	\$72	\$4,623	\$57	\$6,935	\$86	\$5,779	\$72	\$4,623	\$57		
		5,000	\$9,084	\$35	\$7,570	\$29	\$6,056	\$23	\$9,084	\$35	\$7,570	\$29	\$6,056	\$23		
		12,500	\$11,719	\$27	\$9,766	\$23	\$7,813	\$18	\$11,719	\$27	\$9,766	\$23	\$7,813	\$18		
		25,000	\$15,142	\$61	\$12,619	\$50	\$10,095	\$40	\$15,142	\$61	\$12,619	\$50	\$10,095	\$40		
		500	\$6,491	\$87	\$5,409	\$73	\$4,327	\$58	\$6,751	\$91	\$5,626	\$76	\$4,501	\$61		
		2,500	\$8,238	\$70	\$6,865	\$58	\$5,492	\$47	\$8,567	\$73	\$7,139	\$61	\$5,711	\$48		
		5,000	\$9,984	\$62	\$8,320	\$52	\$6,656	\$41	\$10,383	\$64	\$8,653	\$54	\$6,922	\$43		
		10,000	\$13,078	\$25	\$10,899	\$21	\$8,719	\$17	\$13,601	\$26	\$11,334	\$22	\$9,068	\$18		
		25,000	\$16,870	\$20	\$14,059	\$16	\$11,247	\$13	\$17,545	\$21	\$14,621	\$17	\$11,697	\$14		
		50,000	\$21,800	\$44	\$18,167	\$36	\$14,533	\$29	\$22,672	\$45	\$18,893	\$38	\$15,115	\$30		

IX. Building Permits - New Construction (Inspection Only) (continued)

			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.														
A-1	Theater	2,000	\$16,115	\$54	\$13,429	\$45	\$10,743	\$36	\$16,759	\$56	\$13,966	\$47	\$11,173	\$38
E-2	Preschool/ School	300	\$9,576	\$215	\$7,980	\$179	\$6,384	\$143	\$9,959	\$223	\$8,299	\$186	\$6,639	\$149
		1,500	\$12,153	\$172	\$10,127	\$143	\$8,102	\$114	\$12,639	\$179	\$10,532	\$149	\$8,426	\$119
		3,000	\$14,728	\$152	\$12,274	\$127	\$9,819	\$101	\$15,318	\$158	\$12,765	\$132	\$10,212	\$105
		6,000	\$19,293	\$62	\$16,077	\$52	\$12,862	\$41	\$20,064	\$65	\$16,720	\$54	\$13,376	\$43
		15,000	\$24,889	\$48	\$20,741	\$40	\$16,593	\$32	\$25,885	\$50	\$21,570	\$42	\$17,256	\$34
		30,000	\$32,157	\$107	\$26,797	\$89	\$21,438	\$71	\$33,443	\$111	\$27,869	\$93	\$22,295	\$74
E-3	Daycare	300	\$13,959	\$313	\$11,633	\$261	\$9,306	\$209	\$14,518	\$326	\$12,098	\$271	\$9,679	\$217
		1,500	\$17,715	\$250	\$14,763	\$209	\$11,810	\$167	\$18,424	\$260	\$15,353	\$217	\$12,283	\$174
		3,000	\$21,471	\$222	\$17,892	\$185	\$14,314	\$148	\$22,330	\$231	\$18,608	\$192	\$14,886	\$154
		6,000	\$28,125	\$91	\$23,438	\$76	\$18,750	\$60	\$29,250	\$94	\$24,375	\$79	\$19,500	\$63
		15,000	\$36,280	\$71	\$30,233	\$59	\$24,186	\$47	\$37,731	\$73	\$31,442	\$61	\$25,154	\$49
		30,000	\$46,877	\$156	\$39,064	\$130	\$31,251	\$104	\$48,752	\$163	\$40,627	\$135	\$32,501	\$108
F-1	Commercial/ Manufacturing	1,000	\$11,200	\$75	\$9,333	\$63	\$7,467	\$50	\$11,648	\$78	\$9,707	\$65	\$7,765	\$52
		5,000	\$14,213	\$60	\$11,844	\$50	\$9,475	\$40	\$14,782	\$63	\$12,318	\$52	\$9,854	\$42
		10,000	\$17,226	\$53	\$14,355	\$44	\$11,484	\$36	\$17,915	\$56	\$14,929	\$46	\$11,943	\$37
		20,000	\$22,565	\$22	\$18,804	\$18	\$15,043	\$15	\$23,468	\$23	\$19,556	\$19	\$15,645	\$15
		50,000	\$29,108	\$17	\$24,256	\$14	\$19,405	\$11	\$30,272	\$18	\$25,227	\$15	\$20,181	\$12
		100,000	\$37,609	\$38	\$31,341	\$31	\$25,072	\$25	\$39,113	\$39	\$32,594	\$33	\$26,075	\$26
F-2	Steel Production/ Fabrication Industrial/ Manufacturing	1,000	\$11,200	\$75	\$9,333	\$63	\$7,467	\$50	\$11,648	\$78	\$9,707	\$65	\$7,765	\$52
		5,000	\$14,213	\$60	\$11,844	\$50	\$9,475	\$40	\$14,782	\$63	\$12,318	\$52	\$9,854	\$42
		10,000	\$17,226	\$53	\$14,355	\$44	\$11,484	\$36	\$17,915	\$56	\$14,929	\$46	\$11,943	\$37
		20,000	\$22,565	\$22	\$18,804	\$18	\$15,043	\$15	\$23,468	\$23	\$19,556	\$19	\$15,645	\$15
		50,000	\$29,108	\$17	\$24,256	\$14	\$19,405	\$11	\$30,272	\$18	\$25,227	\$15	\$20,181	\$12
		100,000	\$37,609	\$38	\$31,341	\$31	\$25,072	\$25	\$39,113	\$39	\$32,594	\$33	\$26,075	\$26
H-2	Moderate Explosion Hazard	300	\$6,354	\$142	\$5,295	\$119	\$4,236	\$95	\$6,608	\$148	\$5,506	\$123	\$4,405	\$99
		1,500	\$8,063	\$114	\$6,719	\$95	\$5,375	\$76	\$8,386	\$119	\$6,988	\$99	\$5,590	\$79
		3,000	\$9,772	\$101	\$8,143	\$84	\$6,515	\$67	\$10,163	\$105	\$8,469	\$87	\$6,775	\$70
		6,000	\$12,800	\$41	\$10,667	\$34	\$8,534	\$28	\$13,312	\$43	\$11,094	\$36	\$8,875	\$29
		15,000	\$16,514	\$32	\$13,762	\$27	\$11,009	\$21	\$17,175	\$33	\$14,312	\$28	\$11,450	\$22
		30,000	\$21,336	\$71	\$17,780	\$59	\$14,224	\$47	\$22,189	\$74	\$18,491	\$62	\$14,793	\$49
H-3	High Fire Hazard	300	\$6,354	\$142	\$5,295	\$119	\$4,236	\$95	\$6,608	\$148	\$5,506	\$123	\$4,405	\$99
		1,500	\$8,063	\$114	\$6,719	\$95	\$5,375	\$76	\$8,386	\$119	\$6,988	\$99	\$5,590	\$79
		3,000	\$9,772	\$101	\$8,143	\$84	\$6,515	\$67	\$10,163	\$105	\$8,469	\$87	\$6,775	\$70
		6,000	\$12,800	\$41	\$10,667	\$34	\$8,534	\$28	\$13,312	\$43	\$11,094	\$36	\$8,875	\$29
		15,000	\$16,514	\$32	\$13,762	\$27	\$11,009	\$21	\$17,175	\$33	\$14,312	\$28	\$11,450	\$22
		30,000	\$21,336	\$71	\$17,780	\$59	\$14,224	\$47	\$22,189	\$74	\$18,491	\$62	\$14,793	\$49
H-4	Repair Garage	300	\$6,698	\$150	\$5,581	\$125	\$4,465	\$100	\$6,965	\$156	\$5,805	\$130	\$4,644	\$104
		1,500	\$8,499	\$120	\$7,083	\$100	\$5,666	\$80	\$8,839	\$125	\$7,366	\$104	\$5,893	\$83
		3,000	\$10,301	\$106	\$8,585	\$89	\$6,868	\$71	\$10,714	\$111	\$8,928	\$92	\$7,142	\$74
		6,000	\$13,494	\$43	\$11,245	\$36	\$8,996	\$29	\$14,033	\$45	\$11,695	\$38	\$9,356	\$30
		15,000	\$17,408	\$34	\$14,506	\$28	\$11,605	\$23	\$18,104	\$35	\$15,087	\$29	\$12,069	\$23
		30,000	\$22,491	\$75	\$18,743	\$62	\$14,994	\$50	\$23,391	\$78	\$19,492	\$65	\$15,594	\$52
H-7	Health Hazard Materials	300	\$6,698	\$150	\$5,581	\$125	\$4,465	\$100	\$6,965	\$156	\$5,805	\$130	\$4,644	\$104
		1,500	\$8,499	\$120	\$7,083	\$100	\$5,666	\$80	\$8,839	\$125	\$7,366	\$104	\$5,893	\$83
		3,000	\$10,301	\$106	\$8,585	\$89	\$6,868	\$71	\$10,714	\$111	\$8,928	\$92	\$7,142	\$74
		6,000	\$13,494	\$43	\$11,245	\$36	\$8,996	\$29	\$14,033	\$45	\$11,695	\$38	\$9,356	\$30
		15,000	\$17,408	\$34	\$14,506	\$28	\$11,605	\$23	\$18,104	\$35	\$15,087	\$29	\$12,069	\$23
		30,000	\$22,491	\$75	\$18,743	\$62	\$14,994	\$50	\$23,391	\$78	\$19,492	\$65	\$15,594	\$52
I-1.1	Nursery Full-Time (5+)	500	\$8,795	\$118	\$7,329	\$99	\$5,863	\$79	\$9,147	\$123	\$7,622	\$103	\$6,098	\$82
		2,500	\$11,161	\$95	\$9,301	\$79	\$7,441	\$63	\$11,608	\$98	\$9,673	\$82	\$7,738	\$66
		5,000	\$13,528	\$84	\$11,273	\$70	\$9,018	\$56	\$14,069	\$87	\$11,724	\$73	\$9,379	\$58
		10,000	\$17,720	\$34	\$14,766	\$29	\$11,813	\$23	\$18,428	\$36	\$15,357	\$30	\$12,286	\$24
		25,000	\$22,857	\$27	\$19,048	\$22	\$15,238	\$18	\$23,772	\$28	\$19,810	\$23	\$15,848	\$19
		50,000	\$29,536	\$59	\$24,613	\$49	\$19,690	\$39	\$30,717	\$61	\$25,597	\$51	\$20,478	\$41
I-1.2	Health Care Centers	500	\$8,795	\$118	\$7,329	\$99	\$5,863	\$79	\$9,147	\$123	\$7,622	\$103	\$6,098	\$82
		2,500	\$11,161	\$95	\$9,301	\$79	\$7,441	\$63	\$11,608	\$98	\$9,673	\$82	\$7,738	\$66
		5,000	\$13,528	\$84	\$11,273	\$70	\$9,018	\$56	\$14,069	\$87	\$11,724	\$73	\$9,379	\$58
		10,000	\$17,720	\$34	\$14,766	\$29	\$11,813	\$23	\$18,428	\$36	\$15,357	\$30	\$12,286	\$24
		25,000	\$22,857	\$27	\$19,048	\$22	\$15,238	\$18	\$23,772	\$28	\$19,810	\$23	\$15,848	\$19
		50,000	\$29,536	\$59	\$24,613	\$49	\$19,690	\$39	\$30,717	\$61	\$25,597	\$51	\$20,478	\$41
I-2	Nursing Home/ Assisted Living / Convalescent Hospital	500	\$8,795	\$118	\$7,329	\$99	\$5,863	\$79	\$9,147	\$123	\$7,622	\$103	\$6,098	\$82
		2,500	\$11,161	\$95	\$9,301	\$79	\$7,441	\$63	\$11,608	\$98	\$9,673	\$82	\$7,738	\$66
		5,000	\$13,528	\$84	\$11,273	\$70	\$9,018	\$56	\$14,069	\$87	\$11,724	\$73	\$9,379	\$58
		10,000	\$17,720	\$34	\$14,766	\$29	\$11,813	\$23	\$18,428	\$36	\$15,357	\$30	\$12,286	\$24
		25,000	\$22,857	\$27	\$19,048	\$22	\$15,238	\$18	\$23,772	\$28	\$19,810	\$23	\$15,848	\$19
		50,000	\$29,536	\$59	\$24,613	\$49	\$19,690	\$39	\$30,717	\$61	\$25,597	\$51	\$20,478	\$41

