



Staff Liaison
Sean Moss | 510.215.4330
smoss@elcerrito.gov

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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

August 19, 2026 at 7:00 p.m.

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

7:00 p.m. CONVENE REGULAR MEETING

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

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

Application: PL26-0041
Applicant: Sunday Nguyen
Location: 611 Norvell St
APN: 503-421-023
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow an expansion of a non-conforming setback for a single-family dwelling (ECMC Section 19.06.030.D and ECMC Chapter 19.34).

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

7. **PUBLIC HEARING: Tier IV Design Review – 6501 Fairmount Avenue**

Application: PL26-0024
Applicant: El Cerrito 36, LP
Location: 6501 Fairmount Avenue and 412 Lexington Avenue
APN: 504-140-015 and 504-140-016
Zoning: Transit Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of a Tier IV Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new three-story development containing 16 townhomes and 757 square feet of ground-floor commercial space.

CEQA: The project is, pursuant to Government Code Section 65457, exempt from the California Environmental Quality Act (CEQA) as a residential project implementing the San Pablo Avenue Specific Plan (SPASP) and, for which, a Program Environmental Impact Report (EIR) was prepared. The project is also statutorily exempt from CEQA under CEQA Guidelines 15182 (Projects Proximate to Transit).

8. **STAFF COMMUNICATIONS**

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

9. **ADJOURNMENT**

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

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



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DRAFT MINUTES

SPECIAL MEETING OF THE PLANNING COMMISSION

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

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

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Vice Chair Daniel Hamilton; Members Erin Gillett, Courtney Helion, Cara Houser, Michael Norwood, Mordecai Stayton, and youth member James Takano. Chair Nathan Tinclair had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Councilmember Rebecca Saltzman updated the Commission on the City budget, the process to create City Council districts.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No speakers addressed the Commission.
4. **ADOPTION OF MINUTES**
Moved/Second: Member Gillett/Norwood
Action: Passed a motion to adopt the March 4, 2026 meeting minutes
Ayes: Gillett, Hamilton, Helion, Houser, Norwood, Stayton
Noes: None
Abstain: None
Absent: Tinclair
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.

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

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

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

The applicant, Sunday Nguyen, addressed the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Howdy Goudey
Irwin Guada
Sarah Peterson
Monica
Craig Campbell
Didi Lum

The public hearing was closed.

Moved/Second: Member Hamilton/Norwood

Action: Passed a motion to continue the item to a date uncertain

Ayes: Gillett, Hamilton, Helion, Houser, Norwood, Stayton

Noes: None

Abstain: None

Absent: Tinclair

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

Application: PL23-0035
Applicant: Cedric Lewis
Location: 921 Kearney Street
APN: 503-233-007 and 503-233-032
Zoning: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)
General Plan: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)
Request: Planning Commission consideration of a Tier II Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a

new approximate 48,258 square-foot, six-story multi-family residential building with a total of 60 dwelling units.

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

Senior Planner Jeff Ballantine and Assistant City Attorney Claire Lai presented the staff report and answered questions from the Commission.

Charles Oewel, representing the applicant, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Howdy Goudey
Michael Ely
Lisa Martinengo
Andrea Lucas
Robin Mitchell

The public hearing was closed.

Moved/Second: Member Hamilton/Gillett

Action: Passed a motion to grant Tier II Design Review approval for a new approximately 48,258 square-foot, six-story multi-family residential building with a total of 60 dwelling units at 921 Kearney Street.

Ayes: Gillett, Hamilton, Helion, Houser, Norwood, Stayton

Noes: None

Abstain: None

Absent: Tinclair

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

Application: PL23-0038

Applicant: Cedric Lewis

Location: 10167 San Pablo Avenue

APN: 510-034-003

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

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

Request: Planning Commission consideration of a Tier II Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new approximate 61,650 square-foot, eight-story multi-family residential building with a total of 78 dwelling units.

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

Senior Planner Jeff Ballantine and Assistant City Attorney Claire Lai presented the staff report and answered questions from the Commission.

The public hearing was opened

The following speakers addressed the Commission:

Howdy Goudey

Andrea Lucas

The public hearing was closed.

Moved/Second: Member Hamilton/Stayton

Action: Passed a motion to grant Tier II Design Review approval for a new approximately 61,650 square-foot, eight-story multi-family residential building with a total of 78 dwelling units at 10167 San Pablo Avenue.
at 921 Kearney Street.

Ayes: Gillett, Hamilton, Helion, Houser, Norwood, Stayton

Noes: None

Abstain: None

Absent: Tinclair

9. **STAFF COMMUNICATIONS**

Planning Manager Sean Moss informed the Commission that the regular July meeting would be cancelled and updated the Commission on the project at 6501 Fairmount, interest in commercial developments, and the hiring City's new Community Development Director, Claudia Garcia.

10. **ADJOURNMENT**

9:39 p.m.



Community Development Department
Planning Division
10890 San Pablo Avenue, El Cerrito, CA 94530
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PLANNING COMMISSION STAFF REPORT

August 19, 2026

611 NORVELL ST – CONDITIONAL USE PERMIT

DETAILS

Application Number: PL26-0041

Applicant: Sunday Nguyen

Location: 611 Norvell St.

APN: 503-421-023

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow an addition to an existing single-family home that extends an existing non-conforming side setback (Chapter 19.27 and Chapter 19.34, ECMC).

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

EXECUTIVE SUMMARY

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

The existing house has a non-conforming side setback of 2.8 feet on the north side of the property. The addition extended the building along the non-conforming street side setbacks and would not project further into the required 5-foot setback than the existing structure. Pursuant to El Cerrito Municipal Code Section 19.27.050, additions that extend a nonconforming setback require a Conditional Use Permit.

The Planning Commission previously considered the project at a public hearing on July 1, 2026. The Commission discussed the project and continued the item to an uncertain future date. In response to the Planning Commission's comments on July 1, 2026, the applicant provided a survey which verified that the north side setback is 2.8 feet. Additionally, as requested by the Commission, the City's Building Official and a City building inspector will be available at the August 19, 2026 meeting to provide more information about the inspection process and the history of this project.

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

Background

Site Location and Layout

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

The house originally contained a kitchen, a living room, two bedrooms, and one bathroom. The house has a non-conforming side setback of 2.8 feet on the north side.

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

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

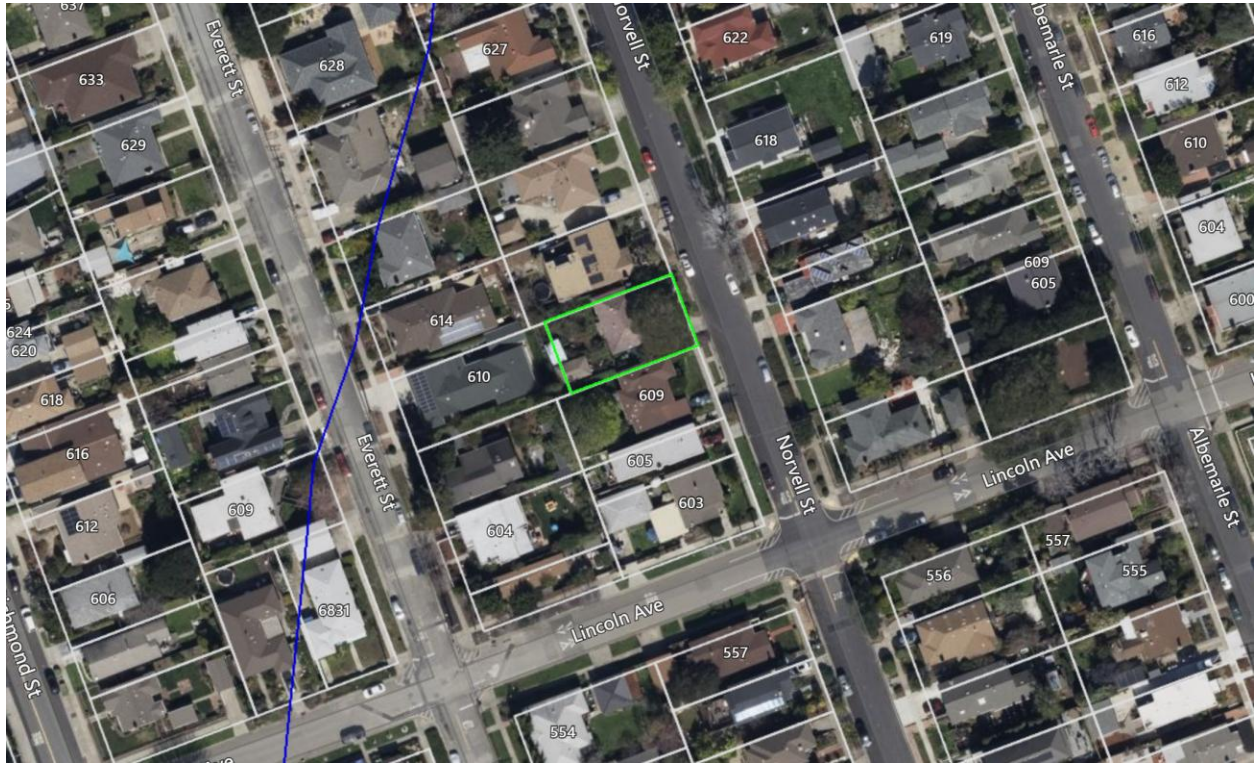
July 1, 2026, Planning Commission Meeting

On July 1, 2026, the Planning Commission held a duly noticed public hearing on the subject application. The Commission received presentations from Planning staff and the applicant, and received public testimony from 6 individuals. After closing the public hearing, the Commission continued the item to a future uncertain date. As such, the Commission must reopen the public hearing and receive public testimony for this project before taking action.

At the July 1, 2026 Planning Commission meeting, the Planning Commission requested that the applicant provide a survey of the property to confirm the precise location of the property line and the setback to the addition. On July 23, 2026, the applicant submitted a land survey which verified that the north side setback is 2.8 feet from the property line. This survey is included as Attachment 3.

The Planning Commission also asked for clarification about how a previously constructed addition would be inspected to ensure that it complies with all applicable building codes. Staff have confirmed that destructive inspections will be required; these involve the strategic removal or alternation of building materials to examine whether the underlying components and systems are in compliance with all applicable codes. The inspections will be as destructive as necessary in order to confirm code compliance. Additionally, the City's Building Official and a City building inspector will be available at the August 19, 2026 Planning Commission meeting to address questions from the Commission.

Vicinity Map



Site Photo



View of house from Norvell street



View of addtion proposed to be legalized

Adjacent Designations and Land Uses

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

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

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

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

Analysis

Project Description

The applicant is proposing to legalize a 567 sq. ft. addition which extended the existing building by 24 feet, 3 inches along the north side of the property. The north side of the existing building has a side setback of 2.8 feet. The addition does not encroach further into the required side setback than the existing building. The addition added a new primary bedroom and bathroom which results in a house with 3 bedrooms, 3 bathrooms, a living room, and a kitchen.

Consistency with the Zoning District

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

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

Development Standard	Zoning Ord. Requirement	Existing	Proposed	Complies
Height (maximum)	25' maximum	15'-6"	15'-6"	Yes
Setbacks				
Front	10' minimum	17'	No Change	Yes
Side (north)	5' minimum	2.8'	2.8'	No. Use Permit required for extending this nonconforming setback
Side (south)	5' minimum	8'-5"	No Change	Yes
Rear	15' minimum	38'-4"	15'	Yes
Parking spaces (covered)	0 spaces Per AB 2097	1 space	No change	Yes
Lot Coverage	50% maximum	31%	43.6%	Yes

Nonconforming Setback

As described above, on the north side of the property a portion of the existing house has a non-conforming side setback of 2.8 feet. The addition extended the existing building by approximately 24 feet 3 inches along the non-conforming 2.8-foot setback. The addition does not extend further into the required side setback than the existing building. Pursuant to El Cerrito Municipal Code Section 19.27.050, a Conditional Use Permit is required for additions and structural alterations that enlarge and extend a nonconforming structure when such enlargement does not comply with all applicable requirements.

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before August 5, 2026. No public comments were received prior to the publication of this report.

Environmental Review

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

Compliance with the General Plan

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

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

The project would extend one existing nonconforming side setback, but the addition would not project further into the required 5-foot setback than the existing structure. The resulting building is consistent with the character of the surrounding neighborhood. The project does not exceed the overall height limit for the RS-5 zoning district.

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

The building at 611 Norvell St. would still comply with the height limit and lot coverage regulations of the RS-5 zone that control building scale and character. The addition's overall height and roof line would be consistent with many of the other single-family buildings on the 600 block of Norvell St. The addition's materials, colors, and design would match those of the existing house.

Required Findings

In order to approve the Conditional Use Permit to allow the expansion of an existing non-conforming setback, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

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

The surrounding neighborhood predominantly contains single-family houses. The surrounding buildings are a mixture of two-story and one-story buildings. The proposed addition would increase the floor area of the house by 556 square feet and would result in a 1,713 square foot house on a 4,500 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood, and the addition is not expected to negatively impact surrounding properties.

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

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

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

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

Staff Recommendation

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

Proposed Motion

1. Move adoption of Planning Commission Resolution PC 2026-02 approving the Conditional Use Permits to allow an addition to an existing single-family house that expands an existing non-conforming side setback at 611 Norvell St.

Appeal Period

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

Attachments

1. Draft resolution
2. Project plans
3. Property survey

Planning Commission Resolution PC 2026-02

APPLICATION NO. PL26-0041

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

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

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

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

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

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

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

WHEREAS, on July 1, 2026, the Planning Commission held a duly noticed public hearing, received public testimony, and voted to continue the item to a date uncertain; and

WHEREAS, on August 19, 2026, the Planning Commission, reopened the public hearing, received public testimony, and after due consideration of all evidence, reports, application materials, and testimony offered for review does find and determine the following:

1. The surrounding neighborhood predominantly contains single-family houses. The surrounding buildings are a mixture of two-story and one-story buildings. The proposed addition would increase the floor area of the house by 556 square feet and would result in a 1,713 square foot house on a 4,500 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood, and the addition is not expected to negatively impact surrounding properties.
2. The proposed project would add 556 square feet of living space by adding a new primary bedroom and increasing the functionality and convenience of the unit for the occupants.
3. The Conditional Use Permit will allow the expansion of a single-family home, which is a permitted land use in the RS-5 district and is consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: CD1.1: Neighborhood Character, and CD4.1: Compatibility in Building Scale.

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

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on May 26, 2026. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
2. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
3. These Conditions of Approval shall apply to any successor in interest in the property and the Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
4. If not exercised, this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100. For the purposes of this use permit, "exercised" shall mean that the applicant is issued a building permit for the project within two years of the date of this action. If the applicant does not secure a building permit within two years, this use permit shall expire, unless extended pursuant to Section 19.32.100.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on August 19, 2026, upon motion of Commissioner _____, second by Commissioner _____:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager

PROJECT INFO	
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APN: 503421023	PROJECT DESCRIPTION:
RESIDENTIAL ZONE: RS-5	

CONSTRUCTION TYPE: VB, NO SPRINKLERS
OCCUPANCY TYPE: R3
LOT SIZE: 4500 SF
CONDITIONED SPACE:

EXISTING CONDITIONED SPACE: 1146 SF
ADDITION CONDITIONED SPACE: 567 SF
TOTAL PROPOSED CONDITIONED SPACE: 1713 SF

LOT COVERAGE: 11.46 SF
EXISTING HOME: 1146 SF

EXISTING GARAGE: 253 SF
TOTAL EXISTING LOT COVERAGE: 1399
ADDITIONAL PRICE: 567 SF

TOTAL PROPOSED LOT COVERAGE: 1966 SF

STORIES: 1 (NO CHANGE)
BUILDING HEIGHT: 11' 0" (NO CHANGE)

EXISTING RIDGE HEIGHT: 16'-0" +/-
ADDITION WALL HEIGHT: 11'-0" +/-

ADDITION RIDGE HEIGHT: 15'-6 1/2" +/-
PARKING SPACES: 1 (EXISTING GARAGE, NO CHANGE)

IMPERVIOUS / PERMEABLE SURFACES:
EXISTING IMPERVIOUS SURFACES:

EXISTING ROOF: 1300 SF
EXISTING CONCRETE SURFACES: 1025 SF

EXISTING SURFACE: 567 SF / 64%
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 2892 SF / 64%
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1608 SF / 36%

NEW IMPERVIOUS SURFACES:
NEW ROOF: 1300 SF + 615 SF = 1915 SF

NEW CONCRETE SURFACES: 1025 SF - 22 SF = 1003 SF
EXISTING GARAGE: 567 SF (NO CHANGE)
TOTAL NEW IMPERVIOUS SURFACE AREA: 3485 SF / 77%

TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1015 SF / 23%

VICINITY MAP

REMODEL

DRAWING INDEX

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

APPLICABLE BUILDING CODES

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

AMENDMENTS TO THE ABOVE CODE PER THE AHJ

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

PLANS PREPARED
BY:

SUNDAY BUILDERS,
INC.

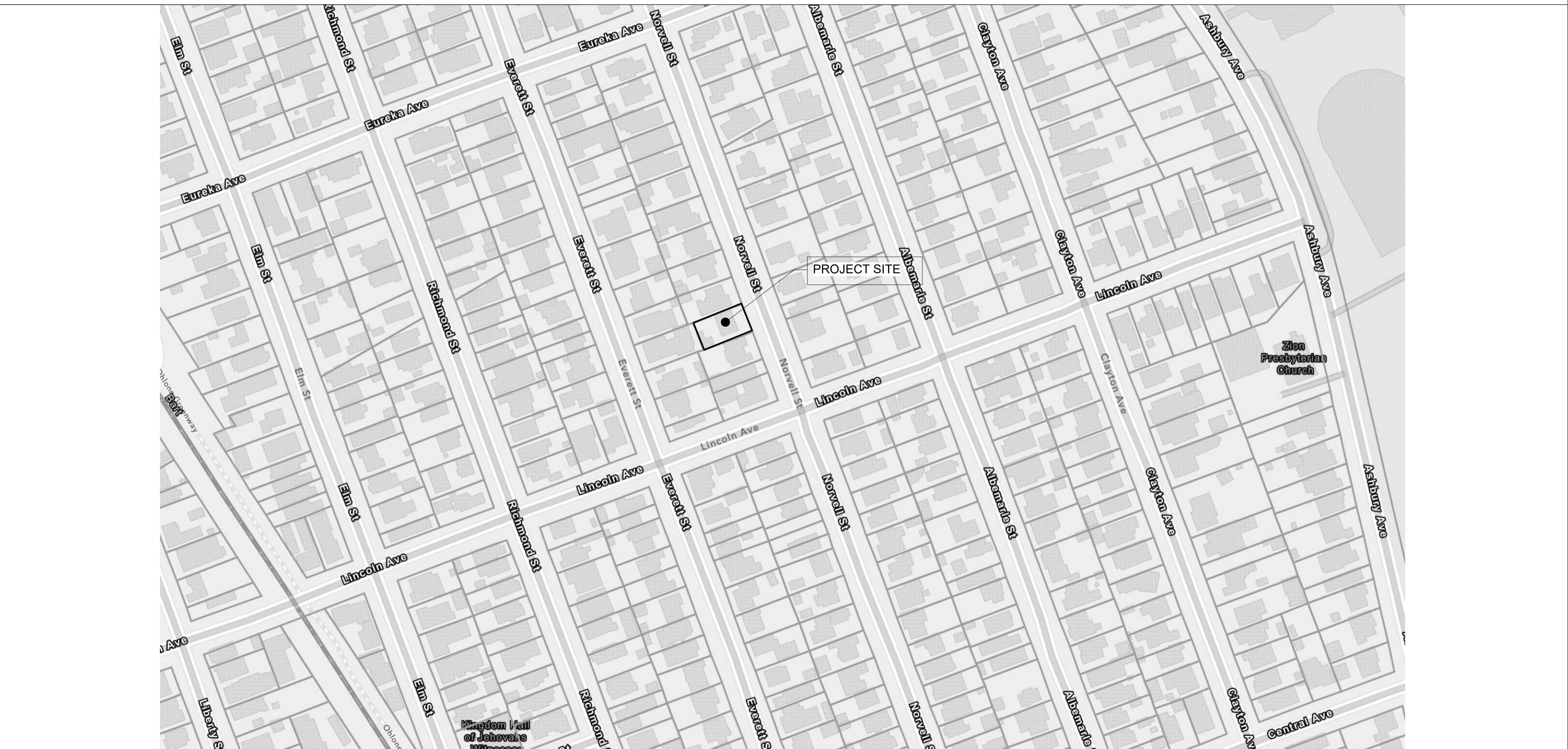
2095 ROSE ST
STE#100
BERKELEY, CA 94709
(510) 999-6663

sunday@sundayestate
.com

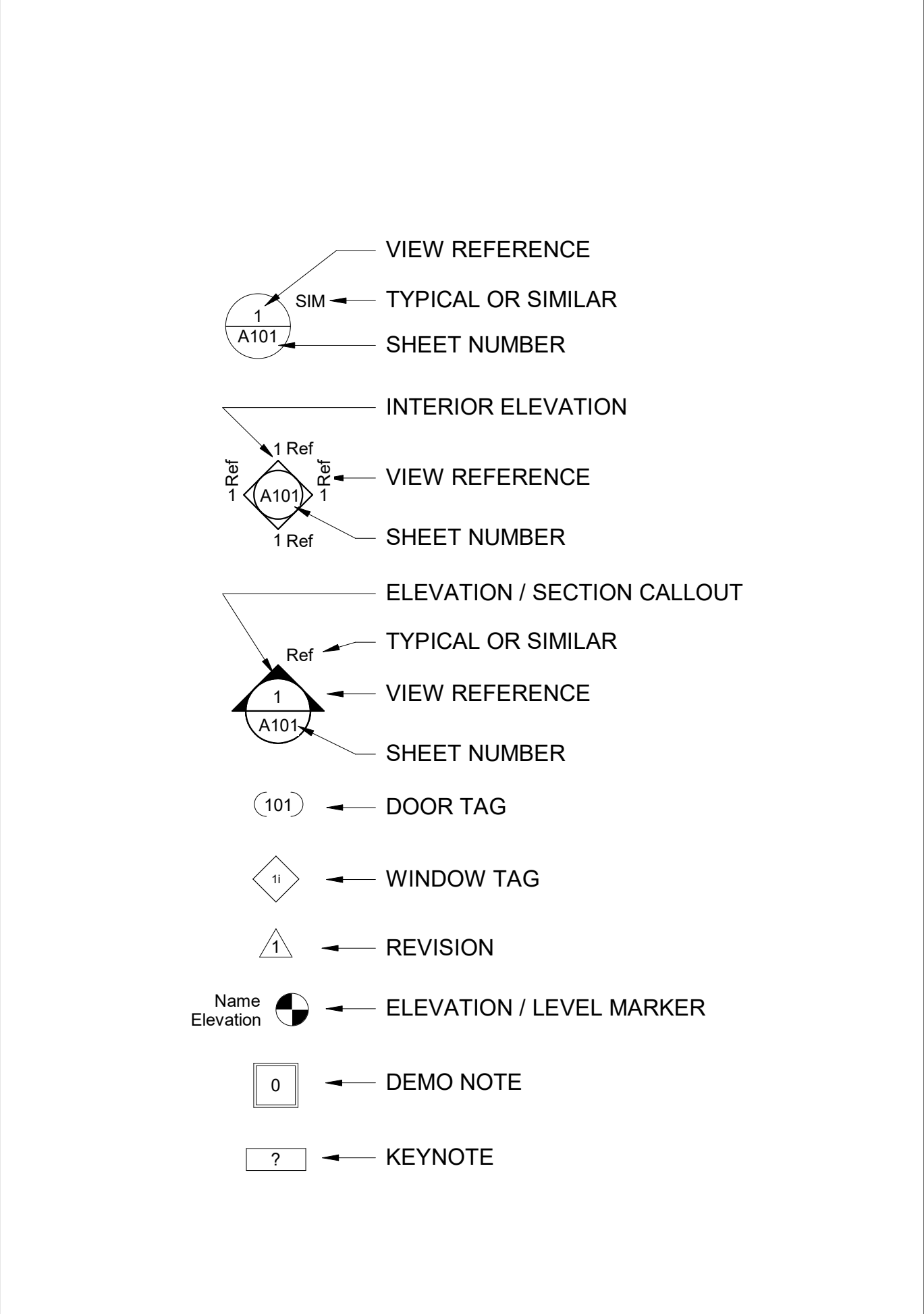
611 NORVELL ST,
EL CERRITO, CA
94530

APN: 503421023

VICINITY MAP



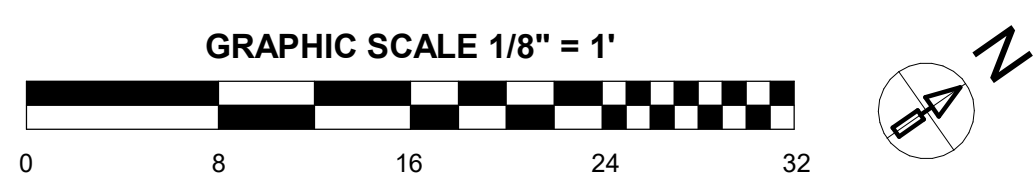
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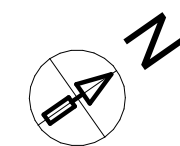
ADDITION

COVER PAGE

A0.1



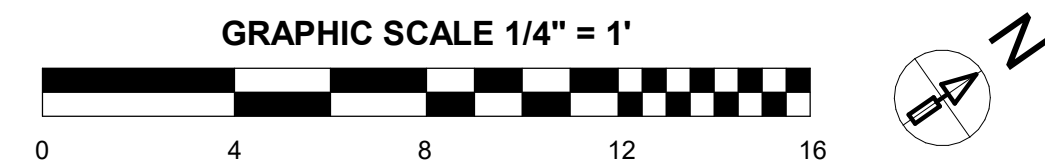
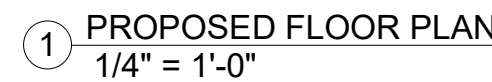
WINDOW SCHEDULE							
MARK	TYPE	W	HT	SILL HT	HAZARDOUS LOCATION	EMERGENCY ESCAPE & RESCUE OPENING	NOTES
E01	SLDNG	7' - 0"	5' - 4"	1' - 4"	Yes	No	EXISTING WINDOW TO REMAIN
E02	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E03	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E04	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E05	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E06	SLDNG	3' - 4"	4' - 4"	2' - 4"	No	No	EXISTING WINDOW TO REMAIN
E07	SLDNG	3' - 0"	3' - 0"	3' - 8"	No	No	EXISTING WINDOW TO REMAIN
E08	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E09	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
N01	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
N02	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
SKLYT1	SKYLIGHT	1' - 2"	2' - 6"		No	No	EXISTING SKYLIGHT
SKLYT2	SKYLIGHT	1' - 2"	2' - 6"		No	No	NEW SKYLIGHT



A2.0

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

WINDOW SCHEDULE							
MARK	TYPE	W	HT	SILL HT	HAZARDOUS LOCATION	EMERGENCY ESCAPE & RESCUE OPENING	NOTES
E01	SLDNG	7' - 0"	5' - 4"	1' - 4"	Yes	No	EXISTING WINDOW TO REMAIN
E02	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E03	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E04	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E05	CASE	3' - 4"	4' - 4"	2' - 4"	No	Yes	EXISTING WINDOW TO REMAIN
E06	SLDNG	3' - 4"	4' - 4"	2' - 4"	No	No	EXISTING WINDOW TO REMAIN
E07	SLDNG	3' - 0"	3' - 0"	3' - 8"	No	No	EXISTING WINDOW TO REMAIN
E08	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
E09	SLDNG	3' - 4"	5' - 0"	1' - 8"	No	No	EXISTING WINDOW TO REMAIN
N01	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
N02	FXD	4' - 0"	1' - 8"	6' - 0"	No	No	NEW WINDOW
SKLYT1	SKYLIGHT	1' - 2"	2' - 6"		No	No	EXISTING SKYLIGHT
SKLYT2	SKYLIGHT	1' - 2"	2' - 6"		No	No	NEW SKYLIGHT



PLANS PREPARED
BY:

SUNDAY BUILDERS,
INC.

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STE#100
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(510) 999-6663

sunday@sundayestate
.com

611 NORVELL ST,
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94530

APN: 503421023

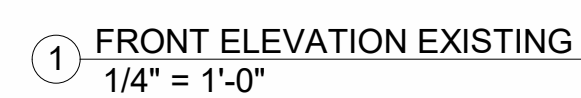
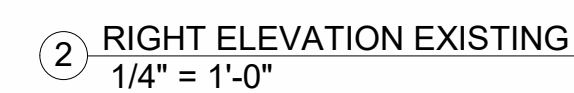
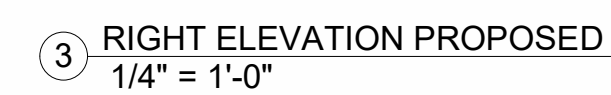
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ADDITION

FLOOR PLANS

A2.1

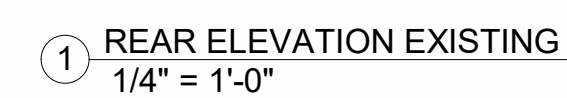
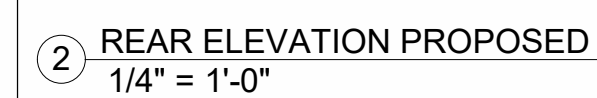
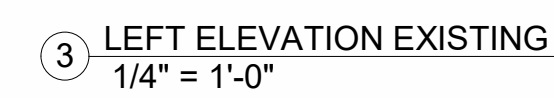
NEW WINDOWS TO MATCH EXISTING WINDOWS, SEE A5.0



APN: 503421023

A3.0

NEW WINDOWS TO MATCH EXISTING WINDOWS, SEE A5.0



APN: 503421023

A3.1



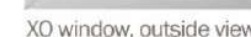
SUNDAY BUILDERS,
INC.

sunday@sundayestate
.com

APN: 503421023



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



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

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



Horizontal Sliding Windows XO		Thermal Performance					Structural Performance	Sound Transmission Class
Glazing		Grids	U Factor	SHGC	VT	CR Optical Resistance		
		None		.32	.53		Class LC PG-30	STC 31 30 dBA [14ft ² annular average, 7/8" flange, 3/2" annular edge]
Dual	2 mm LoE3	34-56"	0.28	.29	.47	CR 62		
	2 mm Clear	>1"		.26	.42			

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

For replacement applications:

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



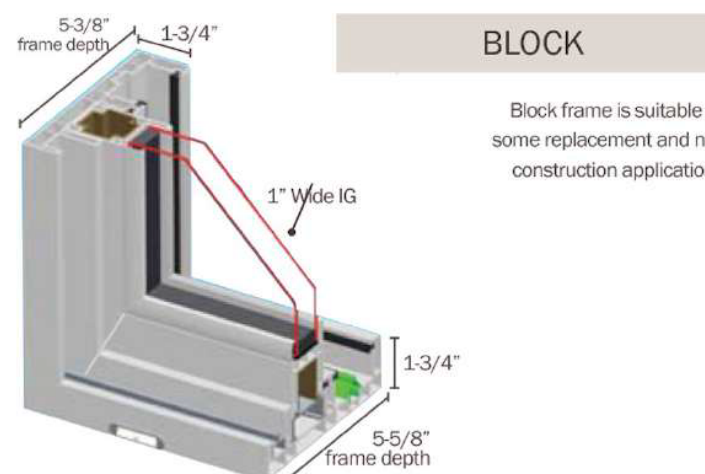
Nail-on frame allows for targeted installation in new construction applications and is available in 1" and 1-3/8" setback.

BLOCK



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

RETROFIT



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

Four wheel tandem roller system

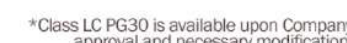
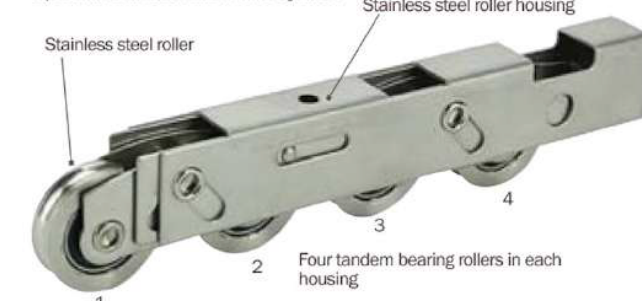
Imperial Patio Doors feature four-wheel tandem roller system in cold rolled steel housing and rollers, which provide long lasting smooth operation.

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

Optional Stainless Steel Roller Features

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

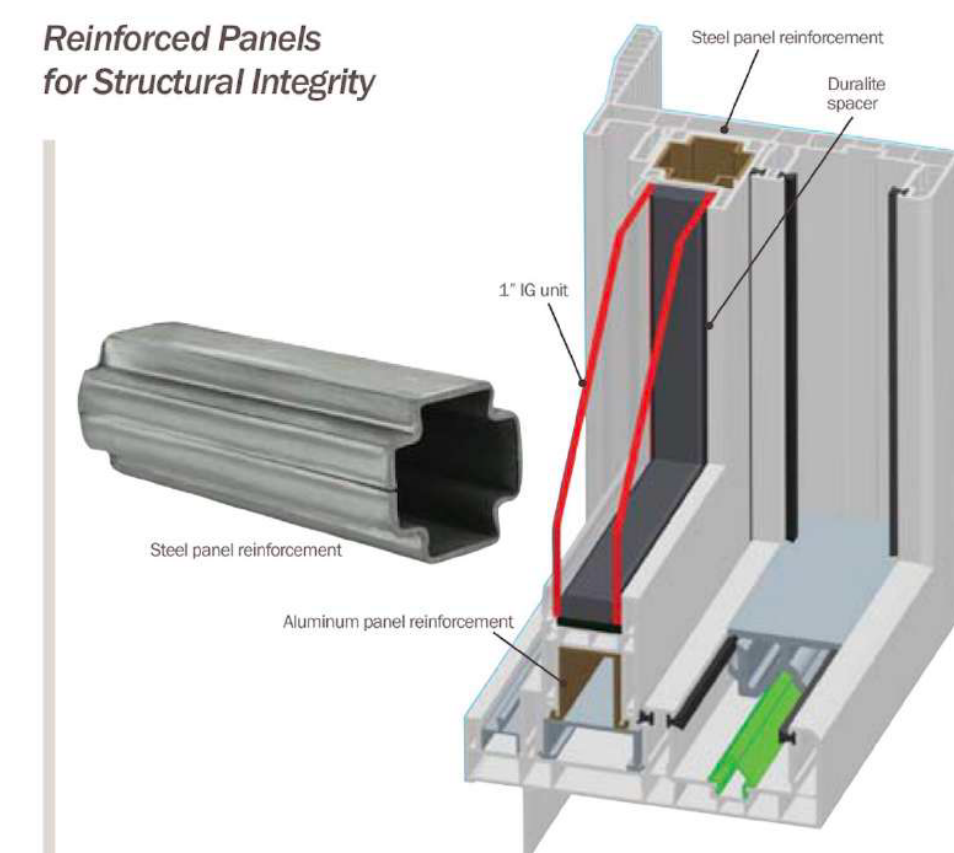
Optional stainless steel roller system



Dual latch lock

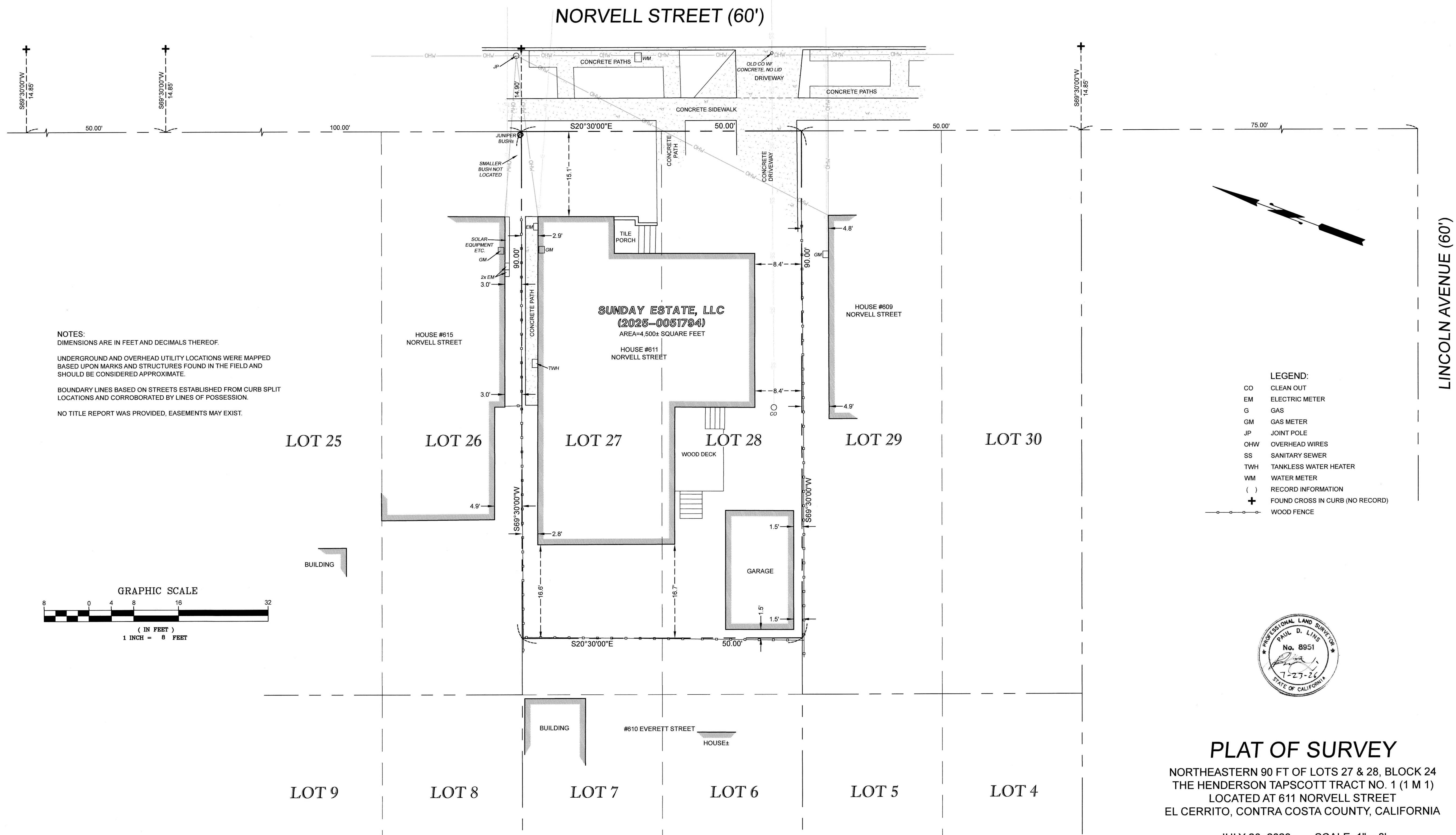


Reinforced Panels for Structural Integrity

[illegible]

WINDOW SPECIFICATIONS

A5.0





Community Development Department
Planning and Building Division
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PLANNING COMMISSION TIER IV STAFF REPORT

August 19, 2026

6501 FAIRMOUNT AVE. AND 421 LEXINGTON AVE.

DETAILS

Application Number: PL26-0024

Applicant: El Cerrito 36 LP

Location: 6501 Fairmount Avenue and 412 Lexington Avenue

APN: 504-140-015 and 504-140-016

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

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

Request: Planning Commission consideration of a Tier IV Design Review application, pursuant to the San Pablo Avenue Specific Plan (SPASP), for a new three-story building with 16 townhomes and 757 square feet of ground-floor commercial space.

CEQA: The project is, pursuant to Government Code Section 65457, exempt from the California Environmental Quality Act (CEQA) as a residential project implementing the SPASP and, for which, a Program Environmental Impact Report (EIR) and Supplemental EIR (SCH No. 2014042025) were prepared. The project is also statutorily exempt from CEQA under CEQA Guidelines 15182 (Projects Proximate to Transit).

EXECUTIVE SUMMARY

The project proposes to develop a new three-story building with 16 townhomes and 757 square feet of ground-floor commercial space. Construction will be preceded by demolition of an existing single-family dwelling unit located at 412 Lexington Avenue.

The project features a contemporary architectural aesthetic, including exterior materials primarily consisting of brick veneer on the Fairmount Avenue frontage and stucco or Glass Fiber Reinforced Concrete (GFRC) on the building façades, with metal corrugated panel accents. Projections and recesses are provided on the west, south, and east building façades. The project seeks flexibility from the ground floor ceiling height requirement on Fairmount Avenue and the sidewalk activity zone requirement on Lexington Avenue through the SPASP Waiver process. The project also seeks flexibility to the ground floor ceiling height requirement on Lexington Avenue, Front Yard frontage requirements, and daylight plane requirements through the Tier IV Design Review process. Tier IV Design Review is intended to allow high-quality new development projects that would not otherwise be allowed under a strict interpretation of the SPASP (Tier II) regulations. Through Tier IV Site Plan and Design Review, the Planning Commission can grant flexibility from the standards of the SPASP to projects which provide a public benefit beyond what is required by the SPASP. The applicant is proposing a public benefit of a \$3,000 contribution toward City economic development efforts in relation to the ground floor ceiling height and front entrance glazing requirements. The applicant is also proposing a public benefit of \$3,000 towards general City efforts to improve public open space areas.

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

Background

Site Location and Layout

The project site consists of two parcels located one block west of the El Cerrito Plaza BART station and directly across the street to the north from the El Cerrito Plaza shopping center. The parcel at 6501 Fairmount Avenue is a vacant lot. Previously, this parcel had a one-story commercial building and was formerly utilized for automotive service uses. That commercial building was demolished in 2023. The Fairmount parcel was previously granted an entitlement for a proposed multifamily residential building with 45 residential units. The project applicant has indicated that the previously approved project is not financially feasible to construct under the current and expected market conditions. The parcel at 412 Lexington Avenue contains an existing single-family dwelling unit. The two parcels combine for 16,614 square feet. A wide variety of commercial uses are located along Fairmount Avenue and two blocks west along San Pablo Avenue. To the north are a variety of single and multi-family residential uses. The site is level with a gentle downslope trending southerly along Lexington Avenue.