IX. Building Permits - New Construction (Inspection Only) (continued)

			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.														
A-1	Theater	2,000	\$16,115	\$54	\$13,429	\$45	\$10,743	\$36	\$16,759	\$56	\$13,966	\$47	\$11,173	\$38
M	Stores (Retail)	1,000	\$9,834	\$66	\$8,195	\$55	\$6,556	\$44	\$10,227	\$69	\$8,523	\$57	\$6,818	\$46
		5,000	\$12,480	\$53	\$10,400	\$44	\$8,320	\$35	\$12,979	\$55	\$10,816	\$46	\$8,653	\$37
		10,000	\$15,126	\$47	\$12,605	\$39	\$10,084	\$31	\$15,731	\$49	\$13,109	\$41	\$10,487	\$32
		20,000	\$19,812	\$19	\$16,510	\$16	\$13,208	\$13	\$20,605	\$20	\$17,171	\$17	\$13,737	\$13
		50,000	\$25,563	\$15	\$21,302	\$12	\$17,042	\$10	\$26,585	\$16	\$22,154	\$13	\$17,724	\$10
		100,000	\$33,021	\$33	\$27,517	\$28	\$22,014	\$22	\$34,342	\$34	\$28,618	\$29	\$22,894	\$23
M	Market	500	\$9,060	\$122	\$7,550	\$102	\$6,040	\$81	\$9,422	\$127	\$7,852	\$106	\$6,282	\$85
		2,500	\$11,498	\$97	\$9,581	\$81	\$7,665	\$65	\$11,957	\$101	\$9,965	\$84	\$7,972	\$68
		5,000	\$13,935	\$86	\$11,612	\$72	\$9,290	\$58	\$14,492	\$90	\$12,077	\$75	\$9,661	\$60
		10,000	\$18,253	\$35	\$15,211	\$29	\$12,169	\$24	\$18,983	\$37	\$15,819	\$31	\$12,655	\$24
		25,000	\$23,547	\$28	\$19,622	\$23	\$15,698	\$18	\$24,488	\$29	\$20,407	\$24	\$16,326	\$19
		50,000	\$30,428	\$61	\$25,357	\$51	\$20,286	\$41	\$31,646	\$63	\$26,371	\$53	\$21,097	\$42
M	Retail Tenant Improvements	500	\$5,322	\$72	\$4,435	\$60	\$3,548	\$48	\$5,322	\$72	\$4,435	\$60	\$3,548	\$48
		2,500	\$6,754	\$57	\$5,629	\$48	\$4,503	\$38	\$6,754	\$57	\$5,629	\$48	\$4,503	\$38
		5,000	\$8,186	\$51	\$6,822	\$42	\$5,458	\$34	\$8,186	\$51	\$6,822	\$42	\$5,458	\$34
		10,000	\$10,723	\$21	\$8,936	\$17	\$7,149	\$14	\$10,723	\$21	\$8,936	\$17	\$7,149	\$14
		25,000	\$13,831	\$16	\$11,526	\$13	\$9,220	\$11	\$13,831	\$16	\$11,526	\$13	\$9,220	\$11
		50,000	\$17,868	\$36	\$14,890	\$30	\$11,912	\$24	\$17,868	\$36	\$14,890	\$30	\$11,912	\$24
R-1	Apartment Building	1,000	\$12,440	\$84	\$10,367	\$70	\$8,293	\$56	\$12,938	\$87	\$10,781	\$73	\$8,625	\$58
		5,000	\$15,787	\$67	\$13,155	\$56	\$10,524	\$45	\$16,418	\$70	\$13,682	\$58	\$10,945	\$46
		10,000	\$19,134	\$59	\$15,945	\$49	\$12,756	\$40	\$19,899	\$62	\$16,582	\$51	\$13,266	\$41
		20,000	\$25,064	\$24	\$20,886	\$20	\$16,709	\$16	\$26,066	\$25	\$21,722	\$21	\$17,377	\$17
		50,000	\$32,334	\$19	\$26,945	\$16	\$21,556	\$13	\$33,627	\$20	\$28,022	\$16	\$22,418	\$13
		100,000	\$41,773	\$42	\$34,811	\$35	\$27,849	\$28	\$43,444	\$43	\$36,203	\$36	\$28,962	\$29
R-1	Apartment Building - Repeat Unit	1,000	\$12,440	\$84	\$10,367	\$70	\$8,293	\$56	\$12,938	\$87	\$10,781	\$73	\$8,625	\$58
		5,000	\$15,787	\$67	\$13,155	\$56	\$10,524	\$45	\$16,418	\$70	\$13,682	\$58	\$10,945	\$46
		10,000	\$19,134	\$59	\$15,945	\$49	\$12,756	\$40	\$19,899	\$62	\$16,582	\$51	\$13,266	\$41
		20,000	\$25,064	\$24	\$20,886	\$20	\$16,709	\$16	\$26,066	\$25	\$21,722	\$21	\$17,377	\$17
		50,000	\$32,334	\$19	\$26,945	\$16	\$21,556	\$13	\$33,627	\$20	\$28,022	\$16	\$22,418	\$13
		100,000	\$41,773	\$42	\$34,811	\$35	\$27,849	\$28	\$43,444	\$43	\$36,203	\$36	\$28,962	\$29
R-1	Hotel/ Motel	5,000	\$20,067	\$27	\$16,722	\$23	\$13,378	\$18	\$20,869	\$28	\$17,391	\$23	\$13,913	\$19
		25,000	\$25,466	\$22	\$21,222	\$18	\$16,977	\$14	\$26,485	\$22	\$22,071	\$19	\$17,656	\$15
		50,000	\$30,860	\$19	\$25,717	\$16	\$20,574	\$13	\$32,095	\$20	\$26,746	\$17	\$21,397	\$13
		100,000	\$40,423	\$8	\$33,686	\$7	\$26,949	\$5	\$42,040	\$8	\$35,033	\$7	\$28,027	\$5
		250,000	\$52,175	\$6	\$43,479	\$5	\$34,783	\$4	\$54,262	\$6	\$45,218	\$5	\$36,175	\$4
		500,000	\$67,399	\$13	\$56,166	\$11	\$44,933	\$9	\$70,095	\$14	\$58,413	\$12	\$46,730	\$9
R-3	Dwellings Custom, Models, First Master Plan	1,500	\$9,372	\$232	\$7,810	\$193	\$6,248	\$154	\$9,747	\$241	\$8,122	\$201	\$6,498	\$161
		2,500	\$11,687	\$110	\$9,739	\$92	\$7,791	\$73	\$12,154	\$115	\$10,129	\$95	\$8,103	\$76
		4,000	\$13,339	\$185	\$11,116	\$154	\$8,893	\$123	\$13,873	\$192	\$11,561	\$160	\$9,248	\$128
		5,000	\$15,190	\$116	\$12,658	\$97	\$10,126	\$78	\$15,797	\$121	\$13,164	\$101	\$10,531	\$81
		7,500	\$18,097	\$127	\$15,080	\$106	\$12,064	\$85	\$18,820	\$132	\$15,684	\$110	\$12,547	\$88
		10,000	\$21,269	\$213	\$17,724	\$177	\$14,179	\$142	\$22,120	\$221	\$18,433	\$184	\$14,747	\$147
R-3	Dwellings - Production Phase of Master Plan Repeat Unit	1,500	\$9,372	\$232	\$7,810	\$193	\$6,248	\$154	\$9,747	\$241	\$8,122	\$201	\$6,498	\$161
		2,500	\$11,687	\$110	\$9,739	\$92	\$7,791	\$73	\$12,154	\$115	\$10,129	\$95	\$8,103	\$76
		4,000	\$13,339	\$185	\$11,116	\$154	\$8,893	\$123	\$13,873	\$192	\$11,561	\$160	\$9,248	\$128
		5,000	\$15,190	\$116	\$12,658	\$97	\$10,126	\$78	\$15,797	\$121	\$13,164	\$101	\$10,531	\$81
		7,500	\$18,097	\$127	\$15,080	\$106	\$12,064	\$85	\$18,820	\$132	\$15,684	\$110	\$12,547	\$88
		10,000	\$21,269	\$213	\$17,724	\$177	\$14,179	\$142	\$22,120	\$221	\$18,433	\$184	\$14,747	\$147
R-3	Dwellings - Alternative Materials	1,500	\$12,652	\$320	\$10,543	\$267	\$8,435	\$213	\$13,158	\$333	\$10,965	\$277	\$8,772	\$222
		2,500	\$15,851	\$133	\$13,209	\$111	\$10,567	\$89	\$16,485	\$138	\$13,738	\$115	\$10,990	\$92
		4,000	\$17,846	\$198	\$14,871	\$165	\$11,897	\$132	\$18,559	\$206	\$15,466	\$171	\$12,373	\$137
		5,000	\$19,822	\$138	\$16,518	\$115	\$13,214	\$92	\$20,615	\$144	\$17,179	\$120	\$13,743	\$96
		7,500	\$23,281	\$148	\$19,401	\$124	\$15,521	\$99	\$24,212	\$154	\$20,177	\$129	\$16,142	\$103
		10,000	\$26,989	\$270	\$22,490	\$225	\$17,992	\$180	\$28,068	\$281	\$23,390	\$234	\$18,712	\$187
R - 2.1, 2.3.1 & 6.1	Group Care, Non-Amb. (6+)	1,000	\$9,328	\$63	\$7,773	\$52	\$6,219	\$42	\$9,701	\$65	\$8,084	\$54	\$6,467	\$44
		5,000	\$11,838	\$50	\$9,865	\$42	\$7,892	\$33	\$12,312	\$52	\$10,260	\$43	\$8,208	\$35
		10,000	\$14,347	\$44	\$11,956	\$37	\$9,565	\$30	\$14,921	\$46	\$12,434	\$39	\$9,947	\$31
		20,000	\$18,793	\$18	\$15,661	\$15	\$12,529	\$12	\$19,545	\$19	\$16,287	\$16	\$13,030	\$13
		50,000	\$24,244	\$14	\$20,203	\$12	\$16,163	\$9	\$25,214	\$15	\$21,011	\$12	\$16,809	\$10
		100,000	\$31,321	\$31	\$26,101	\$26	\$20,881	\$21	\$32,574	\$33	\$27,145	\$27	\$21,716	\$22
R-2.2 & 6.2	Group Care, Ambulatory (6+)	1,000	\$9,328	\$63	\$7,773	\$52	\$6,219	\$42	\$9,701	\$65	\$8,084	\$54	\$6,467	\$44
		5,000	\$11,838	\$50	\$9,865	\$42	\$7,892	\$33	\$12,312	\$52	\$10,260	\$43	\$8,208	\$35
		10,000	\$14,347	\$44	\$11,956	\$37	\$9,565	\$30	\$14,921	\$46	\$12,434	\$39	\$9,947	\$31
		20,000	\$18,793	\$18	\$15,661	\$15	\$12,529	\$12	\$19,545	\$19	\$16,287	\$16	\$13,030	\$13
		50,000	\$24,244	\$14	\$20,203	\$12	\$16,163	\$9	\$25,214	\$15	\$21,011	\$12	\$16,809	\$10
		100,000	\$31,321	\$31	\$26,101	\$26	\$20,881	\$21	\$32,574	\$33	\$27,145	\$27	\$21,716	\$22
R-2.1.1, 2.3.1 & 6.1.1	Group Care, Non-Amb. (1-5)	700	\$10,178	\$98	\$8,482	\$82	\$6,785	\$65	\$10,585	\$102	\$8,821	\$85	\$7,057	\$68
		3,500	\$12,917	\$78	\$10,764	\$65	\$8,611	\$52	\$13,433	\$81	\$11,195	\$68	\$8,956	\$54
		7,000	\$15,655	\$69	\$13,045	\$58	\$10,436	\$46	\$16,281	\$72	\$13,567	\$60	\$10,854	\$48
		14,000	\$20,505	\$28	\$17,087	\$24	\$13,670	\$19	\$21,325	\$29	\$17,771	\$25	\$14,217	\$20
		35,000	\$26,456	\$22	\$22,046	\$18	\$17,637	\$15	\$27,514	\$23	\$22,928	\$19	\$18,343	\$15
		70,000	\$34,175	\$49	\$28,479	\$41	\$22,783	\$33	\$35,542	\$51	\$29,618	\$42	\$23,695	\$34

IX. Building Permits - New Construction (Inspection Only) (continued)

			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.														
A-1	Theater	2,000	\$16,115	\$54	\$13,429	\$45	\$10,743	\$36	\$16,759	\$56	\$13,966	\$47	\$11,173	\$38
R-2.2.1 & 6.2.1	Group Care, Non-Amb. (1-5)	700	\$10,178	\$98	\$8,482	\$82	\$6,785	\$65	\$10,585	\$102	\$8,821	\$85	\$7,057	\$68
		3,500	\$12,917	\$78	\$10,764	\$65	\$8,611	\$52	\$13,433	\$81	\$11,195	\$68	\$8,956	\$54
		7,000	\$15,655	\$69	\$13,045	\$58	\$10,436	\$46	\$16,281	\$72	\$13,567	\$60	\$10,854	\$48
		14,000	\$20,505	\$28	\$17,087	\$24	\$13,670	\$19	\$21,325	\$29	\$17,771	\$25	\$14,217	\$20
		35,000	\$26,456	\$22	\$22,046	\$18	\$17,637	\$15	\$27,514	\$23	\$22,928	\$19	\$18,343	\$15
		70,000	\$34,175	\$49	\$28,479	\$41	\$22,783	\$33	\$35,542	\$51	\$29,618	\$42	\$23,695	\$34
S-1	Moderate Hazard Storage	1,000	\$7,317	\$49	\$6,097	\$41	\$4,878	\$33	\$7,609	\$51	\$6,341	\$43	\$5,073	\$34
		5,000	\$9,285	\$39	\$7,738	\$33	\$6,190	\$26	\$9,657	\$41	\$8,047	\$34	\$6,438	\$27
		10,000	\$11,255	\$35	\$9,379	\$29	\$7,503	\$23	\$11,705	\$36	\$9,754	\$30	\$7,803	\$24
		20,000	\$14,741	\$14	\$12,284	\$12	\$9,827	\$10	\$15,330	\$15	\$12,775	\$12	\$10,220	\$10
		50,000	\$19,018	\$11	\$15,849	\$9	\$12,679	\$7	\$19,779	\$12	\$16,483	\$10	\$13,186	\$8
		100,000	\$24,573	\$25	\$20,478	\$20	\$16,382	\$16	\$25,556	\$26	\$21,297	\$21	\$17,037	\$17
S-1	Mini Storage	1,000	\$7,317	\$49	\$6,097	\$41	\$4,878	\$33	\$7,609	\$51	\$6,341	\$43	\$5,073	\$34
		5,000	\$9,285	\$39	\$7,738	\$33	\$6,190	\$26	\$9,657	\$41	\$8,047	\$34	\$6,438	\$27
		10,000	\$11,255	\$35	\$9,379	\$29	\$7,503	\$23	\$11,705	\$36	\$9,754	\$30	\$7,803	\$24
		20,000	\$14,741	\$14	\$12,284	\$12	\$9,827	\$10	\$15,330	\$15	\$12,775	\$12	\$10,220	\$10
		50,000	\$19,018	\$11	\$15,849	\$9	\$12,679	\$7	\$19,779	\$12	\$16,483	\$10	\$13,186	\$8
		100,000	\$24,573	\$25	\$20,478	\$20	\$16,382	\$16	\$25,556	\$26	\$21,297	\$21	\$17,037	\$17
S-2	Low Hazard Storage	1,000	\$9,146	\$62	\$7,622	\$51	\$6,097	\$41	\$9,512	\$64	\$7,927	\$53	\$6,341	\$43
		5,000	\$11,607	\$49	\$9,672	\$41	\$7,738	\$33	\$12,071	\$51	\$10,059	\$43	\$8,047	\$34
		10,000	\$14,068	\$44	\$11,724	\$36	\$9,379	\$29	\$14,631	\$45	\$12,193	\$38	\$9,754	\$30
		20,000	\$18,426	\$18	\$15,355	\$15	\$12,284	\$12	\$19,163	\$19	\$15,969	\$15	\$12,775	\$12
		50,000	\$23,773	\$14	\$19,811	\$12	\$15,849	\$9	\$24,724	\$14	\$20,603	\$12	\$16,483	\$10
		100,000	\$30,716	\$31	\$25,597	\$26	\$20,478	\$20	\$31,945	\$32	\$26,621	\$27	\$21,297	\$21
S-3	Repair Garage (not H-4)	500	\$9,146	\$123	\$7,622	\$103	\$6,097	\$82	\$9,512	\$128	\$7,927	\$107	\$6,341	\$85
		2,500	\$11,607	\$98	\$9,672	\$82	\$7,738	\$66	\$12,071	\$102	\$10,059	\$85	\$8,047	\$68
		5,000	\$14,067	\$87	\$11,723	\$73	\$9,378	\$58	\$14,630	\$91	\$12,192	\$76	\$9,753	\$60
		10,000	\$18,428	\$36	\$15,357	\$30	\$12,285	\$24	\$19,165	\$37	\$15,971	\$31	\$12,777	\$25
		25,000	\$23,773	\$28	\$19,811	\$23	\$15,849	\$19	\$24,724	\$29	\$20,603	\$24	\$16,483	\$19
		50,000	\$30,716	\$61	\$25,597	\$51	\$20,478	\$41	\$31,945	\$64	\$26,621	\$53	\$21,297	\$43
S-3	Motor Vehicle Fuel Dispensing (including canopy)	1,000	\$7,317	\$49	\$6,097	\$41	\$4,878	\$33	\$7,609	\$51	\$6,341	\$43	\$5,073	\$34
		5,000	\$9,285	\$39	\$7,738	\$33	\$6,190	\$26	\$9,657	\$41	\$8,047	\$34	\$6,438	\$27
		10,000	\$11,255	\$35	\$9,379	\$29	\$7,503	\$23	\$11,705	\$36	\$9,754	\$30	\$7,803	\$24
		20,000	\$14,741	\$14	\$12,284	\$12	\$9,827	\$10	\$15,330	\$15	\$12,775	\$12	\$10,220	\$10
		50,000	\$19,018	\$11	\$15,849	\$9	\$12,679	\$7	\$19,779	\$12	\$16,483	\$10	\$13,186	\$8
		100,000	\$24,573	\$25	\$20,478	\$20	\$16,382	\$16	\$25,556	\$26	\$21,297	\$21	\$17,037	\$17
S-3	Open Parking Garage	2,000	\$9,409	\$32	\$7,841	\$26	\$6,273	\$21	\$9,786	\$33	\$8,155	\$27	\$6,524	\$22
		10,000	\$11,941	\$25	\$9,951	\$21	\$7,961	\$17	\$12,419	\$26	\$10,349	\$22	\$8,279	\$18
		20,000	\$14,471	\$22	\$12,059	\$19	\$9,647	\$15	\$15,050	\$23	\$12,541	\$19	\$10,033	\$16
		40,000	\$18,954	\$9	\$15,795	\$8	\$12,636	\$6	\$19,712	\$10	\$16,427	\$8	\$13,142	\$6
		100,000	\$24,458	\$7	\$20,382	\$6	\$16,305	\$5	\$25,436	\$7	\$21,197	\$6	\$16,958	\$5
		200,000	\$31,601	\$16	\$26,334	\$13	\$21,067	\$11	\$32,865	\$16	\$27,388	\$14	\$21,910	\$11
S-4	Enclosed Parking Garage	2,000	\$10,018	\$34	\$8,348	\$28	\$6,679	\$22	\$10,418	\$35	\$8,682	\$29	\$6,946	\$23
		10,000	\$12,713	\$27	\$10,594	\$22	\$8,476	\$18	\$13,222	\$28	\$11,018	\$23	\$8,815	\$19
		20,000	\$15,408	\$24	\$12,840	\$20	\$10,273	\$16	\$16,025	\$25	\$13,353	\$21	\$10,684	\$17
		40,000	\$20,184	\$10	\$16,819	\$8	\$13,457	\$7	\$20,992	\$10	\$17,492	\$8	\$13,995	\$7
		100,000	\$26,033	\$8	\$21,693	\$6	\$17,356	\$5	\$27,074	\$8	\$22,561	\$7	\$18,050	\$5
		200,000	\$33,631	\$17	\$28,025	\$14	\$22,422	\$11	\$34,976	\$17	\$29,146	\$15	\$23,319	\$12
	Other Tenant Improvements (not Office/Retail)	250	\$4,509	\$121	\$3,757	\$101	\$3,006	\$81	\$4,689	\$126	\$3,908	\$105	\$3,126	\$84
		1,250	\$5,722	\$97	\$4,768	\$81	\$3,815	\$65	\$5,951	\$101	\$4,959	\$84	\$3,967	\$67
		2,500	\$6,935	\$86	\$5,779	\$72	\$4,623	\$57	\$7,212	\$89	\$6,010	\$75	\$4,808	\$60
		5,000	\$9,084	\$35	\$7,570	\$29	\$6,056	\$23	\$9,448	\$37	\$7,873	\$30	\$6,298	\$24
		12,500	\$11,719	\$27	\$9,766	\$23	\$7,813	\$18	\$12,188	\$28	\$10,157	\$24	\$8,125	\$19
		25,000	\$15,142	\$61	\$12,619	\$50	\$10,095	\$40	\$15,748	\$63	\$13,123	\$52	\$10,499	\$42
SHELL BUILDINGS														
	All Shell Buildings	1,000	\$7,816	\$52.58	\$6,513	\$43.81	\$5,210	\$35.05	\$8,128	\$55	\$6,773	\$46	\$5,419	\$36
		5,000	\$9,919	\$42.05	\$8,265	\$35.04	\$6,612	\$28.04	\$10,315	\$44	\$8,596	\$36	\$6,877	\$29
		10,000	\$12,021	\$37.26	\$10,018	\$31.05	\$8,014	\$24.84	\$12,502	\$39	\$10,418	\$32	\$8,335	\$26
		20,000	\$15,747	\$15.23	\$13,123	\$12.69	\$10,498	\$10.15	\$16,377	\$16	\$13,647	\$13	\$10,918	\$11
		50,000	\$20,316	\$11.87	\$16,930	\$9.89	\$13,544	\$7.91	\$21,129	\$12	\$17,608	\$10	\$14,086	\$8
		100,000	\$26,252	\$26.25	\$21,877	\$21.88	\$17,501	\$17.50	\$27,302	\$27	\$22,752	\$23	\$18,201	\$18

X. Building Permits - New Construction (Plan Check & Inspections)

Combined plan check and inspection fees for new construction are based on occupancy group, description, and project square footage using the following methodology and tables. These permits include mechanical, plumbing, and electrical. There are additional permit fees to be added in Section VI.

Combined plan check and inspection permit fees for a new 6,000 sq ft A-2 church of Type I FR Construction would be \$23,902 for the first 5,000 sq ft, plus \$78 for each additional 100 sq ft, equalling \$780. The total plan check & inspection fee would be \$24,682.