Vicinity Map



Adjacent Land Uses

North: Single and multi-family residences (TOHIMU Zone)

East: Commercial and residential uses; El Cerrito Plaza BART station (TOHIMU Zone)

South: Commercial uses (TOHIMU Zone)

West: Commercial uses (TOMIMU Zone and Theater District)

Site Photo



Design Review Board Powers

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

Project Description

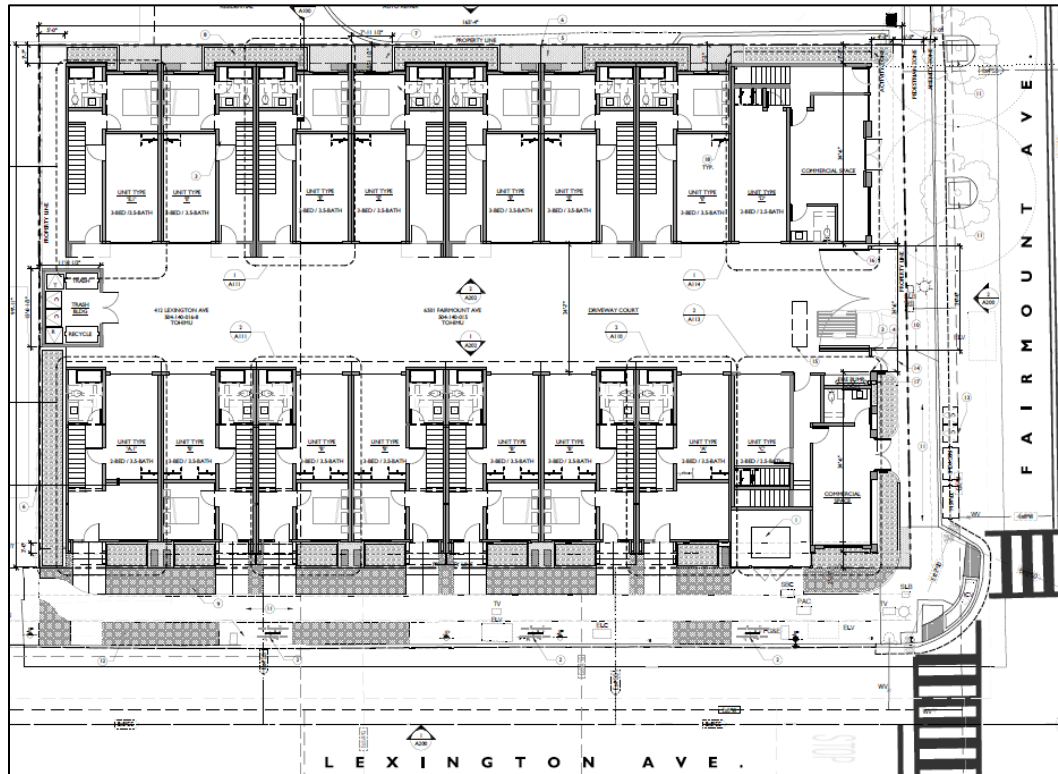
The proposed project includes a new three-story building with 16 townhomes and 757 square feet of ground-floor commercial space. The building's ground floor facing Fairmount Avenue is dedicated for commercial use. Vehicular access to garages for the townhomes is through proposed driveway access on Fairmount Avenue. The eight townhomes along the Lexington Avenue frontage will have front doors facing the street. The eight townhomes along the east side of the site will have front doors facing the proposed interior driveway (see Attachment 2, Sheet A100).

The project includes rooftop private open space area for each townhome. The rooftop open space areas range in size from 445 square feet to 489 square feet (see Attachment 2, Sheets A113 and A114).

The project includes parking for the following:

- Bicycles: 6 short-term (along street frontages) and 24 long-term (within garages); and
- Automobiles: 16 spaces total

Site Plan

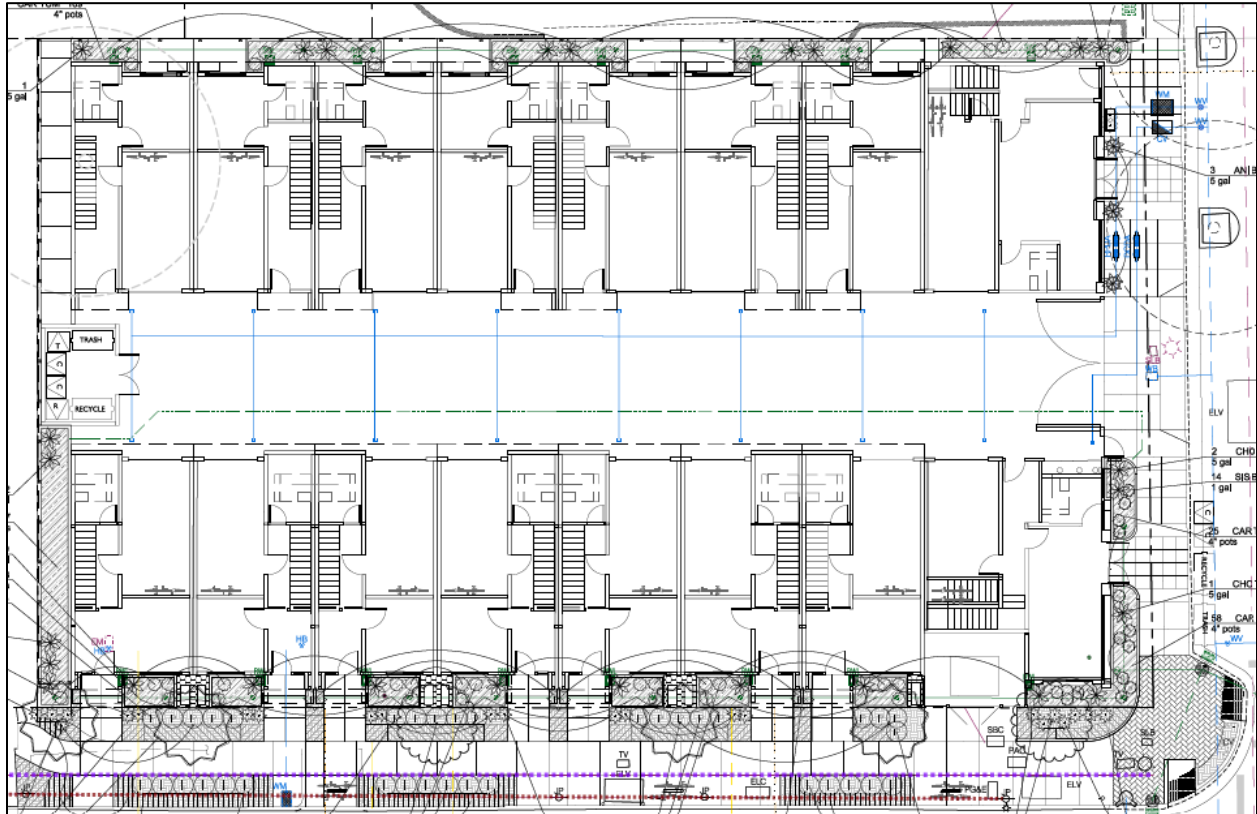


Building Elevations

The building façade facing Fairmount Avenue includes brick veneer on the upper floors and windows along with stucco or Glass Fiber Reinforced Concrete (GFRF) on the ground floor. If stucco is utilized, it would include a smooth finish. If GFRF is utilized, it would similarly have a smooth finish with an appearance like precast concrete. The building façade material on the other sides of the building primarily consists of stucco or GFRF with metal corrugated panel accents. Colors of the stucco or GFRF are grey (Cityscape SW 7067) and light grey (Big Chill SW 7648) (see Attachment 2, Sheet A210). Variations in building planes are provided horizontally on the west, south, and east elevations with numerous projections in the facades. Variations in building planes are also provided vertically from the stair towers that pop up on the top of the building for the rooftop open space areas. For detailed building elevation information see Attachment 2 (Sheets A200, A201, A202, A210, A211, and A212).



Landscaped areas are proposed along all four sides of the site as well as in the public right-of-way along Lexington Avenue. Six new trees (Muskogee Crape Myrtle and Elegant Water Gum) are proposed in the public right-of-way along the Lexington Avenue frontage between the sidewalk and the front of the building. Most of the proposed plants are drought tolerant. Examples of proposed plant species include Douglas Iris, Bush Baby Kangaroo Paw, Small Cape Rush, and Golf Ball Tawhiwhi (see Attachment 2, Sheets L0.1, L0.2, and L0.3).



Design Review Process

Pursuant to Section 2.02.06.04.02.D of the SPASP, the Design Review Board is authorized to review and act upon the design components of Tier IV applications. As provided in that section, this includes review authority over the following:

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

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

San Pablo Avenue Specific Plan Compliance

The SPASP applies standards according to Transect Zones and Street Types. The project is located within the Transit-Oriented High-Intensity Mixed Use (TOHIMU) Zone and fronts both a Major Commercial Street and Neighborhood Street. The tables below describe the project's compliance with the TOHIMU zone and each street type.

<i>Street Type Standards</i>		
Major Commercial Street	Required	Provided
<i>Building Placement</i>		
<i>Sidewalk Amenity Zone</i>	2 ft. min	2 ft.
<i>Sidewalk Pedestrian Zone</i>	6 ft. min	6 ft.
<i>Sidewalk Activity Zone</i>	4 ft. min	4 ft.
<i>Ground Floor Front Setback</i>	Min: Accommodate required zones; up to 10 ft. (non-residential)	6 ft. 4 in. and all zones accommodated
<i>Side Setback</i>	0 ft. min	3 ft.
<i>Rear Setback</i>	See Section 2.01.05 (Shadows)	Tier IV Exception
<i>Pedestrian Access</i>	Entries on front and side streets	Entrances face street
<i>Vehicular Access</i>	Max. 24' 2-way driveways	20 ft. 2-way driveway
<i>Building Form</i>		
<i>Upper Floor Setbacks</i>	See Section 2.01.05 (Shadows)	Tier IV Exception
<i>Ground Floor Ceiling Height</i>	14 ft. min clear	12 ft. (Waiver)
<i>Upper Floor Ceiling Height</i>	9 ft. min clear	9 ft.
<i>Building Length</i>	200 ft. max	72 ft.
<i>Ground Floor Transparency</i>	Non-residential 75% min	75%
<i>Upper Floor Transparency</i>	30% min	31%
<i>Front Encroachments</i>	4 ft. max / ground floor commercial	N/A
<i>Rear Encroachments</i>	4 ft. max	N/A
<i>Allowed Frontage Types</i>	Front Yard, Forecourt Flex, Shop Front	Shop Front (100%)

<i>Street Type Standards</i>		
Neighborhood Street	Required	Provided
<i>Building Placement</i>		
<i>Sidewalk Amenity Zone</i>	5 ft. min	5 ft.
<i>Sidewalk Pedestrian Zone</i>	5 ft. min adjacent to residential	5 ft.
<i>Sidewalk Activity Zone</i>	10 ft. min	8 ft. (Waiver)
<i>Ground Floor Front Setback</i>	Min: Accommodate required zones	4 ft. 10 in.
<i>Side Setback</i>	0 ft. min	0 ft. (north); 5 ft. 11 in. (south)
<i>Rear Setback</i>	See Section 2.01.05 (Shadows)	Complies
<i>Pedestrian Access</i>	Entries on front and side streets	Entrances face street
<i>Building Form</i>		
<i>Upper Floor Setbacks</i>	See Section 2.01.05 (Shadows)	Tier IV Exception
<i>Ground Floor Ceiling Height</i>	10 ft. min clear	8 ft. (Tier IV Exception)
<i>Upper Floor Ceiling Height</i>	9 ft. min clear	9 ft.
<i>Building Length</i>	200 ft. max	155 ft.
<i>Ground Floor Transparency</i>	Residential 30% min.	30%
<i>Upper Floor Transparency</i>	25% min	26%
<i>Front Encroachments</i>	2 ft. max / ground floor commercial	N/A
<i>Rear Encroachments</i>	4 ft. max	N/A
<i>Allowed Frontage Types</i>	Front Yard, Forecourt Flex, Shop Front	Front Yard (Tier IV Exception)
<i>Transect Zone Standards</i>		
TOHIMU Zone	Required	Provided
<i>Standards</i>		
<i>Building Height Minimum</i>	3 stories (Residential)	3 stories
<i>Building Height Maximum</i>	65 ft. max	36 ft. 2 in.
<i>Vehicle Parking Requirement</i>	Up to 1 auto space/unit; 16 spaces (max) for project 0 spaces for commercial ¹	16 auto spaces; 1 spaces per unit
<i>Bicycle Parking Requirement</i>	6 short-term; 24 long-term	6 short-term; 24 long-term

¹ No parking required for commercial uses less than 3,000 square feet. The project includes two commercial spaces that individually and combined are less than this area.

<i>Open Space Standards</i>		
<i>Standards</i>	Required	Proposed
<i>Private/Common Open Space</i>	80 sq. ft./unit min (1,280 sq. ft. required)	4,576 sq. ft.
<i>Public Open Space (Residential Uses) & (Non-residential)</i>	25 sq. ft./1,000 sq. ft. of building area (7196 sq. ft. required)	In-lieu fee proposed

<i>Building Articulation</i>		
<i>Standards</i>	Required	Proposed
<i>Wall Plane Offset</i>	1 ft. for every 25 ft. length	Complies
<i>Distance between entries (Non-residential)</i>	50 max.	Complies
<i>Distance between entries (Residential)</i>	30 ft. max	Complies

In addition, the project will implement the following strategies of the SPASP:

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

The project addresses both Fairmount Avenue and Lexington Avenue with entries onto the street and improvements within the public-right-of-way. The project increases residential population by including 16 new residential units on an existing vacant lot and an existing lot with one single family house. The project also provides 757 square feet of new commercial space facing Fairmount Avenue that can help attract future pedestrian activity.

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

The project includes 16 new residential units on an existing vacant lot and an existing lot with one single family house. The project site is adjacent to the El Cerrito Plaza Shopping Center. The project is located one block east of the El Cerrito Plaza BART station. San Pablo Avenue and its accompanying AC Transit service is located two blocks to the west.

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

The project includes 16 new residential units in close proximity to the El Cerrito Plaza BART Station and to existing AC Transit lines.

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

The project includes 16 new market rate residential units.

Waivers

As shown in the table above, the project applicant seeks Waivers for the following items:

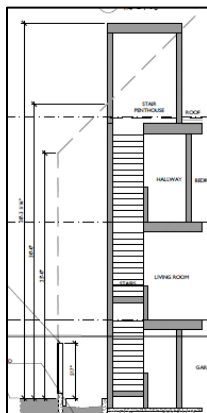
- Ground floor ceiling height on Fairmount Avenue. The minimum requirement is 14 feet, and the proposed ceiling height is 12 feet.
- Sidewalk activity zone on Lexington Avenue. The minimum requirement is 10 feet, and the proposed sidewalk activity zone is 8 feet.

Pursuant to Section 2.02.06.07 of the SPASP, a project may seek a waiver for a ceiling height of not less than 12 feet on a Commercial Street and for a reduction in up to 10 percent of setback requirements. The total requirement for all three right-of-way zones on the Lexington Avenue frontage is 20 feet and the waiver then allows for a 2-foot reduction in those requirements. These waivers will further the goals of the SPASP by encouraging practical and market-friendly development.

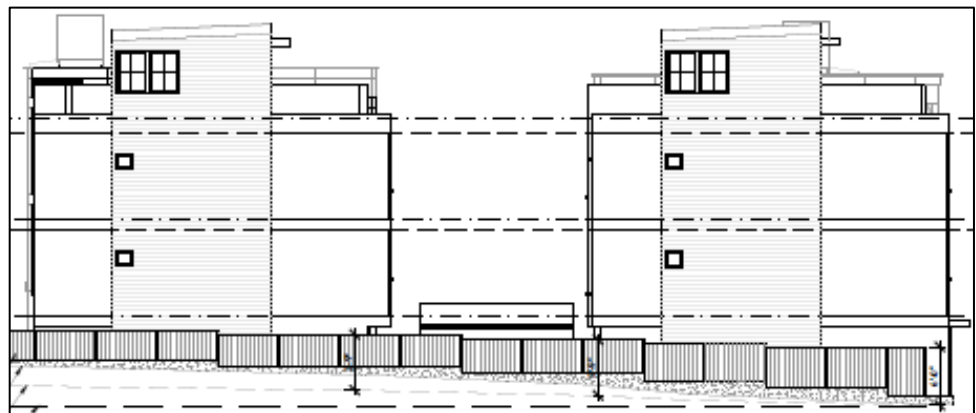
Tier IV Design Review

As shown in the table above, the project does not fully comply with the following SPASP standards:

- Ground floor ceiling height facing Lexington Avenue. The minimum requirement is 10 feet, and the proposed ground floor ceiling height is 8 feet.
- The Front Yard frontage type for the Lexington Avenue frontage requires a minimum glazing of 25% for the entry area within the porch area (Section 2.05.04.07.01 of the SPASP). The proposed glazing in this entry area is 21%.
- Shadows and Daylight Plane. For buildings abutting existing residential uses to the side and rear, Section 2.05.02.02.02 of the SPASP requires a 45-degree daylight plane inclined inward starting from a height of 25 feet above existing grade at the property line. The proposed building exceeds this daylight plane in two locations on the northern edges of the buildings to allow stair access for the rooftop open space areas for the two northernmost townhomes. See images below of the daylight plane encroachment and the north elevation showing the two areas of the building that exceed the daylight plane.



Daylight Plane



North Elevation

Public Benefit

The Tier IV Design Review process is intended to allow flexibility and responds to Goal B of the SPASP “to encourage practical and market friendly development” through incorporating flexible development codes that respond to constrained parcels, surrounding context and the market (Goal B, Strategy 2). Through the Tier IV Design Review process, applicants can seek flexibility to the standards of the SPASP. Pursuant to Section 2.02.06.04.02.D of the SPASP the Planning Commission is authorized to act upon the site plan and the aspects of the project that do not meet the development standards of the form-based code; and to act upon a determination that the project achieves an overarching public benefit. To grant flexibility, the Planning Commission must find “that the project provides a public benefit which is consistent with the goals of the SPASP, and furthers an important goal(s) as stated in adopted City policy documents...” The public benefit provided must be beyond what is otherwise required by the SPASP.

As discussed above, the project is seeking flexibility to ground floor ceiling height, front entrance glazing, and shadow standards. The applicant is proposing a public benefit of a \$3,000 contribution toward City economic development efforts and a public benefit of \$3,000 towards general City efforts to construct and improve public open spaces.

Art in Public Places

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

Project Kick Start

In an effort to kick-start any of a handful of entitled projects that had been stalled due to changing market conditions, on September 16, 2025, the City Council adopted Resolution 2025-63 which allows this project to pay the in-lieu fee for the inclusionary housing requirement at 25 percent of the rate that would otherwise apply. However, to continue to be eligible for this program, the project applicant shall receive an issued building permit no later than 24 months from when the application for this project was originally submitted (March 16, 2026).

Environmental Review

The project was considered as part of the SPASP EIR and Supplemental EIR (SCH No. 2014042025) which provides a programmatic review of the potential impacts associated with implementation of the project. Pursuant to CEQA Guidelines Section 15162, no subsequent EIR shall be prepared unless the City of El Cerrito, as the lead agency determines, based on substantial evidence in light of the whole record, 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 significant new 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.

As stated in the Environmental Compliance Checklist prepared for the proposed project (see Attachment 3), none of the conditions in Section 15162 exist and therefore no subsequent environmental review is required.

The project also meets the criteria for an exemption pursuant to CEQA Guidelines Section 15182(b), Projects Proximate to Transit. The project is a mixed-use project exceeding 0.75 floor-area-ratio, is located within a transit priority area, is consistent with the SPASP, and is consistent with the use, density, building intensity and applicable policies of a sustainable communities strategy relating to greenhouse gas reduction targets (i.e., Plan Bay Area 2040).

Compliance with the General Plan

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

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

The proposed project includes high-quality building materials consisting primarily of stucco or Glass Fiber Reinforced Concrete (GFRC) and brick veneer with accents of glass and corrugated metal. The building facades incorporate numerous projections and recesses and achieve additional variation with a variety in building materials and colors. The project also transforms an existing auto-oriented site to one that frames the public realm through building placement and mass in a way that frames each public street. Additional visual interest is provided through complementary landscape plantings of varying heights and textures.

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

The project will result in establishing a new, pedestrian oriented building for this corner lot. The project will place a new mixed-use building at or very near to each frontage and place storefronts to facilitate

commercial and pedestrian circulation along Fairmount Avenue. The surrounding area includes an eclectic mix of building styles and materials. The project contributes to the existing mix and in a manner consistent with the building development standards and guidelines of the SPASP.

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

The project implements this policy through compliance with SPASP standards for frontage type (i.e., proposed Storefront and Front Yard), transparency, and entrance orientation directly to and facing the street. Additionally, the building locates three floors of residential dwellings facing both public streets and commercial spaces along Fairmount Avenue; thereby providing substantial natural surveillance.

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

The proposed plant palette includes native, drought-tolerant plants, as depicted on plan sheet L0.2.

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

The proposed building is articulated in compliance with the SPASP. The building façade is less than maximum building length of 200 feet and includes wall plane offsets less than every 25-foot length of building. The building facades incorporate numerous projections and recesses and achieve additional variation with a variety in building materials and colors. Additionally, the building façade facing Fairmount Avenue primarily consists of brick veneer on the upper levels and is significantly different that the predominantly stucco or Glass Fiber Reinforced Concrete (GFRC) material on the upper floors of the other building facades.

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

The proposed project requires Tier IV Design Review. Pursuant to the SPASP, the Design Review Board and the Planning Commission have authority over different aspects of the Tier IV Design Review Process. Pursuant to City Council Resolution 2026-31, the duties and responsibilities of the Design Review Board are delegated to the Planning Commission in instances when the Design Review Board does not have sufficient members to have a quorum. Completion of the review process fulfills this policy objective.

Public Notice

Pursuant to SPASP Section 2.02.08.04, public notice for the project was published in the East Bay Times, posted on the project site, and mailed to owners of property within 300 feet of the project site and all interested parties on August 5, 2026. As of the publication of this staff report, no comments have been received.

Required Findings

Pursuant to San Pablo Avenue Specific Plan Section 2.02.06.04.02.D, in acting to approve or conditionally approve an application for a Tier IV application, the Planning Commission shall make the following findings:

- A. That the project advances the Goals of the Specific Plan more fully than if it was designed to comply with all applicable development standards or furthers the goals of this Specific Plan by encouraging practical and market-friendly development, ensuring return on investment, strengthening a sense of place, enhancing and humanizing the public realm, and catalyzing mode shift.

As detailed in this report, the project will implement the following goals and strategies of the San Pablo Avenue Specific Plan:

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

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

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

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

- B. That the project provides a public benefit which is consistent with the goals of the Specific Plan and furthers an important goal(s) as stated in adopted city policy documents as identified by the Community Development Director.

The project will provide a \$3,000 contribution toward City economic development and a contribution of \$3,000 towards future improvement of public open spaces.

- C. The project is consistent with the intent of the Transect Zone where the project is located, and the project will achieve the desired form of the Transect Zone as stated in Section 2.03.02.

The project applicant has requested exceptions to the standards for upper floor setbacks/daylight plane, minimum ground floor ceiling height on both frontages, sidewalk activity zone on Fairmount Avenue, and minimum glazing for Front Yard frontage type through this Tier IV Design Review process. Except for those items, the project is consistent with the standards of the San Pablo Avenue Specific Plan and the standards of the Transit Oriented Higher-Intensity Mixed Use Transect Zone.

- D. The project is compatible with the land uses permitted in the Transect Zone in which it is located, and the aspects of the project that do not conform with the development standards of the Form-Based Code have been designed to minimize adverse effects on the Transect Zone.

The proposed land uses are permitted in the Transit Oriented Higher-Intensity Mixed Use Transect Zone and the project is compatible with the land uses permitted throughout the San Pablo Avenue Specific Plan.

- E. The project is consistent with the El Cerrito General Plan.

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

- F. That the project is consistent with the Specific Plan and complies with all applicable Specific Plan design standards.

As documented in the San Pablo Avenue Specific Plan Compliance section of this staff report, the project is not in compliance with upper floor setbacks/daylight plane, minimum ground floor ceiling height on both frontages, sidewalk activity zone on Fairmount Avenue, and minimum glazing for Front Yard frontage type. Except for those items, the project is consistent with the standards of the San Pablo Avenue Specific Plan and the standards of the Transit Oriented Higher-Intensity Mixed Use Transect Zone. The proposed land uses are permitted in the Transit Oriented Higher-Intensity Mixed Use Transect Zone and the project is compatible with the land uses permitted throughout the San Pablo Avenue Specific Plan. The minimum ground floor ceiling height on Fairmount Avenue and the minimum sidewalk activity zone on Fairmount Avenue are eligible for Waivers pursuant to Section 2.02.06.07 of the San Pablo Avenue Specific Plan. The project applicant will provide a public benefit of a \$3,000 contribution toward City economic development efforts in relation to the ground floor ceiling height and front entrance glazing requirements. The applicant will also provide a public benefit of \$3,000 towards general City efforts to improve public open space areas.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL26-0024, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

Move adoption of Planning Commission Resolution PC2026-05 granting Tier IV Design Review approval to Planning Application No. PL26-0024: a new three-story building with 16 townhomes and 757 square feet of ground-floor commercial space to be located at 6501 Fairmount Avenue and 421 Lexington Avenue.

Appeal Period

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

Attachments

- A. Draft Resolution
- B. Project Plans dated August 3, 2026
- C. Environmental Compliance Checklist

Planning Commission Resolution PC2026-05

APPLICATION NO. PL26-0024

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION GRANTING TIER IV DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A THREE-STORY DEVELOPMENT CONTAINING 16 TOWNHOMES AND 757 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE AT 6501 FAIRMOUNT AVENUE AND 412 LEXINGTON AVENUE

WHEREAS, the site is located at 6501 Fairmount Avenue and 412 Lexington Avenue;

WHEREAS, the existing Assessor's Parcel Numbers of the site are 504-140-015 and 504-140-016;

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

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

WHEREAS, the zoning district of the site is Transit-Oriented Higher-Intensity Mixed Use, and the project is located on a Major Commercial Street (Fairmount Avenue) and Neighborhood Street (Lexington Avenue);

WHEREAS, on December 1, 2021, the Design Review Board approved a Tier II Design Review application for a proposed building with 45 residential units at 6501 Fairmount Avenue;

WHEREAS, on March 16, 2026, the property owner, El Cerrito 36 LP, submitted a Tier IV Design Review application for development of the subject site at 6501 Fairmount Avenue and 412 Lexington Avenue;

WHEREAS, the subject application proposes a new three-story development containing 16 market rate townhomes and 757 square feet of ground-floor commercial space;

WHEREAS, on August 19, 2026, the Planning Commission, after due consideration of all evidence, testimony, reports, and materials offered for review, does find and determine the following:

1. Government Code Section 65457 addresses California Environmental Quality Act (CEQA) requirements for residential developments subject to a Specific Plan for which an EIR was prepared. For these development situations, it directs no further CEQA review shall occur unless an event prescribed at CEQA Section 21166 occurs. The implementing regulations for CEQA Section 21166 are located at CEQA Guidelines Section 15162.

CEQA Guidelines Section 15168(c) addresses the use of Program EIRs for subsequent activities (e.g., the proposed project subject to the San Pablo Avenue Specific Plan and for which a Program EIR was prepared). The CEQA Guidelines direct the application of CEQA Guidelines Section 15162 to determine whether additional CEQA review is required.

CEQA Guidelines Section 15162 provides that no subsequent EIR shall be prepared unless the lead agency (i.e., City of El Cerrito) determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- a) 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;

- b) 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
- c) 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:
 - 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - 3. 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
 - 4. 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.

A checklist prepared for the proposed project, incorporated herein by reference, provides substantial evidence for the Design Review Board to determine that, pursuant to CEQA Section 21166 and CEQA Guidelines 15162, no subsequent environmental review is required.

The project is also exempt from CEQA pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), under subsection (b) (Projects Proximate to Transit). The project is a mixed-use project exceeding 0.75 floor-area-ratio, is located within a transit priority area, is consistent with the SPASP, and is consistent with the use, density, building intensity and applicable policies of a sustainable communities strategy relating to greenhouse gas reduction targets (i.e., Plan Bay Area 2040).

- 2. As documented in the August 19, 2026 Planning Commission staff report for this application, the project will implement the following goals and strategies of the San Pablo Avenue Specific Plan:

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

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

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

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

3. The project applicant will provide a public benefit of a \$3,000 contribution toward City economic development efforts in relation to the ground floor ceiling height and front entrance glazing requirements. The applicant will also provide a public benefit of \$3,000 towards general City efforts to improve public open space areas.
4. As documented in the San Pablo Avenue Specific Plan Compliance section of the August 19, 2026 Planning Commission staff report for this application, the project is not in compliance with upper floor setbacks/daylight plane, minimum ground floor ceiling height on both frontages, sidewalk activity zone on Fairmount Avenue, and minimum glazing for Front Yard frontage type. Except for those items, the project is consistent with the standards of the San Pablo Avenue Specific Plan and the standards of the Transit Oriented Higher-Intensity Mixed Use Transect Zone.
5. The proposed land uses are permitted in the Transit Oriented Higher-Intensity Mixed Use Transect Zone and the project is compatible with the land uses permitted throughout the San Pablo Avenue Specific Plan.
6. The project will implement the following policies of the El Cerrito General Plan: CD1.3 (High-Quality Design), Policy CD1.9 (Building Design), Policy CD2.1 (Street Frontages), CD3.12 (Landscape Species), CD4.2 (Building Articulation), and CD5.1 (Design Review Process).

NOW, THEREFORE, BE IT RESOLVED that after careful consideration of all maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL26-0024, subject to the following conditions:

Planning Division:

- 1) The project will be constructed substantially in conformance with the plans dated August 3, 2026, except as noted herein. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
- 2) If Applicant constructs the building or makes improvements in accordance with this approval but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
- 3) These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
- 4) If not exercised, this Tier IV Design Review approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.
- 5) The applicant shall share the conditions of approval with their general contractor for the project. The general contractor shall sign a copy of the conditions of approval to acknowledge that he/she is aware of all these conditions of approval and will comply as directed. Prior to the issuance of a building permit, this signed copy shall be returned to the planning and building division and kept as part of the

project file. The conditions of approval shall be reviewed at the mandatory pre-construction meeting held between the City and the General Contractor. A copy of the conditions of approval shall be maintained on the project site at all times during construction.

- 6) A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit to allow this use.
- 7) To the maximum extent permitted by law, Applicant, its related entities, assignees, and successors in-interest (collectively, "Applicant") shall defend (with counsel acceptable to the City), hold harmless, and indemnify the City and its officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") against all liability, damages, claims, costs, demands, judgments, losses (direct or indirect), actions, causes of action, proceedings, or other forms of legal or equitable relief of every nature (1) arising out of or in connection with Applicant's construction, maintenance, or operation of the Project or any part of the Project, or its failure to comply with any of its obligations contained in this approval, including these Conditions of Approval, or its failure to comply with any applicable law or regulation; (2) seeking to attack, overturn, set aside, void, stay, or otherwise amend or rescind any or all final Project approvals, analysis or determination related to the Project under or pursuant to the California Environmental Quality Act, or granting of any permit or other entitlement issued or granted or any implementing action by the City as part of the Project approvals; or (3) any referendum filed to rescind or repeal all or any aspect of the Project approvals, including any litigation filed by or against the City related to such a referendum. Applicant's obligations pursuant to this paragraph include reimbursement of all Indemnified Parties' direct and indirect costs associated with any of the foregoing, including but not limited to attorneys' fees and costs, expert witness fees and costs, court costs, and City Staff overhead costs and normal day-to-day business expenses incurred by the City, including but not limited to any and all costs which may be incurred by the City in conducting an election as a result of a referendum to rescind or repeal all or any aspect of the Project approvals. The Applicant obligations set forth in this paragraph shall remain in effect for the life of the Project approvals and shall survive termination, extinguishment, or invalidation of the Project approvals.
- 8) All building facades shall be of non-reflective materials, and windows shall incorporate non-reflective coating.
- 9) The applicant shall implement the following BAAQMD-recommended measures to control particulate matter emissions during construction. City staff will spot check that these measures are being implemented throughout the construction phase of the project. These measures reduce diesel particulate matter PM2.5 and PM10 created from construction to ensure that short-term health impacts to nearby sensitive receptors are avoided or reduced:

Dust (PM2.5 and PM10) Control Measures:

- a. Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
- b. Cover all hauling trucks or maintain at least two feet of freeboard.
- c. Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

- d. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
- f. Limit traffic speeds on any unpaved roads to 15 mph.
- g. Replant vegetation in disturbed areas as quickly as possible.
- h. Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
- i. Post a publicly visible sign(s) with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

- j. The developer or contractor shall provide a plan for approval by the City or BAAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2011.
 - k. Clear signage at all construction sites shall be posted indicating that diesel and gasoline equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site or adjacent to the construction site.
 - l. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).
 - m. Properly tune and maintain equipment for low emissions
- 10) As required by the Building Official, subject to City review and approval, the applicant shall complete and implement the geotechnical mitigation recommendations identified in the required site-specific geotechnical investigations and engineering studies, in coordination with City grading permit and building permit performance standards.
- 11) Noise levels at residential property lines from commercial development shall be maintained not in excess of the General Plan and municipal code limits for the City of El Cerrito.
- 12) Construction equipment shall be well-maintained and used judiciously to be as quiet as practical. The following measures shall be implemented to reduce noise from construction activities:
- a. Equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment.
 - b. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
 - c. Locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
 - d. Prohibit unnecessary idling of internal combustion engines.
 - e. Pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
 - f. Construct solid plywood fences around construction sites adjacent to operational business, residences, or noise-sensitive land uses.

- g. If noise conflicts occur which are not irresolvable by proper scheduling, a temporary noise control blanket barrier shall be erected, as determined to be necessary by the Zoning Administrator, along building facades facing construction sites.
- h. Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
- i. Construction activities (including the loading and unloading of materials and truck movements) and excavating, grading, and filling activities (including warming of equipment motors) shall be limited to the hours of 7:00 AM to 6:00 PM on weekdays and to the hours of 9:00 AM and 5:00 PM on Saturdays. Work shall be prohibited on Sundays and Holidays.
- j. Businesses, residences, or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing.
- k. Designate a "construction liaison" who would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

Project Specific Conditions of Approval:

- 13) Prior to starting any construction activities on the site, and until the construction of the project is complete, the applicant shall post a sign on the site which:
 - a) Is visible to pedestrians
 - b) Is a minimum size of 24 inches by 36 inches
 - c) Is made of durable material(s)
 - d) Includes an illustration of the approved project and contact information for the applicant
- 14) Prior to building permit issuance, the applicant shall submit, receive approval, and record a lot merger application to merge the two existing parcels on the project site.
- 15) Prior to building permit issuance, the applicant shall provide a payment of \$3,000 towards City economic development efforts and payment of \$3,000 towards general City efforts to improve public open space areas.
- 16) Prior to building permit issuance, the applicant shall demonstrate compliance with Chapter 13.50: Art in Public Places of the El Cerrito Municipal Code to the satisfaction of the Zoning Administrator. The project shall be fully compliant with Chapter 13.50 prior to the issuance of a Certificate of Occupancy.
- 17) Prior to issuance of a Certificate of Occupancy, applicant shall demonstrate compliance with inclusionary housing requirements in El Cerrito Municipal Code Chapter 19.30. If the applicant chooses to pay the inclusionary housing in-lieu fee, then the in-lieu fee rate shall be 25% of the rate that would otherwise apply, as defined by [Resolution 2025-063](#). This reduced rate only applies if a building permit is issued no later than March 16, 2028.
- 18) Prior to issuance of a Certificate of Occupancy, the applicant shall make a payment to the City of \$102 for each square foot of public open space as required by Section 2.05.06.01 of the San Pablo Avenue Specific Plan that is not provided on the project site.
- 19) Prior to issuance of a building permit, the applicant shall demonstrate compliance with long-term bicycle parking requirements in FBC Table 34 in Section 2.05.08.04 of the San Pablo Avenue Specific Plan.

- 20) Prior to building permit issuance, building plans shall demonstrate compliance with exterior lighting requirements in ECMC Section 19.21.050 (A).
- 21) As required by Section 3.05.04.03 Street Lighting of the Complete Streets Chapter of the San Pablo Avenue Specific Plan, provide pedestrian-oriented and automobile-oriented streetlights along the project frontage on Fairmount Avenue meeting standards in this section. Prior to issuance of a building permit, project plans shall include proposed street lighting for review and approval by the Public Works Department. Prior to issuance of a Certificate of Occupancy, applicant shall install street lighting for review and approval by the Public Works Department.
- 22) Prior to building permit issuance, a copy of the stamped and signed geotechnical report for the site shall be provided to Public Works for reference
- 23) The project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project meet the California Air Resources Board (CARB) Tier 4 Final emissions standards or equivalent.
- 24) Prior to Certificate of Occupancy, the applicant shall comply with El Cerrito Municipal Code Section 19.30.060 (Continuing Affordability and Occupancy).
- 25) The applicant shall maintain the subject property in a manner free from public nuisances, in accordance with Municipal Code Chapter 8.34 (Nuisance Abatement).
- 26) The cost of all automobile parking shall be separate from the sale or rental price of all residential units, unless prohibited by affordable housing financing requirements or Federal or State law. All residential unit renters and/or buyers shall be free not to rent and/or purchase parking.

Conditions based on applicable mitigation measures from the San Pablo Avenue Specific Plan Supplemental EIR:

- 27) Aesthetics and Visual Resources. (Mitigation 4-2): Building facades shall be of non-reflective materials, and windows shall incorporate non-reflective coating.
- 28) Air Quality (Mitigation Measure 5-1): Implement the following BAAQMD-recommended measures to control particulate matter emissions during construction. City staff will spot check that these measures are being implemented throughout the construction phase of the project. These measures reduce diesel particulate matter PM2.5 and PM10 created from construction to ensure that short-term health impacts to nearby sensitive receptors are avoided or reduced:
- 29) Dust (PM2.5 and PM10) Control Measures:
 - a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
 - b) Cover all hauling trucks or maintain at least two feet of freeboard.
 - c) Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
 - d) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).

- e) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
- f) Limit traffic speeds on any unpaved roads to 15 mph.
- g) Replant vegetation in disturbed areas as quickly as possible.
- h) Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
- i) Post a publicly visible sign(s) with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

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

31) Air Quality (Mitigation Measure 5-2): Prior to issuance of building permit the applicant shall complete a project-level construction health risk assessment to the satisfaction of the Zoning Administrator. This assessment shall be completed either through screening or refined modeling to identify impacts and, if necessary, include performance standards and industry-recognized measures to be accomplished through, though is not limited to, the following measures:

- a) Construction equipment selection.
- b) Use of alternative fuels and engine retrofits temporary line power or electric equipment.
- c) Modified construction schedule; and
- d) Implementation of BAAQMD Basic and/or Additional Construction Mitigation Measures for control of fugitive dust.

32) Biological Impacts (Mitigation Measure 6-1): Removal of trees, shrubs, or weedy vegetation between February 1 and August 31 shall require a survey for nesting birds by a qualified wildlife biologist to the satisfaction of the Zoning Administrator. The survey shall be conducted no sooner than 14 days prior to the start of removal of trees, shrubs, or weedy vegetation. Survey results shall be valid for 21 days following the survey. Any removal of trees, shrubs, or weedy vegetation more than 21 days after a survey shall require a new survey. The area surveyed shall include all construction sites, access roads, and staging areas, as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.

In the event that an active nest is discovered in the areas to be cleared, or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least two weeks or until a wildlife biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.

A qualified biologist shall conduct preconstruction surveys for bats and suitable bat roosting habitat at work sites where culverts, structures and/or trees would be removed or otherwise disturbed prior to the initiation of construction. If bats or suitable bat roosting habitat is detected, CDFW shall be notified immediately for consultation and possible on-site monitoring. The survey for nesting birds, bats and suitable bat roosting habitat may be conducted simultaneously.

- 33) Prior to the issuance of a building permit, the applicant shall implement a program that includes the following elements:
- a) Archeological and Cultural/Tribal resource identification training procedures for construction personnel
 - b) Procedures for reporting archeological, cultural, and tribal resource discoveries
- 34) Historic and Cultural Resources (Mitigation Measure 7-1): If subsurface archeological or cultural resources are encountered during ground-disturbing activities, work in the immediate vicinity shall be stopped and a qualified archaeologist shall be retained to evaluate the finds following the procedures described in Mitigation Measures 7-3 of the San Pablo Avenue Specific Plan Environmental Impact Report. Project personnel shall not collect cultural resources. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply, and there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Contra Costa County Coroner has been notified of the remains and has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.
- 35) Paleontological Resources (Mitigation Measure 7-2): The applicant shall implement a program that includes the following elements:
- a) Paleontological resource identification training procedures for construction personnel
 - b) Spot-checks by a qualified paleontological monitor of all excavations deeper than seven feet below ground surface.
 - c) Procedures for reporting paleontological discoveries and their geologic context.

If subsurface paleontological resources are encountered, excavation shall halt in the vicinity of the resources, and the project paleontologist shall evaluate the resource and its stratigraphic context. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. During monitoring, if potentially significant paleontological resources are found, "standard" samples shall be collected and processed by a qualified paleontologist to recover micro vertebrate fossils. If significant fossils are found and collected, they shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of material collected and identified shall be provided to a local museum repository with the specimens. Significant fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a local museum repository for permanent curatorship and storage. A report documenting the results of the monitoring and salvage activities, and the significance of the fossils, if any, shall be prepared and submitted to the Zoning Administrator.