			Approved FY 2014-15						Proposed FY 2015-16					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.														
A-1	Theater	2,000	\$32,767	\$68	\$27,306	\$56	\$21,845	\$45	\$34,077	\$70	\$28,398	\$59	\$22,718	\$47
		10,000	\$38,183	\$65	\$31,819	\$54	\$25,455	\$43	\$39,710	\$68	\$33,092	\$56	\$26,474	\$45
		20,000	\$44,683	\$46	\$37,236	\$38	\$29,788	\$31	\$46,470	\$48	\$38,725	\$40	\$30,980	\$32
		40,000	\$53,873	\$58	\$44,894	\$48	\$35,916	\$39	\$56,028	\$60	\$46,690	\$50	\$37,352	\$40
		100,000	\$88,714	\$40	\$73,928	\$33	\$59,142	\$27	\$92,262	\$42	\$76,885	\$35	\$61,508	\$28
A-2	Church	200,000	\$128,840	\$64	\$107,367	\$54	\$85,894	\$43	\$133,994	\$67	\$111,662	\$56	\$89,329	\$45
		1,000	\$20,772	\$78	\$17,310	\$65	\$13,848	\$52	\$21,603	\$81	\$18,003	\$68	\$14,402	\$54
		5,000	\$23,902	\$78	\$19,919	\$65	\$15,935	\$52	\$24,859	\$81	\$20,715	\$68	\$16,572	\$54
		10,000	\$27,816	\$53	\$23,180	\$44	\$18,544	\$35	\$28,928	\$55	\$24,107	\$46	\$19,285	\$36
		20,000	\$33,069	\$78	\$27,558	\$65	\$22,046	\$52	\$34,392	\$81	\$28,660	\$68	\$22,928	\$54
A-2.1	Auditorium	50,000	\$56,553	\$54	\$47,127	\$45	\$37,702	\$36	\$58,815	\$56	\$49,012	\$46	\$39,210	\$37
		100,000	\$83,348	\$83	\$69,457	\$69	\$55,565	\$56	\$86,682	\$87	\$72,235	\$72	\$57,788	\$58
		1,000	\$20,772	\$78	\$17,310	\$65	\$13,848	\$52	\$21,603	\$81	\$18,003	\$68	\$14,402	\$54
		5,000	\$23,902	\$78	\$19,919	\$65	\$15,935	\$52	\$24,859	\$81	\$20,715	\$68	\$16,572	\$54
		10,000	\$27,816	\$53	\$23,180	\$44	\$18,544	\$35	\$28,928	\$55	\$24,107	\$46	\$19,285	\$36
A-2.1	Restaurant	20,000	\$33,069	\$78	\$27,558	\$65	\$22,046	\$52	\$34,392	\$81	\$28,660	\$68	\$22,928	\$54
		50,000	\$56,553	\$54	\$47,127	\$45	\$37,702	\$36	\$58,815	\$56	\$49,012	\$46	\$39,210	\$37
		100,000	\$83,348	\$83	\$69,457	\$69	\$55,565	\$56	\$86,682	\$87	\$72,235	\$72	\$57,788	\$58
		1,000	\$24,773	\$102	\$20,644	\$85	\$16,516	\$68	\$25,764	\$106	\$21,470	\$89	\$17,176	\$71
		5,000	\$28,862	\$98	\$24,051	\$82	\$19,241	\$65	\$30,016	\$102	\$25,014	\$85	\$20,011	\$68
A	All A Tenant Improvements	10,000	\$33,770	\$69	\$28,141	\$58	\$22,513	\$46	\$35,120	\$72	\$29,267	\$60	\$23,414	\$48
		20,000	\$40,711	\$88	\$33,926	\$73	\$27,141	\$59	\$42,340	\$91	\$35,283	\$76	\$28,226	\$61
		50,000	\$67,070	\$61	\$55,892	\$51	\$44,713	\$40	\$69,753	\$63	\$58,127	\$53	\$46,502	\$42
		100,000	\$97,437	\$97	\$81,197	\$81	\$64,958	\$65	\$101,334	\$101	\$84,445	\$84	\$67,556	\$68
		500	\$13,594	\$117	\$11,328	\$98	\$9,062	\$78	\$13,594	\$117	\$11,328	\$98	\$9,062	\$78
A-3	Small Assembly Buildings	2,500	\$15,940	\$111	\$13,283	\$92	\$10,627	\$74	\$15,940	\$111	\$13,283	\$92	\$10,627	\$74
		5,000	\$18,704	\$80	\$15,586	\$67	\$12,469	\$53	\$18,704	\$80	\$15,586	\$67	\$12,469	\$53
		10,000	\$22,705	\$93	\$18,921	\$78	\$15,137	\$62	\$22,705	\$93	\$18,921	\$78	\$15,137	\$62
		25,000	\$36,698	\$65	\$30,582	\$54	\$24,466	\$43	\$36,698	\$65	\$30,582	\$54	\$24,466	\$43
		50,000	\$52,895	\$106	\$44,079	\$88	\$35,263	\$71	\$52,895	\$106	\$44,079	\$88	\$35,263	\$71
B	Banks	500	\$16,238	\$124	\$13,531	\$103	\$10,825	\$82	\$16,887	\$128	\$14,073	\$107	\$11,258	\$86
		2,500	\$18,708	\$123	\$15,590	\$102	\$12,472	\$82	\$19,456	\$128	\$16,214	\$107	\$12,971	\$85
		5,000	\$21,782	\$83	\$18,151	\$69	\$14,521	\$55	\$22,653	\$86	\$18,878	\$72	\$15,102	\$58
		10,000	\$25,934	\$122	\$21,612	\$101	\$17,290	\$81	\$26,972	\$127	\$22,476	\$105	\$17,981	\$84
		25,000	\$44,180	\$83	\$36,817	\$70	\$29,453	\$56	\$45,947	\$87	\$38,289	\$72	\$30,631	\$58
B	Laundromat	50,000	\$65,029	\$130	\$54,191	\$108	\$43,353	\$87	\$67,630	\$135	\$56,359	\$113	\$45,087	\$90
		1,000	\$16,940	\$70	\$14,117	\$58	\$11,293	\$47	\$17,618	\$73	\$14,681	\$61	\$11,745	\$49
		5,000	\$19,743	\$67	\$16,453	\$56	\$13,162	\$45	\$20,533	\$70	\$17,111	\$58	\$13,689	\$47
		10,000	\$23,105	\$48	\$19,254	\$40	\$15,403	\$32	\$24,029	\$50	\$20,024	\$41	\$16,019	\$33
		20,000	\$27,865	\$60	\$23,221	\$50	\$18,577	\$40	\$28,980	\$62	\$24,150	\$52	\$19,320	\$42
B	Medical Office	50,000	\$45,855	\$41	\$38,212	\$35	\$30,570	\$28	\$47,689	\$43	\$39,741	\$36	\$31,793	\$29
		100,000	\$66,576	\$67	\$55,480	\$55	\$44,384	\$44	\$69,239	\$69	\$57,700	\$58	\$46,160	\$46
		500	\$19,521	\$160	\$16,268	\$133	\$13,014	\$107	\$20,302	\$166	\$16,918	\$138	\$13,535	\$111
		2,500	\$22,716	\$154	\$18,930	\$128	\$15,144	\$103	\$23,625	\$160	\$19,688	\$133	\$15,750	\$107
		5,000	\$26,567	\$108	\$22,139	\$90	\$17,711	\$72	\$27,629	\$113	\$23,025	\$94	\$18,420	\$75
B	Offices	10,000	\$31,986	\$139	\$26,655	\$116	\$21,324	\$93	\$33,265	\$145	\$27,721	\$121	\$22,177	\$97
		25,000	\$52,879	\$96	\$44,066	\$80	\$35,253	\$64	\$54,995	\$100	\$45,829	\$83	\$36,663	\$67
		50,000	\$76,925	\$154	\$64,104	\$128	\$51,283	\$103	\$80,002	\$160	\$66,668	\$133	\$53,335	\$107
		500	\$21,597	\$183	\$17,997	\$153	\$14,398	\$122	\$22,461	\$191	\$18,717	\$159	\$14,974	\$127
		2,500	\$25,260	\$174	\$21,050	\$145	\$16,840	\$116	\$26,271	\$181	\$21,892	\$151	\$17,514	\$121
B	Office Tenant Improvements	5,000	\$29,608	\$125	\$24,673	\$104	\$19,738	\$83	\$30,792	\$130	\$25,660	\$108	\$20,528	\$86
		10,000	\$35,843	\$150	\$29,870	\$125	\$23,896	\$100	\$37,277	\$156	\$31,064	\$130	\$24,851	\$104
		25,000	\$58,367	\$104	\$48,640	\$87	\$38,912	\$69	\$60,702	\$108	\$50,585	\$90	\$40,468	\$72
		50,000	\$84,393	\$169	\$70,328	\$141	\$56,262	\$113	\$87,769	\$176	\$73,141	\$146	\$58,513	\$117
		1,000	\$16,016	\$66	\$13,347	\$55	\$10,677	\$44	\$16,657	\$69	\$13,881	\$57	\$11,105	\$46
B	Office Tenant Improvements	5,000	\$18,662	\$64	\$15,552	\$53	\$12,441	\$42	\$19,408	\$66	\$16,174	\$55	\$12,939	\$44
		10,000	\$21,838	\$45	\$18,198	\$37	\$14,558	\$30	\$22,711	\$47	\$18,926	\$39	\$15,141	\$31
		20,000	\$26,328	\$57	\$21,940	\$47	\$17,552	\$38	\$27,381	\$59	\$22,817	\$49	\$18,254	\$39
		50,000	\$43,361	\$39	\$36,134	\$33	\$28,907	\$26	\$45,095	\$41	\$37,580	\$34	\$30,064	\$27
		100,000	\$62,988	\$63	\$52,490	\$52	\$41,992	\$42	\$65,508	\$66	\$54,590	\$55	\$43,672	\$44
B	Office Tenant Improvements	250	\$9,823	\$156	\$8,186	\$130	\$6,549	\$104	\$9,823	\$156	\$8,186	\$130	\$6,549	\$104
		1,250	\$11,381	\$152	\$9,484	\$127	\$7,588	\$102	\$11,381	\$152	\$9,484	\$127	\$7,588	\$102
		2,500	\$13,285	\$105	\$11,071	\$88	\$8,857	\$70	\$13,285	\$105	\$11,071	\$88	\$8,857	\$70
		5,000	\$15,917	\$143	\$13,264	\$119	\$10,611	\$96	\$15,917	\$143	\$13,264	\$119	\$10,611	\$96
		12,500	\$26,661	\$99	\$22,217	\$82	\$17,774	\$66	\$26,661	\$99	\$22,217	\$82	\$17,774	\$66
B	Office Tenant Improvements	25,000	\$38,987	\$156	\$32,489	\$130	\$25,991	\$104	\$38,987	\$156	\$32,489	\$130	\$25,991	\$104