- 36) Tribal Cultural Resources (Supplemental Mitigation Measure 7-1): During ground disturbing construction activities, if archaeological resources are encountered which are, or appear to be, Native American in origin, these artifacts (“tribal finds”) shall be presumed to be significant Tribal Cultural Resources pursuant to PRC 21074. Certified 2014 EIR Mitigation 7-2 (see above) shall apply. In addition to implementation of Certified EIR Mitigation 7-2, the Native American Heritage Commission shall be contacted to identify the appropriate tribal contact(s). The identified contact(s) shall be informed of the find, and the City will invite the representative(s) for consultation while seeking to avoid damaging effects on the resource, and to define a data recovery plan (if required). The City shall also retain a qualified archaeologist for joint consultation with the tribal representative(s). The City, pursuant to PRC 21074, in consultation with the appropriate tribe(s) and a qualified archaeologist, shall consider the significance under CEQA of the tribal find, and determine the next appropriate actions based on the consultation.
- 37) Geology and Soils (Mitigation Measure 8-1): As required by the Building Official, subject to City review and approval, the applicant shall complete and implement the geotechnical mitigation recommendations identified in the required site-specific geotechnical investigations and engineering studies, in coordination with City grading permit and building permit performance standards.
- 38) Noise and Land Use Compatibility/ Construction Noise (Mitigation Measure 13-3): Construction equipment shall be well-maintained and used judiciously to be as quiet as practical. The following measures shall be implemented to reduce noise from construction activities:
- l. Equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment.
 - m. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
 - n. Locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
 - o. Prohibit unnecessary idling of internal combustion engines.
 - p. Pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
 - q. Construct solid plywood fences around construction sites adjacent to operational business, residences, or noise-sensitive land uses.
 - r. If noise conflicts occur which are not irresolvable by proper scheduling, a temporary noise control blanket barrier shall be erected, as determined to be necessary by the Zoning Administrator, along building facades facing construction sites.
 - s. Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
 - t. Construction activities (including the loading and unloading of materials and truck movements) and excavating, grading, and filling activities (including warming of equipment motors) shall be limited to the hours of 7:00 AM to 6:00 PM on weekdays and to the hours of 9:00 AM and 5:00 PM on Saturdays. Work shall be prohibited on Sundays and Holidays.
 - u. Businesses, residences, or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing.
 - v. Designate a “construction liaison” who would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.
- 39) Noise and Land Use Compatibility/Construction Noise (Mitigation 13-4): The following measures are

recommended to reduce vibration from construction activities:

- a. Avoid impact pile driving where possible. Drilled piles causes lower vibration levels where geological conditions permit their use.
- b. Avoid using vibratory rollers and tampers near sensitive areas.
- c. In areas where project construction is anticipated to include vibration-generating activities, such as pile driving, in close proximity to existing structures, site-specific vibration studies shall be conducted to determine the area of impact and to present appropriate mitigation measures that may include the following:
 - i. Identify sites that would include vibration compaction activities (such as pile driving) and have the potential to generate ground-borne vibration, and the sensitivity of nearby structures to ground-borne vibration. Vibration limits shall be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer should conduct this task.
 - ii. Develop a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions.
 - iii. Design construction contingencies that would be implemented when vibration levels approached the limits.
 - iv. At a minimum, conduct vibration monitoring during initial demolition activities and during pile driving activities. Monitoring results may indicate the need for more or less intensive measurements.
 - v. When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures.
 - vi. Conduct post-survey on structures under either of these circumstances: (a) when construction monitoring has indicated high vibration levels or (b) when complaints of damage have been made due to construction activities. Make appropriate repairs or compensation when damage has resulted from construction activities.

40) Prior to the issuance of a permit for grading or demolition, the project plans shall incorporate the following provisions due to construction vibration activities that could exceed 0.3 in/sec PPV at nearby buildings:

- a) Prohibit the use of heavy vibration-generating construction equipment within 20 feet of adjacent residential buildings.
- b) Use a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, when compacting materials within 20 feet of adjacent commercial buildings. Only use the static compaction mode when compacting materials within 15 feet of residential buildings.
- c) Avoid dropping heavy equipment or materials and use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 20 feet of adjacent residential buildings.
- d) Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

Public Works Department:

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

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

- 43) For any work in the public right-of-way, including street excavation for utility connections, temporary traffic control, storage, temporary parking restrictions, and street tree, sidewalk, curb/gutter, and driveway work, applicant must obtain a Public Works Encroachment Permit and pay all associated fees.
- 44) Prior to building permit issuance, approval from EBMUD and Stege Sanitary District is required.
- 45) As part of the application for a building permit, the applicant shall submit a draft C.3 Stormwater Facilities Operations & Maintenance Plan (using templates provided by the Contra Costa Clean Water Program as described [here](#)).
- 46) Prior to Certificate of Occupancy, applicant shall execute a C.3 Stormwater Facilities Operations and Maintenance agreement.
- 47) Prior to building permit issuance, a copy of the stamped and signed geotechnical report for the site shall be provided to Public Works for reference.
- 48) Prior to building permit issuance, applicant shall pay City fees in the Master Fee Schedule including, but not limited to, the City Transportation Impact Fee (TIF), the West Contra Costa Transportation Commission fee (WCCTC) Subregional Transportation Mitigation Program fee (STMP), and the C.3 Storm Water Pollution Control Plan review fee.
- 49) Prior to building permit issuance, pursuant to El Cerrito Municipal Code Chapter 13.24, applicant shall submit an estimate of earthwork and/or grading operations and amount to be transported as part of the project as part of the preliminary grading plan. Any earthwork and/or grading operations in excess of 50 cubic yards will require the applicant to submit a detailed grading plan at Building Permit stage, and applicant would need to apply for a Grading & Transportation Permit and pay all associated fees.

Fire Department:

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

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

Building Division:

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

- 51) Submitted All work shall comply with all applicable laws, ordinances, regulations, and standards (LORS) and the current and effective California Building Code (CBC) series to include all relevant references, standards, and industry requirements. The City of El Cerrito Municipal Code and amended code sections shall be observed as well.
- 52) All construction documents shall be prepared by licensed and registered California Design Professionals. All scopes will be required to have the relevant and corresponding licensed professional(s) identified i.e.: Structural Engineer for structural design, Civil Engineer for site work, drainage, and improvements, etc. All Construction Documents shall have valid stamps and signatures.

53) Please clarify if any funding sources for the project consists of housing tax credits, the entire building, the site, and any associate accessory structures are required to comply with 2022 California Building Code Chapter 11B requirements for public housing. Please ensure to show compliance with the minimum requirements outlined in the fore-mentioned chapter. Any additional requirements dictated by any funding source which exceeds the minimum code are not enforceable by the building department, i.e. increased percentages for the number of accessible rooms.

54) If the project does not receive public funds per comment B3, please ensure the submitted plans show compliance with CBC Chapter 11A since structures contain 3 or more dwellings.

Operations and Environmental Services:

55) The applicant shall be responsible for moving trash, recycling, and compost bins to the curb on scheduled pickup days.

City Arborist:

56) Prior to issuance of a building permit, the applicant shall address the following comments for review and approval by the City Arborist:

- a. Add three to four City approved trees to the right of way (ROW) planters between the Lexington Avenue sidewalk and street.
- b. Remove LIM PER (Limonium) and Hemiaria (HER GLA) from the planting plan and substitute with Rubus calycinoides 'Emerald Carpet' or City approved equally tough ground cover(s).
- c. Specify arbor or recycled mulch only in ROW. Stone mulch in ROW is not permitted.
- d. Add language to landscaping plan stating: "City requires pre-planting inspection with nursery receipts by City Arborist of all plants in ROW. A post-planting inspection is also required with the developer to demonstrate automatic irrigation."
- e. Provide an irrigation plan. All ROW planting shall be connected to remote control valve(s) that are separate from property plantings, accessible from the ROW, and complete with shut-off valves.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on August 19, 2026, upon motion of _____ second by _____:

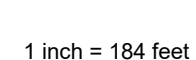
AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager



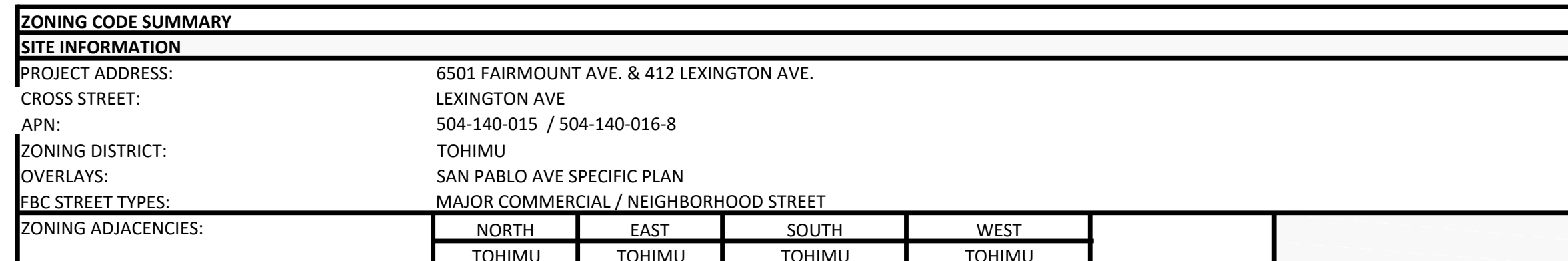
VICINITY MAP

PROJECT DESCRIPTION

TOM HOLLOWAY
tom@kla-ca.com

PROJECT TEAM

Attachment 2



			PERMITTED / REQUIRED	
DEVELOPMENT STANDARDS	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES:
AREAS				
LOT AREA-SF	16,614	16,614	5000 SF MIN.	<i>after both parcels combined w/ lot line adjustment</i>
LOT AREA-ACRE	0.38	0.38		
GROSS FLOOR AREA-SF (RESIDENTIAL)	1,796	31,078		
GROSS FLOOR AREA-SF (COMMERCIAL)	-	757		
GROSS FLOOR AREA- SF (COMBINED)	1,796	31,835		
BUILDING FOOTPRINT-SF	1,796	10,944		
LOT COVERAGE-SF	11%	66%		
FLOOR AREA RATIO (FAR)	0.11	1.92		<i>MAX. 2.0 FAR FOR NON-RESIDENTIAL USES</i>
USABLE OPEN SPACE (UOS)- SF	2267.00	4,576	1280 SF	<i>80 SF PER UNIT</i>
NON-PERMEABLE AREA - SF		14,890		
NON-PERMEABLE AREA - %		90%		
LANDSCAPE AREA - SF		1,252		
YARDS AND HEIGHT				
FRONT YARD SETBACK (FAIRMOUNT AVE)	12'	12'	12'	<i>SEE A100 FOR ZONES FOR MAJOR COMM. STREET</i>
FRONT YARD SETBACK (LEXINGTON AVE)	19'-5"	18'	20'	<i>SEE A100 FOR ZONES FOR NEIGHBORHOOD STREET, 2' PROPOSED ENCRoACHMENT AS A REQUESTED WAIVER</i>
SIDE YARD SETBACK (NORTH)	38'-1"	0'	0'	<i>PROPOSED RESIDENTIAL BUILDING IS SETBACK 5', TRASH ENCLOSURE HAS A 0' SETBACK</i>
REAR YARD SETBACK (WEST)	11'-2"	3'-7"	SEE SHADOWS	
BUILDING STORIES	1	3	3 MIN.	<i>MIN. 3 STORIES FOR RESIDENTIAL</i>
AVERAGE MAXIMUM HEIGHT	18'-0"	36'-2"	65' MAX.	
VEHICLE PARKING AND LOADING				
COMMERCIAL PARKING SPACES:	0	0	0	<i>COMM BLDGS < 3000 SF, NO OFF STREET PARKING REQ'D</i>
RESIDENTIAL PARKING SPACES:	1	16	16 MAX.	<i>UP TO 1 SPACE PER UNIT, NO MIN. REQ'D</i>
BICYCLE PARKING				
COMMERCIAL SHORT -TERM:	0	4	4	<i>MIN. 2 SPACES PER COMM. ESTABLISHMENT (MIN. 1.5 SPACES /3000 SF)</i>
RESIDENTIAL SHORT-TERM:	0	2	2	<i>MIN. 2 SPACES (MIN. 1 SPACE /10 UNITS)</i>
RESIDENTIAL LONG-TERM:	1	24	24	<i>MIN. 1.5 SPACES PER UNIT</i>
UNITS				
DWELLING UNITS	1	16	13	<i>MIN. 13 DU REQUIRED @ MIN. 35 DWELLING UNITS PER ACRE</i>

RESIDENTIAL UNIT MIX:							
UNIT TYPE:	A / A.1	B	C	D	E / E.1	TOTAL:	% OF MIX
2-BD / 3.5-BA	2					2	13%
2-BD / 2.5-BA + COMM			1	1		2	13%
3-BD / 3.5-BA		5			7	12	75%
TOTAL UNITS:	2	5	1	1	7	16	
TOTAL BEDRMS:	4	15	2	2	21	44	

BUILDING INFORMATION

SHEET #	SHEET NAME
ARCHITECTURAL DRAWINGS	
A000	COVER SHEET
A001	SITE PHOTOS
A002	EXISTING SITE AND DEMO PLAN
A010	VIEW STUDIES
A011	RENDERING VIEWS
A100	SITE PLAN
A110	UNIT PLANS
A111	UNIT PLANS
A112	UNIT PLANS
A113	UNIT PLANS
A114	UNIT PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A210	PROPOSED ELEVATIONS & MATERIALS
A211	PROPOSED ELEVATIONS & MATERIALS
A212	PROPOSED ELEVATIONS & MATERIALS
A310	WALL SECTIONS
A311	WINDOW AND DOOR DETAILS

CIVIL DRAWINGS

C1.1	COVER SHEET
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	DIMENSION AND PAVING PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	CROSS SECTIONS
C5.1	COMPOSITE UTILITY PLAN
C5.2	DMA SITE PLAN

LANDSCAPE DRAWINGS

L0.1	CONCEPTUAL LANDSCAPE PLAN
L0.2	PRELIMINARY PLANTING PLAN
L0.3	IMAGERY PHOTOS

EL CERRITO,
CALIFORNIA
94530



PROJECT ISSUE RECORD:

[illegible]

CITY PERMIT RECORD:

2026/03/13	ENTITLEMENT SET
2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2

PROJECT:

MAT02

TITLE:
COVER SHEET

SHEET:

A000



D. NORTH EAST VIEW OF PROPERTY



C. VIEW LOOKING NORTH EAST ON LEXINGTON AVE.



B. VIEW LOOKING EAST ON LEXINGTON AVE.



A. CORNER VIEW OF PARCEL LOOKING NORTH (LEXINGTON AND FAIRMOUNT)



H. SIDE YARD (SOUTH) VIEW OF 412 LEXINGTON AVE - STRUCTURE TO BE DEMOLISHED



G. STREET VIEW OF 412 LEXINGTON AVE - STRUCTURE TO BE DEMOLISHED



F. VIEW SOUTH WEST FROM NORTH EAST CORNER OF PROPERTY



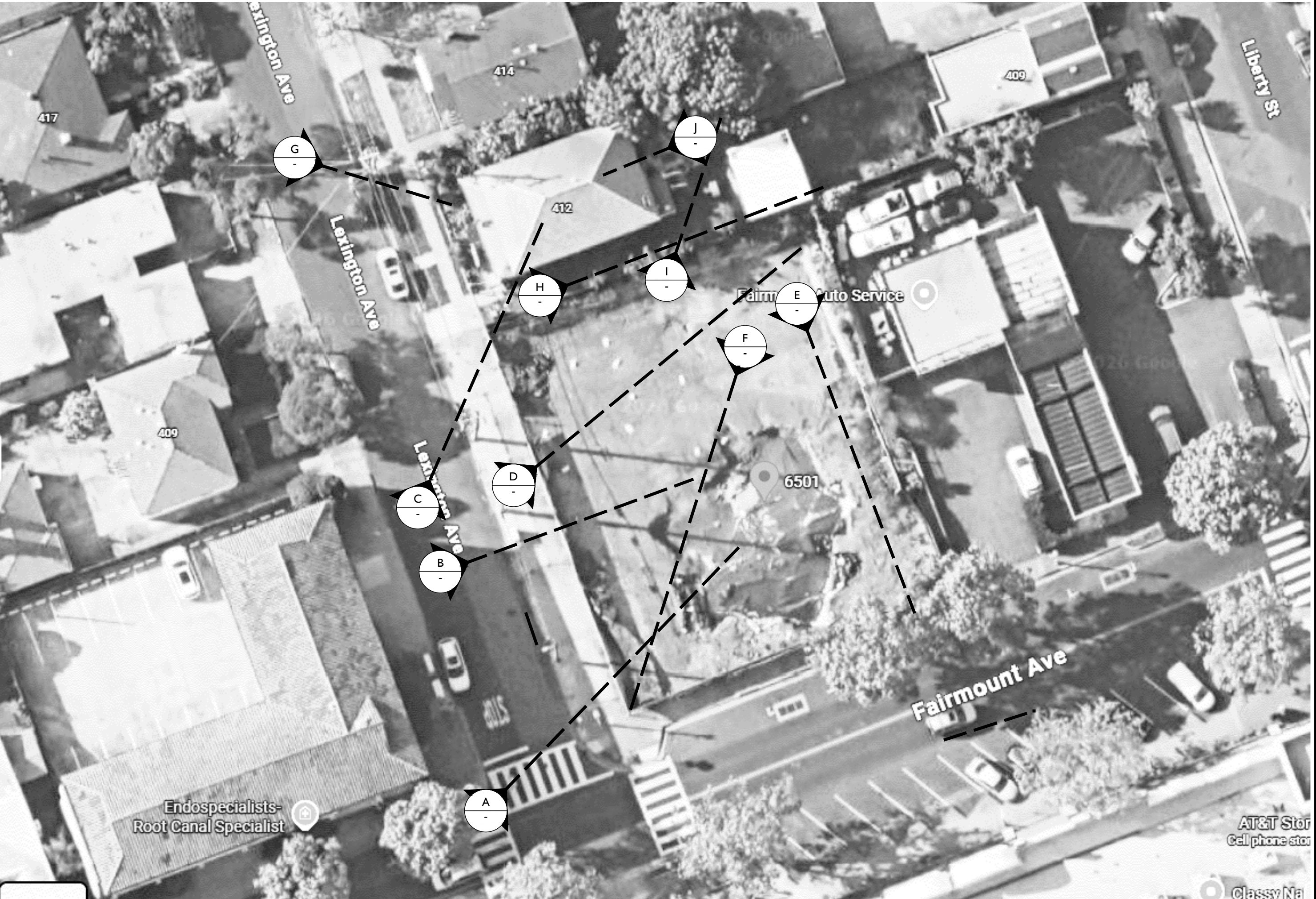
E. VIEW SOUTH ALONG EASTERN PROPERTY LINE



J. REAR YARD VIEW OF EXISTING HOUSE AT 412 LEXINGTON AVE - STRUCTURE TO BE DEMOLISHED



I. BACK YARD VIEW OF GARAGE AND SHED AT 412 LEXINGTON AVE - STRUCTURE TO BE DEMOLISHED



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

2026/03/13	ENTITLEMENT SET
2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2

PROJECT:

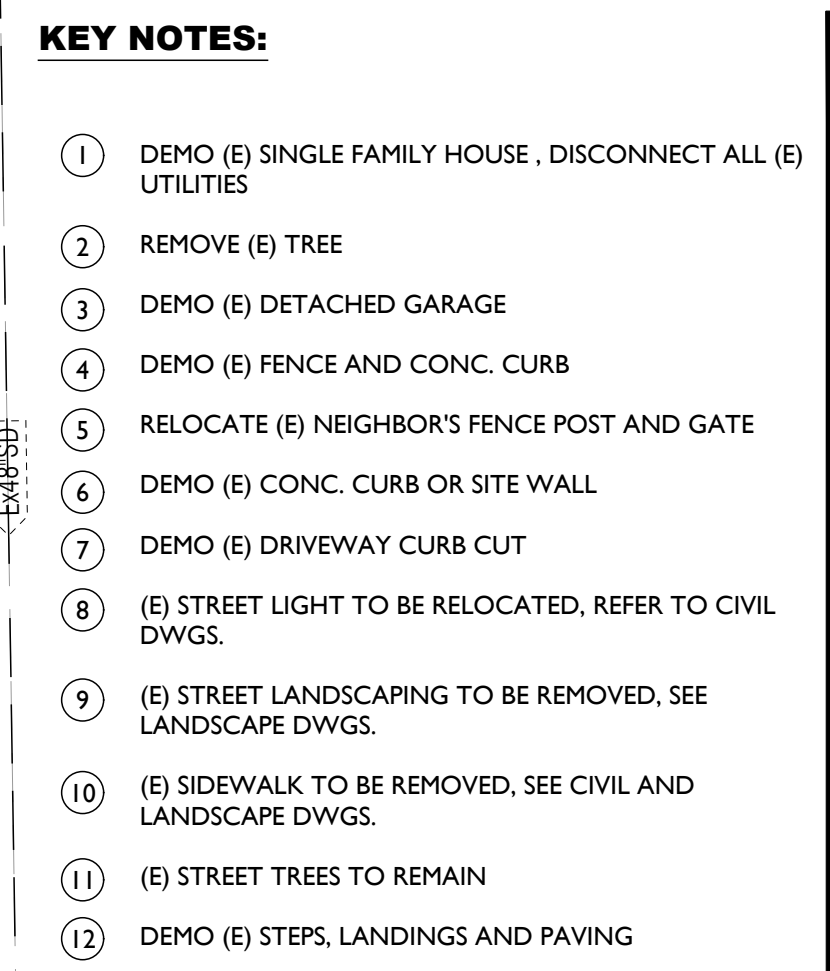
MAT02

TITLE:

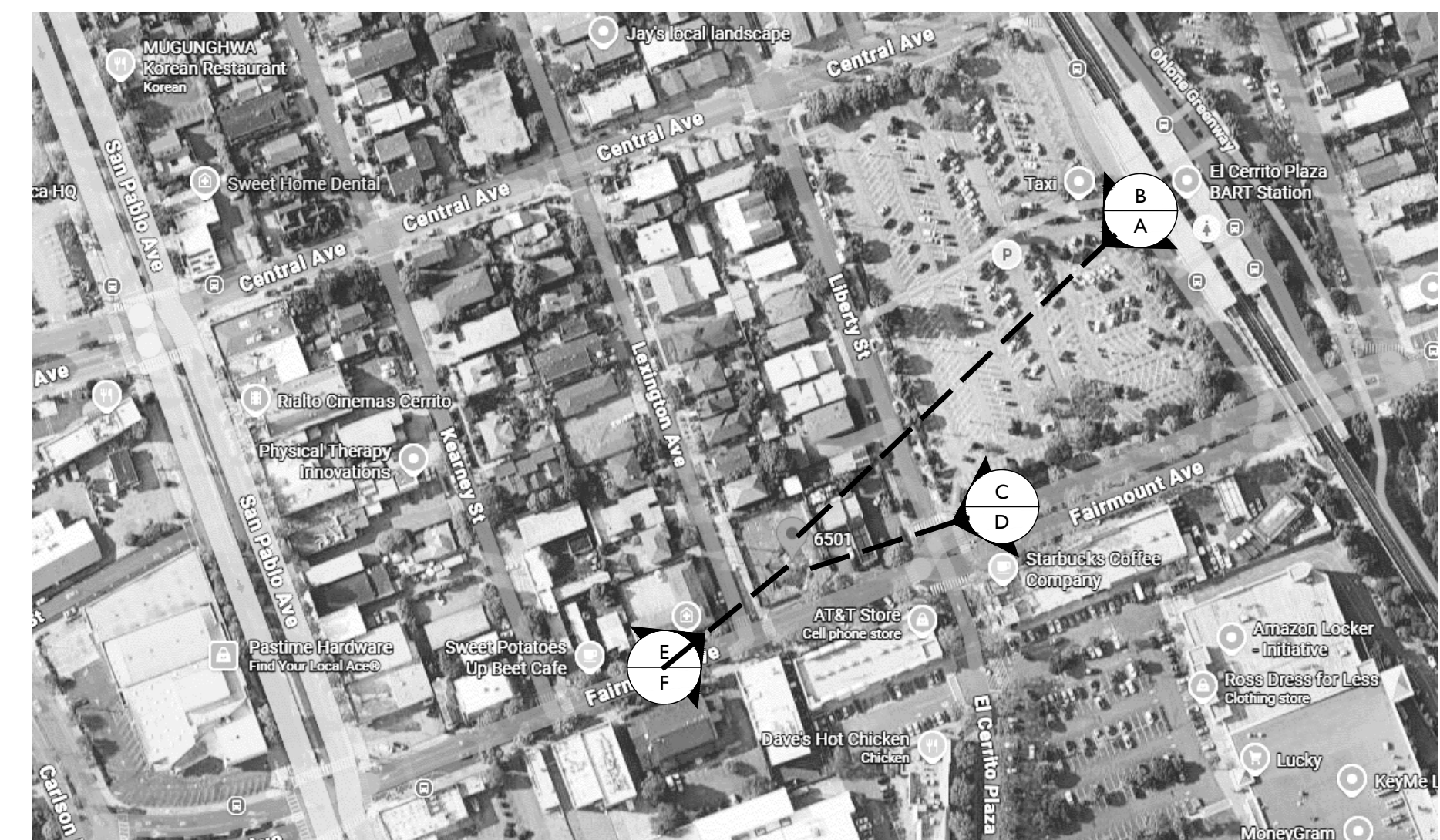
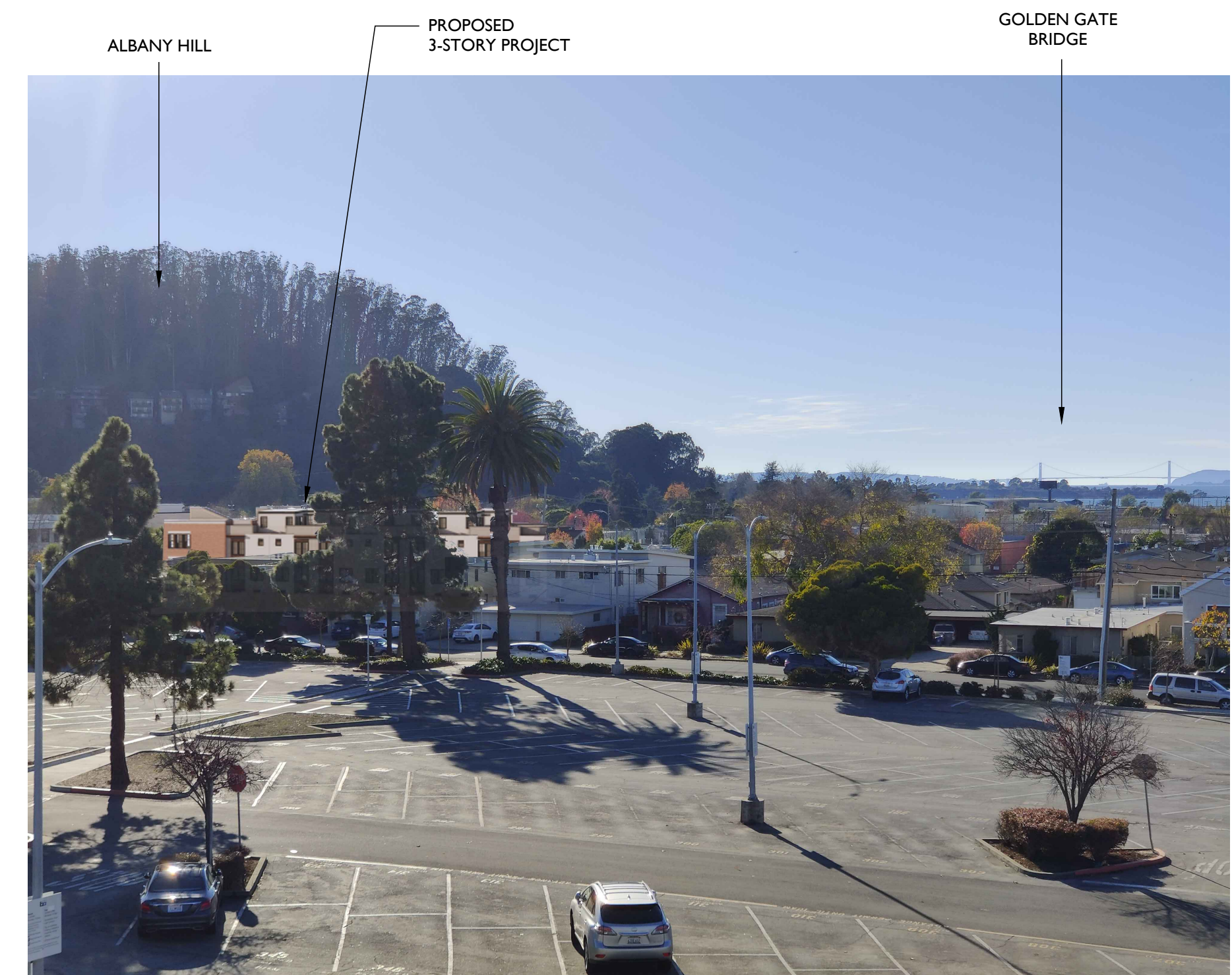
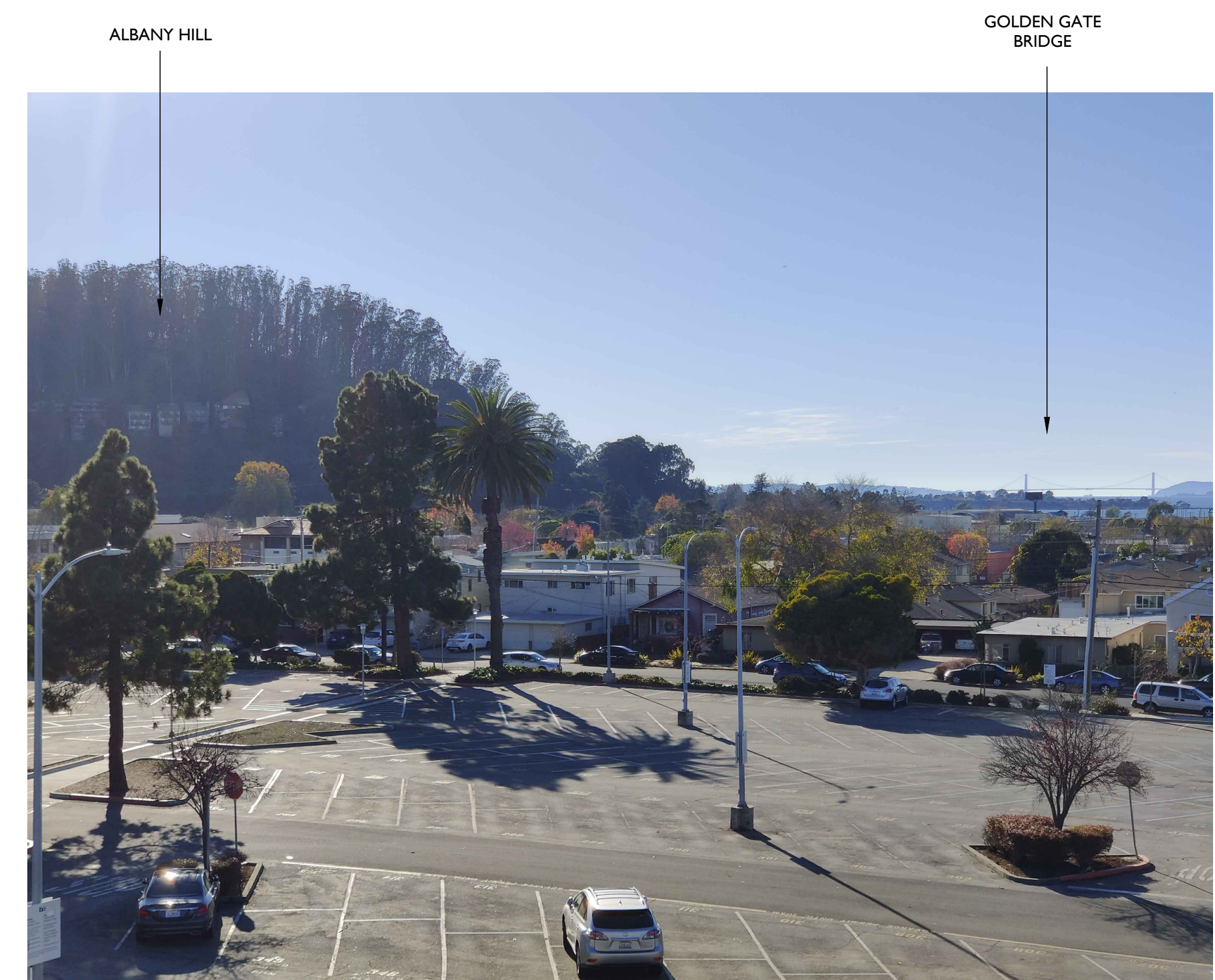
EXISTING SITE PHOTOS

SHEET:

A001



A002

[illegible]



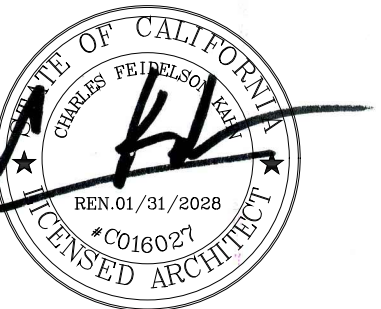
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**LEXINGTON
TOWNHOMES**

1 FAIRMOUNT AVE
2 LEXINGTON AVE

EL CERRITO,
CALIFORNIA
94530



PROJECT ISSUE RECORD:

[illegible]

CITY PERMIT RECORD:

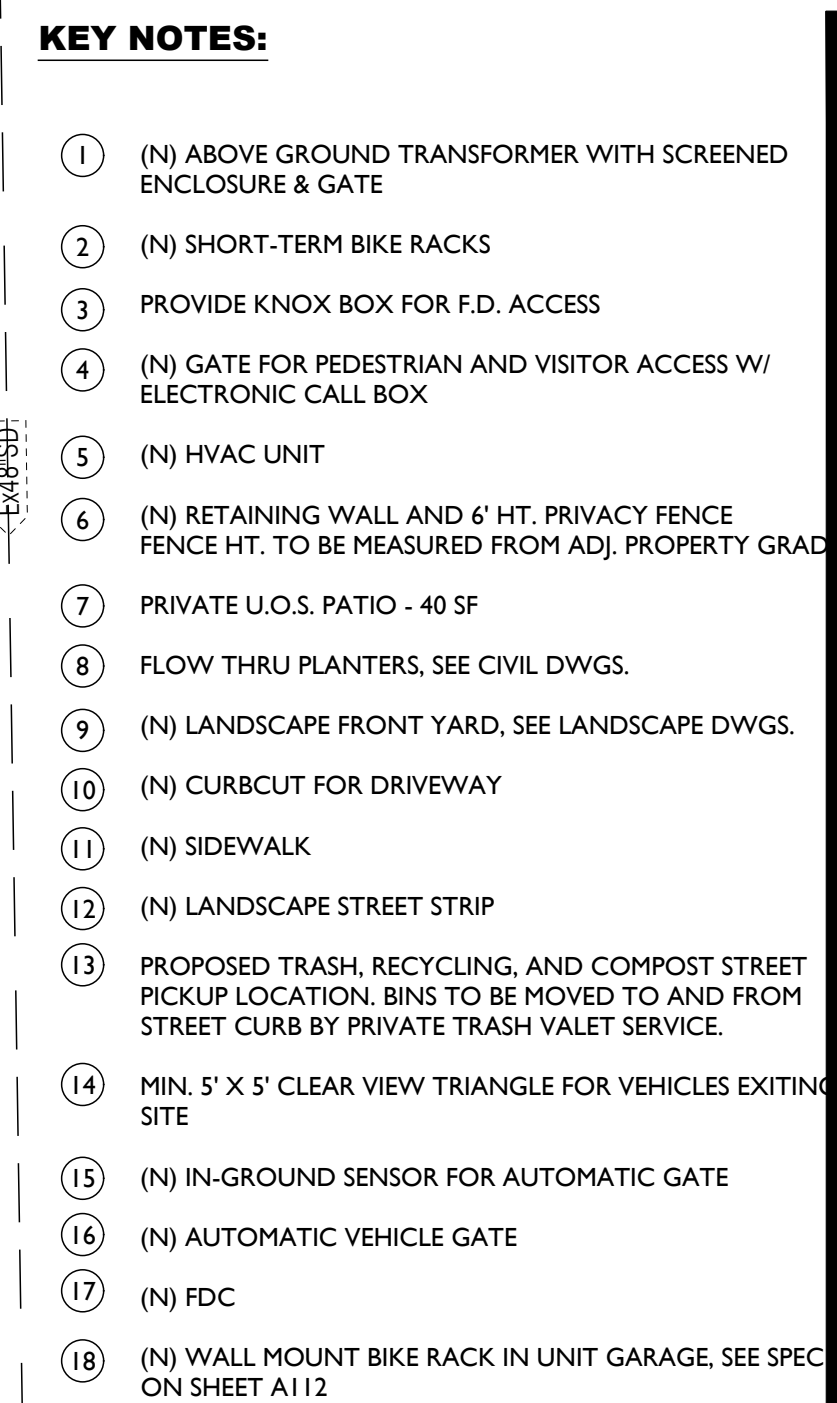
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26/07/30	ENTITLEMENT R-2

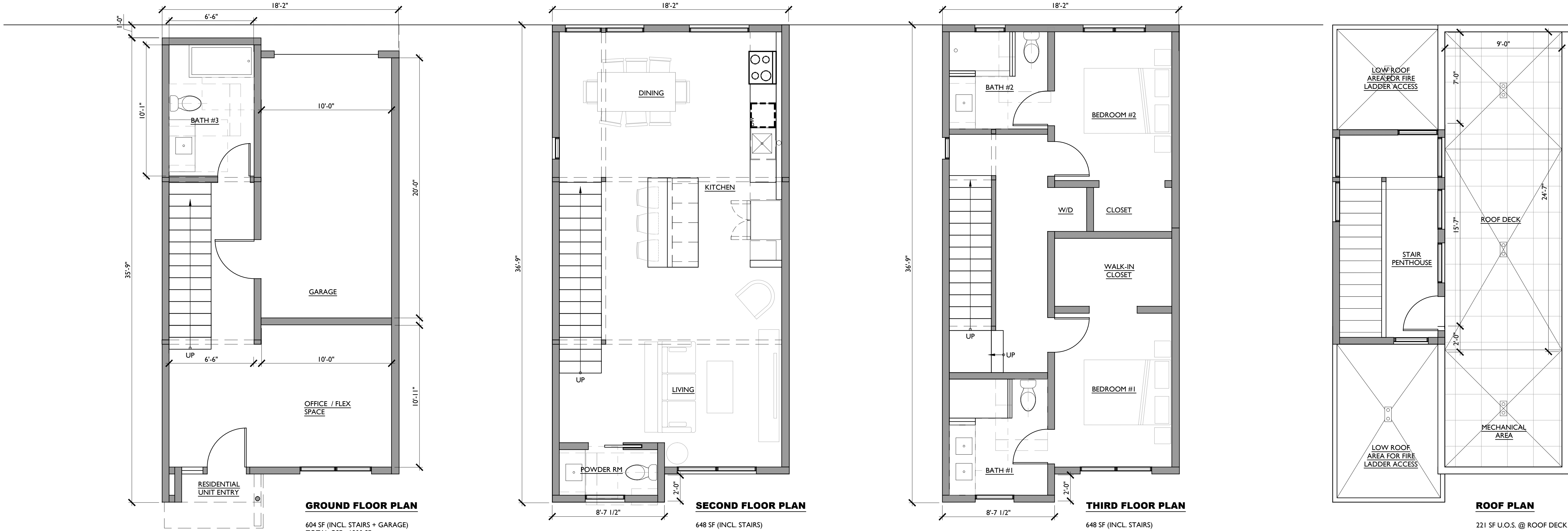
PROJECT:
MAT02

TITLE:
ENDING
VIEWS

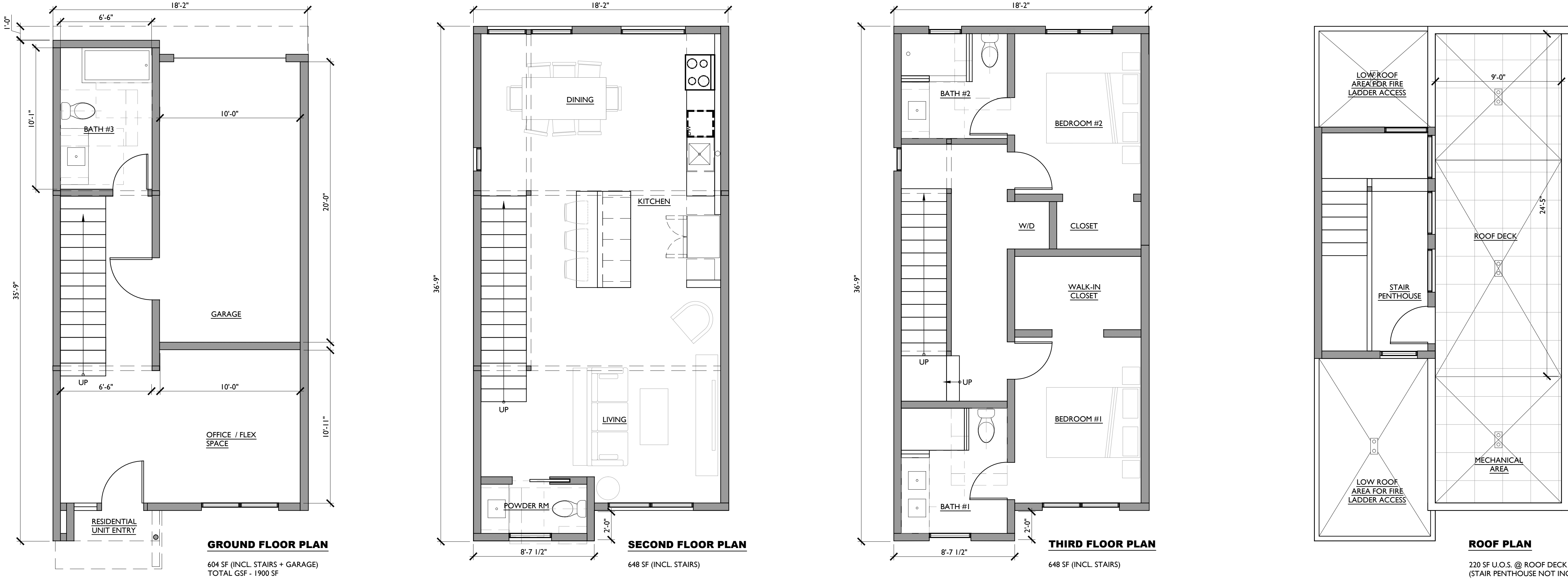
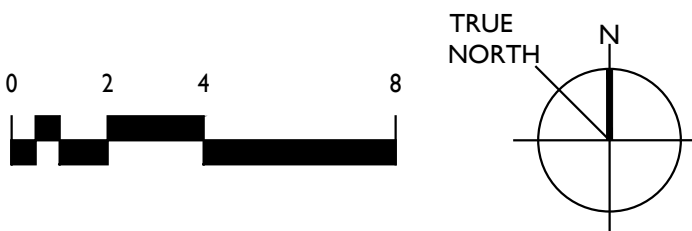
SHEET:

A011

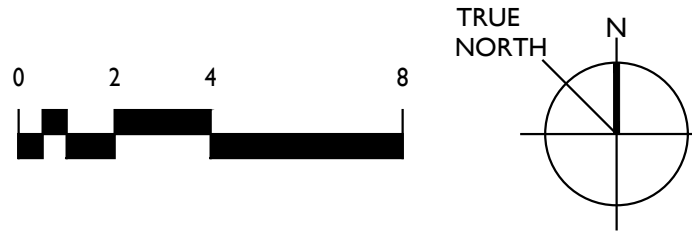


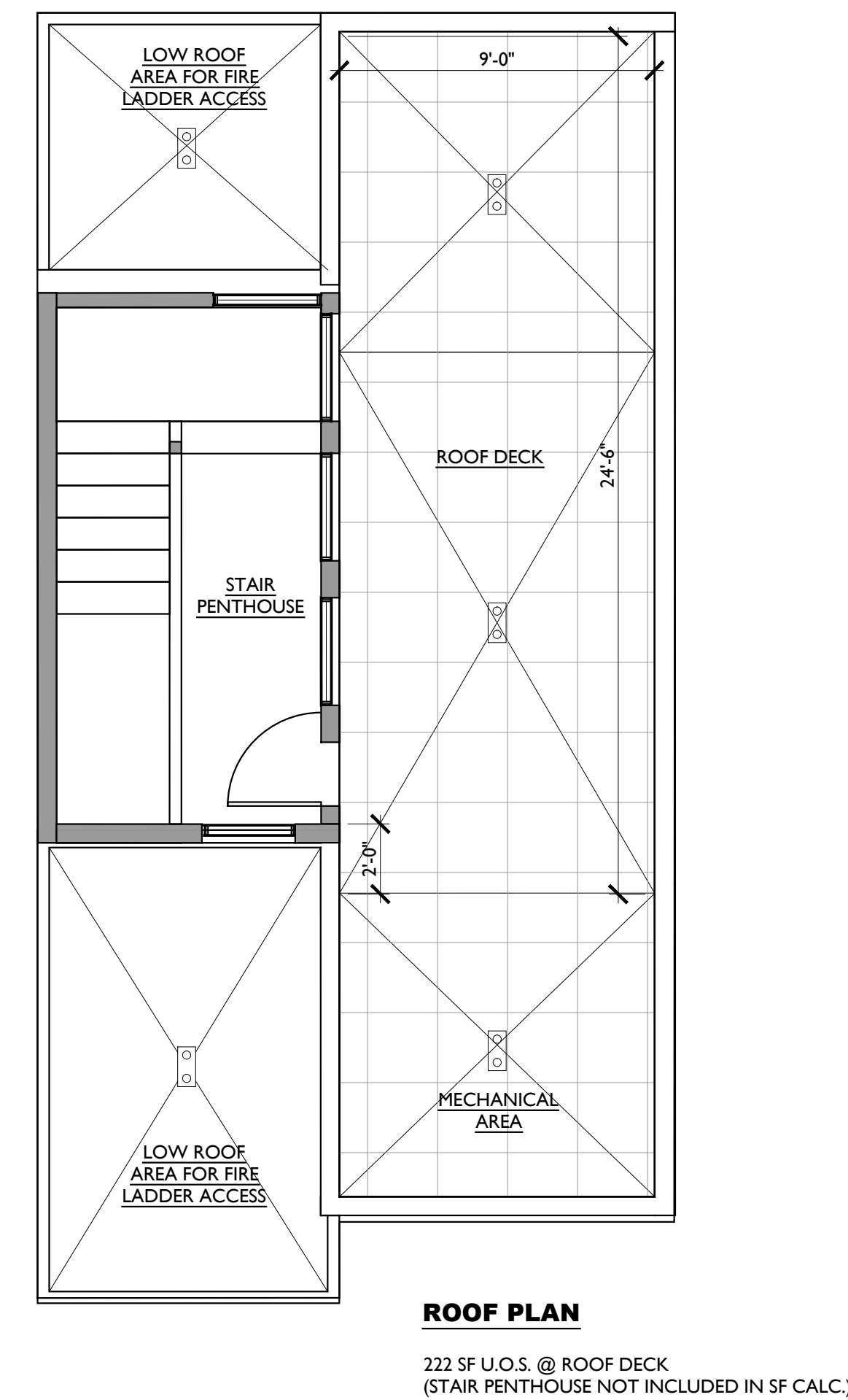
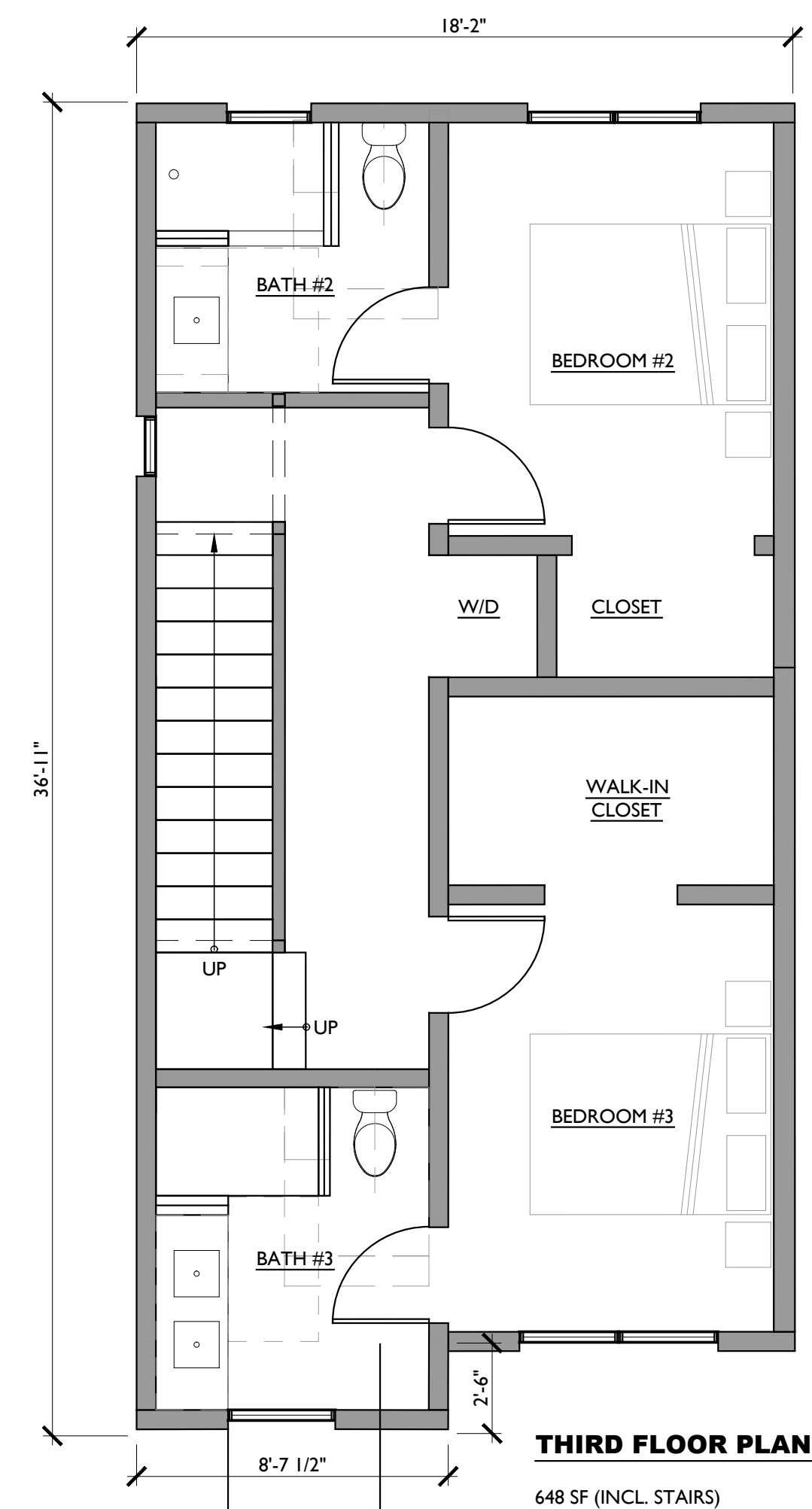
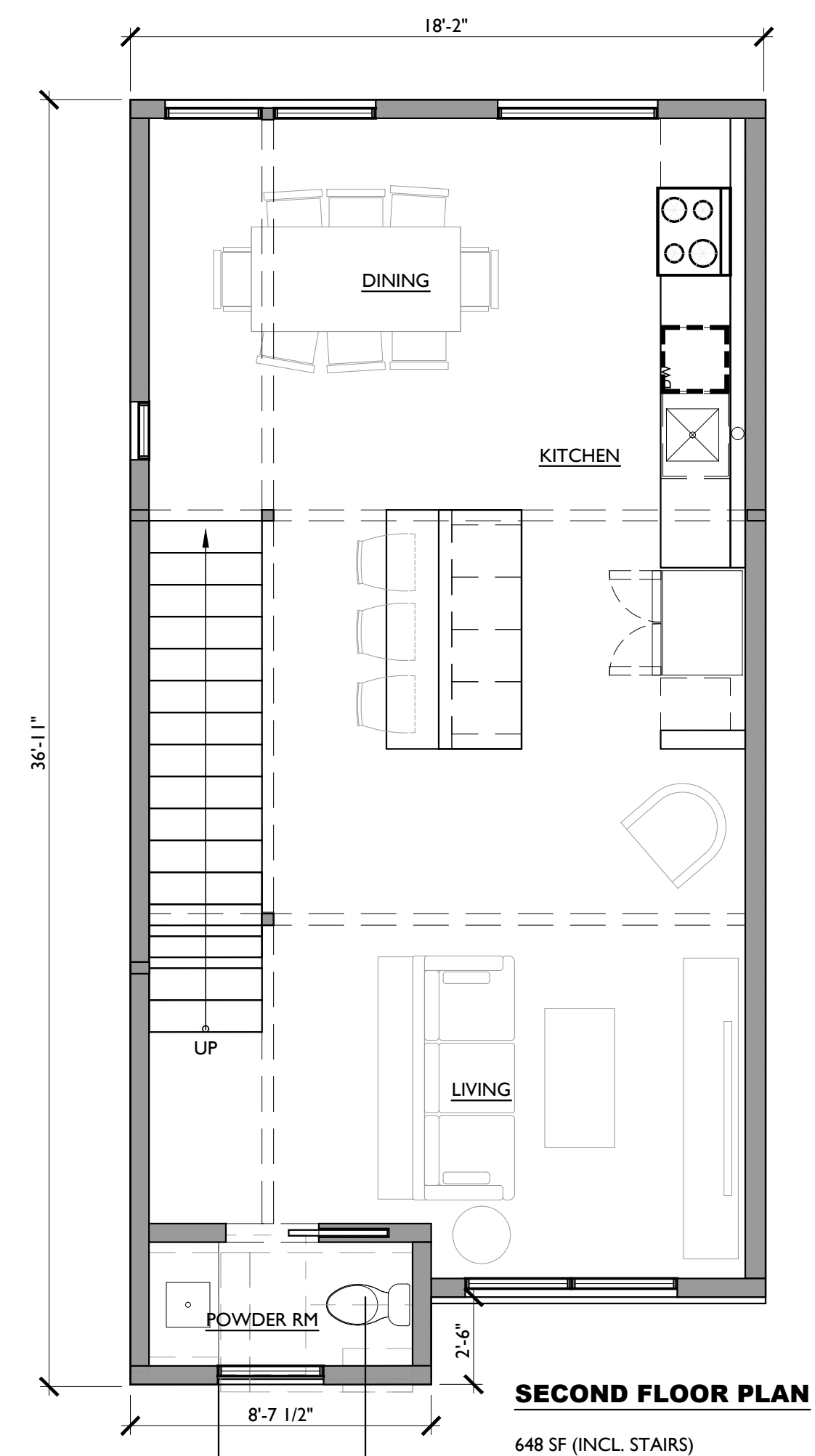
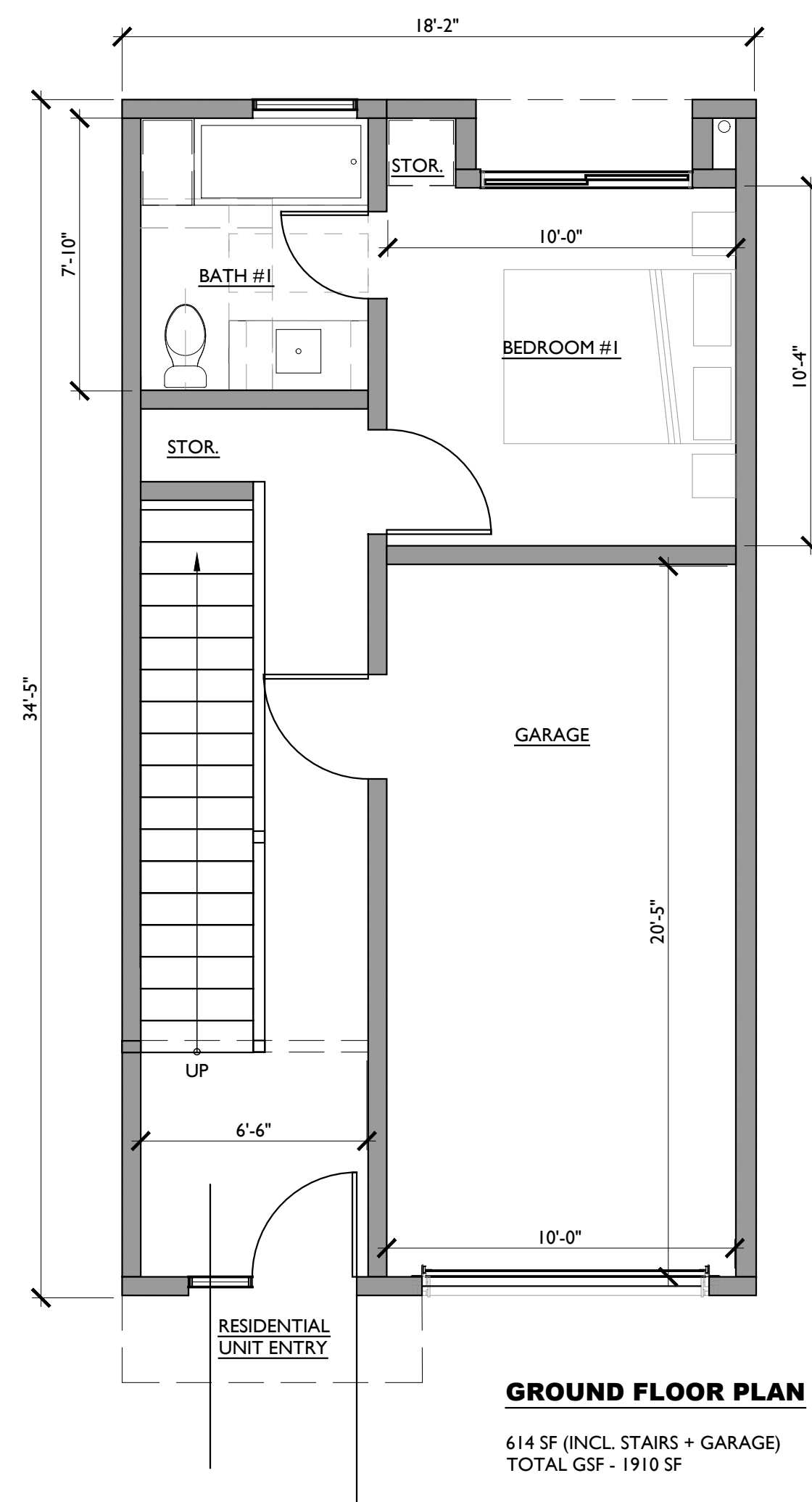


1 UNIT A.I PLANS
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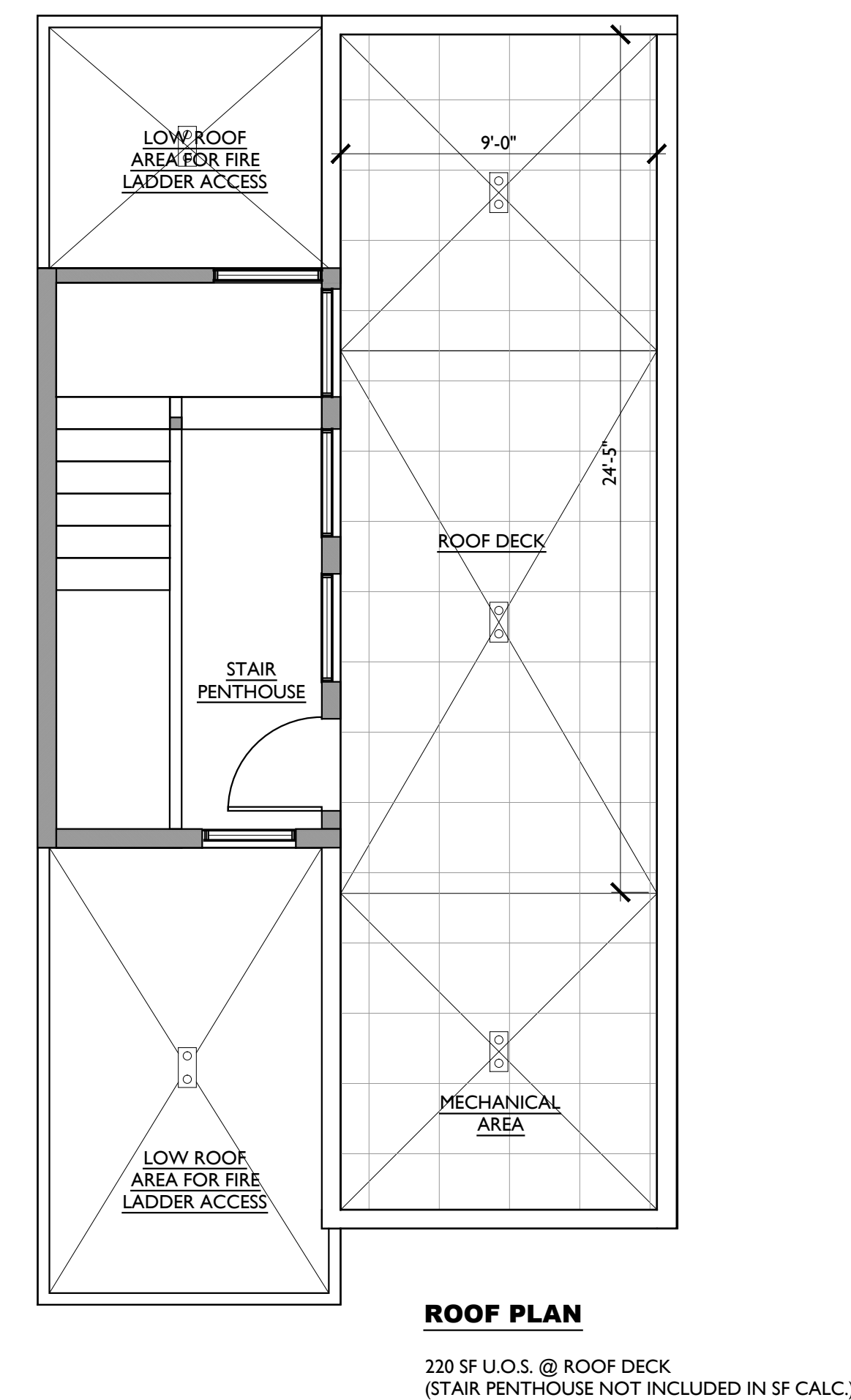
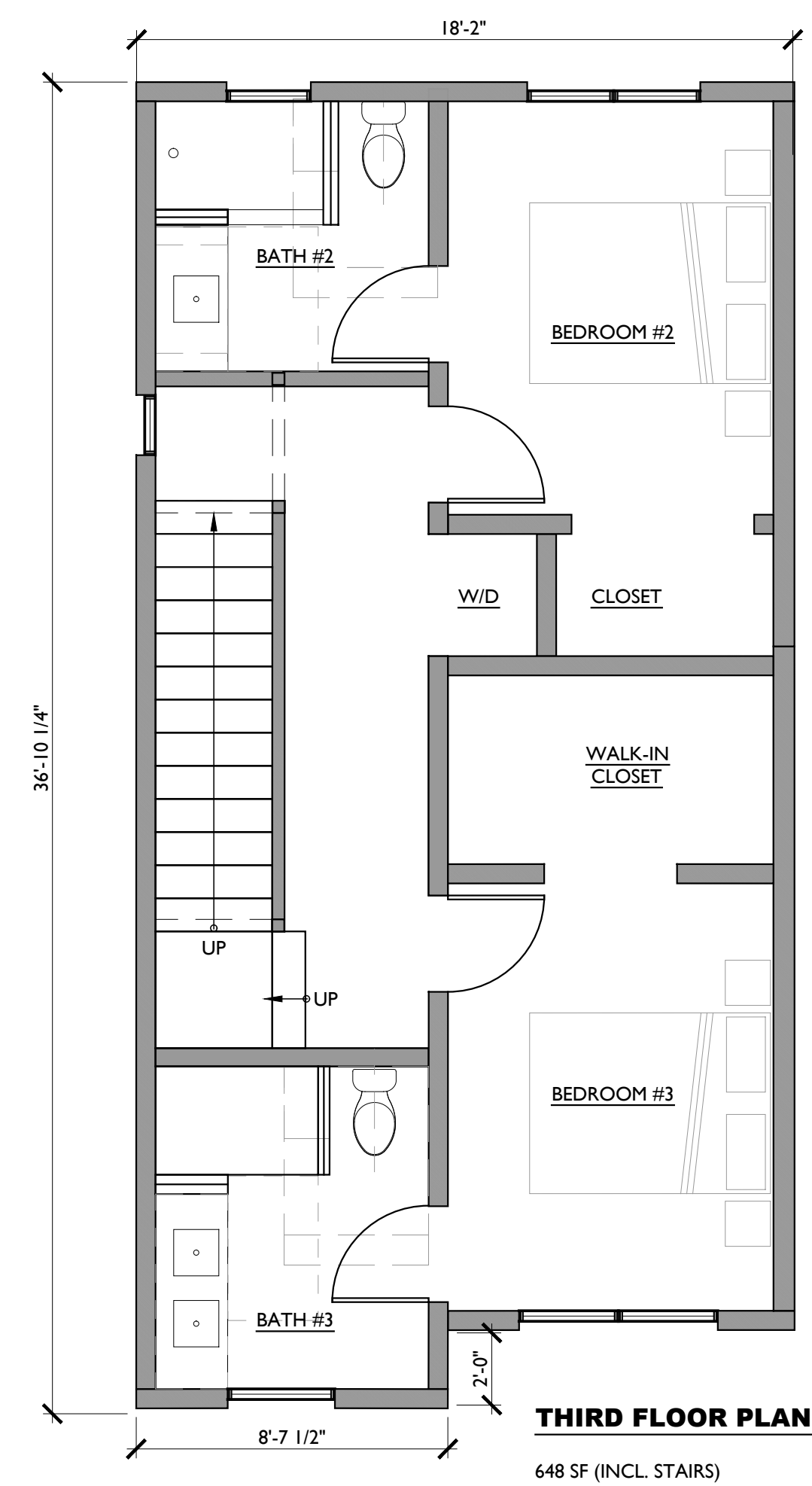
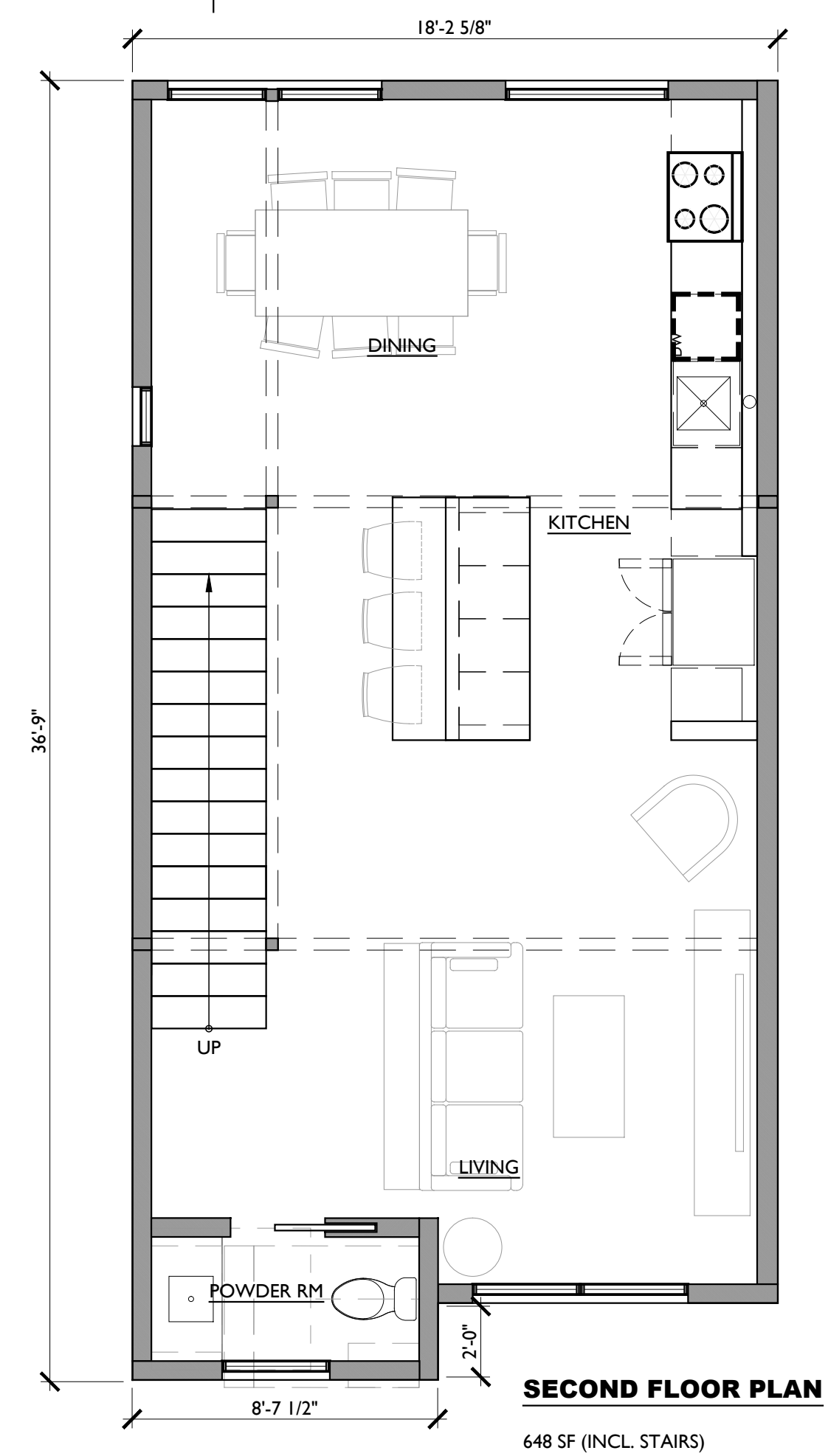
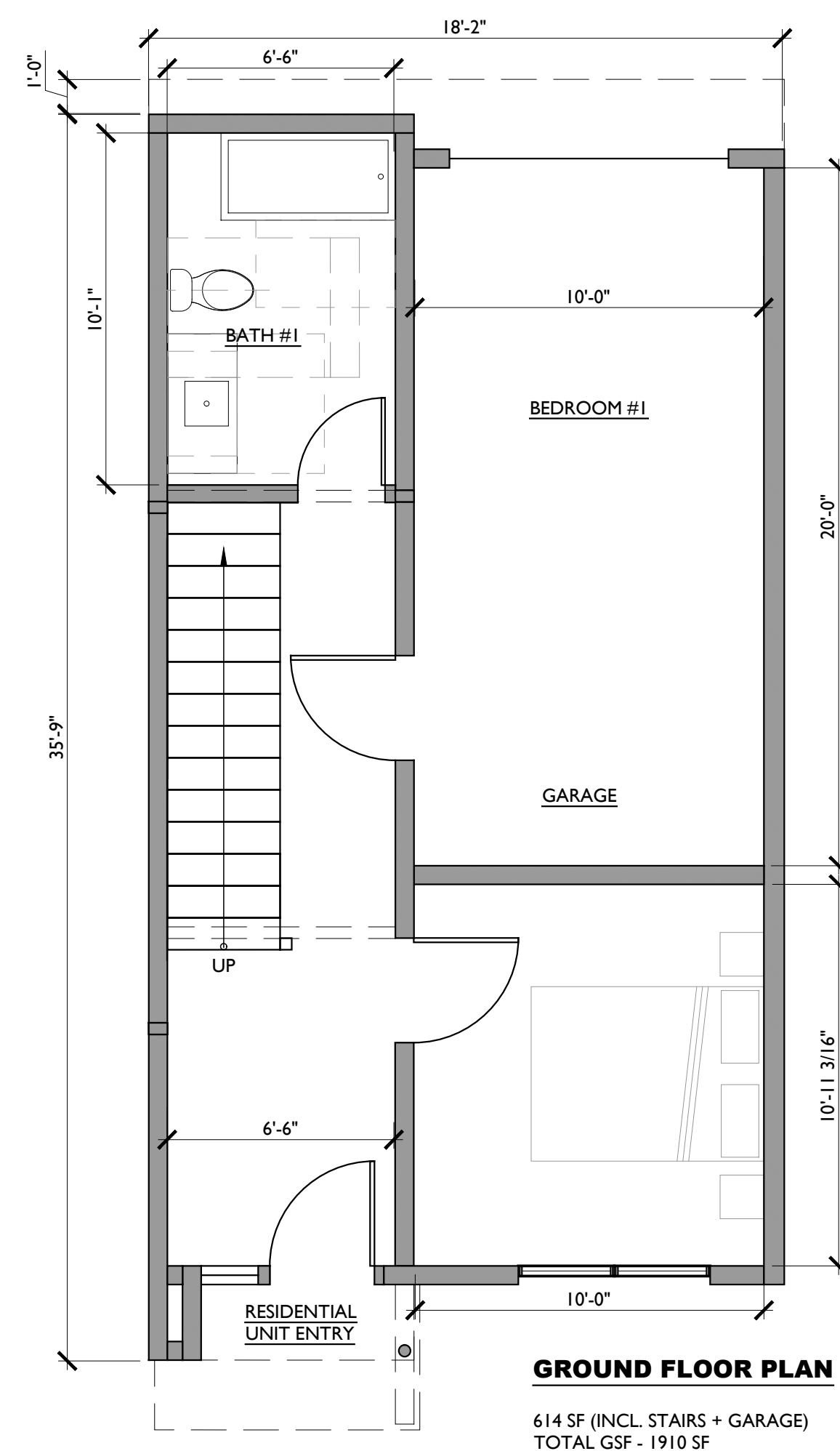
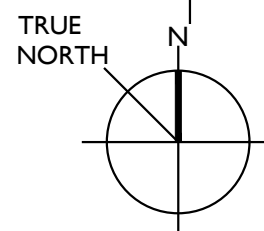


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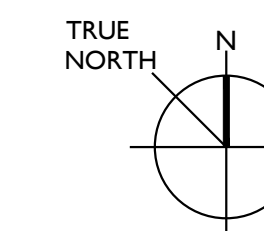




I UNIT E PLANS
1/4" = 1' - 0"



2 UNIT B PLANS
1/4" = 1' - 0"

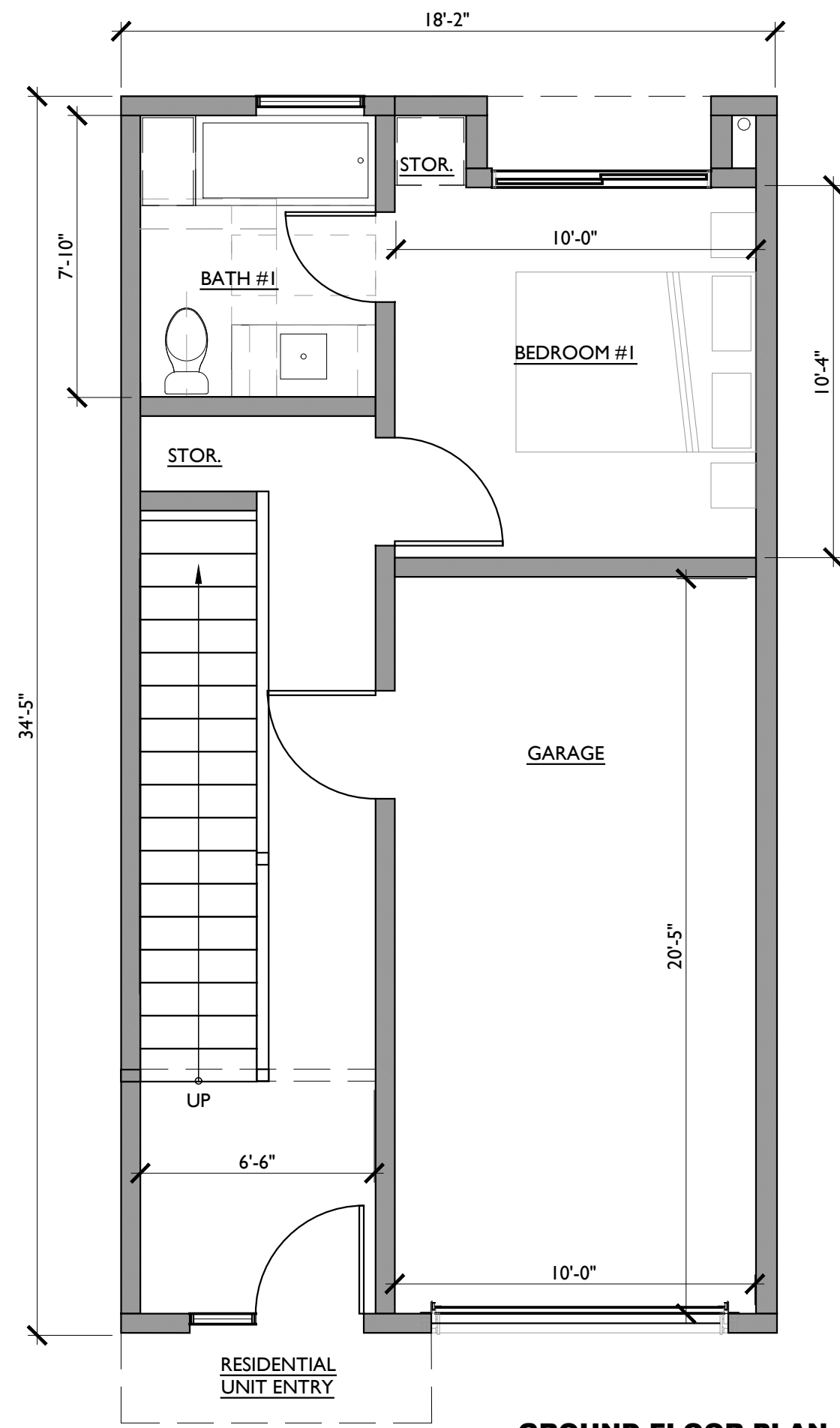


PROJECT ISSUE RECORD:

CITY PERMIT RECORD:	
26/03/13	ENTITLEMENT SET
26/05/22	ENTITLEMENT R-1
26/07/30	ENTITLEMENT R-2

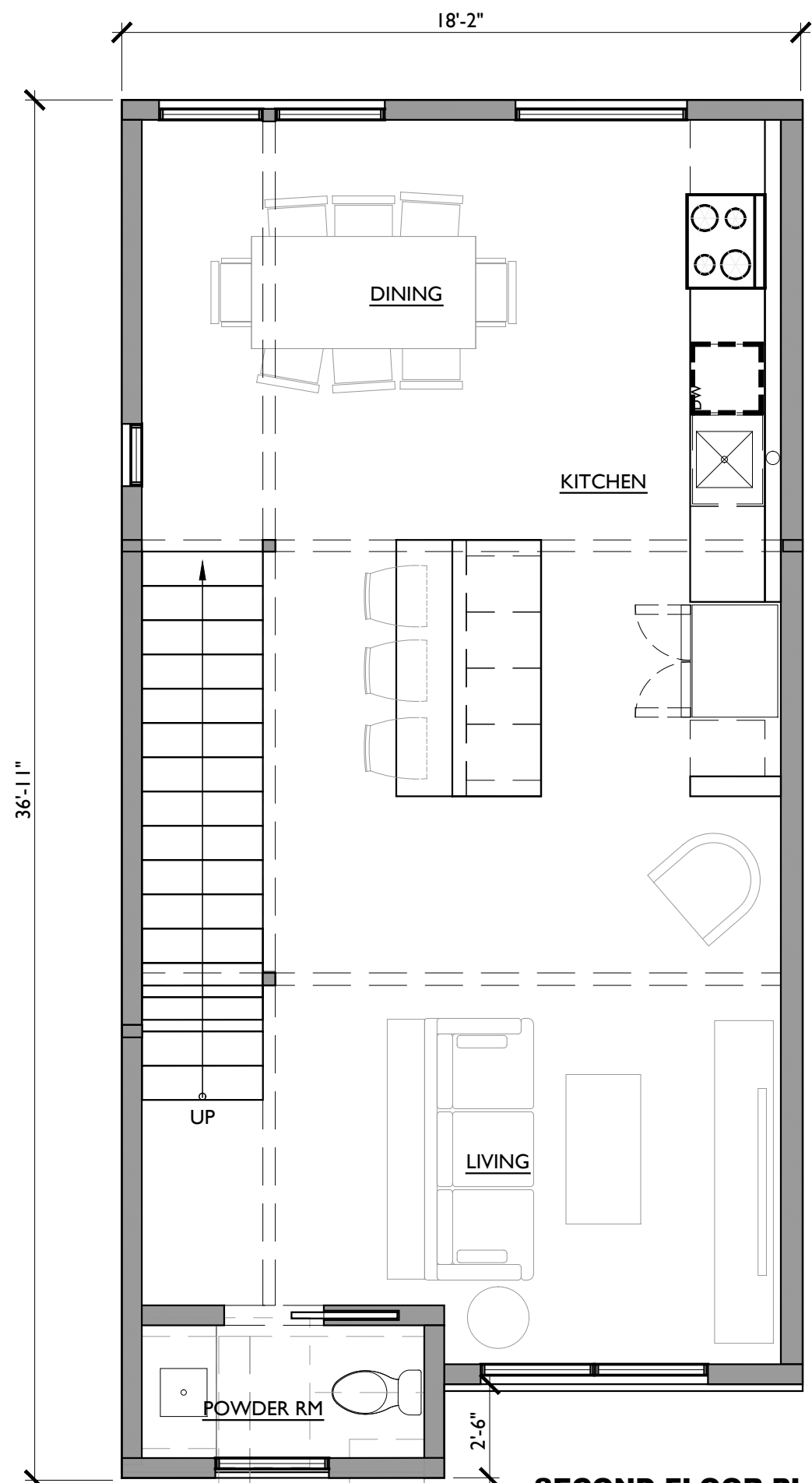
PROJECT:
MAT02

TITLE:
UNIT PLANS



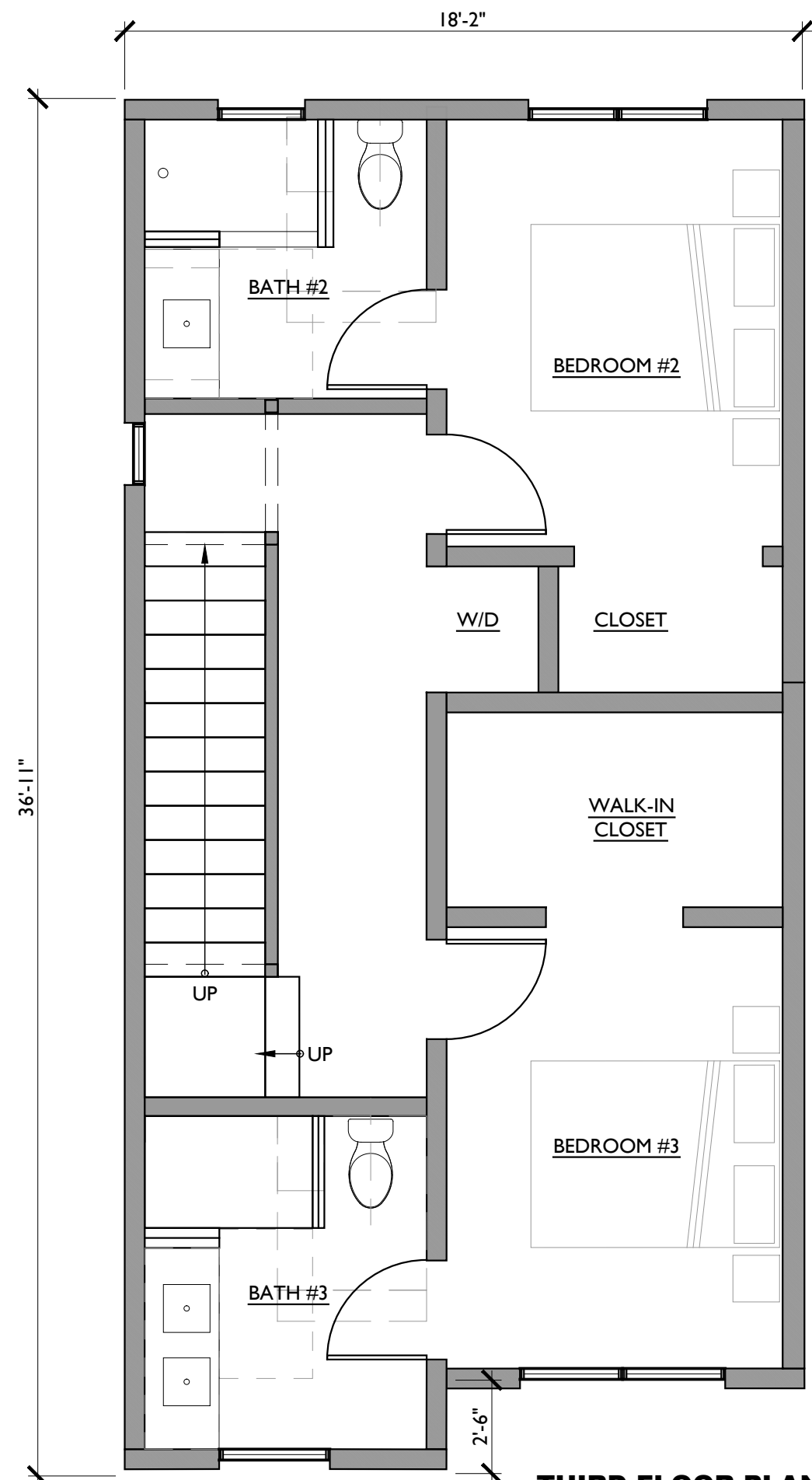
GROUND FLOOR PLAN

614 SF (INCL. STAIRS + GARAGE)
TOTAL GSF - 1910 SF



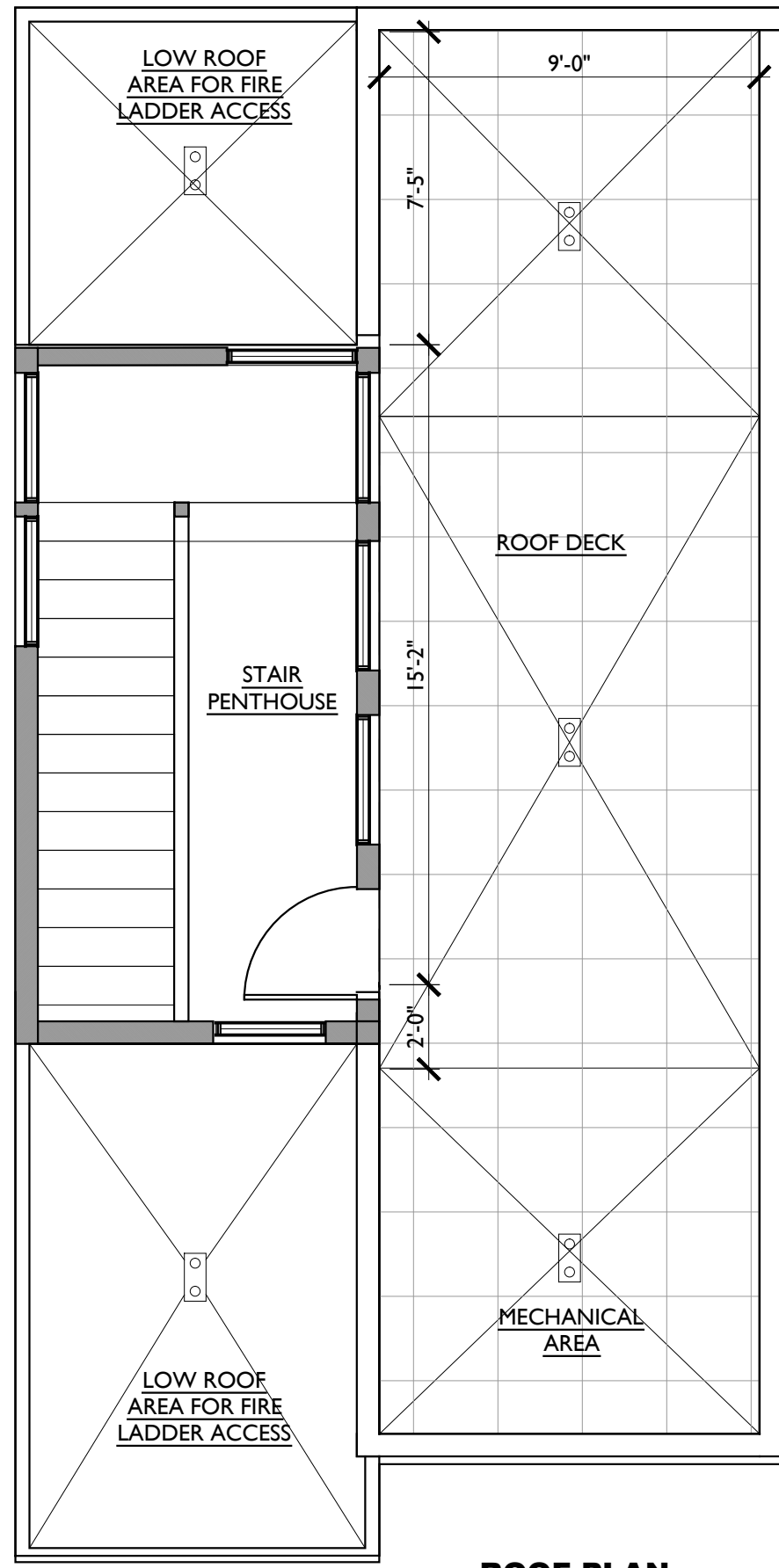
SECOND FLOOR PLAN

648 SF (INCL. STAIRS)



THIRD FLOOR PLAN

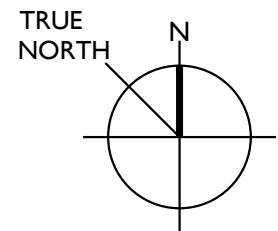
648 SF (INCL. STAIRS)



ROOF PLAN

221 SF U.O.S. @ ROOF DECK

UNIT E.1 PLANS
1/4" = 1' - 0"



Packed With Features

Roll In, Roll Out

The Steadyrack works using a pushing and pulling action to load and unload bikes making it suitable and easy for people of all ages and strength. When the rack is mounted at the recommended height, you can simply roll your bike in and out.

Space Saving

Steadyrack bike racks can be mounted to virtually any wall and will conveniently swivel from side to side. Steadyrack's can be installed as close as 350mm apart and due to the swivel action, can be overlapped. When the rack is empty, the arms fold away.

Easy to Install

Even if you're not a handy person, Steadyracks are easy to install. Each rack comes with all the fixings you'll need for timber or masonry (brick) installations. They can be mounted to any structurally sound wall.

Built to Last

Made from Chrome plated steel, our racks are strong and built to last, holding up to 35kg/77lbs.

Easy to Use

The unique design of a Steadyrack means they're extremely simple to use for everyone. Just open the support arms, balance your bike on the rear tire and then push and pull the bike in or out to use.

Safe, Secure & Lockable

Bikes fit snugly into Steadyracks, so there's virtually no risk of the bikes falling over and being damaged. Bikes can also be secured easily using conventional chain or D type locks, making them extremely secure bike storage solutions.



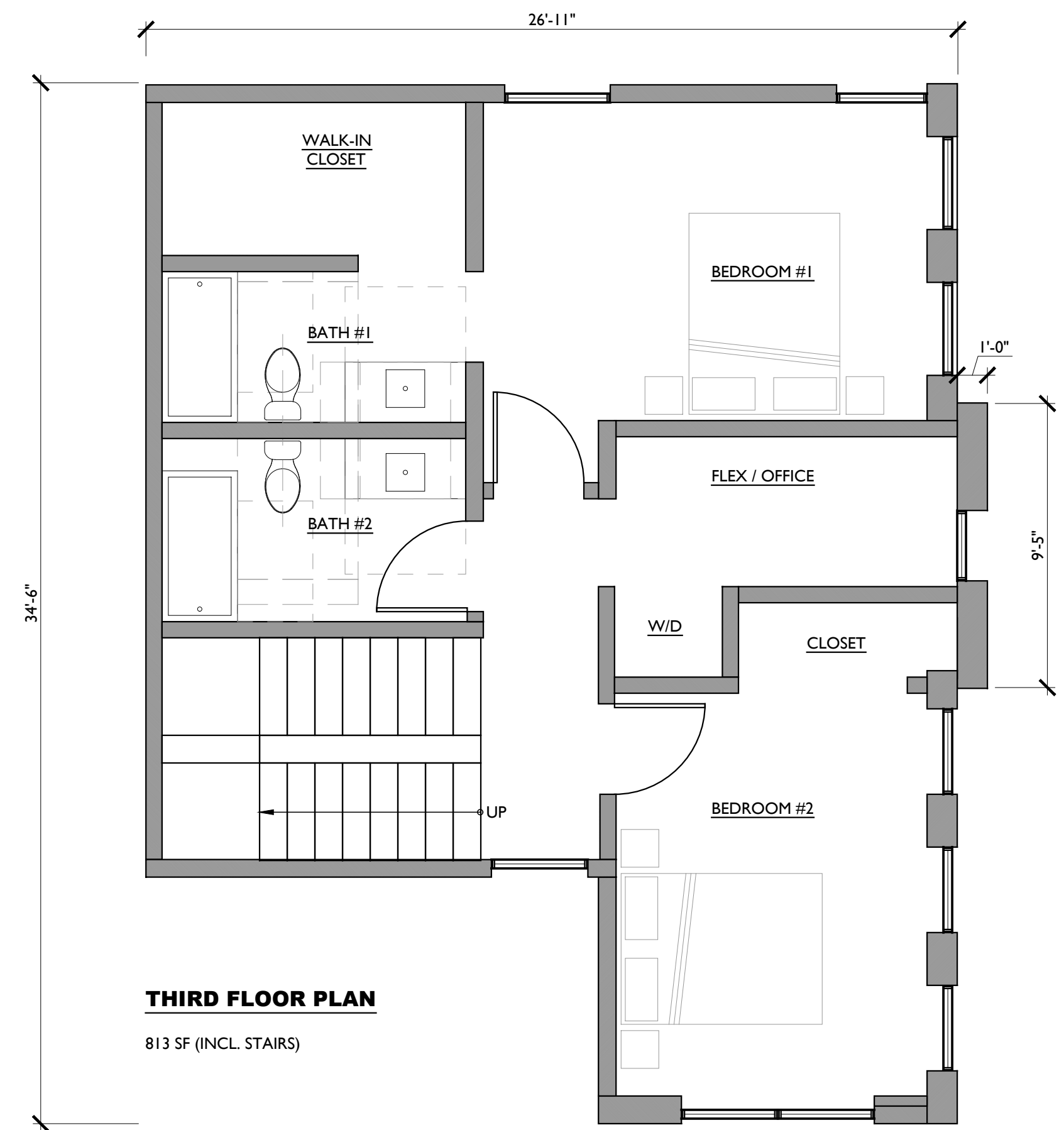
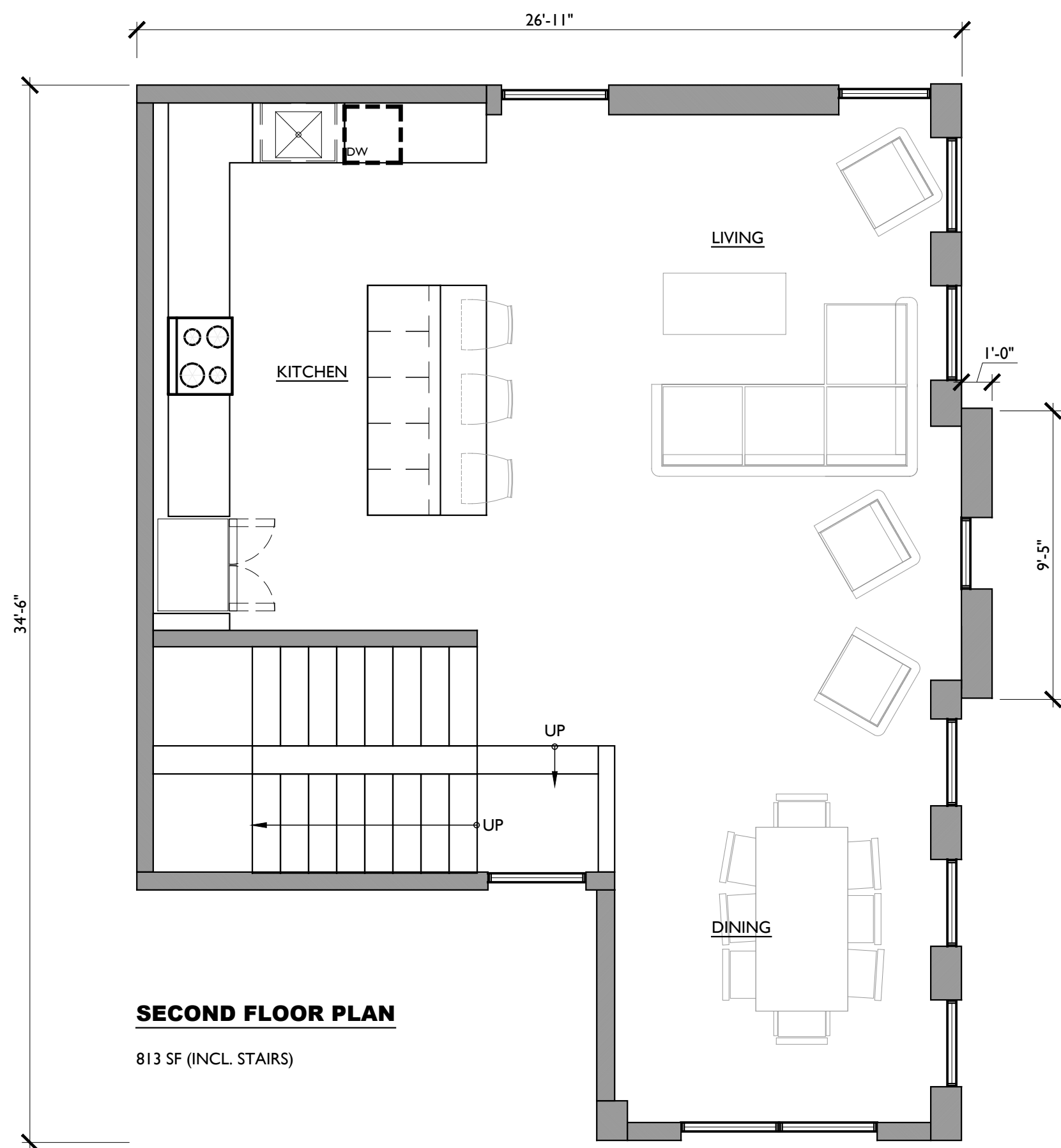
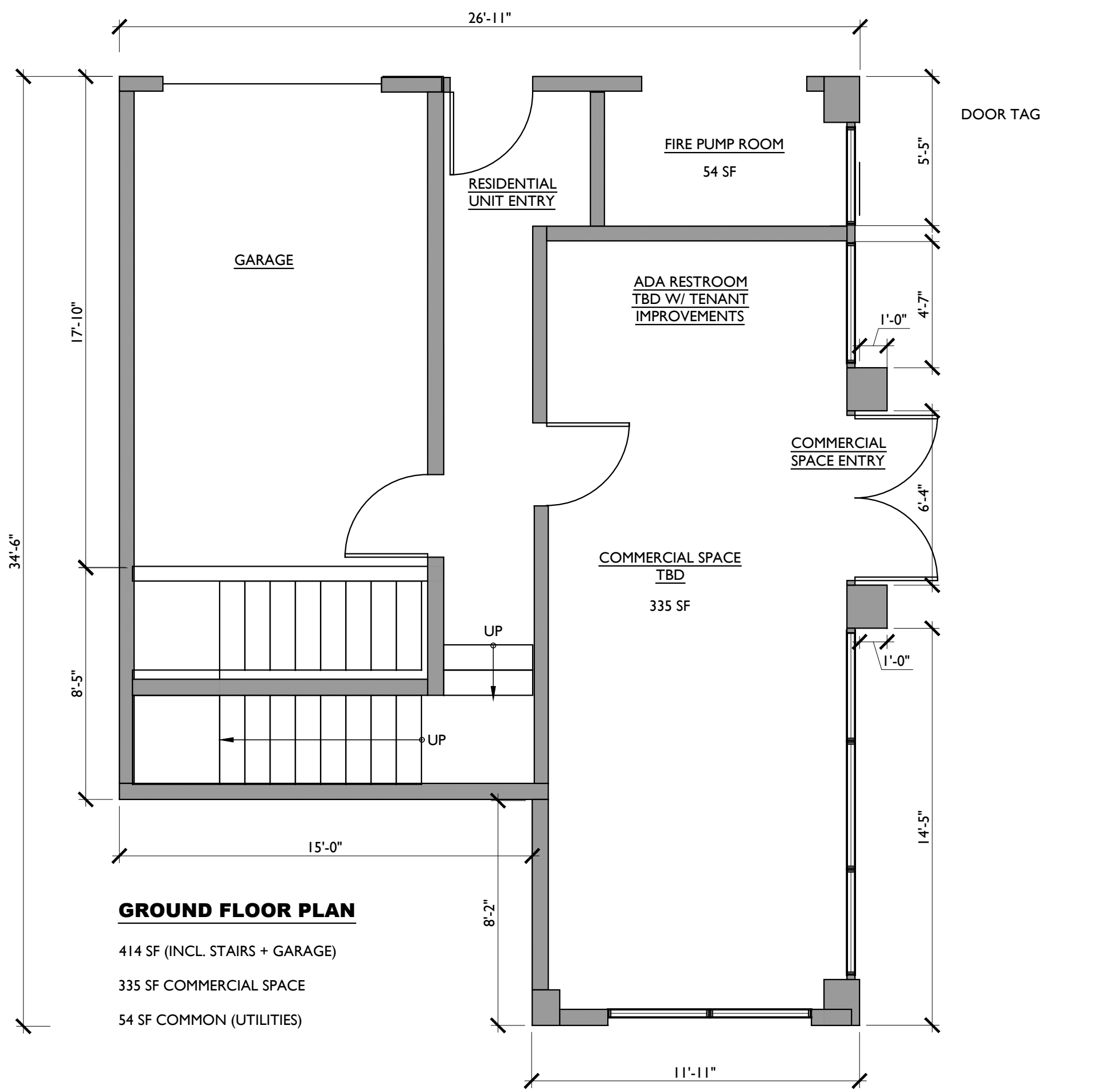
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CITY PERMIT RECORD:

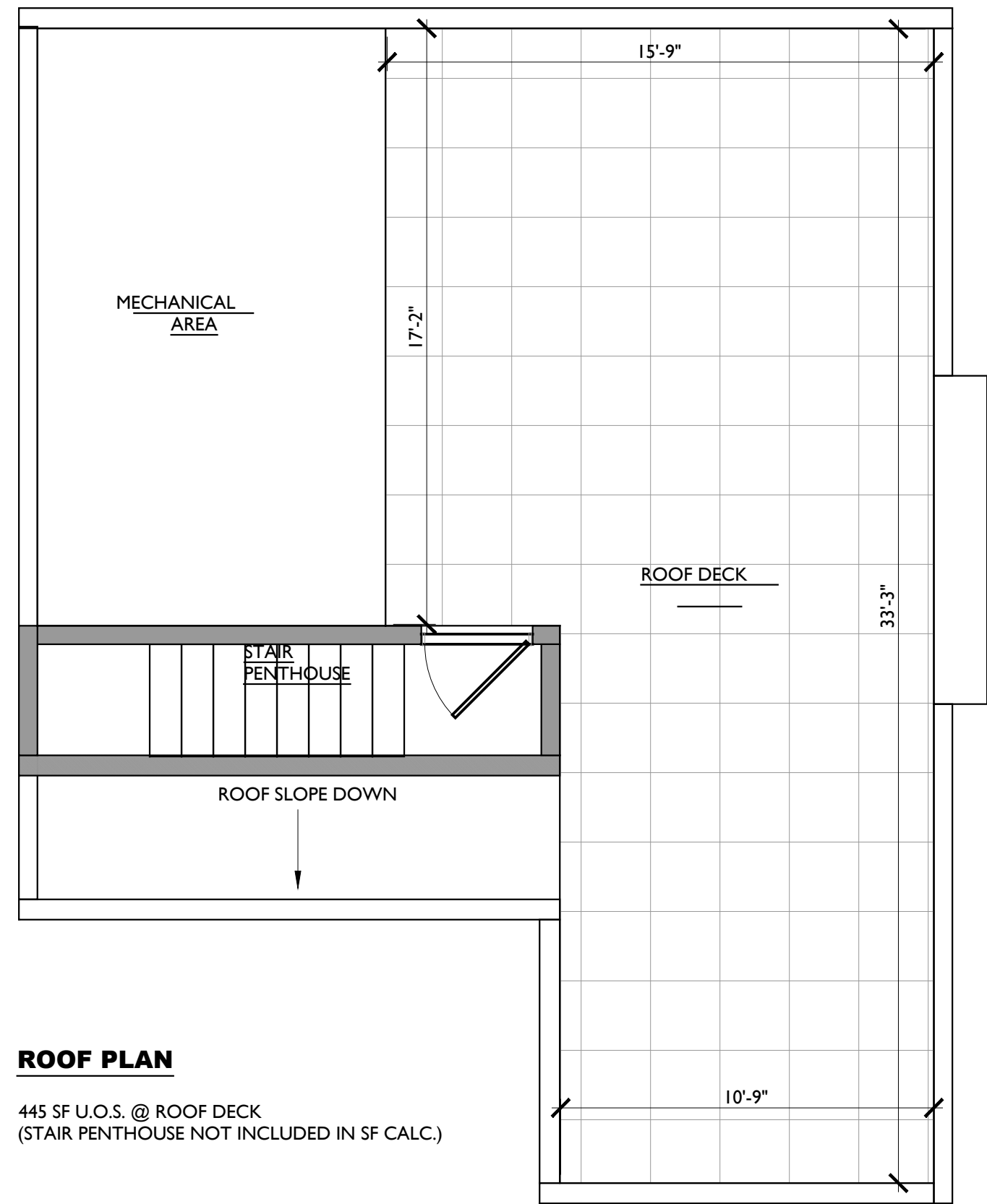
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2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2

PROJECT:
MAT02

TITLE:
UNIT PLANS



2 UNIT C PLANS
1/4" = 1' - 0"



ROOF PLAN
445 SF U.O.S. @ ROOF DECK
(STAIR PENTHOUSE NOT INCLUDED IN SF CALC.)



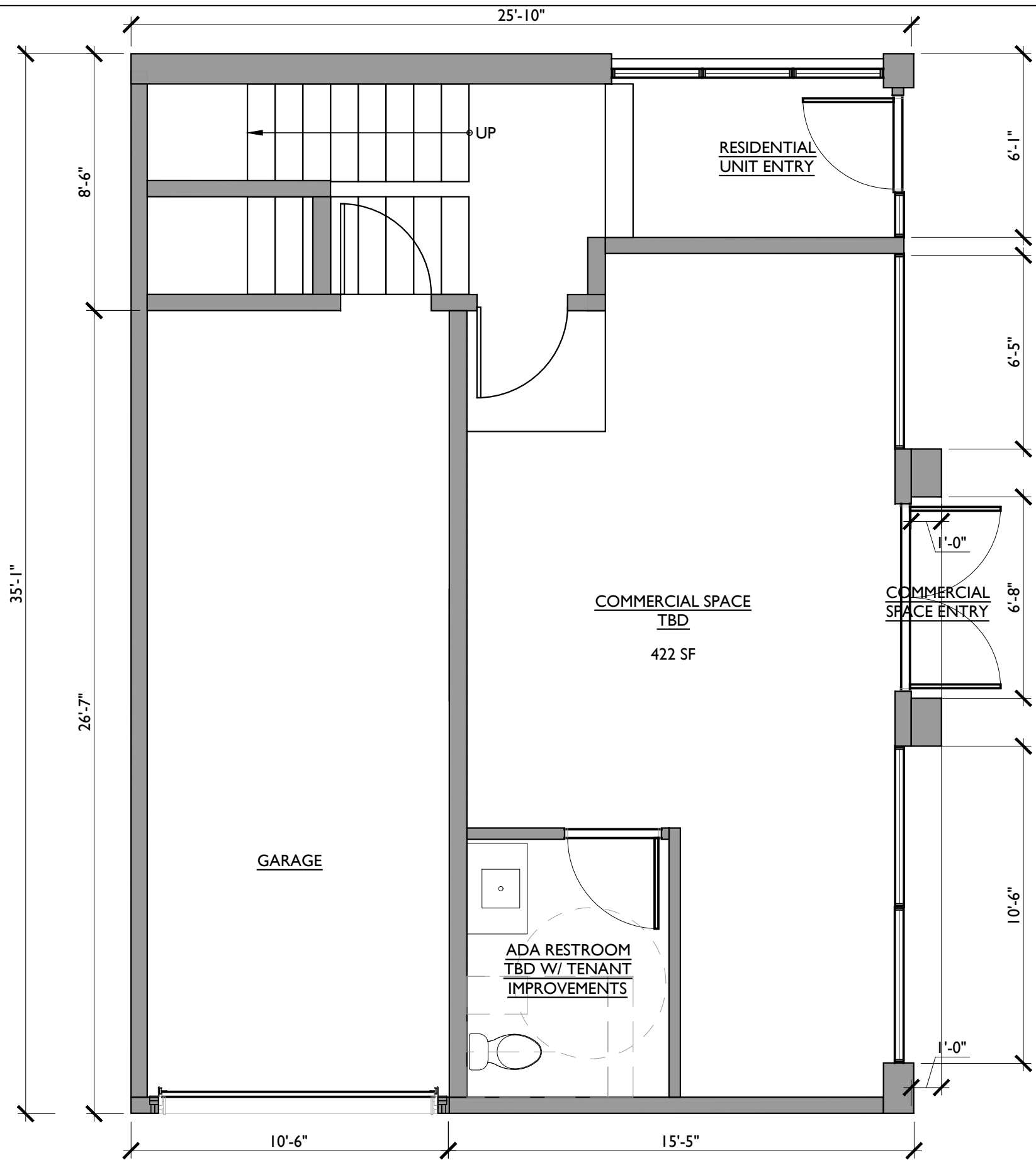
PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

2026/03/13	ENTITLEMENT SET
2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2

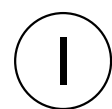
PROJECT: MAT02
TITLE: UNIT PLANS

24'-6 3/16"



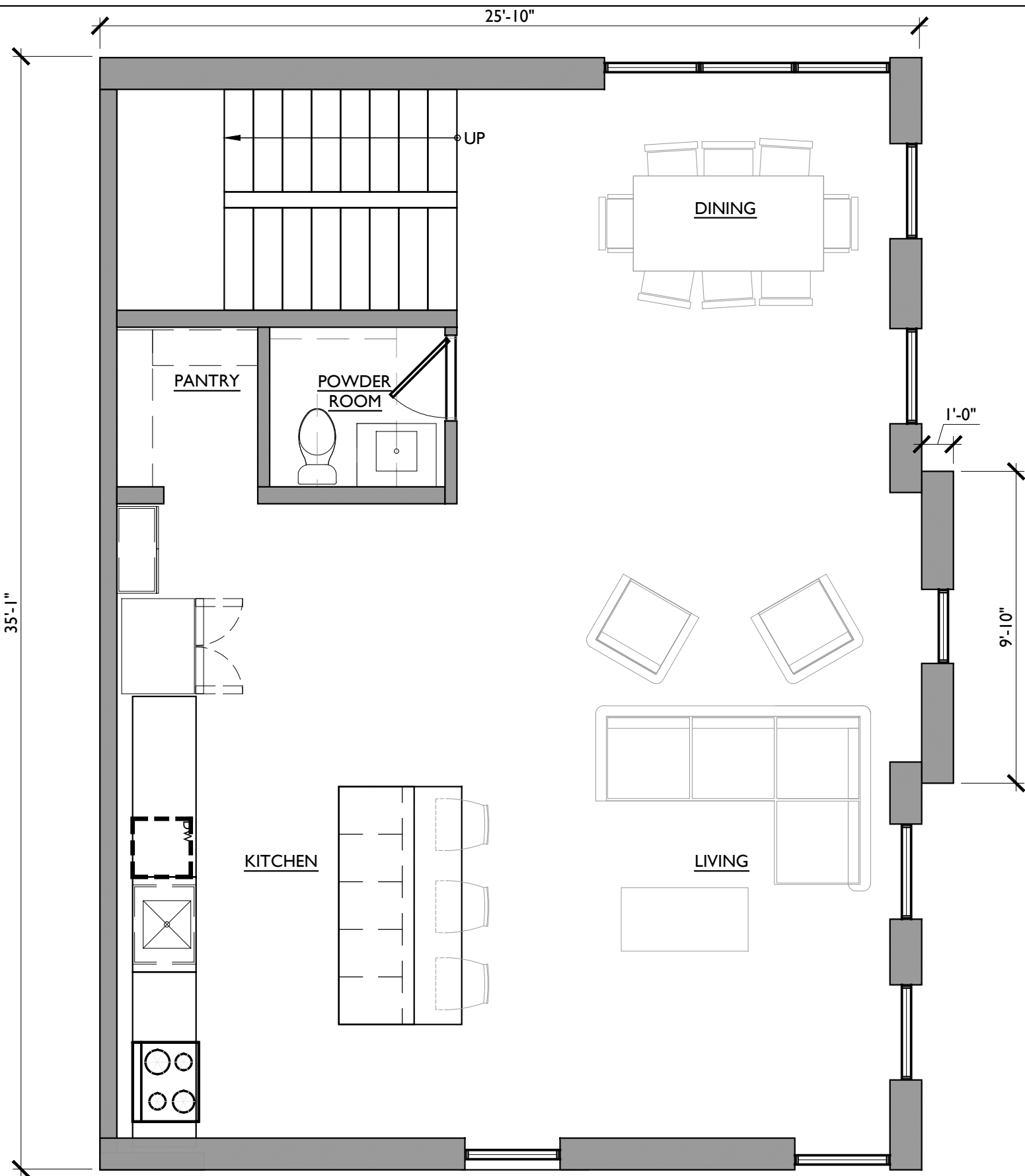
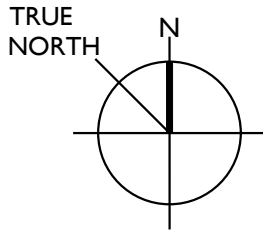
GROUND FLOOR PLAN

482 SF (INCL. STAIRS + GARAGE)



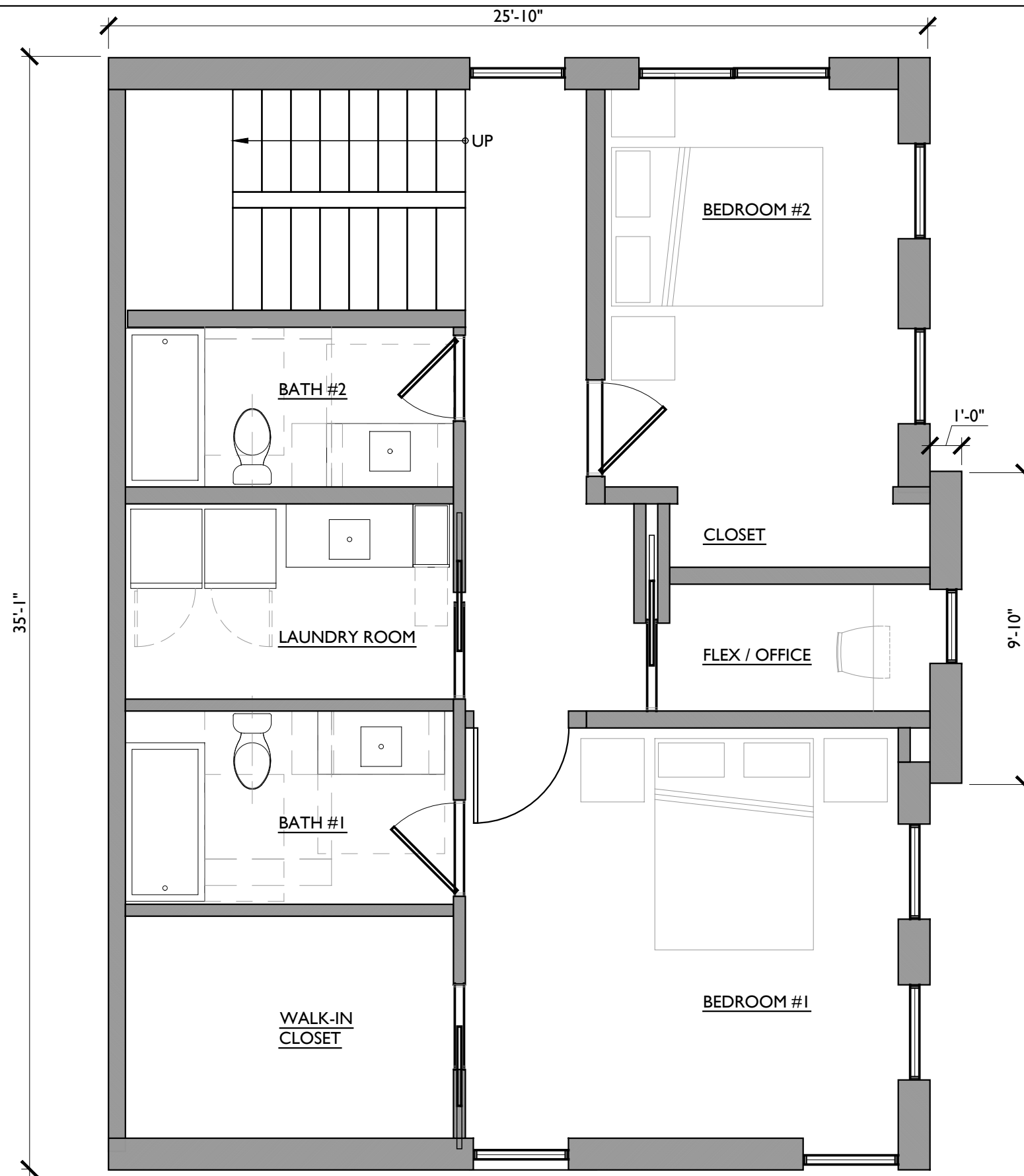
UNIT D PLANS
1/4" = 1' - 0"

174 SF GROUND FLOOR



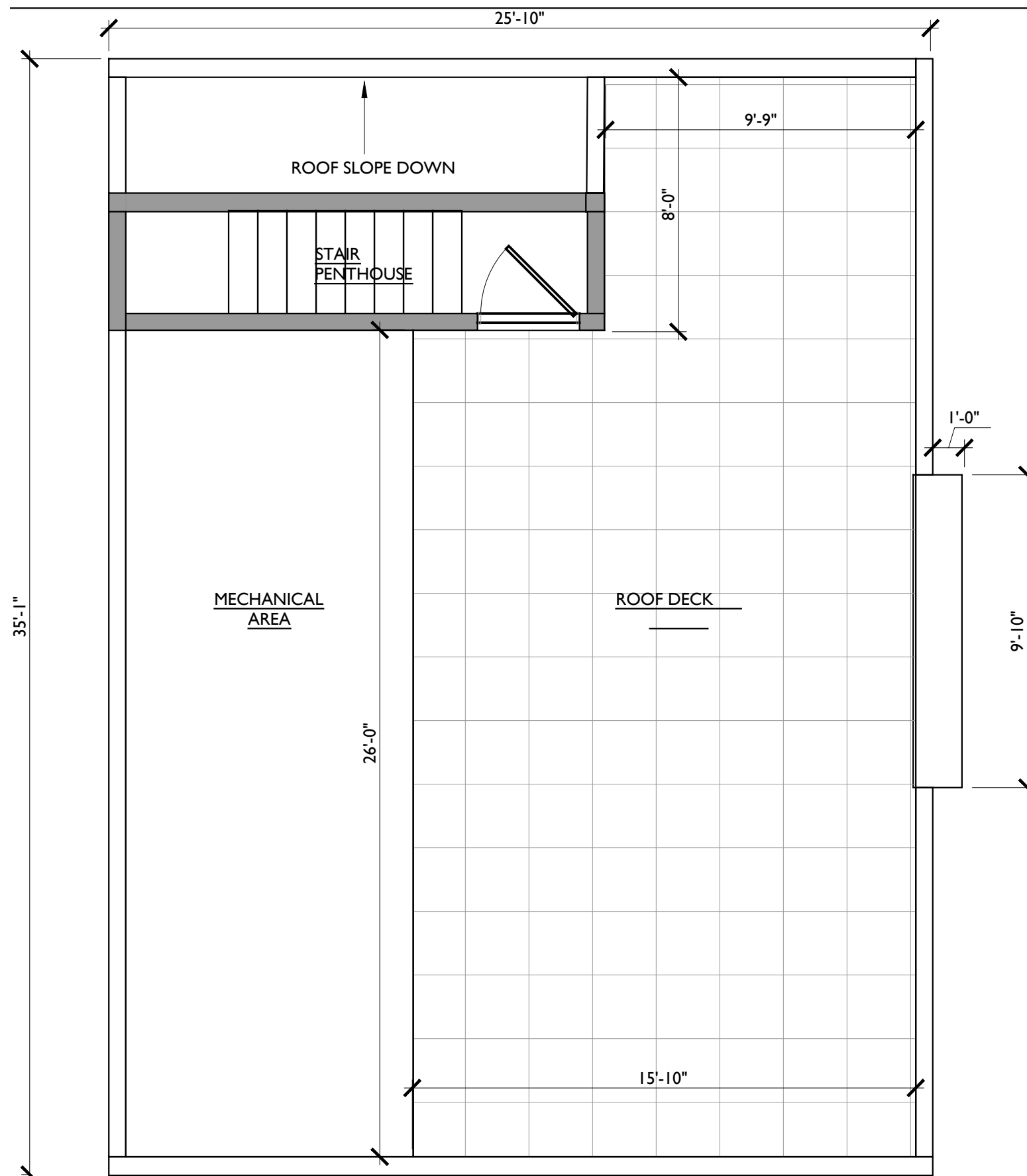
SECOND FLOOR PLAN

918 SF (INCL. STAIRS)



THIRD FLOOR PLAN

918 SF (INCL. STAIRS)



ROOF PLAN

489 SF U.O.S. @ ROOF DECK
(STAIR PENTHOUSE NOT INCLUDED IN SF CALC.)



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

2026/03/13	ENTITLEMENT SET
2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2

PROJECT:
MAT02

TITLE:
UNIT PLANS

COMPLIANT			
NEIGHBORHOOD STREET - LEXINGTON			
THIRD FLOOR			
		GLAZING	
WDW TYPE 1	QTY	SF	AREA
WDW TYPE 2	7	13.75	96.25 SF
WDW TYPE 3	7	30	210 SF
WDW TYPE 4	1	18.5	18.5 SF
WDW TYPE 4	1	42	42 SF
TOTAL GLAZING AREA			366.75 SF
WALL AREA		1386	SF
REQ'D TRANSPARENCY		25%	346.5 SF

COMPLIANT			
NEIGHBORHOOD STREET - LEXINGTON			
SECOND FLOOR			
		GLAZING	
WDW TYPE 1	QTY	SF	AREA
WDW TYPE 2	7	13.75	96.25 SF
WDW TYPE 3	7	30	210 SF
WDW TYPE 4	1	18.5	18.5 SF
WDW TYPE 4	1	42	42 SF
TOTAL GLAZING AREA			366.75 SF
WALL AREA		1386	SF
REQ'D TRANSPARENCY		25%	346.5 SF

COMPLIANT			
NEIGHBORHOOD STREET - LEXINGTON			
GROUND FLOOR			
		GLAZING	
WDW TYPE 2	QTY	SF	AREA
WDW TYPE 7	7	30	210 SF
WDW TYPE 7	1	85	85 SF
TOTAL GLAZING AREA			295 SF
WALL AREA - 1		3	179
WALL AREA - 2		1	77
WALL AREA - 3		1	170
WALL AREA - 4		1	150
TOTAL WALL AREA			934 SF
REQ'D TRANSPARENCY		30%	280.2 SF

COMPLIANT			
MAJOR COMMERCIAL STREET - FAIRMOUNT			
THIRD FLOOR			
		GLAZING	
WDW TYPE 6	QTY	SF	AREA
WDW TYPE 7	9	19.75	177.75 SF
WDW TYPE 7	2	11.75	23.5 SF
TOTAL GLAZING AREA			201.25 SF
WALL AREA - 1			320 SF
WALL AREA - 2			324 SF
TOTAL WALL AREA			644 SF
REQ'D TRANSPARENCY		30%	193.2 SF

COMPLIANT			
MAJOR COMMERCIAL STREET - FAIRMOUNT			
SECOND FLOOR			
		GLAZING	
WDW TYPE 6	QTY	SF	AREA
WDW TYPE 7	9	19.75	177.75 SF
WDW TYPE 7	2	11.75	23.5 SF
TOTAL GLAZING AREA			201.25 SF
WALL AREA - 1			320 SF
WALL AREA - 2			324 SF
TOTAL WALL AREA			644 SF
REQ'D TRANSPARENCY		30%	193.2 SF

KEYNOTES

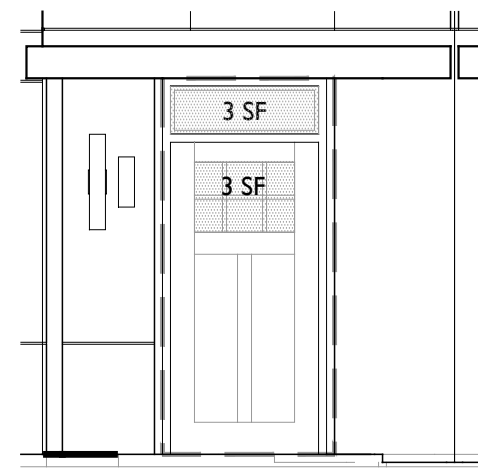
- (E) GRADE ON ADJACENT PROPERTY
- AVERAGE GRADE LINE BETWEEN PROPERTIES
- PROPOSED GRADE ON PROPERTY
- PROPOSED (N) FENCE HT. BASED ON AVG. GRADE
- (N) STAIR PENTHOUSES NOT TO EXCEED 10' ABOVE ROOF LEVEL
- (N) EXTERIOR WALL SCONCE @ ENTRY, REFER TO SHEET A31 I
- (N) PIN MOUNTED UNIT ADDRESS NUMBERS 4" HT. ADDRESS ASSIGNMENT SUBJECT TO AHJ APPROVAL
- (N) STAIR PENTHOUSE WALL SCONCE, REFER TO SHEET A31 I
- (N) CEILING MOUNTED EXTERIOR LIGHT AT ENTRY CANOPY, REFER TO SHEET A31 I
- (N) PIN MOUNTED ADDRESS NUMBERS 4" HT. ON CANOPY FASCIA, ADDRESS ASSIGNMENT SUBJECT TO AHJ APPROVAL