X. Building Permits - New Construction (Plan Check and Inspections) (continued)

UBC Occ. Group			Occupancy Description			Project Size Threshold			Approved FY 2014-15						Proposed FY 2015-16					
									Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
									Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.																				
E-1	Preschool/ School	500	\$18,759	\$127	\$15,632	\$106	\$12,506	\$85	\$19,509	\$132	\$16,258	\$110	\$13,006	\$88						
		2,500	\$21,302	\$134	\$17,752	\$111	\$14,201	\$89	\$22,154	\$139	\$18,462	\$116	\$14,769	\$93						
		5,000	\$24,641	\$84	\$20,535	\$70	\$16,428	\$56	\$25,627	\$88	\$21,356	\$73	\$17,085	\$58						
		10,000	\$28,851	\$150	\$24,042	\$125	\$19,234	\$100	\$30,005	\$156	\$25,004	\$130	\$20,003	\$104						
		25,000	\$51,364	\$102	\$42,804	\$85	\$34,243	\$68	\$53,419	\$106	\$44,516	\$88	\$35,613	\$71						
E-2	Preschool/ School	50,000	\$76,847	\$154	\$64,039	\$128	\$51,231	\$102	\$79,921	\$160	\$66,601	\$133	\$53,280	\$107						
		300	\$24,911	\$298	\$20,759	\$248	\$16,607	\$198	\$25,907	\$310	\$21,589	\$258	\$17,271	\$206						
		1,500	\$28,483	\$304	\$23,736	\$254	\$18,989	\$203	\$29,622	\$317	\$24,685	\$264	\$19,748	\$211						
		3,000	\$33,050	\$199	\$27,542	\$166	\$22,034	\$132	\$34,372	\$207	\$28,644	\$172	\$22,915	\$138						
		6,000	\$39,009	\$322	\$32,507	\$268	\$26,006	\$215	\$40,569	\$335	\$33,808	\$279	\$27,046	\$223						
E-3	Daycare	15,000	\$68,004	\$220	\$56,670	\$183	\$45,336	\$146	\$70,724	\$229	\$58,937	\$190	\$47,150	\$152						
		30,000	\$100,963	\$337	\$84,136	\$280	\$67,309	\$224	\$105,002	\$350	\$87,501	\$292	\$70,001	\$233						
		300	\$29,294	\$396	\$24,412	\$330	\$19,529	\$264	\$30,466	\$412	\$25,388	\$343	\$20,311	\$275						
		1,500	\$34,046	\$383	\$28,371	\$319	\$22,697	\$255	\$35,407	\$398	\$29,506	\$332	\$23,605	\$266						
		3,000	\$39,793	\$268	\$33,161	\$224	\$26,529	\$179	\$41,384	\$279	\$34,487	\$233	\$27,590	\$186						
F-1	Commercial/ Manufacturing	6,000	\$47,841	\$351	\$39,868	\$292	\$31,894	\$234	\$49,755	\$365	\$41,462	\$304	\$33,170	\$243						
		15,000	\$79,395	\$242	\$66,162	\$202	\$52,930	\$161	\$82,571	\$252	\$68,809	\$210	\$55,047	\$168						
		30,000	\$115,684	\$386	\$96,403	\$321	\$77,122	\$257	\$120,311	\$401	\$100,259	\$334	\$80,207	\$267						
		1,000	\$24,353	\$97	\$20,294	\$81	\$16,236	\$64	\$25,327	\$101	\$21,106	\$84	\$16,885	\$67						
		5,000	\$28,220	\$94	\$23,517	\$79	\$18,814	\$63	\$29,349	\$98	\$24,458	\$82	\$19,566	\$65						
F-2	Steel Production/ Fabrication Industrial/ Manufacturing	10,000	\$32,943	\$65	\$27,452	\$54	\$21,962	\$44	\$34,260	\$68	\$28,550	\$57	\$22,840	\$45						
		20,000	\$39,478	\$89	\$32,899	\$74	\$26,319	\$59	\$41,058	\$92	\$34,215	\$77	\$27,372	\$62						
		50,000	\$66,091	\$61	\$55,076	\$51	\$44,061	\$41	\$68,734	\$64	\$57,279	\$53	\$45,823	\$42						
		100,000	\$96,630	\$97	\$80,525	\$81	\$64,420	\$64	\$100,496	\$100	\$83,746	\$84	\$66,997	\$67						
		1,000	\$24,885	\$98	\$20,737	\$81	\$16,590	\$65	\$25,880	\$101	\$21,567	\$85	\$17,253	\$68						
H-2	Moderate Explosion Hazard	5,000	\$28,787	\$96	\$23,989	\$80	\$19,191	\$64	\$29,938	\$100	\$24,948	\$83	\$19,959	\$66						
		10,000	\$33,576	\$66	\$27,980	\$55	\$22,384	\$44	\$34,919	\$68	\$29,099	\$57	\$23,280	\$46						
		20,000	\$40,160	\$91	\$33,466	\$76	\$26,773	\$61	\$41,766	\$95	\$34,805	\$79	\$27,844	\$63						
		50,000	\$67,589	\$63	\$56,324	\$52	\$45,059	\$42	\$70,292	\$65	\$58,577	\$54	\$46,861	\$44						
		100,000	\$99,017	\$99	\$82,514	\$83	\$66,011	\$66	\$102,978	\$103	\$85,815	\$86	\$68,652	\$69						
H-3	High Fire Hazard	300	\$20,836	\$221	\$17,363	\$184	\$13,890	\$147	\$21,669	\$230	\$18,058	\$191	\$14,446	\$153						
		1,500	\$23,486	\$239	\$19,571	\$199	\$15,657	\$160	\$24,425	\$249	\$20,354	\$207	\$16,283	\$166						
		3,000	\$27,076	\$145	\$22,563	\$121	\$18,051	\$97	\$28,159	\$151	\$23,466	\$126	\$18,773	\$100						
		6,000	\$31,420	\$287	\$26,184	\$239	\$20,947	\$191	\$32,677	\$298	\$27,231	\$249	\$21,785	\$199						
		15,000	\$57,233	\$194	\$47,694	\$162	\$38,155	\$129	\$59,522	\$202	\$49,602	\$168	\$39,681	\$134						
H-4	Repair Garage	30,000	\$86,316	\$288	\$71,930	\$240	\$57,544	\$192	\$89,768	\$299	\$74,807	\$249	\$59,845	\$199						
		300	\$20,836	\$221	\$17,363	\$184	\$13,890	\$147	\$21,669	\$230	\$18,058	\$191	\$14,446	\$153						
		1,500	\$23,486	\$239	\$19,571	\$199	\$15,657	\$160	\$24,425	\$249	\$20,354	\$207	\$16,283	\$166						
		3,000	\$27,076	\$145	\$22,563	\$121	\$18,051	\$97	\$28,159	\$151	\$23,466	\$126	\$18,773	\$100						
		6,000	\$31,420	\$287	\$26,184	\$239	\$20,947	\$191	\$32,677	\$298	\$27,231	\$249	\$21,785	\$199						
H-7	Health Hazard Materials	15,000	\$57,233	\$194	\$47,694	\$162	\$38,155	\$129	\$59,522	\$202	\$49,602	\$168	\$39,681	\$134						
		30,000	\$86,316	\$288	\$71,930	\$240	\$57,544	\$192	\$89,768	\$299	\$74,807	\$249	\$59,845	\$199						
		300	\$21,180	\$229	\$17,650	\$190	\$14,120	\$152	\$22,027	\$238	\$18,356	\$198	\$14,685	\$158						
		1,500	\$23,922	\$246	\$19,935	\$205	\$15,948	\$164	\$24,879	\$255	\$20,732	\$213	\$16,586	\$170						
		3,000	\$27,605	\$150	\$23,004	\$125	\$18,403	\$100	\$28,709	\$156	\$23,924	\$130	\$19,140	\$104						
I-1.1	Nursery Full-Time (5+)	6,000	\$32,114	\$289	\$26,761	\$241	\$21,409	\$193	\$33,398	\$301	\$27,832	\$250	\$22,265	\$200						
		15,000	\$58,126	\$196	\$48,439	\$163	\$38,751	\$130	\$60,451	\$203	\$50,376	\$170	\$40,301	\$136						
		30,000	\$87,471	\$292	\$72,892	\$243	\$58,314	\$194	\$90,970	\$303	\$75,808	\$253	\$60,647	\$202						
		500	\$21,063	\$158	\$17,552	\$132	\$14,042	\$105	\$21,905	\$164	\$18,254	\$137	\$14,603	\$110						
		2,500	\$24,225	\$158	\$20,188	\$132	\$16,150	\$106	\$25,195	\$165	\$20,995	\$137	\$16,796	\$110						
I-1.2	Health Care Centers	5,000	\$28,185	\$106	\$23,488	\$88	\$18,790	\$71	\$29,312	\$110	\$24,427	\$92	\$19,542	\$74						
		10,000	\$33,492	\$159	\$27,910	\$133	\$22,328	\$106	\$34,832	\$165	\$29,027	\$138	\$23,221	\$110						
		25,000	\$57,351	\$109	\$47,793	\$91	\$38,234	\$73	\$59,645	\$113	\$49,704	\$94	\$39,763	\$76						
		50,000	\$84,582	\$169	\$70,485	\$141	\$56,388	\$113	\$87,966	\$176	\$73,305	\$147	\$58,644	\$117						
		500	\$21,063	\$158	\$17,552	\$132	\$14,042	\$105	\$21,905	\$164	\$18,254	\$137	\$14,603	\$110						
I-2	Nursing Home/ Assisted Living / Convalescent Hospital	2,500	\$24,225	\$158	\$20,188	\$132	\$16,150	\$106	\$25,195	\$165	\$20,995	\$137	\$16,796	\$110						
		5,000	\$28,185	\$106	\$23,488	\$88	\$18,790	\$71	\$29,312	\$110	\$24,427	\$92	\$19,542	\$74						
		10,000	\$33,492	\$159	\$27,910	\$133	\$22,328	\$106	\$34,832	\$165	\$29,027	\$138	\$23,221	\$110						
		25,000	\$57,351	\$109	\$47,793	\$91	\$38,234	\$73	\$59,645	\$113	\$49,704	\$94	\$39,763	\$76						
		50,000	\$84,582	\$169	\$70,485	\$141	\$56,388	\$113	\$87,966	\$176	\$73,305	\$147	\$58,644	\$117						
I-2	Nursing Home/ Assisted Living / Convalescent Hospital	500	\$22,170	\$162	\$18,475	\$135	\$14,780	\$108	\$23,057	\$168	\$19,214	\$140	\$15,371	\$112						
		2,500	\$25,405	\$164	\$21,171	\$137	\$16,937	\$109	\$26,421	\$171	\$22,017	\$142	\$17,614	\$114						
		5,000	\$29,508	\$108	\$24,590	\$90	\$19,672	\$72	\$30,689	\$112	\$25,574	\$94	\$20,459	\$75						
		10,000	\$34,916	\$170	\$29,097	\$142	\$23,277	\$114	\$36,313	\$177	\$30,261	\$148	\$24,208	\$118						
		25,000	\$60,462	\$116	\$50,385	\$97	\$40,308	\$78	\$62,880	\$121	\$52,400	\$101	\$41,920	\$81						
I-2	Nursing Home/ Assisted Living / Convalescent Hospital	50,000	\$89,553	\$179	\$74,628	\$149	\$59,702	\$119	\$93,135	\$186	\$77,613	\$155	\$62,090	\$124						