1 PROPOSED WEST ELEVATION (LEXINGTON AVE)
1/8" = 1' - 0"



2 PROPOSED SOUTH ELEVATION (FAIRMOUNT AVE)
1/8" = 1' - 0"



4 STOREFRONT TRANSPARENCY DIAGRAM
1/4" = 1' - 0"

COMPLIANT			
RESIDENTIAL ENTRY - LEXINGTON			
		GLAZING	
DOOR LITE	QTY	SF	AREA
TRANSOM	1	3	3 SF
TOTAL GLAZING AREA		21%	6 SF
WALL AREA			28 SF
REQ'D TRANSPARENCY		25%	7.0 SF
		20%	5.6 SF



3 STOREFRONT TRANSPARENCY DIAGRAM
1/4" = 1' - 0"

COMPLIANT	
STOREFRONT A	
YES	

		GLAZING	
UPPER A-1	QTY	SF	AREA
LOWER A-2	6	4.5	27 SF
LOWER A-2	3	28.25	84.75 SF
TOTAL GLAZING AREA			111.75 SF
WALL AREA			145 SF
REQ'D TRANSPARENCY		75%	108.75 SF

COMPLIANT	
STOREFRONT B	
NO	

		GLAZING	
UPPER B-1	QTY	SF	AREA
LOWER B-2	2	4	8 SF
LOWER B-2	2	14	28 SF
TOTAL GLAZING AREA			36 SF
WALL AREA			59 SF
REQ'D TRANSPARENCY		75%	44.25 SF

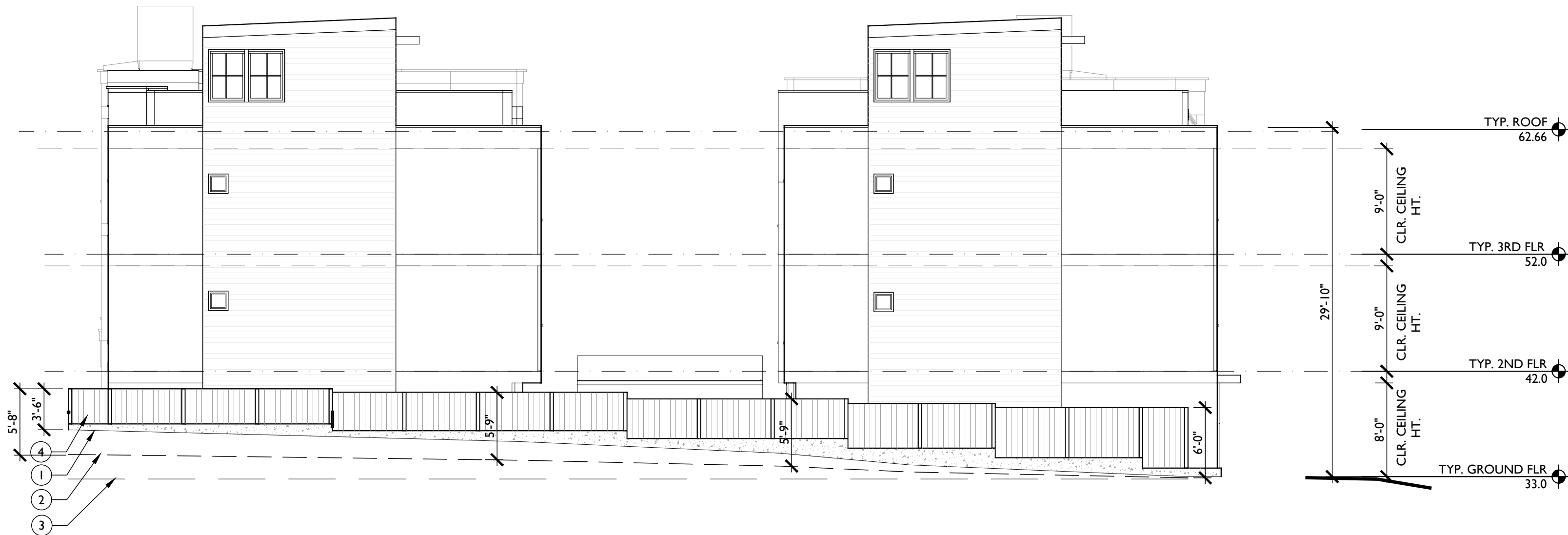
COMPLIANT	
STOREFRONT C	
YES	

		GLAZING	
UPPER C-1	QTY	SF	AREA
LOWER C-2	4	4.25	17 SF
LOWER C-2	2	27.5	55 SF
TOTAL GLAZING AREA			72 SF
WALL AREA			86.4 SF
REQ'D TRANSPARENCY		75%	64.8 SF

		COMPLIANT	
TOTAL (STOREFRONT A,B,C)		YES	
GLAZING AREA		219.75	SF
REQ'D TRANSPARENCY		75%	217.8 SF



1 PROPOSED EAST ELEVATION
1/8" = 1' - 0"



2 PROPOSED NORTH ELEVATION
1/8" = 1' - 0"



5 STOREFRONT TRANSPARENCY DIAGRAM
1/4" = 1' - 0"

KEYNOTES

- (E) GRADE ON ADJACENT PROPERTY
- AVERAGE GRADE LINE BETWEEN PROPERTIES
- PROPOSED GRADE ON PROPERTY
- PROPOSED (N) FENCE HT. BASED ON AVG. GRADE
- (N) STAIR PENTHOUSES NOT TO EXCEED 10' ABOVE ROOF LEVEL
- (N) EXTERIOR WALL SCONCE @ ENTRY, REFER TO SHEET A31 I
- (N) PIN MOUNTED UNIT ADDRESS NUMBERS 4" HT, ADDRESS ASSIGNMENT SUBJECT TO AHJ APPROVAL
- (N) STAIR PENTHOUSE WALL SCONCE, REFER TO SHEET A31 I
- (N) CEILING MOUNTED EXTERIOR LIGHT AT ENTRY CANOPY, REFER TO SHEET A31 I
- (N) PIN MOUNTED ADDRESS NUMBERS 4" HT, ON CANOPY FASCIA, ADDRESS ASSIGNMENT SUBJECT TO AHJ APPROVAL

STOREFRONT D		COMPLIAN
		YES

	QTY	SF	GLAZING AREA	
UPPER D-1	4	6	24	SF
LOWER D-2	2	36	72	SF
TOTAL GLAZING AREA			96	SF
WALL AREA			120	SF
REQ'D TRANSPARENCY	75%		90	SF

STOREFRONT E		COMPLIAN
		NO

	QTY	SF	GLAZING AREA	
UPPER E-1	2	4.5	9	SF
LOWER E-2	2	14	28	SF
TOTAL GLAZING AREA			37	SF
WALL AREA			60.75	SF
REQ'D TRANSPARENCY	75%		45.6	SF

STOREFRONT F		COMPLIAN
		YES

	QTY	SF	GLAZING AREA	
UPPER F-1	2	6.125	12.25	SF
UPPER F-2	1	7.5	7.5	SF
LOWER F-3	1	28.25	28.25	SF
TOTAL GLAZING AREA			48	SF

WALL AREA			59	SF
REQ'D TRANSPARENCY	75%		44.25	SF

TOTAL (STOREFRONT D,E,F)		COMPLIAN
		YES

GLAZING AREA			181	SF
REQ'D TRANSPARENCY	75%		179.81	SF

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

2026/03/13	ENTITLEMENT SET
2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2

PROJECT:

MAT02

TITLE:

EXTERIOR
ELEVATIONS

SHEET:

A201



1 PROPOSED EAST ELEVATION (COURTYARD)
1/8" = 1' - 0"



2 PROPOSED WEST ELEVATION (COURTYARD)
1/8" = 1' - 0"

KEYNOTES

- (E) GRADE ON ADJACENT PROPERTY
- AVERAGE GRADE LINE BETWEEN PROPERTIES
- PROPOSED GRADE ON PROPERTY
- PROPOSED (N) FENCE HT. BASED ON AVG. GRADE
- (N) STAIR PENTHOUSES NOT TO EXCEED 10' ABOVE ROOF LEVEL
- (N) EXTERIOR WALL SCONCE @ ENTRY, REFER TO SHEET A31 I
- (N) PIN MOUNTED UNIT ADDRESS NUMBERS 4" HT. ADDRESS ASSIGNMENT SUBJECT TO AHJ APPROVAL
- (N) STAIR PENTHOUSE WALL SCONCE, REFER TO SHEET A31 I
- (N) CEILING MOUNTED EXTERIOR LIGHT AT ENTRY CANOPY, REFER TO SHEET A31 I
- (N) PIN MOUNTED ADDRESS NUMBERS 4" HT. ON CANOPY FASCIA, ADDRESS ASSIGNMENT SUBJECT TO AHJ APPROVAL



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

2026/03/13	ENTITLEMENT SET
2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2

PROJECT:

MAT02

TITLE:

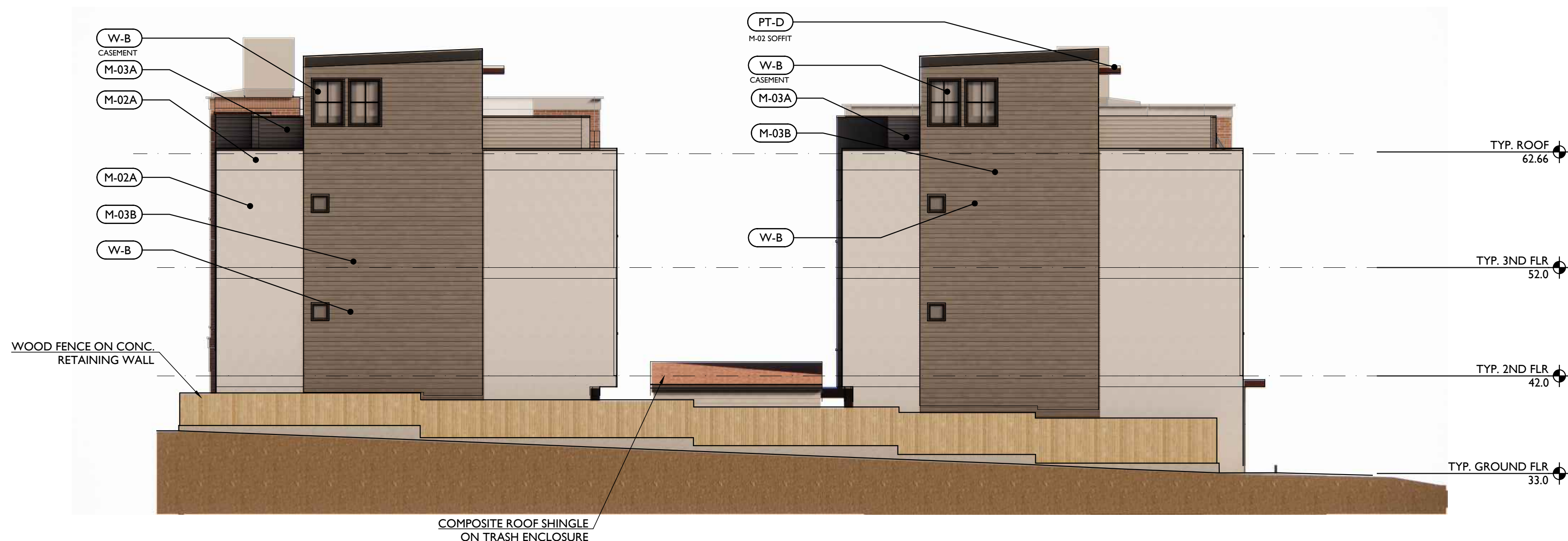
EXTERIOR
ELEVATIONS

SHEET:

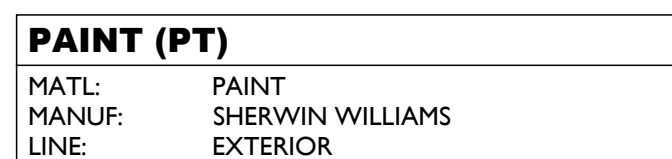
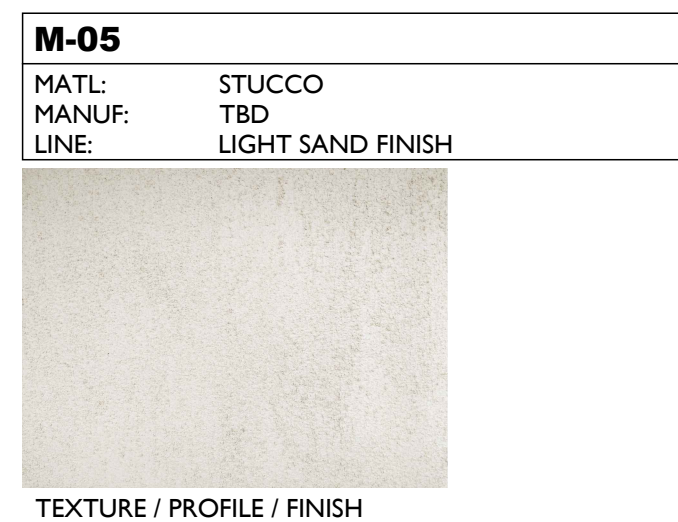
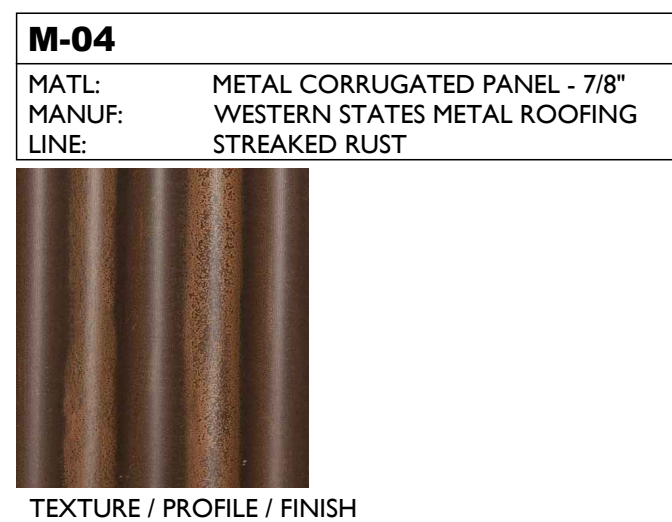
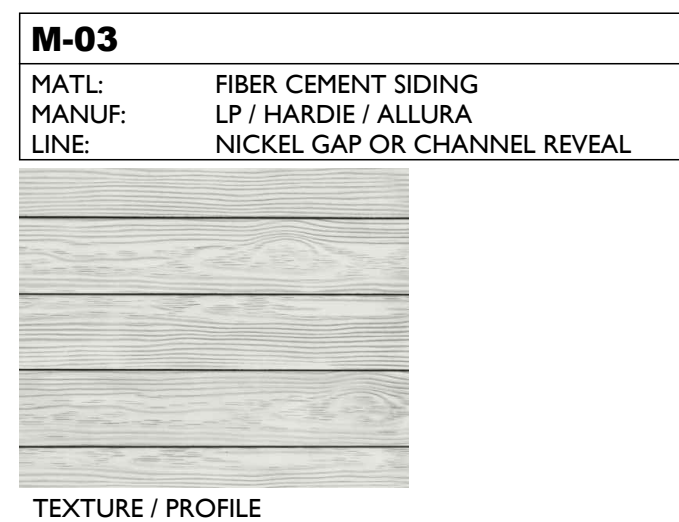
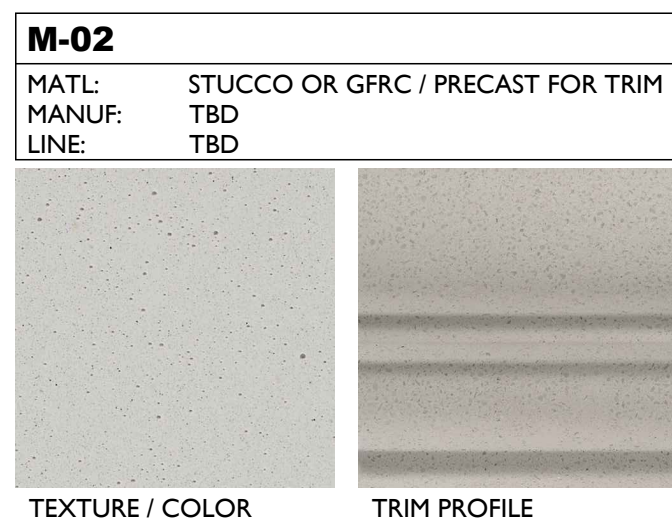
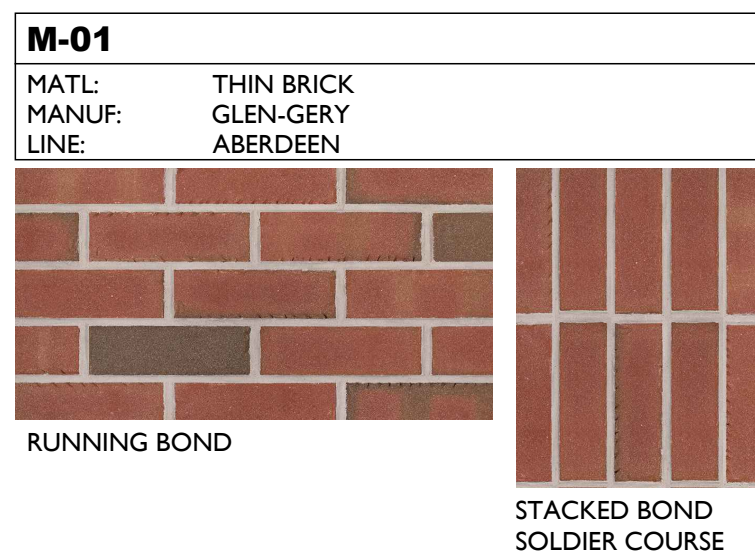
A202



1 PROPOSED EAST ELEVATION
1/8" = 1' - 0"



2 PROPOSED NORTH ELEVATION
1/8" = 1' - 0"



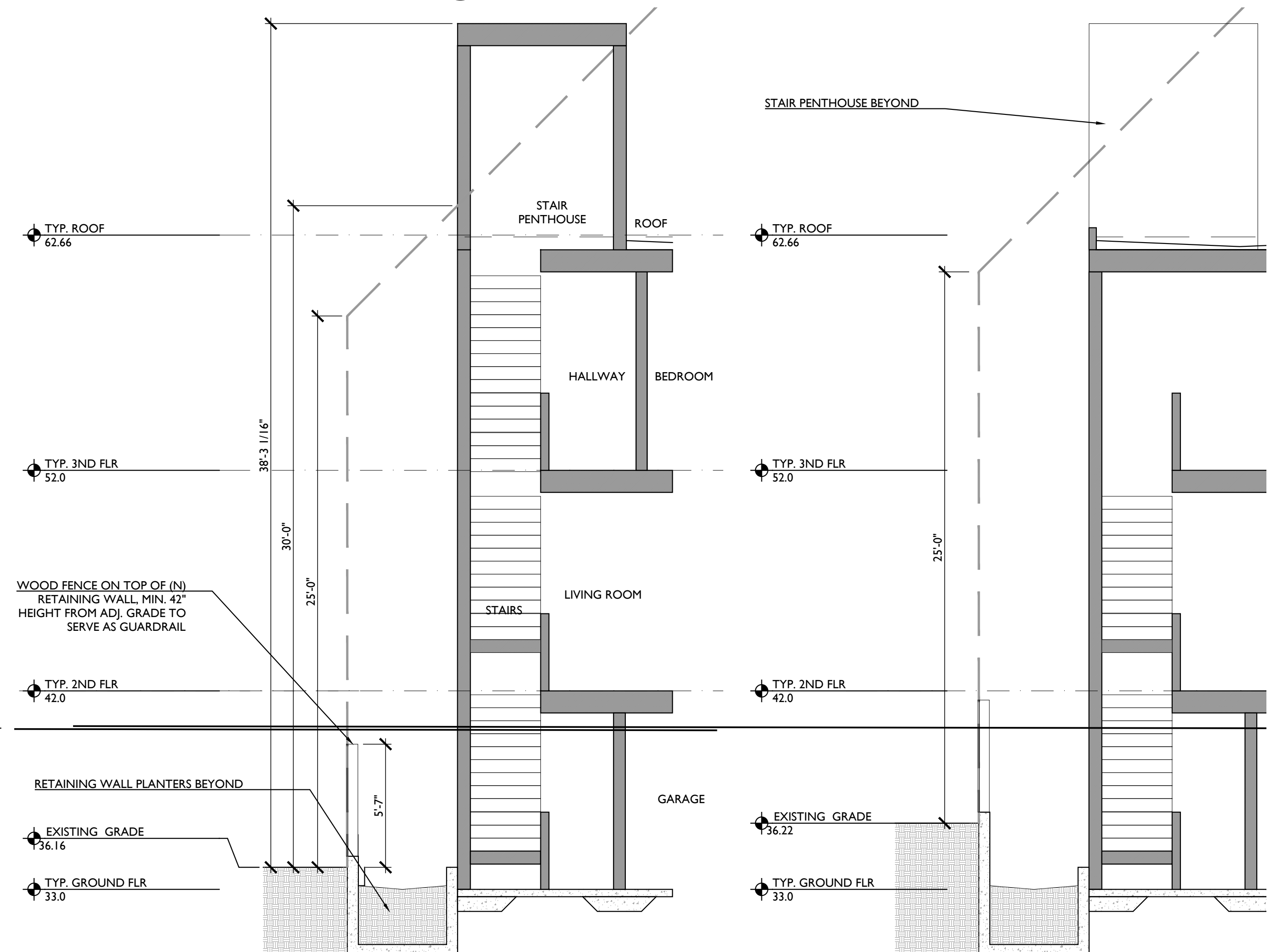
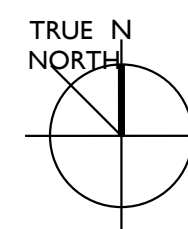
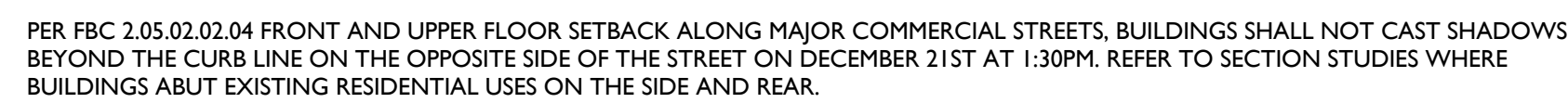
KEYNOTES

I. REFER TO SHEET A311 FOR WINDOW DETAILS

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

2026/03/13	ENTITLEMENT SET
2026/05/22	ENTITLEMENT R-1
2026/07/30	ENTITLEMENT R-2



I NORTH WALL SECTION
1/4" = 1' - 0"

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:	
26/03/13	ENTITLEMENT SET
26/05/22	ENTITLEMENT R-1
26/07/30	ENTITLEMENT R-2

PROJECT:
MAT02

TITLE:
WALL SECTIONS

FIXT-A

ICON - LED Outdoor Sconce
WS-W54614, WS-W54620

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Like a simple reference to something greater, the up and down lights accentuate linear architectural forms.

SPECIFICATIONS

Construction: Aluminum body with acrylic diffuser
Input: 120V-277V
Dimming: 100% - 10% ELV
Light Source: High output LED
Finish: Brushed Aluminum (AL), Bronze (BZ), Black (BK)
Standards: ETL/ETL, Wet location listed, IP65 Rated, ADA Compliant
ICON

5"3"

WS-W54614

5"3"

WS-W54620

ORDER NUMBER

Model	Size	Watt	LED Lumens	Delivered Lumens	Finish
WS-W54614	14"	11W	847	458	AL Brushed Aluminum
WS-W54620	20"	11W	631	476	BZ Bronze

Example: WS-W54614-AL

dweLED

by WAC Lighting

Headquarters/Eastern Distribution Center
1800 Distribution Ct
Lithia Springs, GA 30122

Central Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

dweLED.com

Phone (800) 528-2588

Fax (800) 528-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1800 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

dweLED retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

FIXT-B

CALIBER - LED Outdoor Sconce
WS-W36610, WS-W36614

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Light projection lined with precision. Caliber is a discreet cylinder with minimal mounting hardware. Available in a single or double light configuration which can be mounted both vertically and horizontally. The light engine is factory sealed for maximum protection against the harshest elements.

SPECIFICATIONS

Construction: Aluminum body with acrylic diffuser
Input: 120V-277V
Dimming: 100% - 10% ELV
Light Source: High output LED
Finish: Brushed Aluminum (AL), Bronze (BZ), Black (BK), White (WT)
Standards: ETL/ETL, Wet location listed, IP65 Rated, ADA Compliant, Title 24 California

5"5"

WS-W36610

5"5"

WS-W36614

ORDER NUMBER

Model	Size	Watt	LED Lumens	Delivered Lumens	Finish
WS-W36610	10"	11W	755	560	AL Brushed Aluminum
WS-W36614	14"	21W	1500	1140	BZ Bronze

Example: WS-W36614-AL

dweLED

by WAC Lighting

Headquarters/Eastern Distribution Center
1800 Distribution Ct
Lithia Springs, GA 30122

Central Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

dweLED.com

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Fax (800) 528-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1800 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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FIXT-C

Lightology

Project:

Company:

Location:

SPEC #:

Fixture Type:

Approved On:

Approved By:

Delta Color Select Round Outdoor Wall / Ceiling Light
By DALIS Lighting

DESCRIPTION

The Delta Color Select Round Outdoor Wall / Ceiling Light incorporates edge-lit technology.

SPECIFICATIONS

COLOR: Prismatic
BODY FINISH: Black
WATTAGE: 10W
DIMMER: Standard 120V
DIMENSIONS: 6 1/2" x 6 1/2" x 6 1/2"
INTEGRATED LED MODULE: 1 x LED210/20V LED
COUNTRY OF ORIGIN: China

Technical Information

LAMP LIFE: 50,000 hours
COLOR RENDERING: 90 CRI
LAMP COLOR: CCT Select
LUMINOUS Efficacy: 80lm/W
LUMINOUS FLUX: 700 lumens

Shown in black / Prismatic

CLICK TO VIEW PRODUCT

Lightology

lightology.com
800-954-4489
03-15-26

Project:

Company:

Location:

SPEC #:

Fixture Type:

Approved On:

Approved By:

W-C

MATL: STORERONT SYSTEM
MANUF: ARCADIA
LINE: AF450+ BLACK ANODIZED

Offset Glazed

Side Load

AF450+ Series

Description: 2" X 4 1/2" Offset Glazed for 3/8" to 5/8"
Function: Storefront
Detail: Horizontals
Scale: 3" = 1'-0"

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Southeast corner of the site - Existing Conditions

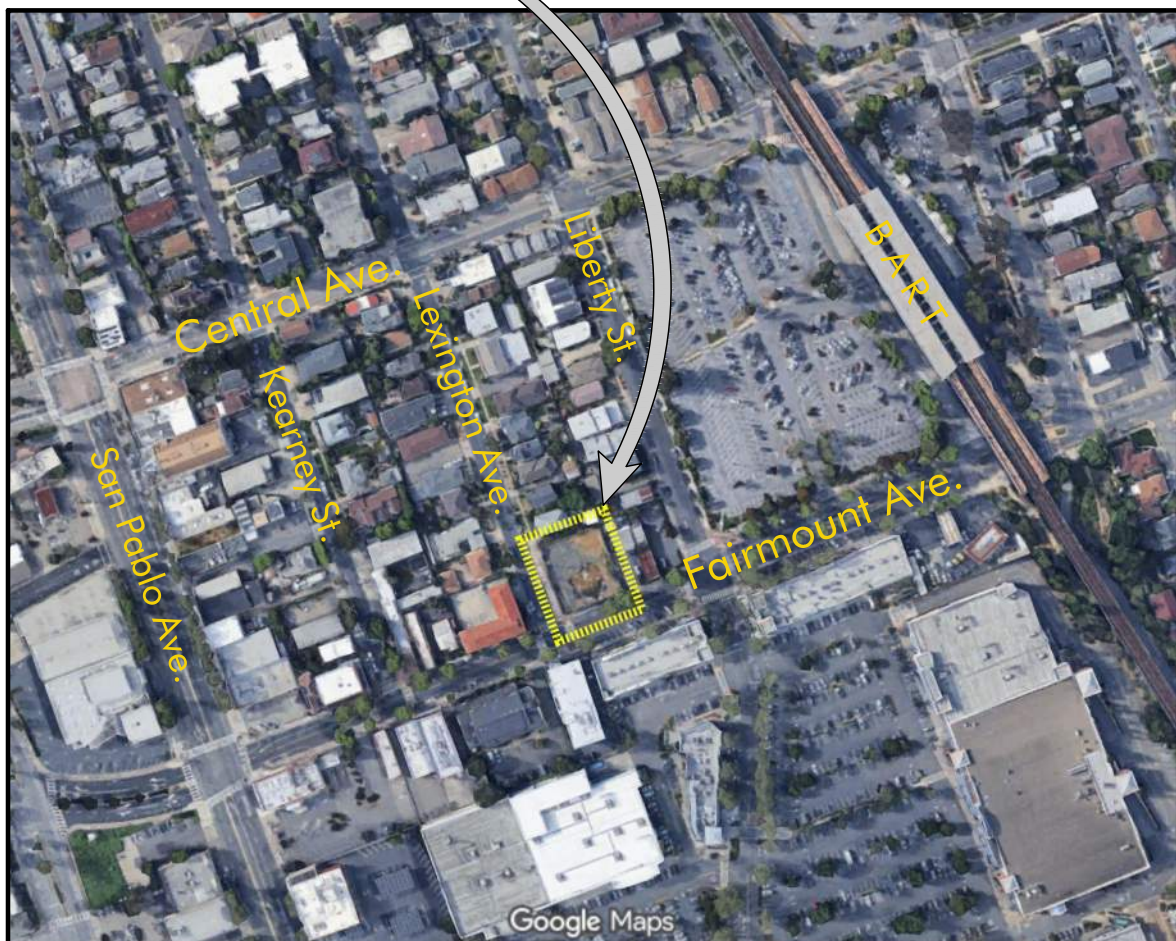


Southwest corner of the site - Existing Conditions



Northwest corner of the site - Existing Conditions

Project Location



Vicinity Map

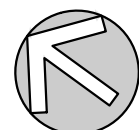
Not to scale

Landscape Concept

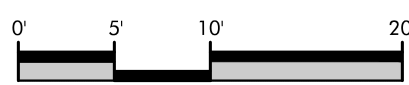
The landscape design concept for 6501 Fairmount Ave. is to provide an enjoyable and aesthetic space for residents that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the East Bay (Sunset Zone #17).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City Water Efficient Landscape Ordinance (WELO). Planting associated with the storm water treatment plants is sourced from the Contra Costa County Stormwater C.3 Guidebook.

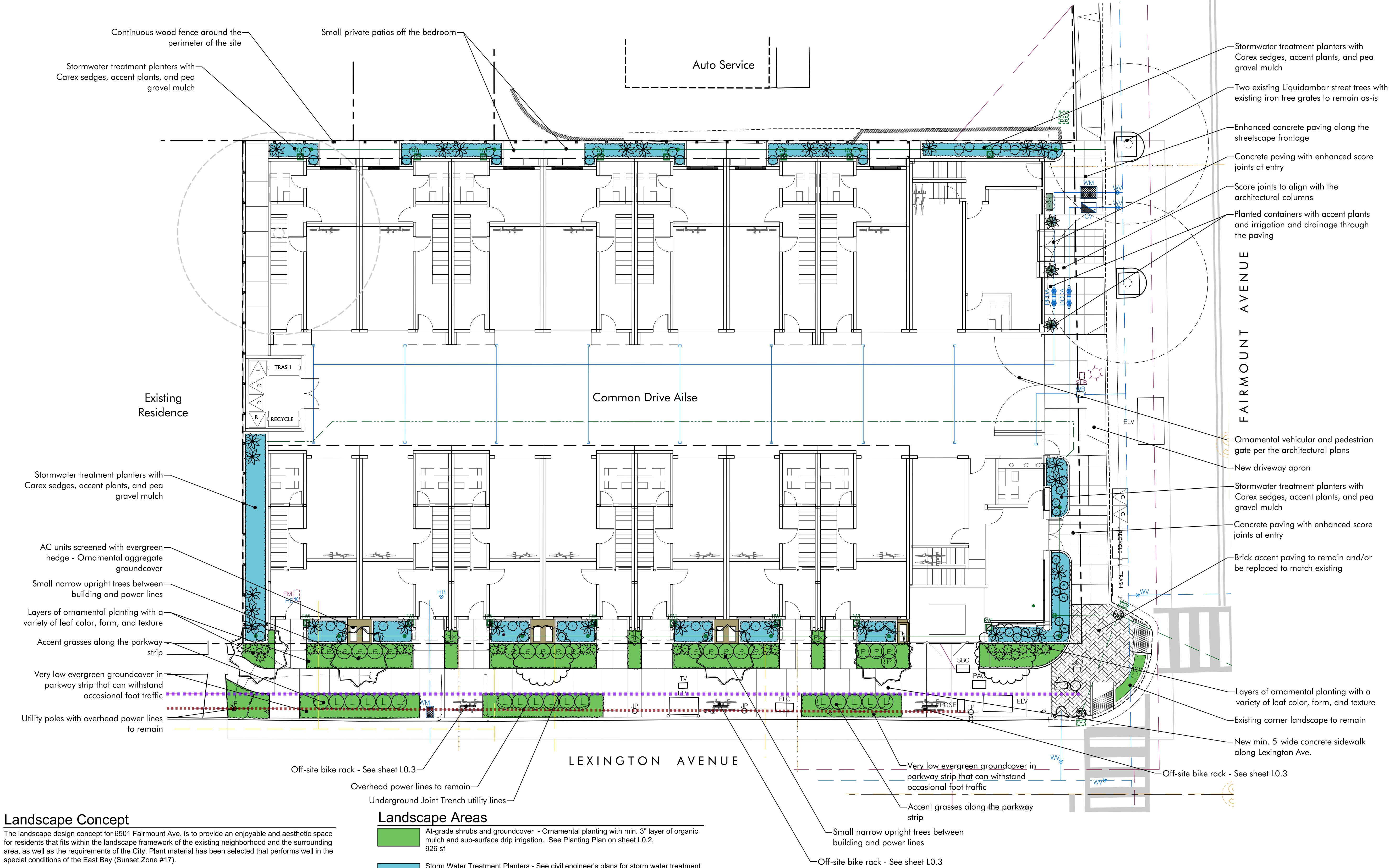
Special considerations have been provided in selection of plant material that respects the needs of the facility as well as the residents. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site. Additionally, screening shrubs and trees and have been provided to provide buffering and scale to the proposed building.



NORTH
Scale: 1" = 10'-0"



May 27, 2026
26-2587



Landscape Areas

- At-grade shrubs and groundcover - Ornamental planting with min. 3" layer of organic mulch and sub-surface drip irrigation. See Planting Plan on sheet L0.2. 926 sf
- Storm Water Treatment Planters - See civil engineer's plans for storm water treatment containment and calculations. Sedges and plantings per the Contra Costa County Stormwater C.3 Guidebook. Min. 3" layer of pea gravel or ornamental aggregate mulch with sub-surface drip irrigation - Separate circuits from the at-grade landscape. See Planting Plan on sheet L0.2. 813 sf
- Containers - Planted pots on concrete paving with ornamental planting. Final selection of containers, colors, and plantings will be determined in the Building Permit submittal. Drip irrigation and drainage provided to each pot through the paving 18 sf
- 1/2"-3/4" ornamental aggregate groundcover around the mechanical units and other locations not suitable for living plantings. 53 sf

Conceptual Landscape Plan

6501 Fairmount Ave. - El Cerrito, CA

L0.1

Tree Root Barriers

All trees denoted with the root barrier symbol and/or within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear feet (8 panels) and shall be centered on tree.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. 1(800)554-0914

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	WATER USE
TREES	LAG MUS	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	15 gal	4	Low
	TRI ELE	Tristania laurina 'Elegant'	Elegant Water Gum	24" box	2	Low

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
SHRUBS						
	ANI BB	Anigozanthos x 'Bush Baby'	Bush Baby Kangaroo Paw	5 gal	26	Low
	CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 gal	27	Low
	IRI DOU	Iris douglasiana	Douglas Iris	1 gal	42	Low
	LOM PB	Lomandra longifolia 'Platinum Beauty'	Mat Rush	1 gal	17	Low
	PHO DAZ	Phormium x 'Dazzler'	Dazzler New Zealand Flax	5 gal	3	Medium
	PIT GB	Pittosporum tenuifolium 'Golf Ball'	Golf Ball Tawhiwhi	5 gal	19	Medium
	SIS BEL	Sisyrinchium bellum	Blue-eyed Grass	1 gal	14	Medium

GROUND COVERS							
	CAR TUM	Carex tumulicola	Foothill Sedge	4" pots	16" o.c.	482	Low
	DIA LR	Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	1 gal	28" o.c.	36	Low
	RUB EC	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Bramble	1 gal	30" o.c.	39	Low
	SED BS	Sedum reflexum 'Blue Spruce'	Blue Spruce-leaved Stonecrop	4" pots	14" o.c.	101	Low

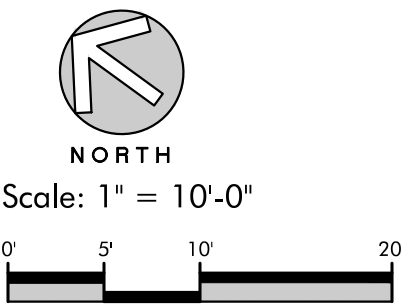
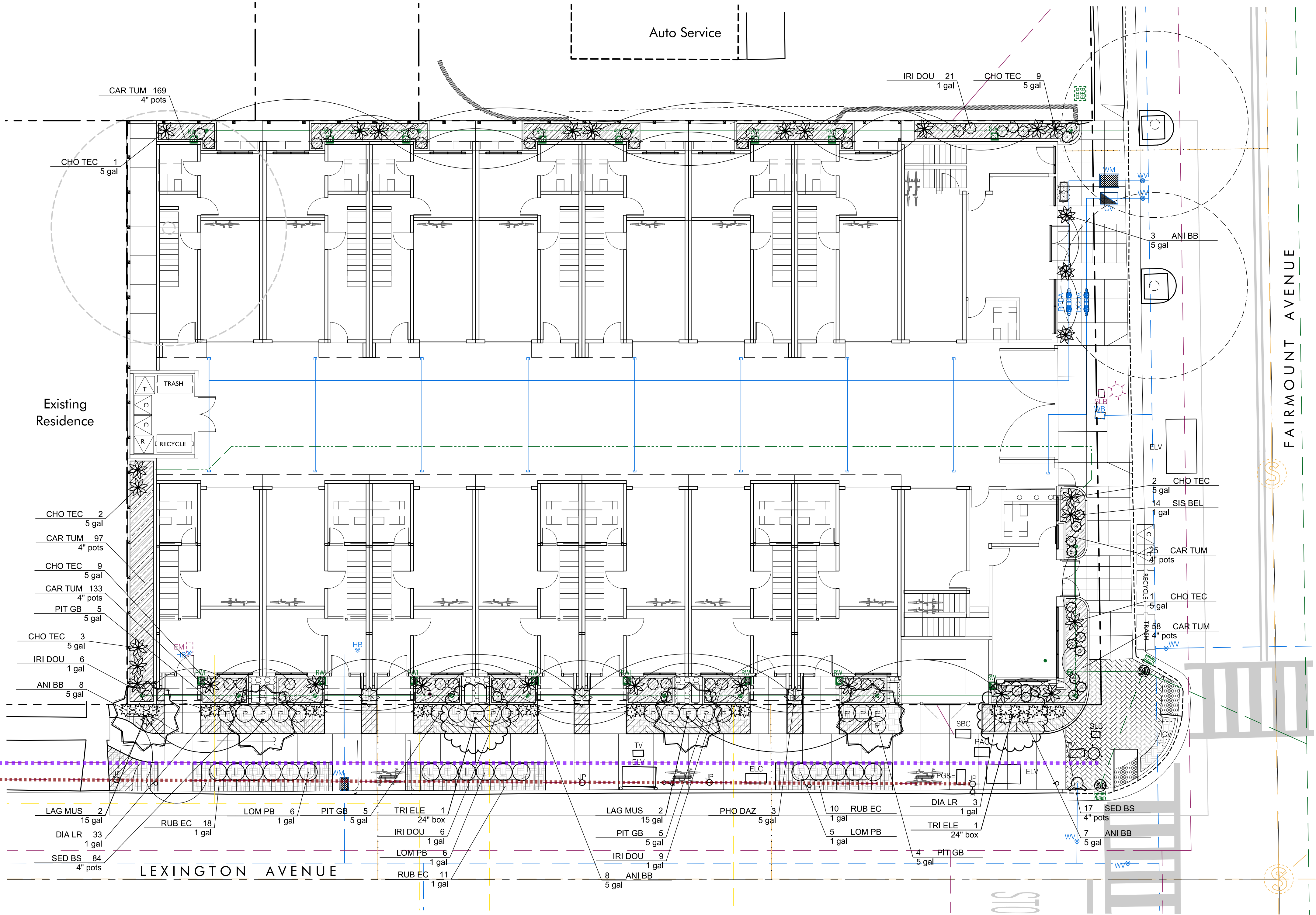
Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable. Storm water treatment planters shall be installed with a min. 3" layer of 1/2"-3/4" ornamental aggregate or pea gravel in lieu of organic mulch.

General Planting Notes

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will effect the installation process shall be brought to the attention of the Owner or Land. Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer, stakes, and sod. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land. Arc. upon completion.
- All planter areas to receive a 3" thick layer of 3/4" minus nitrogen stabilized recycled wood mulch.
- The planting pits for boxed trees shall be excavated twice the diameter of the rootball and level with existing grade at the bottom of the root ball. The backfill mix for use in all tree and shrub pits shall consist of native soil.
- Fertilizer tablets shall be Gro-Power, 7 gram fertilizer tablets (12-8-8) placed in all planting pits in quantities as follows:

1 gallon	3 tablet
5 gallon	8 tablets
15 gallon	14 tablets
24"-Box	16 tablets
36"-Box	20 tablets
- Thirty (30) days after installation all landscape shall be fertilized with 16-6-8 Fertilizer applied at the rate of 6 lbs./1000 sf. Fertilizer application shall be continued thereafter at bimonthly intervals.
- For weed control prior to planting, the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-Up (or equal) in the amount, and let sit for the time specified by the manufacturer. Re-apply Round-Up if needed. After all green weeds have been eradicated, apply Ronstar-G (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.
- All plant material to be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of girdling roots, sun scald, abrasions, disease, insects, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.

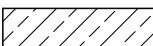
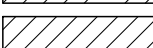


Preliminary Planting Plan

6501 Fairmount Ave. - El Cerrito, CA

L0.2

PLANT SCHEDULE

	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		<u>QTY</u>	<u>WATER USE</u>
<u>TREES</u>							
	LAG MUS	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	15 gal		4	Low
	TRI ELE	Tristania laurina 'Elegant'	Elegant Water Gum	24" box		2	Low
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>		<u>QTY</u>	<u>WATER USE</u>
<u>SHRUBS</u>							
	ANI BB	Anigozanthos x 'Bush Baby'	Bush Baby Kangaroo Paw	5 gal		26	Low
	CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 gal		27	Low
	IRI DOU	Iris douglasiana	Douglas Iris	1 gal		42	Low
	LOM PB	Lomandra longifolia 'Platinum Beauty'	Mat Rush	1 gal		17	Low
	PHO DAZ	Phormium x 'Dazzler'	Dazzler New Zealand Flax	5 gal		3	Medium
	PIT GB	Pittosporum tenuifolium 'Golf Ball'	Golf Ball Tawhiwhi	5 gal		19	Medium
	SIS BEL	Sisyrinchium bellum	Blue-eyed Grass	1 gal		14	Medium
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>	<u>WATER USE</u>
<u>GROUND COVERS</u>							
	CAR TUM	Carex tumulicola	Foothill Sedge	4" pots	16" o.c.	482	Low
	DIA LR	Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	1 gal	28" o.c.	36	Low
	RUB EC	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Bramble	1 gal	30" o.c.	39	Low
	SED BS	Sedum reflexum 'Blue Spruce'	Blue Spruce-leaved Stonecrop	4" pots	14" o.c.	101	Low

Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gonilla-Hair") is not acceptable. Storm water treatment planters shall be installed with a min. 3" layer of 1/2"-3/4" ornamental aggregate or pea gravel in lieu of organic mulch.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain. For these calculations, we have not included the extensive non-irrigated landscape areas that further reduce the amount of estimated water use compared to maximum allowance.

ETO for El Cerrito		0.0							
HydroZone	Type of Landscape	Water Use	Plant Factor	Type of Irrigation	Irrigation Efficiency	ETAF	Hydrozone Area	Percentage of Landscape	ET(H)
1	Shrubs	Low	.3	Subsurface Drip	.81	0.37	926 sf	51.2%	8,845.7
2	Storm water	Low	.3	Subsurface Drip	.81	0.37	813 sf	44.9%	7,766.2
3	Containers	Medium	.5	Drip Emitters	.81	0.62	18 sf	1.0%	286.6
4	Aggregate	None	0	None		0.00	53 sf	2.9%	0

TOTAL		1,810 sf							
Total Landscape Area		1,810 sf							
Maximum Applied Water Allowance (MAWA)		22,007.6 gallon/year							
Estimated Total Water Usage (ETWU)		16,898.5 gallon/year							
Average Irrigation Efficiency		0.81							

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design with subsurface drip tubing at 9"-12" on center throughout. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the improvement plans.

Trees



Lagerstroemia indica 'Muskogee'



Tristania laurina 'Elegant'

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of El Cerrito codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

Shrubs



Anigozanthos 'Bush Baby'



Chondropetalum tectorum



Iris douglasiana



Lomandra longifolia 'Platinum Beauty'



Phormium hybridus 'Dazzler'



Pittosporum tenuifolium 'Golf Ball'



Sisyrinchium bellum

Groundcovers



Carex tumulicola



Dianella revoluta 'Little Rev'



Rubus calycinoides 'Emerld Carpet'



Sedum reflexum 'Blue Spruce'

Mulches and Aggregate



Organic mulch



Aggregate mulch in storm water filtration planter



Ornamental aggregate



Bike rack - Welle Circular Rack - WCR02-IG. Finish and color to be selected.



Planting Containers -



Planting Containers -

Imagery Photos

6501 Fairmount Ave. - El Cerrito, CA



Lexington Townhomes

SAN PABLO AVENUE SPECIFIC PLAN ENVIRONMENTAL COMPLIANCE CHECKLIST

PREPARED BY:



METROPOLITAN PLANNING GROUP
51 E. CAMPBELL AVENUE #1247
CAMPBELL, CALIFORNIA 95009

August 2026

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LEXINGTON TOWNHOMES
CEQA ENVIRONMENTAL CHECKLIST AND INITIAL STUDY

Project Title:	Lexington Townhomes
Lead agency name and address:	City of El Cerrito Planning Division 10890 San Pablo Avenue El Cerrito, CA 94530
Contact person and phone number:	Jeff Ballantine (510) 215-4358 jballantine@elcerrito.gov
Project Location:	6501 Fairmount Avenue (APN 504-140-015) & 412 Lexington Avenue (APN 504-140-016) City of El Cerrito – San Pablo Avenue Specific Plan Area Contra Costa County, CA
File Number:	PL26-0024
Property Owner/Project sponsor's name and address:	El Cerrito 36 LP Jake Matthews 3202 West March Lane, Suite A Stockton, CA 95219 (209) 315-1297 jakemathews@legacyhomesusa.com
General Plan Designation:	Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Zoning:	Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) San Pablo Avenue Specific Plan Overlay
Description of project:	The project site is located at the northeast corner of the Fairmount and Lexington Avenue. The project proposes a lot line adjustment to combine the two parcels that make up the project site. The proposed project would demolish the single family residence at 412 Lexington Avenue and construct two new three-story mixed-use multi-family residential buildings totaling 32,244 square feet with a total of 16 townhomes and 757 square feet of commercial space accessed via a "courtyard driveway" and an automatic gate. Each unit will have a ground floor single car garage accessed from an internal courtyard driveway via Fairmont Avenue. The commercial spaces are incorporated into the ground floor of two units that will face Fairmont Avenue and would be accessed from the street. The proposed residential units would be approximately 1,900 square feet with a two or three bedroom configuration and a private roof deck and private patio. Six short-term bicycle parking spaces will be provided. Ancillary improvements include landscaping, lighting, sidewalk and frontage improvements and connections to utilities.
Surrounding land uses and setting; briefly describe the project's surroundings:	North Single Family Residential East Automotive Service Commercial South Commercial (El Cerrito Plaza) West Office (medical)

Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	San Francisco Bay Regional Water Quality Control Board California Department of Toxic Substances Control Contra Costa Hazardous Materials Program
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1. INTRODUCTION

This checklist and attached supporting documentation have been prepared pursuant to Government Code Section 65457 and which pertains to residential developments subject to a Specific Plan and for which an Environmental Impact Report (EIR) was prepared. Government Code Section 65457 provides, in relevant part, that such developments are exempt from the California Environmental Quality Act (CEQA) unless an event prescribed at CEQA Section 21166 occurs, including:

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The residential development evaluated under these criteria (and this checklist) is a proposed development (project or proposed project) located at 6501 Fairmount Avenue and 412 Lexington Avenue and consisting of two new mixed use buildings totaling 32,244 square feet and including 16 townhomes and 757 square feet of ground floor commercial space. The proposed development is located within the boundary of the San Pablo Avenue Specific Plan (SPASP), for which a Program EIR was certified.

An additional purpose of this checklist is to also demonstrate, under CEQA Guidelines Section 15168(c)(2), that the proposed project is within the scope of the SPASP Program EIR and, therefore, that no subsequent environmental document is required. Lastly, this document also provides substantial evidence the proposed development is statutorily exempt from CEQA under CEQA Guidelines 15182(b) (Projects Proximate to Transit).

1.1. PROJECT BACKGROUND AND PRIOR CEQA DOCUMENTATION

On September 22, 2014, the City of El Cerrito adopted the San Pablo Avenue Specific Plan ("SPASP") and certified an accompanying Program EIR (State Clearinghouse #2014042025). The SPASP represents a planning effort to identify a vision for the future of San Pablo Avenue, including its improvement needs, and the adoption of implementing regulations that can be applied consistently in the planning area.

A major goal of the planning effort is to achieve a coordinated, cohesive environment and character in the Specific Plan area through: (1) a Form-Based Code (FBC); (2) multimodal transportation goals and policies, recommended streetscape design improvements, and design standards as part of the Complete Streets Plan; and (3) infrastructure improvements. Additionally, the Specific Plan incorporated Council adopted policies, including the 2013-2017 Strategic Plan (adopted April 2, 2013), the Climate Action Plan (adopted May 21, 2013) and Plan Bay Area (adopted by MTC and ABAG on July 18, 2013).

The SPASP Program EIR evaluated the potential environmental effects related to implementation and identified significant and potentially significant environmental effects under the following topics:

- Aesthetics and Visual Resources
- Air Quality
- Biological Resources
- Cultural and Historic Resources
- Geology and Soils

- Noise
- Transportation and Circulation

For each of these effects, the SPASP Program EIR identifies mitigation measures to reduce each effect below the threshold of significance. A copy of the SPASP Program EIR is available for viewing here:

<http://www.el-cerrito.org/396/San-Pablo-Avenue-Specific-Plan>

1.2. CEQA REQUIREMENTS

Government Code Section 65457 addresses CEQA requirements for residential developments subject to a Specific Plan for which an EIR was prepared. For these development situations, it directs no further CEQA review shall occur unless an event prescribed at CEQA Section 21166 occurs. The implementing regulations for CEQA Section 21166 are located at CEQA Guidelines Section 15162.

CEQA Guidelines Section 15168(c) addresses the use of Program EIRs for subsequent activities (e.g., the proposed project subject to the SPASP and for which a Program EIR was prepared). Again, the CEQA Guidelines direct the application of CEQA Guidelines Section 15162 to determine whether additional CEQA review is required.

CEQA Guidelines Section 15162 provides that no subsequent EIR shall be prepared unless the lead agency (i.e., City of El Cerrito) determines, on the basis of substantial evidence in light of the whole record, 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.

This checklist evaluates the proposed project under the criteria of CEQA Guidelines Section 15162 to determine whether subsequent environmental review is required.

An additional purpose of this document is to demonstrate the proposed project is also exempt from CEQA pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), under subsection (b) (Projects Proximate to Transit). The project is a mixed-use project exceeding 0.75 floor-area-ratio, is located within a transit priority area, is consistent with the SPASP, and is consistent with the use, density, building intensity and applicable policies of a sustainable communities strategy relating to greenhouse gas reduction targets (i.e., Plan Bay Area 2040).

2. PROJECT SETTING AND DESCRIPTION

2.1. PROJECT LOCATION AND SETTING

The project site (APNs 504-14-015, 504-140-016) is located in the southern portion of the City of El Cerrito at the corner of Fairmount and Lexington Avenues (Figure 1: Regional Map). The project is across the street from El Cerrito Plaza shopping center and approximately 528 feet from the El Cerrito Plaza BART station (Figure 2: Site Vicinity). The project site has General Plan Land Use Designation of Transit-Oriented Higher-Intensity Mixed Use and is within the area of the San Pablo Avenue Specific Plan (Figure 3: General Plan Land Use Designation/Zoning Map). The San Pablo Specific Plan also designates this site as Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) zoning district.

The project site is 16,614 square feet (0.38 acres) in size and is currently occupied by a 1,796 square foot single family residence and two accessory structures. The site was previously developed with urban uses and is covered with impervious surfaces. The portion of the project site at 412 Lexington Avenue was originally developed with a single family residence in 1911. A detached garage was added in the late 1920s. The portion of the project site at 6501 Fairmount Avenue was originally developed with two single-family residences in the early 1900's. It was redeveloped in the late 1950's into an automobile service station. In 2023, the 1,032 square foot commercial building on parcel 504-14-105 was demolished and is now vacant.

2.2. PROJECT CHARACTERISTICS – DEVELOPMENT AND LAND USE

The project includes a lot line adjustment to combine the two separate parcels into one parcel. The proposed project would demolish the existing single family residence and accessory structures and construct two separate three story mixed use structures at the corner of Fairmount and Lexington Avenues. The new 32,244 square-foot mixed use buildings include 16 three-story town homes with shared walls and 757 square feet of ground floor commercial space on Fairmount Avenue. (Figure 4: Site Plan and Ground floor Plan) No specific commercial land use or tenant is identified at this time. The commercial spaces are identified on the ground floor of the two units facing Fairmount Avenue. Project plans show an open floor plan for commercial use. However, many potential non-residential land uses are permitted by-right or through discretionary permit(s).¹

The site will be accessed by an approximately 20-foot-wide gated courtyard driveway that will enter from Fairmount Avenue and terminate at the opposite end of the site where an enclosed approximately 165 square-foot Trash/Recycling/Compost containment structure will be located. Each residential unit has private parking in 16 separate single car garages. (Figure 5: Sample Unit Plans) Additionally, street parking will be available on Lexington and Fairmount Avenues. Six bicycle parking spaces will be provided using Welle Circular Racks along Lexington Avenue. New buildings will be all electric and will not use natural gas.

¹ See FBC Table 02, San Pablo Avenue Specific Plan.

The seven units with frontage along Lexington Avenue will have a street-facing pedestrian access into each of the units. The seven units with no street frontage and the unit at the corner of Lexington and Fairmount will have a pedestrian access from the courtyard/driveway. The two units with frontage on Fairmount Avenue will have pedestrian access from Fairmount Avenue. All units will have a single car garage on the ground floor with interior access to each unit. In addition to the garage, 14 units (those that do not have retail spaces) will have an office/flexible space on the ground floor. Two units will have commercial space on the ground floor. Each floor is accessed by a private interior staircase. The second floor of each unit will include a kitchen and living area and the third floor will include either two or three bedrooms depending on the model. Each unit will have a private paved rooftop deck ranging in size from 220-489 square feet and a private 40 square-foot ground floor patio.

The proposed building incorporates a modern architectural design with a series of vertical pop-outs and recesses to break up the facades. (Figure 6: Street Facing Building Elevations) Residential units facing public streets will have a primary entrance from the street that integrate with the existing streetscape. Each entryway will have a covered architectural awning and fiberglass door with upper window. The ground floor of the two units facing Fairmount Avenue will have a clear ceiling height of 12 feet and the ground floor of the remaining 14 units will have a clear ceiling height of 8 feet. The second and third stories will have a clear ceiling height of nine feet. Parapets will screen rooftop equipment and deck space. Roof access will be a maximum of nine feet high measured from the top of the roof and architecturally consistent with the building. A combination of textures and materials including brick veneer, precast stone, fiber cement siding, corrugated metal, stucco, and plaster will be used to articulate the buildings' architectural features. Where features are painted, the color pallet will include a combination of light and dark grays, with natural red accents. Downcast and indirect lighting sconces will provide lighting along the exterior of the building. Floor-to-ceiling glazing and pre-cast stone are used to frame and highlight ground floor retail. Residential windows will include a combination of single hung and casement windows with black trim, and patios will be accessible via a sliding door. Each garage will have a roll up door painted to match the building trim. The automatic gate at the entry to the courtyard will be opaque and made of corrugated metal. Where the project borders existing uses along the north and east sides of the property, a concrete retaining wall will be used to protect the existing grade and a four- to six- foot-tall fence will be installed for a maximum height of six feet tall at the top of the wood fence. (Figure 7: Back and Side Building Elevations)

The project provides landscaping along Fairmount and Lexington Avenues using landscape planter strips and front yard landscaping, including a combination of shrubs and low-water plants such as Bush Baby Kangaroo Paw (*Anigozanthos x 'Bush Baby'*), Small Cape Rush (*Chondropetalum tectorum*), Douglas Iris (*Iris douglasiana*), Dazzler New Zealand Flax (*Phormium x 'Dazzler'*), Golf Ball Tawhiwhi (*Pittosporum tenuifolium 'Golf Ball'*), and Blue-eyed Grass (*Sisyrinchium bellum*). Six additional trees will also be planted in the front yards along Lexington Avenue. These include two Elegant Water Gum trees (*Tristania laurina 'Elegant'*) in 24" boxes and four Muskogee Crape Myrtle (*Lagerstroemia indica x fauriei 'Muskogee'*) in 15 gallon containers. The two existing London Plane trees on Fairmount Avenue will be protected in place during construction and trimmed to ensure minimum branch height is at least 6 feet above ground level. A combination of Mat Rush (*Lomandra longifolia 'Platinum Beauty'*) and groundcover plants such as Foothill Sedge (*Carex tumulicola*) and Emerald Carpet Creeping Bramble (*Rubus calycinoides 'Emerald Carpet'*) will be used in the sidewalk planting strips. Small Cape Rush and groundcover will be used in bioretention areas along the back side and interior side of the development. Small Cape Rush will also be planted in the front yard planter strips on Fairmount Avenue. The landscaping and irrigation systems are designed to meet the City's Water Efficient Landscape Ordinance (WELO).

The project has been designed to meet all required stormwater quality standards and best management practices for low impact development standard. The site is divided into 42 distinct Drainage Management Areas that are treated through a combination of self-retaining areas and flow-through planters.

Off-site construction related to the project consists of utility connections (e.g., water, sewer, stormwater, electricity) to existing facilities within adjacent public streets (i.e., Fairmount Avenue, Lexington Avenue) and upgrades to the sidewalk/public right of way along the building frontage on Lexington Avenue.

2.1. PROJECT CHARACTERISTICS - AFFORDABLE HOUSING

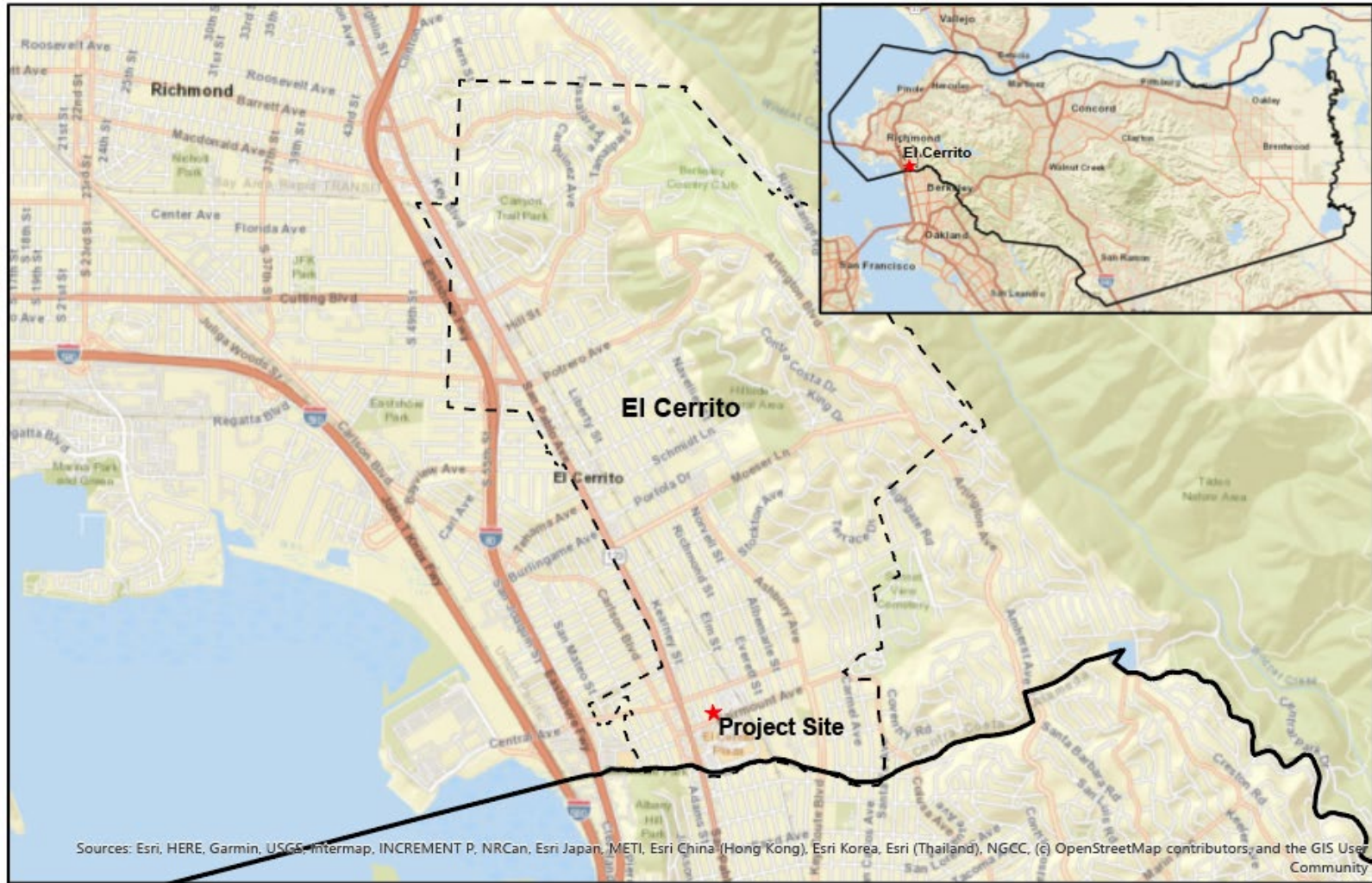
As proposed, the project provides for sale townhome units. The project will satisfy the City's inclusionary housing requirement through payment of the in-lieu fee.

2.2. PROJECT APPROVALS REQUESTED

The project includes a request for Tier IV Design Review with the Planning Commission serving as the review authority. Tier IV Design Review is required for new construction not in full compliance with the development and design standards of the Specific Plan. The project is not in compliance with upper floor setbacks/daylight plane, minimum ground floor ceiling height on both frontages, sidewalk activity zone on Fairmount Avenue, and minimum glazing for Front Yard frontage type. Except for those items, the project is consistent with the standards of the San Pablo Avenue Specific Plan and the standards of the Transit Oriented Higher-Intensity Mixed Use Transect Zone.

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FIGURE 1: REGIONAL LOCATION MAP



0 0.25 0.5 1 1.5 2 Miles

— Contra Costa County Boundary

- - - El Cerrito City Boundary

★ Project Site

FIGURE 2: SITE VICINITY



FIGURE 3: ZONING MAP



Legend



Residential Multi-Family



Transit-Oriented Mixed Use



Theater District



Public and Semi Public

Source: City of El Cerrito Community GIS
Accessed: July 21, 2026

FIGURE 4: SITE PLAN AND GROUND FLOOR PLAN

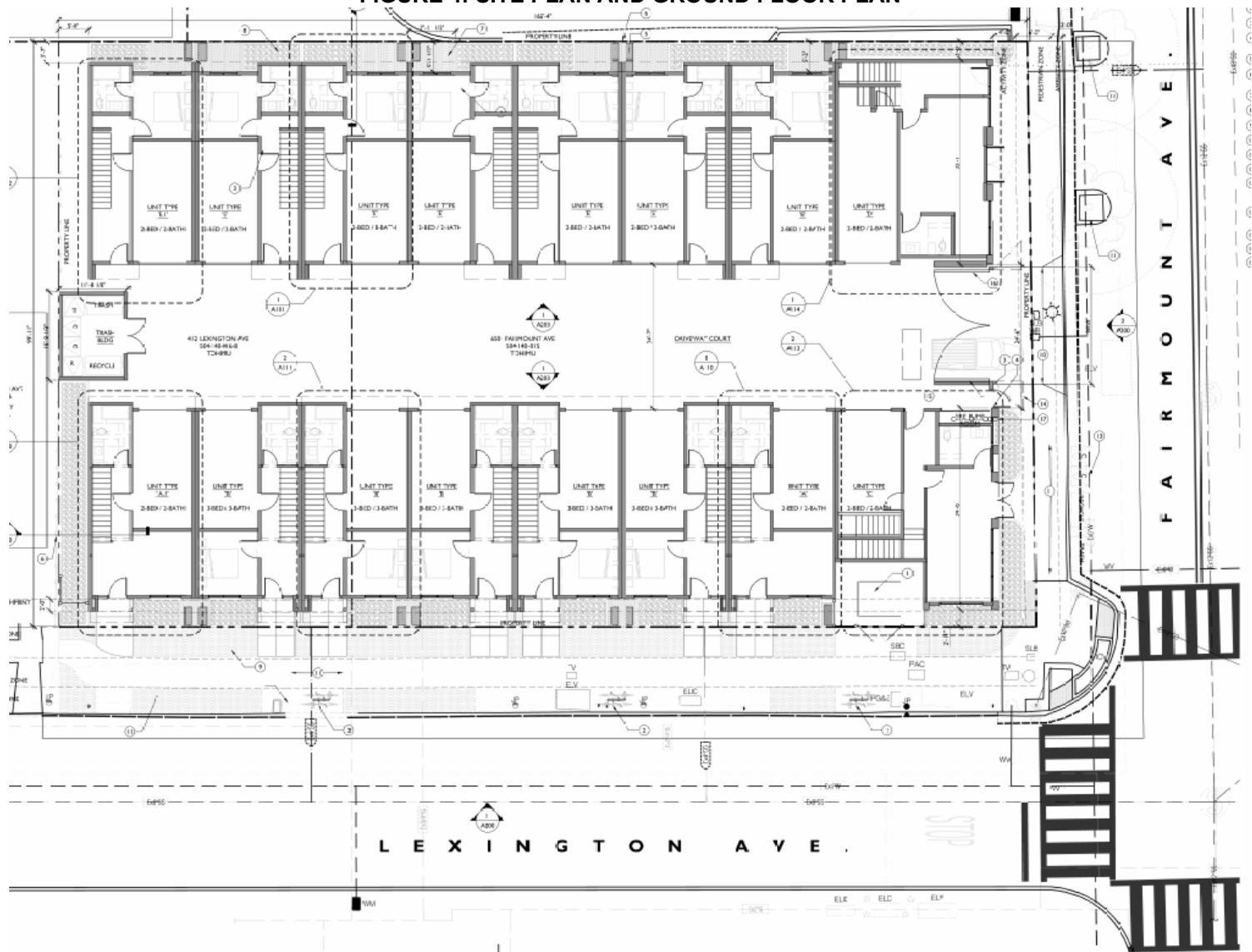


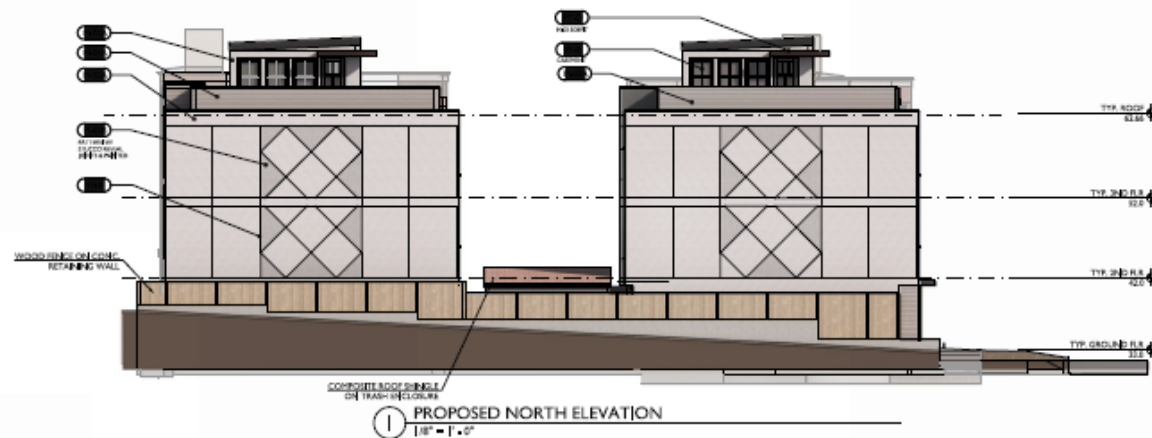
FIGURE 5: SAMPLE UNIT PLANS



FIGURE 6: STREET FACING BUILDING ELEVATIONS



FIGURE 7: BACK AND SIDE BUILDING ELEVATIONS



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3. EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion addresses the potential level of impact relative to the SPASP EIR relating to each aspect of the environment.

3.1. AESTHETICS

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relativ e to SPASP EIR
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR. Lexington Townhomes Architectural Plan Set prepared by Studio KDA on March 13, 2026.

DISCUSSION

The project consists of the development of two three story residential buildings containing 16 townhomes on an infill site in an urban setting. As noted in the SPASP FEIR, implementation of the SPASP would enhance the visual and aesthetic character of the planning area by incorporating Form-Based Code (FBC) and Complete Streets design and development standards that support and maintain a strong sense of place and visual identity on San Pablo Avenue. These design and development standards are included in Chapter 2, Form Based Code and Chapter 3, Complete Streets of the SPASP.

The primary potential impacts to scenic resources identified in the SPASP FEIR was the potential to obstruct scenic views of Mt. Tamalpais, the Golden Gate Bridge, the San Francisco skyline, the East Bay Hills, and Albany Hill from public rights-of-way, BART station platforms, and areas of lower elevation hillside homes in El Cerrito and Richmond (Impact 4-1). This impact was determined to be significant and unavoidable. However, it was determined that individual development projects would be subject to further evaluation to determine if they

meet the standards and guidelines set forth in the SPASP related to visual resources (see Mitigation Measure 4-1).

To assess the view impacts of the project, three viewpoints were selected. The first is a ground level view eastbound from Fairmount Avenue and the second westbound from Fairmont Avenue. The third is from the platform of the El Cerrito BART station. From these locations, three of view-targets are visible. These include Mt. Tamalpais in Marin County, the East Bay Hills, and Albany Hill. Albany Hill blocks the view of San Francisco's skyline; however, the Golden Gate Bridge is visible.

The existing 1-, 2-, and 3-story buildings, the elevated BART track, and street trees already affect the potential views of many of the identified viewpoints. From Fairmount Avenue eastbound only the East Bay Hills are visible from this location and would be partially obstructed by the new development. Ground level views of the East Bay Hills are already limited to views up Fairmount Avenue. From Fairmount Avenue westbound near the El Cerrito BART station only Albany Hill is visible from this location. The project does not affect this view. From the platform of the El Cerrito BART station, the proposed building would conceal some of the existing development on the lower slopes of Albany Hill; but would leave the upper half of the forested hill fully visible. From this location, the Golden Gate Bridge and Mt. Tamalpais, and the East Bay Hills continue to be visible.

The SPASP FEIR also found that potentially significant impacts could result from the introduction of new light and glare in the plan area (Impact 4-2), but concluded that implementation of Mitigation Measure 4-2, which requires the installation of non-reflective building materials and windows, would reduce potential glare impacts of individual development projects to a less-than-significant level. The proposed project would not cause any new light and glare impacts that were not considered in the FEIR.

APPLICABLE MITIGATION

SPASP Mitigation Measures 4-1 (Scenic Vistas) and 4-2 (Light and Glare) are relevant to this environmental topic and apply to the project. The submitted plans and analysis herein satisfy the requirements of both mitigation measures. A standard condition of approval is imposed on all projects and will ensure the building material requirements of Mitigation Measure 4-2 are carried out through construction.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.2. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR.

DISCUSSION

There are no agricultural or forestry resources located within or near the project site. The SPASP area is predominantly urbanized and is classified as "Urban and Built-Up Land" by the State Department of Conservation. The City of El Cerrito, and the SPASP area, does not contain any land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project is also not located on land that is currently under a Williamson Act contract. In addition, the City does not contain woodland or forestland cover, nor land zoned for timberland production. Therefore, the proposed project would not result in new or significant impacts to agriculture or forestry resources.

3.3. AIR QUALITY

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Exposure of sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; Bay Area Air Quality Management District, 2017. *Final 2017 Bay Area Clean Air Plan*. Lexington Townhomes Architectural Plan Set prepared by Studio KDA on March 13, 2026.

DISCUSSION

Clean Air Plan Consistency

An air quality plan describes air pollution control strategies to be implemented by a city, county, or region classified as a non-attainment area. The main purpose of an air quality plan is to bring an area into compliance with the requirements of federal and State air quality standards.

The Bay Area Air Quality Management District (BAAQMD) guidelines were referenced to determine if the project would conflict with or obstruct implementation of an applicable air quality plan, which for the SPASP FEIR was the 2010 Bay Area Clean Air Plan. The SPASP FEIR found that vehicle miles traveled (VMT) would increase at a lower rate under the SPASP than population or service population growth, thus resulting in a less-than-significant impact related to consistency with the applicable clean air plan.

The BAAQMD's current clean air plan is the 2017 Clean Air Plan, which was adopted on April 19, 2017. The Clean Air Plan provides a regional strategy to protect public health and protect the climate. To protect public health, the plan describes how the BAAQMD will continue progress toward attaining all State and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To protect the climate, the plan defines a vision for transitioning the region to a post-carbon economy needed to achieve ambitious greenhouse gas reduction targets for 2030 and 2050 and provides a regional climate protection strategy that will put the Bay Area on a pathway to achieve greenhouse gas (GHG) reduction targets.

The 2017 Clean Air Plan (CAP) includes a wide range of control measures designed to decrease emissions of the air pollutants that are most harmful to Bay Area residents, such as particulate matter, ozone, and toxic air

contaminants, to reduce emissions of methane and other “super-GHGs” that are potent climate pollutants in the near-term, and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

The proposed project would locate high-intensity residential uses within walking distance of public transportation, jobs, restaurants, and services as envisioned by the SPASP. The increase in population and housing units included in the proposed project would fall within the total development anticipated by the SPASP FEIR. Since projected population growth and resulting air quality impacts are consistent with the SPASP no new air quality impacts are anticipated. Consistency with the CAP is determined by whether or not the proposed project would result in significant and unavoidable air quality impacts or hinder implementation of control measures (e.g., excessive parking or preclude extension of transit lane or bicycle path). Implementation of the proposed project would not substantially increase population, vehicle trips, or vehicle miles traveled. The project supports the goals of the CAP and would not conflict with any of the control measures identified in the plan or designed to bring the region into attainment.

Construction-Related Impacts

The SPASP FEIR identified that construction activities associated with implementation of the SPASP would result in short-term emissions including site grading, asphalt paving, building construction, and architectural coating. Emissions commonly associated with construction activities include fugitive dust from soil disturbance/demolition, fuel combustion from mobile heavy-duty diesel- and gasoline-powered equipment, portable auxiliary equipment, and worker commute trips. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. The SPASP FEIR identified Mitigation Measure 5-1 to reduce construction impacts to a less-than-significant level.

Development of the proposed project would result in similar construction-related, short-term air quality impacts as those impacts identified in the SPASP FEIR and is subject to Mitigation Measure 5-1 which requires implementation of Best Management Practices and enhanced Best Management Practices. Therefore, the proposed project would not result in any new or more significant construction-related air quality impacts than were evaluated in the SPASP FEIR. This impact would remain less than significant with mitigation as identified in the SPASP FEIR.

Ambient Air Quality Impacts

The SPASP FEIR identified that monitoring data from all ambient air quality monitoring stations in the Bay Area indicates that existing carbon monoxide levels are currently below national and California ambient air quality standards. Monitored carbon monoxide (CO) levels have decreased substantially since 1990 as newer vehicles with improved exhaust emission control systems have replaced older vehicles. The Bay Area has been designated as an attainment area for the CO standards. At the time that the SPASP FEIR was certified, the highest measured levels in San Pablo (the closest monitoring station to the plan area) during the past three years were 1.3 ppm (parts per million) for eight-hour averaging periods, compared with state and federal criteria of 9.0 ppm. The SPASP envisions a variety of uses in the TOHIMU zoning district, including multiple family residential, full-service restaurants, retail sales, and other uses. The proposed project would generate fewer vehicle trips and associated vehicle exhaust emissions than other uses permitted by right on the project site in the SPASP FEIR. As such, air quality impacts assessed in the SPASP FEIR adequately analyzed impacts resulting from the project. Therefore, impacts related to CO hotspots would remain less-than-significant.

Short-Term Exposure of Sensitive Receptors to Toxic Air Contaminants

Sensitive receptors are defined as residential uses, schools, daycare centers, nursing homes, and medical centers. Individuals particularly vulnerable to diesel particulate matter are children, whose lung tissue is still

developing, and the elderly, who may have serious health problems that can be aggravated by exposure to diesel particulate matter. Exposure from diesel exhaust associated with construction activity contributes to both cancer and chronic non-cancer health risks.

The SPASP FEIR determined that construction activities could result in short-term emissions of diesel particulate matter (DPM), a known TAC. Construction could result in the generation of DPM emissions from the use of off-road diesel equipment required for demolition, site grading and excavation, paving, and other construction activities. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer. The calculation of cancer risk associated with exposure to TACs is typically based on a 70-year period of exposure. The use of diesel-powered construction equipment, however, would be temporary, limited to initial stages of construction. The SPASP FEIR determined that implementation of Mitigation Measure 5-2 would be required to reduce potential impacts associated with TAC exposure.

Sensitive receptors (residents) are located adjacent to the north boundary of the project site and to the west across Lexington Avenue. Construction of the proposed project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement the best management practices during construction, as required by Mitigation Measure 5-1. With implementation of Mitigation Measure 5-1, project construction emissions would be below the BAAQMD's significance thresholds as described above. Therefore, sensitive receptors would not be expected to be exposed to substantial pollutant concentrations during project construction. The proposed project would result in no new or more severe impacts related to short term exposure to TACs than analyzed in the SPASP FEIR and further analysis is not required.

Long-Term Exposure of Sensitive Receptors to Toxic Air Contaminants

Implementation of the SPASP would allow new residential land uses that could include sensitive receptors, as well as new non-residential land uses that would be potential new emissions sources. The project includes sensitive receptors (e.g., residences that may include children or elderly) but excludes new emission sources to toxic air contaminants (e.g., stationary diesel engines, facilities attracting heavy and constant diesel vehicle traffic (truck stop, distribution center), and is not located within 100 feet of an existing stationary TAC source (e.g., gasoline station, dry cleaner, emergency back-up generator).

The SPASP FEIR determined that if projects under the SPASP are located within close proximity² to surface streets with daily traffic volumes higher than 40,000 ADT (i.e., mobile TAC source), this would represent a potentially significant impact. However, the project site is not located within close proximity to any of these roadways.

The proposed 757 square feet of ground floor commercial space excludes a TAC emission source (truck dock, loading area for diesel vehicles). The overall project is not located within the screening distance of existing TAC sources.³ It is not reasonably foreseeable the commercial portion of the project would, in the future, include a source of TACs. Likely sources identified by the SPASP Program EIR (e.g., loading dock, diesel generator) are not present in the project. Therefore, pursuant to CEQA Section 15145, it is too speculative to

² Distances specified at Table 5-7 (Approximate Setback Distances for Highway TAC Sources).

³ Table 5-6 (Approximate Screening Setback Distances for Stationary Sources), SPASP EIR; Bay Area Air Quality Management District Toxic Inventory 2018.

determine whether the commercial aspect of the project would result in a direct or indirect impact due to TACs. Once specific commercial uses are identified and plans for their occupancy are drawn, future review under the SPASP would determine the applicability or inapplicability of SPASP Program EIR Measure 5-2. No further analysis is required at this time.

Odors & Other Emissions

The SPASP FEIR identified that the SPASP area would include potential odor sources that could affect new sensitive receptors. Responses to odors are subjective and vary by individual. Consistent with SPASP policies and SPASP FEIR Mitigation Measure 5-4, the proposed project would be located in an area surrounded by commercial uses and would not be located in an area where substantial odors (such as those associated with industrial, manufacturing, processing, or treatment uses) are generated. Additionally, the project will generate solid waste which could be a potential source of odors. As designed, solid waste will be stored in a fully enclosed and roofed structure that is required to comply with the El Cerrito Zoning Code Section 19.21.060 Recycling and Solid Waste Facilities in New Development. Through implementation of the enclosure standards, odors from waste would be contained while stored onsite and regularly removed by the City's franchise waste hauler. As required, the facility would be maintained in clean and orderly fashion and would not become a source for odors.

APPLICABLE MITIGATION

SPASP Mitigation Measures 5-1 (Construction Period Emissions) and 5-2 (Impacts of Toxic Air Contaminants (TACs) on Sensitive Receptors) are relevant to this environmental topic and apply to the project. Both mitigation measures will be imposed on the project through conditions of approval.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.4. BIOLOGICAL RESOURCES

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR.

DISCUSSION

Due to the highly developed urban environment of the SPASP area, with approximately 90 percent of the land developed, recently disturbed, or ruderal, the SPASP FEIR found that implementation of the Specific Plan would result in minimal impacts to biological resources. The SPASP FEIR concluded that the plan area does not contain any plant or animal species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and

Wildlife Service (USFWS), nor does the plan area contain any federally protected wetlands. The only identified riparian habitat or other sensitive natural community in the plan area is riparian habitat adjacent to Cerrito Creek (near the El Cerrito Plaza Shopping Center parking lot and Ohlone Greenway) and Baxter Creek. However, the project is not located within the vicinity of either of these resources and therefore would not result in any impacts to these habitats.

The SPASP FEIR identified potential impacts associated with the removal of existing trees with implementation of the SPASP. The removal of existing trees that could contain nests or eggs of migratory birds, raptors, or bird species during the nesting season could be considered an "unlawful take" under the Federal Migratory Bird Treaty Act and USFW provisions protecting migratory and nesting birds. The FEIR identified Mitigation Measure 6-1 to minimize potentially significant impacts associated with tree removal on nesting birds and roosting bats to less-than-significant levels. There are two existing street trees along Fairmount Avenue that will be protected in place during construction. The project would not result in the removal of any other trees. However, birds and bats may nest or roost in vacant buildings, structures, and trees that could be disturbed by construction activities. Since the project involves demolition of existing structures onsite, the project is subject to measure 6-1, which requires pre-construction surveys prior to site preparation and demolition.

APPLICABLE MITIGATION

SPASP Mitigation Measure 6-1 (Potential Impacts on Nesting Birds and Roosting Bats) is relevant to this environmental topic and applicable to the project. Mitigation measure 6-1 from the SPASP FEIR will be imposed on the project as a condition of approval.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.5. CULTURAL RESOURCES

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; Left Coast Architectural History, 412 Lexington Avenue Historical Resource Evaluation, El Cerrito, California, July 9, 2026.