X. Building Permits - New Construction (Plan Check and Inspections) (continued)

UBC Occ. Group			Occupancy Description			Project Size Threshold			Approved FY 2014-15						Proposed FY 2015-16					
									Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
									Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.																				
M	Stores (Retail)	1,000	\$20,574	\$84	\$17,145	\$70	\$13,716	\$56	\$21,397	\$87	\$17,831	\$72	\$14,265	\$58						
		5,000	\$23,917	\$81	\$19,931	\$67	\$15,945	\$54	\$24,874	\$84	\$20,728	\$70	\$16,582	\$56						
		10,000	\$27,958	\$57	\$23,298	\$47	\$18,638	\$38	\$29,076	\$59	\$24,230	\$49	\$19,384	\$39						
		20,000	\$33,621	\$74	\$28,018	\$62	\$22,414	\$49	\$34,966	\$77	\$29,139	\$64	\$23,311	\$51						
		50,000	\$55,765	\$51	\$46,471	\$42	\$37,177	\$34	\$57,996	\$53	\$48,330	\$44	\$38,664	\$35						
		100,000	\$81,204	\$81	\$67,670	\$68	\$54,136	\$54	\$84,452	\$84	\$70,377	\$70	\$56,302	\$56						
M	Market	500	\$18,693	\$153	\$15,577	\$128	\$12,462	\$102	\$19,440	\$159	\$16,200	\$133	\$12,960	\$106						
		2,500	\$21,756	\$148	\$18,130	\$123	\$14,504	\$98	\$22,626	\$153	\$18,855	\$128	\$15,084	\$102						
		5,000	\$25,443	\$104	\$21,203	\$87	\$16,962	\$69	\$26,461	\$108	\$22,051	\$90	\$17,641	\$72						
		10,000	\$30,638	\$133	\$25,532	\$111	\$20,426	\$89	\$31,864	\$139	\$26,553	\$116	\$21,243	\$92						
		25,000	\$50,632	\$92	\$42,193	\$77	\$33,755	\$61	\$52,657	\$96	\$43,881	\$80	\$35,105	\$64						
		50,000	\$73,654	\$147	\$61,378	\$123	\$49,102	\$98	\$76,600	\$153	\$63,833	\$128	\$51,067	\$102						
M	Retail Tenant Improvements	500	\$11,744	\$92	\$9,787	\$77	\$7,829	\$62	\$11,744	\$92	\$9,787	\$77	\$7,829	\$62						
		2,500	\$13,593	\$91	\$11,328	\$76	\$9,062	\$60	\$13,593	\$91	\$11,328	\$76	\$9,062	\$60						
		5,000	\$15,859	\$62	\$13,216	\$52	\$10,573	\$42	\$15,859	\$62	\$13,216	\$52	\$10,573	\$42						
		10,000	\$18,979	\$86	\$15,816	\$72	\$12,653	\$57	\$18,979	\$86	\$15,816	\$72	\$12,653	\$57						
		25,000	\$31,889	\$59	\$26,574	\$49	\$21,259	\$39	\$31,889	\$59	\$26,574	\$49	\$21,259	\$39						
		50,000	\$46,682	\$93	\$38,901	\$78	\$31,121	\$62	\$46,682	\$93	\$38,901	\$78	\$31,121	\$62						
R-1	Apartment Building	1,000	\$28,118	\$109	\$23,432	\$91	\$18,745	\$73	\$29,243	\$113	\$24,369	\$95	\$19,495	\$76						
		5,000	\$32,483	\$108	\$27,069	\$90	\$21,655	\$72	\$33,782	\$112	\$28,152	\$93	\$22,521	\$75						
		10,000	\$37,865	\$74	\$31,555	\$61	\$25,244	\$49	\$39,380	\$77	\$32,817	\$64	\$26,253	\$51						
		20,000	\$45,223	\$104	\$37,685	\$87	\$30,148	\$69	\$47,031	\$108	\$39,193	\$90	\$31,354	\$72						
		50,000	\$76,419	\$71	\$63,682	\$60	\$50,946	\$48	\$79,476	\$74	\$66,230	\$62	\$52,984	\$50						
		100,000	\$112,118	\$112	\$93,432	\$93	\$74,745	\$75	\$116,603	\$117	\$97,169	\$97	\$77,735	\$78						
R-1	Apartment Building - Repeat Unit	1,000	\$13,591	\$86	\$11,326	\$71	\$9,061	\$57	\$14,135	\$89	\$11,779	\$74	\$9,423	\$59						
		5,000	\$17,013	\$70	\$14,177	\$58	\$11,342	\$47	\$17,693	\$73	\$14,744	\$61	\$11,796	\$49						
		10,000	\$20,509	\$60	\$17,091	\$50	\$13,673	\$40	\$21,330	\$63	\$17,775	\$52	\$14,220	\$42						
		20,000	\$26,545	\$30	\$22,121	\$25	\$17,697	\$20	\$27,607	\$31	\$23,006	\$26	\$18,405	\$21						
		50,000	\$35,568	\$23	\$29,640	\$19	\$23,712	\$15	\$36,990	\$24	\$30,825	\$20	\$24,660	\$16						
		100,000	\$46,941	\$47	\$39,117	\$39	\$31,294	\$31	\$48,818	\$49	\$40,682	\$41	\$32,546	\$33						
R-1	Hotel/ Motel	5,000	\$39,465	\$33	\$32,888	\$28	\$26,310	\$22	\$41,044	\$35	\$34,203	\$29	\$27,363	\$23						
		25,000	\$46,122	\$32	\$38,435	\$26	\$30,748	\$21	\$47,967	\$33	\$39,972	\$27	\$31,978	\$22						
		50,000	\$54,035	\$23	\$45,029	\$19	\$36,023	\$15	\$56,196	\$24	\$46,830	\$20	\$37,464	\$16						
		100,000	\$65,358	\$28	\$54,465	\$23	\$43,572	\$18	\$67,973	\$29	\$56,644	\$24	\$45,315	\$19						
		250,000	\$106,736	\$19	\$88,947	\$16	\$71,157	\$13	\$111,006	\$20	\$92,505	\$17	\$74,004	\$13						
		500,000	\$154,467	\$31	\$128,723	\$26	\$102,978	\$21	\$160,646	\$32	\$133,871	\$27	\$107,097	\$21						
R-3	Dwellings Custom, Models, First Master Plan	1,500	\$17,838	\$390	\$14,865	\$325	\$11,892	\$260	\$18,552	\$406	\$15,460	\$338	\$12,368	\$271						
		2,500	\$21,741	\$145	\$18,117	\$121	\$14,494	\$97	\$22,610	\$151	\$18,842	\$126	\$15,074	\$101						
		4,000	\$23,922	\$423	\$19,935	\$353	\$15,948	\$282	\$24,879	\$440	\$20,733	\$367	\$16,586	\$293						
		5,000	\$28,154	\$227	\$23,462	\$189	\$18,769	\$152	\$29,280	\$236	\$24,400	\$197	\$19,520	\$158						
		7,500	\$33,839	\$212	\$28,199	\$176	\$22,559	\$141	\$35,192	\$220	\$29,327	\$183	\$23,461	\$147						
		10,000	\$39,129	\$391	\$32,608	\$326	\$26,086	\$261	\$40,694	\$407	\$33,912	\$339	\$27,129	\$271						
R-3	Dwellings - Production Phase of Master Plan Repeat Unit	1,500	\$10,099	\$232	\$8,416	\$193	\$6,733	\$154	\$10,503	\$241	\$8,753	\$201	\$7,002	\$161						
		2,500	\$12,415	\$110	\$10,346	\$92	\$8,276	\$73	\$12,911	\$115	\$10,759	\$95	\$8,608	\$76						
		4,000	\$14,067	\$185	\$11,722	\$154	\$9,378	\$123	\$14,629	\$192	\$12,191	\$160	\$9,753	\$128						
		5,000	\$15,917	\$135	\$13,264	\$112	\$10,611	\$90	\$16,553	\$140	\$13,795	\$117	\$11,036	\$93						
		7,500	\$19,288	\$127	\$16,073	\$106	\$12,859	\$85	\$20,059	\$132	\$16,716	\$110	\$13,373	\$88						
		10,000	\$22,460	\$225	\$18,717	\$187	\$14,974	\$150	\$23,359	\$234	\$19,466	\$195	\$15,572	\$156						
R-3	Dwellings - Alternative Materials	1,500	\$22,706	\$558	\$18,922	\$465	\$15,137	\$372	\$23,614	\$580	\$19,679	\$484	\$15,743	\$387						
		2,500	\$28,286	\$168	\$23,572	\$140	\$18,857	\$112	\$29,418	\$175	\$24,515	\$146	\$19,612	\$117						
		4,000	\$30,810	\$515	\$25,675	\$429	\$20,540	\$343	\$32,043	\$536	\$26,702	\$446	\$21,362	\$357						
		5,000	\$35,961	\$260	\$29,967	\$217	\$23,974	\$173	\$37,399	\$270	\$31,166	\$225	\$24,933	\$180						
		7,500	\$42,462	\$275	\$35,385	\$229	\$28,308	\$184	\$44,161	\$286	\$36,801	\$239	\$29,441	\$191						
		10,000	\$49,346	\$493	\$41,122	\$411	\$32,897	\$329	\$51,320	\$513	\$42,766	\$428	\$34,213	\$342						
R - 2.1, 2.3 & 6.1	Group Care, Non-Amb. (6+)	1,000	\$27,619	\$92	\$23,016	\$77	\$18,413	\$62	\$28,724	\$96	\$23,937	\$80	\$19,149	\$64						
		5,000	\$31,316	\$98	\$26,097	\$81	\$20,878	\$65	\$32,569	\$102	\$27,141	\$85	\$21,713	\$68						
		10,000	\$36,201	\$61	\$30,168	\$51	\$24,134	\$41	\$37,649	\$64	\$31,375	\$53	\$25,100	\$42						
		20,000	\$42,309	\$111	\$35,258	\$93	\$28,206	\$74	\$44,002	\$116	\$36,668	\$96	\$29,334	\$77						
		50,000	\$75,670	\$75	\$63,058	\$63	\$50,447	\$50	\$78,697	\$78	\$65,581	\$65	\$52,464	\$52						
		100,000	\$113,386	\$113	\$94,488	\$94	\$75,590	\$76	\$117,921	\$118	\$98,267	\$98	\$78,614	\$79						
R-2.2 & 6.2	Group Care, Ambulatory (6+)	1,000	\$27,619	\$92	\$23,016	\$77	\$18,413	\$62	\$28,724	\$96	\$23,937	\$80	\$19,149	\$64						
		5,000	\$31,316	\$98	\$26,097	\$81	\$20,878	\$65	\$32,569	\$102	\$27,141	\$85	\$21,713	\$68						
		10,000	\$36,201	\$61	\$30,168	\$51	\$24,134	\$41	\$37,649	\$64	\$31,375	\$53	\$25,100	\$42						
		20,000	\$42,309	\$111	\$35,258	\$93	\$28,206	\$74	\$44,002	\$116	\$36,668	\$96	\$29,334	\$77						
		50,000	\$75,670	\$75	\$63,058	\$63	\$50,447	\$50	\$78,697	\$78	\$65,581	\$65	\$52,464	\$52						
		100,000	\$113,386	\$113	\$94,488	\$94	\$75,590	\$76	\$117,921	\$118	\$98,267	\$98	\$78,614	\$79						
R-2.1.1, 2.3.1 & 6.1.1	Group Care, Non-Amb. (1-5)	700	\$33,042	\$151	\$27,535	\$126	\$22,028	\$101	\$34,363	\$157	\$28,636	\$131	\$22,909	\$105						
		3,500	\$37,265	\$163	\$31,054	\$136	\$24,843	\$109	\$38,755	\$170	\$32,296	\$141	\$25,837	\$113						
		7,000	\$42,973	\$99	\$35,811	\$82	\$28,649	\$66	\$44,692	\$103	\$37,243	\$86	\$29,794	\$69						
		14,000	\$49,901	\$194	\$41,585	\$162	\$33,268	\$130	\$51,897	\$202	\$43,248	\$169	\$34,598	\$135						
		35,000	\$90,744	\$131	\$75,620	\$110	\$60,496	\$88	\$94,374	\$137	\$78,645	\$114	\$62,916	\$91						
		70,000	\$136,757	\$195	\$113,964	\$163	\$91,171	\$130	\$142,228	\$203	\$118,523	\$169	\$94,818	\$135						
R-2.2.1 & 6.2.1	Group Care, Non-Amb. (1-5)	700	\$33,042	\$151	\$27,535	\$126	\$22,028	\$101	\$34,363	\$157	\$28,636	\$131	\$22,909	\$105						
		3,500	\$37,265	\$163	\$31,054	\$136	\$24,843	\$109	\$38,755	\$170	\$32,296	\$141	\$25,837	\$113						
		7,000	\$42,973	\$99	\$35,811	\$82	\$28,649	\$66	\$44,692	\$103	\$37,243	\$86	\$29,794	\$69						
		14,000	\$49,901	\$194	\$41,585	\$162	\$33,268	\$130	\$51,897	\$202	\$43,248	\$169	\$34,598	\$135						
		35,000	\$90,744	\$131	\$75,620	\$110	\$60,496	\$88	\$94,374	\$137	\$78,645	\$114	\$62,916	\$91						
		70,000	\$136,757	\$195	\$113,964	\$163	\$91,171	\$130	\$142,228	\$203	\$118,523	\$169	\$94,818	\$135						

X. Building Permits - New Construction (Plan Check and Inspections) (continued)

			Approved FY 2014-15						Proposed FY 2015-16					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
UBC Occ. Group	Occupancy Description	Project Size Threshold	* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.											
S-1	Moderate Hazard Storage	1,000	\$15,643	\$63	\$13,036	\$52	\$10,429	\$42	\$16,269	\$65	\$13,557	\$54	\$10,846	\$43
		5,000	\$18,152	\$61	\$15,126	\$51	\$12,101	\$41	\$18,878	\$63	\$15,732	\$53	\$12,585	\$42
		10,000	\$21,202	\$42	\$17,669	\$35	\$14,135	\$28	\$22,050	\$44	\$18,375	\$37	\$14,700	\$29
		20,000	\$25,446	\$57	\$21,205	\$47	\$16,964	\$38	\$26,463	\$59	\$22,053	\$49	\$17,642	\$39
		50,000	\$42,431	\$39	\$35,359	\$33	\$28,287	\$26	\$44,128	\$41	\$36,774	\$34	\$29,419	\$27
		100,000	\$61,935	\$62	\$51,612	\$52	\$41,290	\$41	\$64,412	\$64	\$53,677	\$54	\$42,942	\$43
S-1	Mini Storage	1,000	\$15,554	\$63	\$12,962	\$52	\$10,370	\$42	\$16,177	\$65	\$13,480	\$54	\$10,784	\$43
		5,000	\$18,058	\$61	\$15,048	\$51	\$12,039	\$41	\$18,780	\$63	\$15,650	\$53	\$12,520	\$42
		10,000	\$21,097	\$42	\$17,581	\$35	\$14,065	\$28	\$21,941	\$44	\$18,284	\$37	\$14,627	\$29
		20,000	\$25,330	\$56	\$21,109	\$47	\$16,887	\$37	\$26,344	\$58	\$21,953	\$49	\$17,562	\$39
		50,000	\$42,176	\$39	\$35,147	\$32	\$28,117	\$26	\$43,863	\$40	\$36,553	\$34	\$29,242	\$27
		100,000	\$61,540	\$62	\$51,283	\$51	\$41,027	\$41	\$64,002	\$64	\$53,335	\$53	\$42,668	\$43
S-2	Low Hazard Storage	1,000	\$19,443	\$78	\$16,202	\$65	\$12,962	\$52	\$20,221	\$81	\$16,851	\$68	\$13,480	\$54
		5,000	\$22,572	\$76	\$18,810	\$63	\$15,048	\$51	\$23,475	\$79	\$19,563	\$66	\$15,650	\$53
		10,000	\$26,371	\$53	\$21,976	\$44	\$17,581	\$35	\$27,426	\$55	\$22,855	\$46	\$18,284	\$37
		20,000	\$31,663	\$70	\$26,386	\$58	\$21,109	\$47	\$32,929	\$73	\$27,441	\$61	\$21,953	\$49
		50,000	\$52,720	\$48	\$43,933	\$40	\$35,147	\$32	\$54,829	\$50	\$45,691	\$42	\$36,553	\$34
		100,000	\$76,925	\$77	\$64,104	\$64	\$51,283	\$51	\$80,002	\$80	\$66,668	\$67	\$53,335	\$53
S-3	Repair Garage (not H-4)	500	\$21,547	\$163	\$17,956	\$136	\$14,364	\$109	\$22,409	\$170	\$18,674	\$142	\$14,939	\$113
		2,500	\$24,812	\$163	\$20,677	\$136	\$16,542	\$109	\$25,805	\$169	\$21,504	\$141	\$17,203	\$113
		5,000	\$28,883	\$110	\$24,069	\$91	\$19,256	\$73	\$30,039	\$114	\$25,032	\$95	\$20,026	\$76
		10,000	\$34,372	\$162	\$28,644	\$135	\$22,915	\$108	\$35,747	\$168	\$29,789	\$140	\$23,832	\$112
		25,000	\$58,640	\$111	\$48,867	\$92	\$39,093	\$74	\$60,986	\$115	\$50,821	\$96	\$40,657	\$77
		50,000	\$86,358	\$173	\$71,965	\$144	\$57,572	\$115	\$89,812	\$180	\$74,844	\$150	\$59,875	\$120
S-3	Motor Vehicle Fuel Dispensing (including canopy)	1,000	\$16,529	\$64	\$13,774	\$53	\$11,019	\$43	\$17,190	\$67	\$14,325	\$56	\$11,460	\$44
		5,000	\$19,096	\$63	\$15,913	\$53	\$12,730	\$42	\$19,859	\$66	\$16,550	\$55	\$13,240	\$44
		10,000	\$22,261	\$43	\$18,551	\$36	\$14,840	\$29	\$23,151	\$45	\$19,293	\$37	\$15,434	\$30
		20,000	\$26,584	\$61	\$22,154	\$51	\$17,723	\$41	\$27,648	\$64	\$23,040	\$53	\$18,432	\$42
		50,000	\$44,916	\$42	\$37,430	\$35	\$29,944	\$28	\$46,713	\$44	\$38,928	\$36	\$31,142	\$29
		100,000	\$65,902	\$66	\$54,918	\$55	\$43,934	\$44	\$68,538	\$69	\$57,115	\$57	\$45,692	\$46
S-3	Open Parking Garage	2,000	\$24,202	\$44	\$20,168	\$36	\$16,134	\$29	\$25,170	\$45	\$20,975	\$38	\$16,780	\$30
		10,000	\$27,694	\$45	\$23,078	\$37	\$18,463	\$30	\$28,802	\$46	\$24,001	\$39	\$19,201	\$31
		20,000	\$32,144	\$29	\$26,787	\$24	\$21,430	\$19	\$33,430	\$30	\$27,858	\$25	\$22,287	\$20
		40,000	\$37,974	\$47	\$31,645	\$39	\$25,316	\$31	\$39,493	\$49	\$32,911	\$41	\$26,329	\$32
		100,000	\$66,050	\$32	\$55,041	\$27	\$44,033	\$21	\$68,692	\$33	\$57,243	\$28	\$45,794	\$22
		200,000	\$97,964	\$49	\$81,636	\$41	\$65,309	\$33	\$101,882	\$51	\$84,902	\$42	\$67,921	\$34
S-4	Enclosed Parking Garage	2,000	\$23,304	\$44	\$19,419	\$37	\$15,537	\$30	\$24,236	\$46	\$20,196	\$39	\$16,158	\$31
		10,000	\$26,862	\$44	\$22,384	\$37	\$17,909	\$29	\$27,937	\$46	\$23,280	\$38	\$18,625	\$31
		20,000	\$31,283	\$30	\$26,068	\$25	\$20,856	\$20	\$32,534	\$31	\$27,111	\$26	\$21,691	\$21
		40,000	\$37,269	\$44	\$31,056	\$36	\$24,847	\$29	\$38,759	\$45	\$32,298	\$38	\$25,841	\$30
		100,000	\$63,394	\$30	\$52,826	\$25	\$42,265	\$20	\$65,930	\$31	\$54,940	\$26	\$43,956	\$21
		200,000	\$93,240	\$47	\$77,697	\$39	\$62,163	\$31	\$96,969	\$48	\$80,805	\$40	\$64,650	\$32
	Other Tenant Improvements (not Office/Retail)	250	\$9,823	\$156	\$8,186	\$130	\$6,549	\$104	\$10,216	\$162	\$8,514	\$135	\$6,811	\$108
		1,250	\$11,381	\$152	\$9,484	\$127	\$7,588	\$102	\$11,837	\$158	\$9,864	\$132	\$7,891	\$106
		2,500	\$13,285	\$105	\$11,071	\$88	\$8,857	\$70	\$13,816	\$109	\$11,514	\$91	\$9,211	\$73
		5,000	\$15,917	\$143	\$13,264	\$119	\$10,611	\$96	\$16,553	\$149	\$13,795	\$124	\$11,036	\$99
		12,500	\$26,661	\$99	\$22,217	\$82	\$17,774	\$66	\$27,727	\$103	\$23,106	\$85	\$18,485	\$68
		25,000	\$38,987	\$156	\$32,489	\$130	\$25,991	\$104	\$40,547	\$162	\$33,789	\$135	\$27,031	\$108
SHELL BUILDINGS														
	All Shell Buildings	1,000	\$17,005	\$68	\$14,171	\$56	\$11,337	\$45	\$17,686	\$70	\$14,738	\$59	\$11,790	\$47
		5,000	\$19,705	\$66	\$16,421	\$55	\$13,137	\$44	\$20,494	\$69	\$17,078	\$57	\$13,662	\$46
		10,000	\$23,001	\$46	\$19,168	\$38	\$15,334	\$30	\$23,921	\$47	\$19,935	\$40	\$15,948	\$32
		20,000	\$27,560	\$62	\$22,967	\$52	\$18,374	\$41	\$28,663	\$64	\$23,886	\$54	\$19,109	\$43
		50,000	\$46,157	\$43	\$38,464	\$36	\$30,771	\$28	\$48,003	\$44	\$40,003	\$37	\$32,002	\$30
		100,000	\$67,482	\$67	\$56,235	\$56	\$44,988	\$45	\$70,181	\$70	\$58,484	\$58	\$46,787	\$47

XI. Miscellaneous Building Permit Fees

The following permit fee table includes fees for miscellaneous projects other than new construction, such as remodels, additions, repairs, reroofs, decks, carports, patio rooms, and retaining walls. It also includes additional miscellaneous fees that apply to all building permits, including new construction.

A plan check fee of 50% will be charged at the time of submittal.

Item	Unit	Approved FY 2014-15			Proposed FY 2015-16		
		Intake and Plan Check	Inspection	Permit Fees	Intake and Plan Check	Inspection	Permit Fees
Standard Hourly Rate	hour			\$159			\$165
MISCELLANEOUS PROJECTS							
Antenna (ie res HAM or CB)	each	\$530	\$581	\$1,111	\$551	\$604	\$1,155
Cellular/Mobile Phone							
Equipment Container/Building (PreFab)	each	\$530	\$950	\$1,480	\$551	\$988	\$1,539
Cellular/Mobile Phone, free-standing	each	\$736	\$1,108	\$1,844	\$765	\$1,152	\$1,917
Cellular/Mobile Phone, co-location	each	\$530	\$950	\$1,480	\$551	\$988	\$1,539
Awning or Canopy	each	\$275	\$119	\$393	\$286	\$123	\$409
Balcony addition	each	\$275	\$198	\$472	\$286	\$206	\$491
Carport	each	\$275	\$318	\$593	\$286	\$331	\$617
Change or Assigned Address Request	each	\$275	\$40	\$314	\$286	\$41	\$327
Change of Occupancy	each	\$514	\$159	\$673	\$535	\$165	\$700
Close Existing Openings	each	\$275	\$159	\$434	\$286	\$165	\$451
Commercial Coach (per unit)	each unit	\$752	\$475	\$1,226	\$782	\$494	\$1,276
Commercial Vapor Recovery Systems	each			\$1,025			\$1,066
Covered Porch	each	\$275	\$239	\$514	\$286	\$249	\$534
Deck - New							
<100 sq ft	each	\$196	\$239	\$435	\$203	\$249	\$452
101-500 sq ft	each	\$275	\$319	\$594	\$286	\$332	\$618
501+ sq ft	each 500 sq ft	\$80	\$80	\$160	\$83	\$83	\$167
Deck Repair (up to 25% of orig sq ft)							
<100 sq ft	each	\$196	\$159	\$355	\$203	\$165	\$369
101-500 sq ft	each	\$275	\$239	\$514	\$286	\$249	\$534
501+ sq ft	each 500 sq ft	\$80	\$80	\$160	\$83	\$83	\$167
Demolition							
Pre-Demolition Inspection	each	\$192	\$80	\$272	\$200	\$83	\$283
Demolition Inspection	each	\$119	\$80	\$199	\$123	\$83	\$207
Door							
New door (non structural-replacement)	each		\$79	\$79		\$82	\$82
New door (structural shear wall/masonry)	each	\$80	\$80	\$160	\$83	\$83	\$167
Residential Drainage							
French Drain/ Sump Pump	each			\$436			\$453
Driveway Replacement							
Concrete/Pavers	each			\$161			\$168
Dry Rot/Termite Repair (Minor)	each	\$275	\$318	\$593	\$286	\$331	\$617
Fence or Freestanding Wall (6-10' non-masonry)							
<100 lf	up to 100 lf	\$277	\$79	\$356	\$288	\$82	\$370
Each additional 100 lf	each 100 lf	\$40	\$40	\$79	\$41	\$41	\$82
Fence or Freestanding Wall (<10' masonry)							
<100 lf	up to 100 lf	\$275	\$318	\$593	\$286	\$331	\$617
Each additional 100 lf	each 100 lf	\$40	\$80	\$120	\$41	\$83	\$124
Fireplace							
Masonry	each	\$275	\$318	\$593	\$286	\$331	\$617
Pre-Fabricated/Metal	each	\$275	\$239	\$514	\$286	\$249	\$534
Demo	each			\$318			\$331
Flag pole	each	\$275	\$159	\$434	\$286	\$165	\$451
Foundation Repair - Non-Engineered	up to 100 lf	\$275	\$317	\$591	\$286	\$329	\$615
Foundation Repair - Non-Engineered	ea add'l 50 lf	\$40	\$80	\$120	\$41	\$83	\$124
Foundation Repair - Engineered	up to 100 lf	\$355	\$318	\$673	\$369	\$331	\$700
Foundation Repair - Engineered	ea add'l 50 lf	\$80	\$80	\$160	\$83	\$83	\$167
Garage (detached)							
<500 sq ft	each	\$355	\$477	\$832	\$369	\$496	\$865
>501 sq ft	each 100 sq ft	\$40	\$80	\$119	\$41	\$83	\$124
Partition - Commercial, Interior	up to 30 lf	\$275	\$198	\$472	\$286	\$206	\$491
Additional partition	each 30 lf	\$40	\$80	\$120	\$41	\$83	\$124
Partition - Residential, Interior	up to 30 lf	\$275	\$198	\$472	\$286	\$206	\$491
Additional partition	each 30 lf	\$40	\$80	\$119	\$41	\$83	\$124
Patio Cover							
Wood frame	up to 300 sq ft	\$275	\$120	\$394	\$286	\$124	\$410
Metal frame	up to 300 sq ft	\$355	\$239	\$594	\$369	\$249	\$618
Additional patio	each 300 sq ft	\$80	\$80	\$160	\$83	\$83	\$167
Patio Room							
Enclosed, wood frame	up to 300 sq ft	\$275	\$316	\$591	\$286	\$329	\$614
Enclosed, metal frame	up to 300 sq ft	\$275	\$316	\$591	\$286	\$329	\$614
Additional enclosed patio	each 300 sq ft	\$80	\$317	\$397	\$83	\$329	\$412
Stucco Applications	up to 400 sq ft	\$196	\$159	\$355	\$203	\$165	\$369
Additional Stucco Application	each 400 sq ft	\$40	\$40	\$79	\$41	\$41	\$82

XI. Miscellaneous Building Permit Fees (continued)

Item	Unit	Approved FY 2014-15			Proposed FY 2015-16		
		Intake and Plan Check	Inspection	Permit Fees	Intake and Plan Check	Inspection	Permit Fees
Retaining Wall							
Standard Design Non Engineered	up to 50 lf	\$275	\$318	\$593	\$286	\$331	\$617
Additional retaining wall	each 50 lf	\$0	\$159	\$159	\$0	\$165	\$165
Special Design, 3-10' High Engineered	up to 50 lf	\$593	\$636	\$1,229	\$617	\$662	\$1,278
Additional retaining wall	each 50 lf	\$0	\$159	\$159	\$0	\$165	\$165
Special Design, Over 10' High Engineered	up to 50 lf	\$752	\$796	\$1,548	\$782	\$827	\$1,609
Additional retaining wall	each 50 lf	\$0	\$318	\$318	\$0	\$331	\$331
Remodel - Residential							
<500 sq ft	up to 500 sq ft	\$355	\$636	\$991	\$369	\$662	\$1,031
500+ sq ft	each 100 sq ft	\$79	\$159	\$238	\$82	\$165	\$248
Kitchen/Bathroom Major	up to 500 sq ft	\$355	\$398	\$753	\$369	\$414	\$783
Additional Kitchen/Bathroom Remodel	each 100 sq ft	\$80	\$80	\$160	\$83	\$83	\$167
Bathroom Minor (3 fixtures maximum)				\$398			\$414
Kitchen Minor (3 fixtures maximum)				\$398			\$414
Re-Roof Residential							
<1,500 sq ft	up to 1,500 sq ft	\$196	\$318	\$514	\$203	\$331	\$534
Each additional 100 sq ft	each 100 sq ft	\$0	\$19	\$19	\$0	\$19	\$19
Re-Roof Commerical							
<5,000 sq ft		\$196	\$318	\$514	\$203	\$331	\$534
5,001-10,000 sq ft		\$275	\$477	\$752	\$286	\$496	\$782
10,001-20,000 sq ft		\$355	\$557	\$912	\$369	\$580	\$949
20,001-50,000 sq ft		\$434	\$636	\$1,070	\$451	\$662	\$1,113
50,001-100,000 sq ft		\$434	\$717	\$1,150	\$451	\$745	\$1,196
>100,001 (each add'l 10,000 sq ft)		\$80	\$80	\$160	\$83	\$83	\$167
Roof Structure Replacement	up to 100 sq ft	\$434	\$159	\$593	\$451	\$165	\$617
Additional roof structure replacement	each 100 sq ft	\$80	\$80	\$160	\$83	\$83	\$167
Room Addition - First Story							
<500 sq ft	up to 500 sq ft	\$434	\$1,750	\$2,184	\$451	\$1,820	\$2,271
<500 sq ft (with calcs)	up to 500 sq ft	\$514	\$1,909	\$2,423	\$534	\$1,986	\$2,520
500+ sq ft (with or without calcs)	each 100 sq ft	\$80	\$80	\$160	\$83	\$83	\$167
Room Addition - Multi-story							
<500 sq ft	up to 500 sq ft	\$434	\$1,432	\$1,866	\$451	\$1,489	\$1,940
<500 sq ft (with calcs)	up to 500 sq ft	\$593	\$1,432	\$2,025	\$617	\$1,489	\$2,106
500+ sq ft (with or without calcs)	each 100 sq ft	\$80	\$159	\$239	\$83	\$165	\$249
Sauna - steam	each	\$275	\$318	\$593	\$286	\$331	\$617
Seismic Retrofit/Structural Strengthening Engineered	each	\$355	\$318	\$673	\$369	\$331	\$700
Seismic Retrofit/Structural Strengthening Non-Engineered	each	\$355	\$318	\$673	\$369	\$331	\$700
Siding	up to 400 sq ft	\$196	\$159	\$355	\$203	\$165	\$369
Additional siding	each 400 sq ft	\$40	\$40	\$79	\$41	\$41	\$82
Signs							
Structural	each	\$434	\$318	\$752	\$451	\$331	\$782
Non-Structural	each	\$275	\$159	\$434	\$286	\$165	\$451
Skylight							
<10 sf	each	\$275	\$80	\$355	\$286	\$83	\$369
>10 sf or structural	each	\$355	\$159	\$514	\$369	\$165	\$534
Solar Photovoltaic up to 10KW	each	\$0	\$0	\$107	\$160	\$171	\$331
Solar PV each 10KW or fraction thereof over 10KW	each				\$40	\$127	\$167
Spa or Hot Tub (Pre-fabricated)	each	\$275	\$80	\$355	\$286	\$83	\$369
Storage Racks							
0-5' high (<100 lf)	first 100 lf	\$275	\$159	\$434	\$286	\$165	\$451
5-8' high (<100 lf)	first 100 lf	\$435	\$237	\$672	\$452	\$247	\$699
over 8' high (<100 lf)	first 100 lf	\$594	\$318	\$912	\$618	\$331	\$949
each additional 100 lf	each 100 lf	\$40	\$80	\$120	\$41	\$83	\$124
Swimming Pool							
Residential	each	\$275	\$477	\$752	\$286	\$496	\$782
Commercial pool (<800 sf)	up to 800 sq ft	\$593	\$955	\$1,548	\$617	\$993	\$1,610
Commercial pool (over 800 sf)	each 100 sq ft	\$196	\$372	\$567	\$203	\$387	\$590
Window, or Sliding Glass Door and Solartube							
Structural	first opening	\$355	\$239	\$594	\$369	\$249	\$618
Structural (Additional)	each	\$80	\$40	\$120	\$83	\$41	\$124
Non-Structural/Replacement	one window	\$115	\$80	\$196	\$120	\$83	\$203
Non-Structural/Replacement	first 5 windows	\$115	\$159	\$275	\$120	\$165	\$286
Non-Structural Additional Windows	each add'l 5		\$40	\$40		\$41	\$41