DISCUSSION

The SPASP FEIR identified properties or features within the SPASP area that may be eligible for listing in a local, State, or Federal register of historic resources. The SPASP FEIR identified Mitigation Measure 7-1 to be applied to any individual discretionary project within the Specific Plan area that the City determines may involve a property that contains a potentially significant historic resource (e.g., a recorded historic resource or an unrecorded building or structure 50 years or older), the resource shall be evaluated by City staff, and if warranted, shall be assessed by a qualified professional on the California Historical Resources Information System (CHRIS) list of consultants who meet the Secretary of the Interior's Professional Qualifications Standards to determine whether the property is a significant historical resource and whether or not the project may have a potentially significant adverse effect on the historical resource.

There are no existing structures at 6501 Fairmount Avenue. The previous structure on the site was constructed about 1958 and demolished in 2023. A single family residence, proposed for demolition, is located at 412 Lexington Avenue and was constructed in 1912. A detached garage was added in the late 1920s. The Historic Resource Evaluation (HRE) conducted for the proposed project concluded that the building and accessory structure are not eligible for inclusion in the California Registry of Historic Resources under any significance criteria. The building is not a notable example of Vernacular architecture, background research did not identify any persons associated with the building important to the past, and the integrity is compromised. For these reasons, the existing site, building, and structures do not qualify as a "historical resource" for the purposes of CEQA (Public Resources Code Section 21084.1). This analysis fulfills the requirements of Mitigation Measure 7-1 (Destruction/Degradation of Historic Resources).

The SPASP FEIR concluded that the potential impact of development within the plan area on cultural resources, including historic, archaeological, and paleontological resources, and human remains would be less than significant with implementation of recommended mitigation measures. Specifically, disturbance of previously unknown archaeological or paleontological resources, including human remains, could occur during grading and development of individual project sites within the SPASP area, and there is a reasonable possibility that archaeological and paleontological resources could be uncovered during these activities. The

SPASP FEIR identifies Mitigation Measures 7-2 and 7-3 that would reduce the potential impacts on known or undisclosed cultural resources to less-than-significant levels.

APPLICABLE MITIGATION

SPASP Mitigation Measures 7-2 (Potential for Disturbance of Buried Archaeological Resources, Including Human Remains) and 7-3 (Potential for Disturbance of Paleontological Resources) are relevant to this environmental topic and apply to the project. Both mitigation measures will be imposed on the project through conditions of approval.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.6. ENERGY

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan and San Pablo Avenue Specific Plan EIR.

DISCUSSION

The SPASP FEIR discusses that implementation of the Specific Plan would result in the plan area changing from an auto-oriented corridor to a multi-modal oriented community, including auto, transit, bicycle, and pedestrian modes of transportation. As a result, energy consumption associated with transportation, circulation, and infrastructure would be more efficient under the Specific Plan.

Additionally, SPASP Section 2.05.05.01 details requirements to reduce El Cerrito's carbon footprint, increase energy efficiency, and support the Climate Action Plan goals. This is accomplished by addressing passive heating and cooling techniques, zero-net energy buildings, solar power, wind power, and other energy efficient efforts. As a transit-oriented development, subject to the latest applicable California Building Code, the project would not result in wasteful, inefficient, or unnecessary consumption of energy beyond what was analyzed in the SPASP FEIR. Compliance with adopted energy efficiency standards for new development also supports the implementation of State energy plans. As such, the SPASP FEIR concluded that impacts related to energy would not cause inefficient, wasteful, and unnecessary consumption of energy and would not conflict with any local renewable energy plan.

APPLICABLE MITIGATION

There are no SPASP FEIR mitigation measures for this environmental topic.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.7. GEOLOGY AND SOILS

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	☐	☐	☐	☒
ii. Strong Seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR;

DISCUSSION

The SPASP FEIR concluded that the geologic and soil impacts in the plan area are primarily related to potential ground shaking and associated impacts related to ground failure. Since the SPASP is not located within an Earthquake Fault Hazard Zone, the likelihood of surface fault rupture is minimal. In addition, the SPASP FEIR found that the slope instability hazards are also minimal due to the absence of appreciable slopes in the SPASP area. Furthermore, the SPASP area is served by a comprehensive, integrated wastewater collection, treatment, and disposal system. Neither septic tank systems nor alternative wastewater disposal systems are proposed as part of the SPASP, including the proposed project.

The Hayward Fault is the nearest active fault to the plan area and is approximately 1 mile to the east. The SPASP area is susceptible to ground shaking from the Hayward Fault or one of the other active faults in the region. However, the SPASP FEIR determined that impacts related to ground shaking would be less than significant with compliance with the latest California Building Standards Code. The proposed project would be designed and constructed in accordance with these requirements.

The SPASP FEIR concluded that grading and construction activities within the SPASP area may result in minor erosion or the minor loss of some topsoil. However, implementation of City-required grading and construction-period erosion control techniques would mitigate the potential impact to a less-than-significant level.

The SPASP FEIR determined that implementation of the specific plan would have potentially significant impacts related to earthquake-induced on-site liquefaction, differential settlement, lateral spreading, and subsidence, and associated damage to project buildings and other improvements within the SPASP area. However, potential impacts would be reduced to less-than-significant levels with implementation of Mitigation Measure 8-1, which requires preparation and implementation of the recommended measures of a site-specific design-level geotechnical study for individual development projects. The proposed project's incorporation of the recommendations from the design-level geotechnical study will ensure that potential impacts related geological conditions are reduced to less-than-significant levels. Therefore, the project would not result in significant impacts related to geology and soils that were not identified in the SPASP FEIR.

APPLICABLE MITIGATION

SPASP Mitigation Measure 8-1 (Potential Ground Instability Impacts) is relevant to this environmental topic and applies to the project. This mitigation measure will be imposed on the project through a condition of approval.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.8. GREENHOUSE GAS EMISSIONS

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; El Cerrito Climate Action Plan May 21, 2013.

DISCUSSION

As identified in the SPASP FEIR, the BAAQMD CEQA Air Quality Guidelines contain methodology and thresholds of significance for evaluating greenhouse gas (GHG) emissions. The BAAQMD suggests applying a specific plan-level GHG efficiency threshold of 4.6 MT per year per capita. Specific plans with emissions above the GHG efficiency threshold would be considered to have an impact that, cumulatively, would be significant. For the SPASP, GHG emissions were computed for both traffic scenarios, Without Mode Shift and With Mode Shift, with operational emissions in 2040 using the California Emissions Estimator Model (CalEEMod) Version 2013.2.2. The SPASP FEIR found that 2040 full development capacity associated with development under the SPASP would have per capita emissions of 3.9 and 3.7 metric tons (MT) of CO₂e per year under Without Mode Shift and With Mode Shift cases, respectively, which would not exceed the BAAQMD specific plan-level threshold of 4.6 MT CO₂e/year. Therefore, the impact was considered less-than-significant.

For construction related GHG emissions, the BAAQMD does not have an adopted threshold of significance. The BAAQMD encourages the incorporation of best management practices to reduce GHG emissions during construction where feasible and applicable. As discussed in Air Quality, the project is subject to Mitigation Measure 5-1 which requires implementation of Best Management Practices and enhanced Best Management Practices for construction. The City of El Cerrito adopted, at Municipal Code Chapter 16.24, the 2025 California Green Building Standards Code (CALGreen) which requires a diversion rate of at least 65 percent of construction waste or demolition materials.

In addition, the SPASP FEIR found that the SPASP would be subject to new requirements under rule making developed at the State and local level regarding GHG emissions. The SPASP would also be subject to local and General Plan policies, including the El Cerrito Climate Action Plan, that are designed to reduce GHG emissions. The SPASP and proposed project are consistent with the Climate Action Plan Sustainable Community goal SC-1 to encourage higher density TOD and infill development on transportation corridors.

The proposed project is consistent with the development intensity and density anticipated for the subject site by the SPASP, is consistent with the El Cerrito Climate Action Plan, and promotes reductions in GHG emissions through mixed-use development in close proximity to transit. The proposed project would result in no new or more severe impacts related to GHG emissions than analyzed in the SPASP FEIR and further analysis is not required.

APPLICABLE MITIGATION

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.9. HAZARDS/HAZARDOUS MATERIALS

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; Geocon Consultants, Inc. Phase II Environmental Site Investigation Report, 6501 Fairmount Avenue, El Cerrito, CA, November 2019; Geocon Consultants, Inc, Hazardous Materials Mitigation Measures, 6501 Fairmount Avenue, El Cerrito, CA, November 25, 2020.

DISCUSSION

The SPASP FEIR concluded that there are no significant impacts associated with implementation of the plan related to the topic of hazards and hazardous materials.

Hazardous Materials - Routine Transport, Use, or Disposal

The SPASP FEIR determined that the residential, commercial, and open space uses proposed as part of the SPASP would not involve the routine transport, use, storage, or disposal of hazardous materials to the extent that a significant public or environmental hazard would occur. Operations in the SPASP area may involve the occasional transport, use, storage, or disposal of common hazardous substance such as fuel, paint, and solvents but would be subject to local, State, and Federal regulations. These operations are consistent with the project's land uses. The SPASP determined that implementation of these standard regulations would ensure potential impacts would be less than significant.

Hazardous Materials - Upset and Accident Conditions

Volatile Organic Compound - MTBE

The SPASP FEIR identified the potential to expose construction workers to existing spilled, leaked, or otherwise discharged hazardous materials or wastes during project construction due to the large number of auto-related businesses in the SPASP area. However, the SPASP FEIR determined that compliance with all applicable, existing jurisdictional City-, regional-, and State-mandated site assessment, remediation, removal, and disposal requirements for soil, surface water, and/or groundwater contamination, along with evaluations for asbestos-containing materials (ACM) and lead-based paint (LBP) would ensure potential impacts are less than significant.

A Phase II Environmental Site Investigation conducted in 2019 revealed the presence of volatile organic compounds (VOCs) in the soil and groundwater only in the vicinity of the former underground storage tanks. These tanks were removed in 1976. The site has also been affected by MTBE from an off-site source(s). MTBE is a gasoline fuel additive that wasn't in use until after the onsite underground tanks had been removed. The Phase II Study recommended that the residual petroleum hydrocarbons in soil be removed prior to construction and that additional soil vapor sampling be performed after the removal of impacted soil to confirm the expected decrease in associated soil vapor concentrations. The removal of residual petroleum hydrocarbon impacted soil and subsequent soil vapor sampling would be performed under the regulatory oversight of Contra Costa Health Services Hazardous Materials Program, the San Francisco Regional Water Quality Control Board, or the State Department of Toxic Substances Control.

The SPASP FEIR describes the following standard procedures, all of which are applicable to the project, and which would result in mediation of MTBE discussed above:

(a) Soil Contamination. In order to avoid or substantially reduce potential health hazards related to construction personnel or future occupant exposure to soil contamination, project applicants would complete the following steps for each site proposed for disturbance as part of construction activity in the plan area:

Step 1. Investigate the site to determine whether it has a record of hazardous material discharge into soils, and if so, characterize the site according to the nature and extent of soil contamination that is present before development activities proceed at that site.

Step 2. Based on the proposed activities associated with the future project proposed, determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. For example, if the area is slated for commercial land use, such as a retail center, the majority of the site will be paved

and there will be little or no contact with contaminated soil. Industrial clean-up levels would likely be applicable. If the slated development activity could involve human contact with soils, such as may be the case with residential use, then Step 3 should be completed. If no human contact is anticipated, then no further mitigation is necessary.

Step 3. If it is determined that extensive soil contact would accompany the intended use of the site, undertake a Phase II Environmental Assessment investigation, involving soil sampling at a minimum, at the expense of the project applicant, property owner, or responsible party. Should further investigation reveal high levels of hazardous materials in the site soils, mitigate health and safety risks according to City of El Cerrito/City of Richmond (depending on jurisdiction), Contra Costa County Health Services Department, and Regional Water Quality Control Board (RWQCB) regulations. This would include site-specific health and safety plans prepared prior to undertaking any building or utility construction. Also, if buildings are situated over soils that are significantly contaminated, undertake measures to either remove the chemicals or prevent contaminants from entering and collecting within the building. If remediation of contaminated soil is infeasible, a deed restriction would be necessary to limit site use and eliminate unacceptable risks to health or the environment.

(b) Surface or Groundwater Contamination. In order to reduce potential health hazards due to construction personnel or future occupant exposure to surface water or groundwater contamination, project applicants would complete the following steps for each site proposed for disturbance as part of construction activity in the Specific Plan area:

Step 1. Investigate the site to determine whether it has a record of hazardous material discharge into surface or groundwater, and if so, characterize the site according to the nature and extent of contamination that is present before development activities proceed at that site.

Step 2. Install drainage improvements in order to prevent transport and spreading of hazardous materials that may spill or accumulate on-site.

Step 3. If investigations indicate evidence of chemical/environmental hazards in site surface water and/or groundwater, then mitigation measures acceptable to the RWQCB would be required to remediate the site prior to development activity.

Step 4. Inform construction personnel of the proximity to recognized contaminated sites and advise them of health and safety procedures to prevent exposure to hazardous chemicals in surface water/groundwater.

Asbestos & Lead-Based Paint

The SPASP FEIR also addressed the potential discovery of asbestos containing materials and lead-based paint. Due to the age of the existing buildings to be demolished, ACMs may be present. The EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey be completed prior to demolition or renovation activities that may disturb ACMs. Similarly, OSHA regulations specify work practices for handling materials and debris containing asbestos or lead-containing materials. LBP may also be present due to the existing buildings' construction prior to 1978.

The SPASP FEIR describes the following standard procedures, all of which are applicable to the project, and which would result in mediation of asbestos and lead-based paint materials discussed above:

Step 1. Thoroughly survey the project site and existing structures for the presence of ACM and PCBs. The survey shall be performed by a person who is properly certified by the Occupational Safety and Health Administration (OSHA) and has taken and passed an Environmental Protection Agency (EPA) approved building inspector course.

Step 2. If building elements containing any amount of asbestos and/or PCBs are present, prepare a written Asbestos/PCB Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using the most appropriate procedures, work practices, and engineering controls.

Step 3. Provide the asbestos and PCB survey findings, the written Asbestos/PCB Abatement Plan (if necessary), and notification of intent to demolish to the jurisdictional City and Contra Costa County Health Services Department at least ten days prior to commencement of demolition.

Step 4. Remove any on-site transformers prior to demolition of non-residential buildings.

Hazardous Emissions or Materials – Proximity to Schools, Airports

The nearest schools to the project site are Harding Elementary School and Albany Middle School. Both are located approximately 0.3 miles from the project site. Harding Elementary School is located at the corner of Fairmount and Ashbury Avenues. Albany Middle School is located south of the site on Brighton Avenue. The schools are located just outside the quarter mile potential concern distance under CEQA. In addition, the project is a residential use and no impacts related to handling hazardous materials near a school would occur. The project site is located approximately 30 miles northwest of the nearest public airport, Oakland International Airport. As the project is not located within the Oakland International Airport Influence Area,^{4,5} no safety hazards would be anticipated. No private airstrips are located in the project vicinity.

APPLICABLE MITIGATION

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, through the implementation of uniformly applied standards the project does not result in any new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

⁴ Alameda County Airport Land Use Commission, 2010. *Oakland International Airport, Airport Land Use Compatibility Plan, Figure3-2*. September.

⁵ Contra Costa County Airport Land Use Commission, 2000. *Contra Costa County Airport Land Use Compatibility Plan*. December 13.

3.10. HYDROLOGY AND WATER QUALITY

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off site;	☐	☐	☐	☒
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv. impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; NorthStar Engineering Group, Inc, Stormwater Control Plan for 6501 Fairmount Avenue, June 3, 2026. NorthStar Engineering Group, Inc. Preliminary Improvement Plans for 6501 Fairmount Avenue, May 11, 2026.

DISCUSSION

The SPASP FEIR determined that long-term water quality impacts associated with implementation of the SPASP could result in contamination of plan area stormwater runoff with petroleum and other contaminants from motor vehicles; however, compliance with Water Board and City-required post-construction, non-point

source pollution control measures would ensure that such impacts would be reduced to a less-than-significant level. In addition, the SPASP FEIR determined that compliance with applicable Water Board, City of El Cerrito, and City of Richmond water quality protection requirements and conditions would ensure any potential construction period and post-construction water quality impacts remain at less-than-significant levels.

In addition, construction projects are required to prepare a Stormwater Control Plan, which requires implementation of Best Management Practices (BMPs) to control stormwater peak flows and pollutant levels. This requirement is stipulated in Provision C.3 of the Contra Costa County National Pollutant Discharge Elimination System (NPDES). All projects within the SPASP area must comply with NPDES requirements, including the proposed project. The applicant submitted a Stormwater Control Plan as part of the project application materials. The City will confirm that this plan conforms to all applicable local and State requirements as part of the development review process.

Currently, the project site contains approximately 16,641 square feet. Originally 90% of the site was covered with impervious surfaces such as buildings, parking, and other hardscape surfaces. However, since the demolition of the commercial building, a portion of the site is ruderal/dirt. Stormwater currently drains to catch basins onsite or drain directly into Lexington and Fairmount Avenues. Drainage along the frontage is collected by two catch basins at the corner of Lexington and Fairmount Avenues before entering the City's positive storm drain system via a 12" storm drainpipe. The proposed project would replace the existing pervious and impervious surfaces with 15,788 square feet of new impervious surfaces covering 95% of the site. A series of Low Impact Development devices and bioretention basins will manage stormwater in compliance with the requirements of the Contra Costa County NPDES permit guidelines for stormwater discharge. Therefore, the project would not result in any new or more severe impacts due to impervious surfaces relate to the SPASP FEIR.

The SPASP FEIR identified that portions of the plan area in Richmond along Central Avenue are located within a 100-year flood zone. However, the proposed project site is not located within this zone and would therefore not result in any impacts related to flooding. Furthermore, the SPASP area is not subject to inundation by seiche or mudflow. The southwest portion of the SPASP along Central Avenue in the City of Richmond is located near a Tsunami Inundation Zone; however, the proposed project is not located in this area.

APPLICABLE MITIGATION

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, through the implementation of uniformly applied standards the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.11. LAND USE AND PLANNING

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan and San Pablo Avenue Specific Plan EIR.

DISCUSSION

The Final Environmental Impact Report for the SPASP concluded that implementation of the Specific Plan would provide for the expansion of housing choices by encouraging compact, transit-accessible, pedestrian-oriented housing and mixed-use (commercial/residential) development in the plan area at densities and heights greater than currently permitted. Implementation of the SPASP would not result in the division of an established community nor would it cause an environmental impact due to land use conflicts. The SPASP FEIR determined that implementation of the SPASP would result in beneficial effects related to land use and planning by revitalizing the San Pablo Avenue corridor; facilitating development where services and infrastructure can be most efficiently provided by promoting higher residential densities near or within an existing shopping, service, employment, and public transportation centers; and promoting compact, transit-accessible, pedestrian-oriented, mixed-use development patterns and land uses.

The project site is designated TOHIMU in the City's General Plan and SPASP. The intent of the TOHIMU designation is to provide for a vibrant, walkable, transit-oriented higher density area within ½ mile of BART that allows a variety of uses including retail, commercial, residential, and public uses in the Downtown and Uptown areas. The proposed project is consistent with the mix, intensity, and scale of development contemplated by the SPASP in this location.

APPLICABLE MITIGATION

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.12. MINERAL RESOURCES

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR.

DISCUSSION

The City of El Cerrito General Plan does not identify mineral resources within the Specific Plan area. Therefore, the proposed project would have no impacts on mineral resources.

3.13. NOISE

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of an airport or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; Illingworth and Rodkin, The Lexington, 6501 Fairmount Avenue - Construction Noise & Vibration Assessment, El Cerrito, California, November 1, 2021; CSDA Design Group, 6501 Fairmount / 412 Lexington, El Cerrito, CA Environmental Noise Study – Revision 1, May 20, 2026.

This section compares the noise impacts from the project with impacts identified in the SPASP FEIR. The proposed project would add additional residential uses in a developed area of the City of El Cerrito. A construction noise and vibration assessment was prepared for the project to address the requirement for a project-specific impact analysis, per SPASP Mitigation Measure 13-1.

The existing noise sources in the project area are from transportation facilities. Vehicular traffic on surrounding roadways, primarily Fairmount Avenue, contributes to the ambient noise environment. Train related activities associated with BART (which is located 700 feet east of the project site), also contribute to the existing noise environment in the project vicinity. In addition, operational noise from adjacent commercial uses (e.g., parking lot activities and people talking) is audible on the project site. The potential sources of noise from the project include construction activities, and operational noise sources from stationary and mobile sources.

Noise and Land Use Compatibility

The SPASP FEIR found that some residential land uses facilitated by the SPASP could be exposed to exterior noise levels exceeding 70 dBA Ldn from traffic and BART noise. This was identified as a potentially significant impact in the FEIR. However, noise measurements taken as part of the evaluation of the Specific Plan indicated that exterior noise levels in the project vicinity would be up to 65 dBA. To ensure that interior noise levels comply with the City's interior noise level standards, the City of El Cerrito applies the following standard condition of approval:

Prior to the issuance of a building permit the applicant shall provide a detailed analysis of interior noise for all residential uses. The analysis shall be prepared by a qualified noise control engineer and shall outline the specific attenuation measures (such as sound-rated windows and doors or other methods appropriate to the design of the building) required to meet the City's interior noise level standards (from exterior sources) of 45 dBA Ldn.

The SPASP FEIR identified a significant noise impact due to the introduction of commercial development proposed along with or next to residential development. Potential noise sources that would exceed City standards and identified by the SPASP FEIR include loading docks, refuse areas, and ventilation systems. The project excludes a loading dock and locates, for both residential and commercial uses, refuse containers within fully enclosed spaces (i.e., room near Fairmount Avenue, within parking garage). The project plans indicate that ventilation system(s) would be located on the rooftop (approximately 34 feet above ground elevation) and behind a parapet wall.⁶ A fire pump will be contained within a fully enclosed ground floor room adjacent to the interior driveway fronting Fairmount Avenue. As designed, the project would have no increase the level of severity of Impact 13-2 (Commercial Development Noise) as analyzed in the SPASP FEIR. However, the long-term operational parameters of Mitigation Measure 13-2 are distinct from physical aspects of the project and will, as referenced in the summary below, be applied through conditions of approval.

Construction Noise

The highest construction noise levels would be generated during demolition, and grading and excavation, with lower noise levels occurring during building construction. Larger pieces of earth-moving equipment, such as backhoes and bulldozers, generate maximum noise levels of 80 to 85 dBA Lmax at a distance of 50 feet. The nearest existing residence is approximately twenty feet north of the site. As a result, project construction would result in elevated short-term noise levels on a temporary basis consistent with noise levels anticipated by the SPASP EIR. The noise assessment indicated that maximum noise levels generated by project construction would typically range from about 75 to 87 dBA Lmax, with hourly average noise levels about 75 to 85 dBA Leq. At the closest commercial use, an automotive use located 60 feet east, maximum noise levels generated by project construction would typically range from about 76 to 88 dBA Lmax, and hourly average noise levels would typically range from about 76 to 86 dBA Leq.

The SPASP identified that although construction noise would be localized to the project vicinity, project construction could intermittently expose adjacent properties to high levels of noise. The SPASP identified Mitigation Measure 13-3 to reduce impacts of intermittent construction noise but identified that construction noise impacts would remain significant and unavoidable. The proposed project would not result in any new or more significant construction-noise impacts than were described in the SPASP FEIR. The proposed project would be required to comply with the Municipal Code which limits the hours of construction to the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturday. The applicant would also be required to incorporate best management construction practices to minimize noise impacts to adjacent residential and office uses.

Prior to the issuance of a permit for grading or demolition, the project plans shall incorporate provisions to implement construction best management practices to reduce noise impacts including the following:

- Equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment.

⁶ November 5, 2021, phone conversation with project architect (D.Amrit).

- Utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
- Locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
- Prohibit unnecessary idling of internal combustion engines.
- Pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
- Construct solid plywood fences around construction sites adjacent to operational business, residences, or noise-sensitive land uses.
- A temporary noise control blanket barrier could be erected, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
- Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
- Ensure that construction activities (including the loading and unloading of materials and truck movements) are limited to the hours of 7:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 5:00 PM on weekends and holidays.
- Ensure that excavating, grading, and filling activities (including warming of equipment motors) are limited to between the hours of 7:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 5:00 PM on weekends and holidays.
- Businesses, residences, or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. Designate a “construction liaison” who would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem.
- Conspicuously post a telephone number for the liaison at the construction site.

Construction-Related Vibration

Construction of the proposed project would involve demolition, grading, site preparation, and construction activities but would not involve the use of construction equipment that would result in substantial ground-borne vibration near to the project site. Construction vibration generated by the proposed project, based upon the proposed construction equipment, would be below the 0.3 inches per second peak particle velocity threshold, the level at which there is risk of architectural damage to typical homes. Therefore, the proposed project would not result in any new or more significant construction-period vibration impacts than were described in the SPASP FEIR. However, in the event that construction equipment such as a clam shovel or vibratory roller is used within 12 feet of nearby residences, vibration levels that exceed 0.3 in/sec may occur and would be considered a potentially significant impact. The SPASP EIR concludes that construction related vibration impacts would be significant and unavoidable and identified mitigation measure 13-4 to reduce vibration from construction. The applicant would also be required to incorporate identified construction related vibration best practices to minimize vibration impacts to nearby buildings.

Prior to the issuance of a permit for grading or demolition, the project plans shall incorporate the following provisions due to construction vibration activities that could exceed 0.3 in/sec PPV at nearby buildings:

- Prohibit the use of heavy vibration-generating construction equipment within 20 feet of adjacent residential buildings.
- Use a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, when compacting materials within 20 feet of adjacent commercial buildings. Only use the static compaction mode when compacting materials within 15 feet of residential buildings.
- Avoid dropping heavy equipment or materials and use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 20 feet of adjacent residential buildings.
- Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

Stationary Source Noise Impacts (Mechanical Equipment)

Implementation of the proposed project would add new on-site stationary noise sources from roof-mounted heating, ventilation, and air conditioning (HVAC) equipment. As designed, all equipment will be either in an interior space or screened to limit noise levels and is not anticipated to exceed the exterior noise standards. The project is located in an urban area subject to ambient noise levels from a variety of mobile and stationary sources. Therefore, the proposed project would not result in any new or more significant noise impacts than were described in the SPASP FEIR.

Mobile Source Noise Impacts

Motor vehicle noise emanating from nearby roadways is the dominant noise source in the project vicinity. The amount of noise varies according to many factors, such as volume of traffic, vehicle mix (percentage of cars and trucks), average traffic speed, and distance from the observer. Implementation of the proposed project would add trips to existing roadways in the project site vicinity and contribute to noise levels on roadways. The SPASP FEIR found that cumulative traffic noise levels, with or without implementation of the SPASP, are not anticipated to increase substantially along the roadways serving the Specific Plan area, and the project's contribution to cumulative traffic noise level increases is calculated to be less than 1 dBA Ldn. Cumulative traffic noise increases would not be considered substantial, and the project would not make a cumulatively considerable contribution to increased noise levels. Therefore, this impact is considered less-than-significant.

Aircraft Noise

The proposed project is not located within 2 miles of a public or private use airport. Oakland International Airport is the closest airport and is located approximately 20 miles southeast of the project site. Aircraft noise is occasionally audible at the project site; however, no portion of the project site lies within the 65 dBA CNEL noise contours of any public airport nor does any portion of the project site lie within 2 miles of any private airfield or heliport. Therefore, the proposed project would not result in the exposure of sensitive receptors to the excessive noise levels from aircraft noise sources.

APPLICABLE MITIGATION

SPASP Mitigation Measures 13-2 (Commercial Development Noise) (excluding requirement for further noise study), 13-3 (Construction Noise) and 13-4 (Construction Related Vibration) are relevant to this environmental topic and apply to the project. The mitigation measures will be imposed on the project through conditions of approval.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, through the implementation of uniformly applied standards the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.14. POPULATION AND HOUSING:

Would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Induce substantial unplanned growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; City of El Cerrito Housing Element adopted on August 22, 2023.

DISCUSSION

The SPASP FEIR evaluated potential environmental impacts that could associated with approximately 243,112 net new square feet of commercial space, 1,706 units of residential development, and 3,840 new residents. The SPASP FEIR concluded that the population growth associated with the SPASP would not directly or indirectly induce substantial population growth beyond the SPASP boundaries. SPASP implementation would facilitate the projected residential and commercial growth within a transit-rich, mixed-use plan area identified for such growth in both local and regional plans and forecasts.

The proposed project would introduce 16 dwelling units and have a population size of approximately 38 people⁷ and approximately 757 square feet of retail space, which is consistent with what was anticipated by the Specific Plan and analyzed in the Specific Plan EIR. For these reasons, implementation of the proposed project would not result in new significant impacts nor increase the severity of a previously identified impact related to population and housing as analyzed in the San Pablo Avenue Specific Plan EIR.

APPLICABLE MITIGATIONS

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, through the implementation of uniformly applied standards the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

⁷ U.S. Census Bureau, 2020-2024 American Community Survey, El Cerrito, California, Average household size of 2.39, Accessed July 20, 2026.

3.15. PUBLIC SERVICES

	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒
Sources: San Pablo Avenue Specific Plan EIR.				

DISCUSSION

The SPASP FEIR concluded that the El Cerrito Fire Department and Richmond Fire Department would not need to substantially expand fire protection facilities and personnel to accommodate additional demand associated with implementation of the SPASP. Specifically, the SPASP FEIR identified that any demand for additional fire protection personnel or equipment resulting from SPASP implementation would be funded by currently adopted public facility fees levied on the new development (in Richmond) and by the annual budget review and allocation (in El Cerrito). As the population and housing units would fall within the total development anticipated by the SPASP FEIR, the project would result in no new impacts associated with fire services.

As noted in the SPASP FEIR, the increased demand associated with implementation of the SPASP would not require new or physically altered police protection facilities. The SPASP FEIR determined that implementation of the SPASP would result in more “eyes-on-the-street” by facilitating a more pedestrian-friendly plan area which would provide a safer public environment. The SPASP identified police department approvals that would be required on a project-by-project basis that would ensure the department is equipped and has the ability to maintain acceptable levels of service. The proposed project would fall within the total development anticipated by the SPASP FEIR and would not result in new impacts associated with police services.

The SPASP area is located within the West Contra Costa Unified School District (WCCUSD). The SPASP FEIR evaluated the impact that the SPASP’s anticipated 1,706 new residences, and associated increase in expected student population, would have on the services provided and facilities operated by the WCCUSD. The SPASP

FEIR concluded that the new residences would generate approximately 1,147 new students in the District schools over the approximately 25-year horizon of the SPASP implementation. The SPASP FEIR concluded that new students would be accommodated in existing schools, and plan implementation would not result in the need for new or expanded school facilities. As the population and housing units proposed by the project would fall within the total development anticipated by the SPASP FEIR, the project would also generate students within the assumptions of the SPASP FEIR. As such, existing school facilities are adequate to accommodate new students introduced by the proposed project.

The SPASP FEIR SPASP FEIR concluded that the combination of parks and recreation facilities meets the expected park requirements for the SPASP area given the anticipated population associated with implementation of the SPASP. The SPASP FEIR concludes that impacts to parks and recreation would be less than significant with compliance with plan provisions for new open spaces. In addition, the SPASP FEIR determined that implementation of the SPASP would not facilitate the need for new or physically altered government facilities. The proposed project is within the total development anticipated by the SPASP FEIR and would not result in new impacts associated with parks and recreational facilities.

APPLICABLE MITIGATION

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.16. RECREATION

	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR.

DISCUSSION

The SPASP FEIR concluded that the combination of parks and greenways within the SPASP area would meet the expected park requirements for the SPASP area given the anticipated population at full implementation of the SPASP. Specifically, implementation of the SPASP would generate 1,706 new residences and increase the local population by 3,840 people. The increase in residents in the area would increase the demand for parks and recreational facilities, reducing the City's level of service to 5.85 acres per 1,000 residents (below the 2010 level of 6.67 acres per 1,000 residents) with no increase in acreage of parks or open spaces; however, this ratio is above the level of service standard adopted under the City's General Plan.

As the population and housing units would fall within the total development anticipated by the SPASP FEIR, and the project would conform to SPASP open space standards, the project would result in no new impacts associated with parks and recreational facilities.

APPLICABLE MITIGATION

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.17. TRANSPORTATION

Would the Project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR; Abrams Associates, Preliminary Transportation Analysis for the Proposed Residential Project at 6501 Fairmount Avenue in the City of El Cerrito, March 22, 2021.

DISCUSSION

This section compares proposed project against transportation impacts identified in the SPASP FEIR. A Preliminary Transportation Analysis (TIA) was conducted for the proposed project. The report includes an analysis to ensure that sufficient traffic operations are maintained with the construction of the proposed project.

Several roadway improvements were delineated in the SPASP project area. Modifications can include, but are not limited to, landscaped bulb-outs at intersections, improved crosswalks, and widening of the median to provide a five-foot pedestrian refuge. A Transportation Impact Fee (TIF) program was approved by the City of El Cerrito in December 2018 to fund the multi-modal improvements identified in the SPASP and to determine fair share payment by development projects facilitated by the SPASP for the identified improvements. The project is subject to the mandatory fair share contribution codified at El Cerrito Municipal Code Chapter 4.54 and which facilitates implementation of the multi-modal improvements identified by the SPASP.

Trip Generation

Using the same trip generation methodology used in the SPASP FEIR, the transportation analysis conducted for the proposed project estimated that the proposed project would generate about 23 AM peak-hour and 29 PM peak-hour trips which was analyzed in the SPASP FEIR. Following completion of the TIA, the number of units was reduced from 45 to 16, which would also reduce the total number of trips that would be generated and would also be within what was analyzed in the SPASP FEIR. Thus, the proposed project would not result in significant impacts related to project trip generation beyond those identified in the SPASP EIR.

Vehicle Miles Traveled (VMT)

The Contra Costa Transportation Authority Technical Procedures for VMT screening (Section 5.1.2: Small Projects) presumes that small projects of less than 20 units or non-residential projects less than 10,000 square feet will have a less-than-significant VMT impact. The project includes 16 units and 757 square feet of commercial space and is therefore below the VMT threshold. In addition, residential and mixed-use projects within ½ mile of an existing major transit stop (such as the El Cerrito BART Station) or with stops along a high-quality transit corridor (such as the AC Transit lines on San Pablo Avenue) are presumed to have a less-than-significant impact on VMT. Therefore, the project would not result in new impacts related to VMT.

Vehicle Access

The Project would provide vehicle access to the project via an automatic (inward opening) gate that would open onto a 24-foot-wide two-way driveway exiting to/entering from Fairmount Avenue. Fairmount is a two lane road with parking on both sides and a speed limit of 25 miles per hour. A five-foot by five-foot clear view triangle would be provided on each side of the gated entrance for vehicle visibility exiting the site. Project plans indicate that the trees to the north of the driveway would be limbed to a minimum of six feet above grade to ensure vehicle visibility and the project proposes to install a “red” curb (no-stopping zone) for 20 feet on either side of the driveway to ensure visibility for exiting and entering the project.

As designed the project will not substantially increase hazards due to a geometric design feature.

Bicycle Parking, Access, and On-Site Circulation

Section 2.05.08.04 of the SPASP Form-Based Code requires bicycle parking for residential and commercial uses. The Project would consist of 16 residential units and two commercial units, requiring 24 long-term bicycle parking spaces and six short-term bicycle parking spaces. The Project would provide 32 enclosed long-term bicycle resident parking spaces inside individual parking garages and six short-term bicycle parking spaces (two for residential and four for commercial) along the project frontage on Lexington Avenue on three Welle circular bike racks. The project meets the City requirements.

Pedestrian Access and On-Site Circulation

Each unit will have a separate pedestrian access. For units along Lexington Avenue, the pedestrian entrance will face the street. For units along Fairmount Avenue, units will face Fairmount (including corner unit). Units that are along the side property line will have a pedestrian front entrance separate from the garage entrance accessible from the courtyard/driveway. The SPASP Form-Based Code (2.04.02) requires a minimum pedestrian zone of eight feet and a minimum amenity zone of 4 feet on all sidewalks along Fairmount Avenue. Along Lexington Avenue, the Code requires a minimum pedestrian zone of six feet and a minimum amenity zone of five feet.

Transit Access

AC Transit provides bus service near the project site with bus stops at the El Cerrito BART Station, approximately one tenth of a mile from the project site. The bus stops at the BART station provide bus shelters and benches, as well as BART station amenities such as bicycle parking. The project site is well served by transit and there would be no conflicts from the proposed project to existing or planned transit facilities.

APPLICABLE MITIGATION

SPASP Mitigation Measures 16-1 (Cumulative Traffic Impacts) is relevant to this environmental topic. The project will develop housing within 500 feet of a major transit stop, improve pedestrian facilities along the public right of way, and provide short term bicycle parking. As such, this project implements Mitigation Measure 16-1 in the SPASP EIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new to new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.18. UTILITIES AND SERVICE SYSTEMS

Would the Project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR.

DISCUSSION

The SPASP FEIR determined that there would be an increase in water demand as a result of build-out of the SPASP – average daily demand would be 757,720 gallons per day (gpd) which represents approximately 0.38 percent of the planning level water demand forecasted in the Urban Water Management Plan (UWMP). The SPASP FEIR concluded that this represents a small increase and is considered a less-than-significant impact on water supply. The SPASP FEIR also noted that development within the SPASP would incorporate the City's requirements for providing adequate water supply, including compliance with adopted performance standards, application of these standards in each jurisdictional City's development review process, coordination of development review with EBMUD (including consistency with the UWMP), and the requirement that new development pay its share of the costs associated with provision of water facilities through project-specific mitigations required as conditions of approval. The SPASP FEIR concluded that since future development facilitated by the SPASP, including the proposed project, would require about 0.38

percent of EBMUD's forecasted planning level water demand for its service area by the year 2040, and would be subject to EBMUD and jurisdictional City plans, regulations, and ordinances regarding water supply, the impact on water supply is considered less than significant.

The SPASP FEIR concluded that development associated with the SPASP would result in less-than significant impacts on utilities and service systems, including wastewater treatment, stormwater drainage, and solid waste disposal. However, the SPASP FEIR determined that the wastewater and storm drainage infrastructure systems would require improvements, including the upgrading of existing deficiencies, in order to accommodate new development facilitated by the SPASP. The SPASP FEIR provided recommendations and design considerations for proposed infrastructure improvements. The project plans include stormwater manage for the treatment and retention of stormwater through a system of bioretention basins and flow through planters. Final plans will be reviewed and approved by the City Engineer for compliance with uniform standards.

The Stege Sanitary District (SSD) provides wastewater service to users along San Pablo Avenue, including the project site. This project is subject to the San Pablo Avenue Sewer Capacity Improvement Fee Program imposed and administered by the SSD. This fee is used by SSD to fund capacity improvements brought about by new development such as the proposed project.

The increase in commercial intensity and residential density under the SPASP would result in an increase in the amount of solid waste generated within the SPASP area. The SPASP FEIR concluded that the increase in solid waste generation would be incremental but would not exceed acceptable rates established by plans, policies, and regulation. Moreover, the projected solid waste would be served by solid waste and recycling facilities with sufficient capacities to accommodate development included as part of the SPASP, including the proposed project. As such, solid waste impacts would remain less than significant.

APPLICABLE MITIGATION

There are no mitigation measures for this topic in the SPASP FEIR.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168, the proposed project is consistent with the type and intensity of development analyzed in the SPASP FEIR. As such, the proposed project is within the scope of the SPASP FEIR. Moreover, pursuant to CEQA Guidelines Section 15162 and for this environmental topic, the project does not result in any new or more severe significant impacts, there has been no substantial change to the circumstances related to a significant environmental effect, and there is no 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 SPASP Program EIR was certified, that has become available.

3.19. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	New Significant Impact Relative to SPASP EIR	More Severe Impact Relative to SPASP EIR	No Substantial Change Relative to SPASP EIR	No Change Relative to SPASP EIR
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Sources: San Pablo Avenue Specific Plan EIR Very High Fire Hazard Severity Zone in State Responsibility Areas, dated November 7, 2007.

DISCUSSION

The SPASP area is not located within an area of State (Calfire) Responsibility and is not with located in or adjacent to a very high or high fire hazard areas. The SPASP FEIR also identifies that the Specific Plan Area is not located within the vicinity of a wildfire hazard or within a Wildland-Urban Interface (WUI)⁸. Area. The closest VHFSZ is located approximately 0.5 miles to the east.

CONCLUSION

The area of the SPASP (and the proposed project) are not located within the VHFSZ or in an area of State responsibility.

⁸ MTC/ABAG Hazard Viewer <https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8>.

4. REFERENCE DOCUMENTS

The following resources were prepared in order to further identify project specific parameters. Copies of these technical documents are incorporated herein by reference and are available for review during normal business hours at the City of El Cerrito.

- 1) Studio KDA, Lexington Townhomes project plan set dated March 13, 2026.
- 2) KLA Landscape Architecture Planning, Conceptual Landscape Plans 6501 Fairmount Avenue, El Cerrito, California, May 27, 2026.
- 3) Northstar Engineering Group, Preliminary Civil Improvement Plans for 6501 Fairmount Avenue, El Cerrito, California, May 11, 2026.
- 4) Rhoades Planning Group, Resubmittal Statement, March 26, 2021.
- 5) Geocon Consultants, Inc. Phase II Environmental Site Investigation Report, 6501 Fairmount Avenue, El Cerrito, CA, November 2019.
- 6) Geocon Consultants, Inc, Hazardous Materials Mitigation Measures, 6501 Fairmount Avenue, El Cerrito, CA, November 25, 2020.
- 7) Abrams Associates, Preliminary Transportation Analysis for the Proposed Residential Project at 6501 Fairmount Avenue in the City of El Cerrito, March 22, 2021.
- 8) Left Coast Architectural History, 6510 Fairmount Avenue Historical Resource Evaluation, El Cerrito, California, September 30, 2020.
- 9) Left Coast Architectural History, 412 Lexington Avenue Historic Resource Evaluation, El Cerrito, California, July 9, 2026.
- 10) Illingworth and Rodkin, The Lexington, 6501 Fairmount Avenue - Construction Noise & Vibration Assessment, El Cerrito, California, November 1, 2021
- 11) CSDA Design Group, 6501 Fairmount/412 Lexington, El Cerrito, CA Environmental Noise Study – Revision 1, May 20, 2026.
- 12) NorthStar Engineering Group, Inc, Stormwater Control Plan for 6501 Fairmount Avenue, June 3, 2026.