XI. Miscellaneous Building Permit Fees (continued)

		Approved FY 2014-15			Proposed FY 2015-16		
Item	Unit	Intake and Plan Check	Inspection	Permit Fees	Intake and Plan Check	Inspection	Permit Fees
OTHER MISCELLANEOUS FEES							
Earthquake Mitigation Inspection	first hour	\$40	\$159	\$199	\$41	\$165	\$207
	each add'l hour		\$159	\$159		\$165	\$165
Permit Renewal (within one year of expiration)	% of original permit			50%			50%
Permit Renewal (after one year of expiration)	% of original permit			100%			100%
Permit Re-Inspection Fee	hour (1/2 hour min)			\$159			\$165
Revisions to Existing Permits - Minor	each	\$155	\$80	\$235	\$161	\$83	\$244
Revisions to Existing Permits - Major	hour (3 hour min)			\$159			\$165
Misc Minor Repairs	each	\$197	\$159	\$356	\$204	\$165	\$370
Misc Bathroom Repair (1 fixture maximum)	each	\$115	\$159	\$275	\$120	\$165	\$286
Misc Roof Repair	each	\$115	\$159	\$275	\$120	\$165	\$286
Misc Minor Commercial Tenant Improvement	each	\$115	\$159	\$275	\$120	\$165	\$286
Fire Permit Handling Fee	each	\$115		\$115	\$120		\$120
Research (first 1/2 hour)	up to 1/2 hour	\$196		\$196	\$203		\$203
Each additional 1/2 hour (or portion thereof)	each 1/2 hour	\$80		\$80	\$83		\$83
Supplemental Plan Check Fee	hour	\$159		\$159	\$165		\$165
Supplemental Inspection Fee	hour		\$159	\$159		\$165	\$165
Emergency (Non-Scheduled) Call-Out Fee	4 Hours		\$636	\$636		\$662	\$662
After Hours (Scheduled) Call-Out Fee	2 Hours	\$40	\$318	\$358	\$41	\$331	\$372
Each additional hour	Hour		\$159	\$159		\$165	\$165
FEMA Flood Zone Review	each	\$514	\$79	\$593	\$535	\$82	\$617
Soils Review (City staff processing only)	each	\$92	\$0	\$92	\$95	\$0	\$95
Soils Report Review Fee (consultant review)	each			actual cost			actual cost
Document Imaging	page			\$3			\$3
Planning Plan Review (if needed)	each	20% of bldg permit fee, \$180 min			20% of bldg permit fee, \$180 min		
Public Works Plan Review (if needed)	each	20% of bldg permit fee, \$206 min			20% of bldg permit fee, \$206 min		
Public Works Engineering Site Inspection (if needed)	each	20% of bldg permit fee, \$206 min			20% of bldg permit fee, \$206 min		
Fire Department Plan Review (if needed)	each	See Fire Fee Schedule			See Fire Fee Schedule		
RENTAL HOUSING INSPECTION							
Single Family	dwelling unit	\$38	\$188	\$226	\$39	\$196	\$235
Multi-Family	first dwelling unit	\$38	\$151	\$188	\$39	\$157	\$196
Multi-Family	each add'l unit	\$0	\$113	\$113	\$0	\$118	\$118
Re-Inspection Fee	each dwelling unit	\$0	\$0	\$34	\$0	\$0	\$36
Real Estate Transfer Inspection and Certificate							
Residential/Commercial	first hour	\$38	\$151	\$188	\$39	\$157	\$196
	each add'l hour	\$0	\$151	\$151	\$0	\$157	\$157

XII. Mechanical, Plumbing, & Electrical (MP&E) Permits

The following permit fee tables are for all stand alone Mechanical, Plumbing, and Electrical work that is not included in new construction and other miscellaneous permits.

The permit issuance fee (travel and documentation) is to be added to the mechanical, plumbing, or electrical permit fees listed below.

Work Item	Unit	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16
ADMINISTRATIVE AND MISC FEES				
Permit Issuance Fee (applies to all MP&E permits)	each permit	\$120	4.0%	\$124
MECHANICAL PERMIT FEES				
Stand Alone Mechanical Plan Check	hour	\$160	4.0%	\$167
Minimum Mechanical Permit for Miscellaneous Work	each	\$39	4.0%	\$40
		\$0		\$0
A/C (residential)	each	\$53	4.0%	\$55
Furnaces (FAU, floor)	each	\$40	4.0%	\$42
Heater (wall)	each	\$40	4.0%	\$42
Appliance Vent/Chimney (only)	each	\$80	4.0%	\$83
Refrigeration Compressor	each	\$40	4.0%	\$42
Boiler - < 2,000k BTU	< 2k	\$27	4.0%	\$28
Boiler - greater than 2,000k BTU	> 2k	\$40	4.0%	\$42
Chiller	each	\$40	4.0%	\$42
Central Heating System - New	each	\$120	4.0%	\$124
Fan Coil Unit	each	\$40	4.0%	\$42
Heat Pump (package unit)	each	\$40	4.0%	\$42
Heater (unit, radiant, etc)	each	\$53	4.0%	\$55
Air Handler w/ducts to 10k CFM	< 10k	\$40	4.0%	\$42
Air Handler w/ducts more than 10k CFM	> 10k	\$40	4.0%	\$42
Duct Work only	each	\$40	4.0%	\$42
Evaporative Cooler	each	\$40	4.0%	\$42
Make-up Air System	each	\$27	4.0%	\$28
Moisture Exhaust Duct (clothes dryer)	each	\$27	4.0%	\$28
Variable Air Volume Box (including duct work)	each	\$80	4.0%	\$83
Vent Fan (single duct)	each	\$40	4.0%	\$42
Vent System	each	\$53	4.0%	\$55
Exhaust Hood and Duct (residential)	each	\$40	4.0%	\$42
Exhaust Hood - Type I (commercial grease hood)	each	\$53	4.0%	\$55
Exhaust Hood - Type II (commercial steam hood)	each	\$53	4.0%	\$55
Non-Residential Incinerator	each	\$239	4.0%	\$249
Refrigerator Condenser Remote	each	\$160	4.0%	\$167
Walk-in Box/Refrigerator Coil	each	\$80	4.0%	\$83
Other Mechanical Inspections	hour	\$160	4.0%	\$167

XII. Mechanical, Plumbing, Electrical (MPE) Permits (continued)

Work Item	Unit	Approved FY 2014-15	Cost Adjustment	Proposed FY 2015-16
PLUMBING/GAS PERMIT FEES				
Stand Alone Plumbing Plan Check	hour	\$160	4.0%	\$167
Minimum Plumbing Permit for Miscellaneous Work	each	\$34	4.0%	\$35
Fixtures (each three)	each three	\$53	4.0%	\$55
Gas System (one outlet)	one only	\$74	4.0%	\$76
Gas System (first five outlets)	first five	\$107	4.0%	\$111
Gas Outlets (each additional)	ea add'l	\$13	4.0%	\$13
Building Sewer	each	\$40	4.0%	\$42
Grease Trap	each	\$53	4.0%	\$55
Ejector Pump	each	\$53	4.0%	\$55
Backflow Preventer (first five)	first five	\$67	4.0%	\$70
Backflow Preventer (>5)	ea add'l	\$13	4.0%	\$13
Roof Drain - Rainwater System	each	\$40	4.0%	\$42
Water Heater (first)	first	\$40	4.0%	\$42
Water Heater (each additional)	ea add'l	\$27	4.0%	\$28
Water Pipe Repair/Replacement	each	\$80	4.0%	\$83
Water Service	each	\$53	4.0%	\$55
Drain-Vent Repair/Alterations	each	\$40	4.0%	\$42
Drinking Fountain	each	\$40	4.0%	\$42
Solar Water System Fixtures (solar panels, tanks, water treatment equipment)	each	\$0	4.0%	\$0
Graywater Systems	per hour	\$160	4.0%	\$167
Swimming Pool Piping and Gas	each	\$120	4.0%	\$124
Medical Gas System (each outlet)	ea outlet	\$120	4.0%	\$124
Sump Pump	each	\$40	4.0%	\$42
Private Storm Drainage System (each Inlet)	each inlet	\$34	4.0%	\$35
Other Plumbing and Gas Inspections	hour	\$160	4.0%	\$167
ELECTRICAL PERMIT FEES				
Stand Alone Electrical Plan Check	hour	\$160	4.0%	\$167
Minimum Electrical Permit for Miscellaneous Work	each	\$34	4.0%	\$35
Single Phase Service (per 100 amps)	per 100A	\$40	4.0%	\$42
Three Phase Service (per 100 amps)	per 100A	\$53	4.0%	\$55
15 or 20 amp circuits - first ten	first ten	\$80	4.0%	\$83
15 or 20 amp circuits - each additional	ea add'l	\$13	4.0%	\$13
25 to 40 amp circuits	each	\$53	4.0%	\$55
50 to 175 amp circuits	each	\$53	4.0%	\$55
200 amp and larger circuits	each	\$80	4.0%	\$83
Temporary Service	each	\$40	4.0%	\$42
Temporary Pole	each	\$40	4.0%	\$42
Light Poles Commercial - first	first	\$319	4.0%	\$332
Light Poles Commercial - additional	ea add'l	\$80	4.0%	\$83
Pre-Inspection	each	\$80	4.0%	\$83
Swimming Pool/Spa	each	\$80	4.0%	\$83
Solar Photovoltaic Repairs	each	\$0	4.0%	\$80
Generator Installation - Residential	each	\$319	4.0%	\$332
Generator Installation - Commercial	each	\$479	4.0%	\$498
Electrical Outlets (receptable & light fixture)	first	\$80	4.0%	\$83
Electrical Outlets (each additional)	ea add'l	\$13	4.0%	\$13
Other Electrical Inspections (per hour)	per hour	\$160	4.0%	\$167

XIII. Additional Mandated Permit Fees & Taxes

SMIP, CBSC, and STMP Fees are not set by the City

Construction Tax, ECMC 4.36.010 for new construction and additions		% of total permit fee	0.5%
Art in Public Places, ECMC 13.50 for projects \$250,000 or more		% of project cost	1%
Calif. Strong Motion Instrumentation			
SMIP	residential	const. value x .00013 (.50 minimum)	
	commercial	const. value x .00028 (.50 minimum)	
Calif. Building Standards Commission			
CBSC	\$1 - \$25,000 Permit Valuation		\$1
	\$25,001 - \$50,000		\$2
	\$50,001 - \$75,000		\$3
	\$75,001 - \$100,000		\$4
	Every \$25,000 or fraction above \$100,000		Add \$1
WCCTAC Subregional Transportation			
STMP	single family residential	per dwelling unit	\$2,595
	multi family residential	per dwelling unit	\$1,648
	senior housing	per dwelling unit	\$701
	hotel	per room	\$1,964
	retail	per square foot	\$1.82
	office	per square foot	\$3.51
	industrial	per square foot	\$2.45
	storage facility	per square foot	\$0.53
	church	per square foot	\$1.58
	hospital	per square foot	\$4.21