



Community Development Department

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, February 4, 2015

7:30 PM

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair: Maggie Leighly; Board Members: Christophe Laverne, Carl Groch, John Thompson, and Glenn Wood.

1. Council/Staff Liaison Announcements and Reports

Staff and/or Councilmember Bridges may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.

2. Comments from the Public

(Each speaker is limited to a maximum of 3 minutes.)

3. Approval of Minutes

Approval of the minutes of the January 7, 2015 meeting.

4. Board Member Communication/Conflict of Interest Disclosure This time on the agenda is reserved for Board Members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

5. Public Hearing – El Cerrito Chevrolet

Applicant: Howard Nudell Architects

Location: 1751 Eastshore Blvd

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

General Plan: Commercial/Mixed Use

APN: 513-371-002

Request: Design Review Board pre-application study session on the design of a proposed Chevrolet dealership at 1751 Eastshore Blvd.

CEQA: This review not a project as defined by CEQA.

6. Staff Communications

COMMUNICATION ACCESS INFORMATION

To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Noel Ibalio, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330

E-mail: nibalio@ci.el-cerrito.ca.us

7. Adjournment



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, January 7, 2015
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

Roll Call: Maggie Leighly, Carl Groch, and John Thompson.

Christophe Laverne had an excused absence.

1. Council/Staff Liaison Announcements and Reports

No report was made.

2. Comments from the Public

No comments were received.

3. Approval of Minutes

Motion to approve the December 3, 2014 minutes: Groch, 2nd:Thompson.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: None

Absent: Laverne

4. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

5. Public Hearing – Elm Street Condominiums

Application: PL No 6133

Applicant: Eddie Biggs

Location: 1715 Elm Street

APN: 502-112-038

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

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

CEQA: A Mitigated Negative Declaration is being prepared for this project.

Development Services Manager, Margaret Kavanaugh-Lynch presented the project.

Carl Campos of LCA Architects gave a presentation of the project submittal.

The public hearing was opened

Howdy Goudey of 635 Elm Street addressed the Board and spoke in opposition, noting the project was not in scale with neighborhood and possibly premature to be in front of the Board for consideration.

Franklin Leong of Manor Circle addressed the Board and spoke in opposition, noting the number of variances needed for the project.

Robin Mitchell of 635 Elm Street addressed the Board and stated that dark vinyl was more subject to expansion due to heat than white vinyl.

The public hearing was closed.

Motion to approve the project at 1715 Elm Street: Groch, 2nd: Thompson.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: None

Absent: Laverne

The Board added the following condition of approval:

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

Landscape and Irrigation Plans:

- a) Revised Gates. Both sets of proposed gates shall be six feet wide. Each set of gates shall consist of two sets of three foot wide panels.
- b) The current lighting scones along interior paths shall be replaced by light stick-style lighting.
- c) All of the proposed Oak trees on the plan set shall be removed and replaced with a more columnar shaped tree that will create a narrower canopy.
- d) Sub surface irrigation system shall be added to the C3 area of the site plan and illustrate that proposed shrubs are located in way to not disrupt the adjacent irrigation pipe.
- e) Address the curved top of the raised bed and show the final design of the seating area.
- f) Show location of proposed vines on plan set. Ensure they are in areas that already provide irrigation.
- g) Specify appropriate location and type of groundcover in space immediately adjacent to creek.
- h) To avoid the unintentional spread of Sudden Oak Disease to Oak trees proposed on this site and in the area, no plant species that are known for the ability to serve as vectors for the disease shall be allowed on plant list. This list includes, but is not limited to: Bay Laurel and Azaleas.

Building Plans:

City of El Cerrito
Design Review Board Meeting Minutes

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

6. Staff Communications

None.

7. Adjournment

9:15 p.m.

DRAFT



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planning@ci.el-cerrito.ca.us

DESIGN REVIEW BOARD STAFF REPORT
Meeting Date: February 4, 2015

I. SUBJECT

Applicant: Howard Nudell Architects
Location: 1751 Eastshore Blvd
Zoning: TOHIMU (Transit Oriented High-Intensity Mixed Use)
General Plan: Commercial/Mixed Use
APN: 513-371-002
Request: Design Review Board pre-application study session on the design of a proposed Chevrolet dealership at 1751 Eastshore Blvd.
CEQA: This review is not a project as defined by CEQA.

II. BACKGROUND

The proposed project is an automotive dealership on a site located at 1751 Eastshore Boulevard. The site is 3.87 acres. The site is currently occupied by a vacant retail building which was most recently occupied by Orchard Supply Hardware (OSH).

In November 2014, the applicant submitted for a pre-application review of a previous iteration of the project with City staff. The project that was submitted at that time involved a reuse of the existing building. City staff from all appropriate departments provided comments to the applicant regarding compliance with the Zoning Ordinance, San Pablo Avenue Specific Plan, Municipal Code as well as other critical items. As a result of these comments, the applicant submitted this revised plan for pre-application review by the Design Review Board. The applicant proposes to demolish the existing building, and replace it with a 27, 600 square foot building. The proposed building contains a showroom, customer lounge, offices, service department, and parts department. The building also features rooftop storage of inventory (vehicles) and a two-story parking deck adjacent to the building.

III. DISCUSSION

The purpose of this pre-application review study session is to continue a process of giving the applicant preliminary comments and guidance to ensure they submit a project which best meets the codes and policies of the City of El Cerrito. Staff anticipates the project will require Tier IV pursuant to the San Pablo Avenue Specific Plan (SPASP). Tier IV is the process established in the Specific Plan to allow “high-quality new development which would not be allowed under a strict interpretation of the Specific Plan regulations, but nevertheless comply with the intent of the Specific Plan and that help ensure the City’s long-term financial sustainability.” At this time, staff

has conducted a preliminary review of the proposed plans and determined that the front building setback does not meet the Tier II standards for building placement on Gateway Streets as specified in Table 10 of the Form Based Code of the SPASP. Under Tier IV review, the Planning Commission can grant flexibility to standards of the Form-Based Code of the Specific Plan pursuant to certain findings. The Planning Commission's purview is this determination as well as review of the site plan for the project. The Design Review Board's purview under Tier IV review is the following:

- Limitations regarding building height, form and massing;
- Limitations regarding view blockage of the key views listed in Section 2.05.02.03: Views;
- Building Facades and articulation;
- Exterior building colors and materials;
- Landscaping, including use and design of open spaces;
- Relationship of the development to adjacent public rights-of-way; and
- Signs

Based on this set of preliminary plans, members of the Board are invited to provide comments to the applicant based on the Board's purview. They may also provide guidance to applicant about providing information that the Board feels will be beneficial as part of the formal application process.

Based on a preliminary review by staff, below are a few of the key components of the proposal:

Street Interface

The project complies with the public right-of-way standards for Gateway Streets pursuant to the San Pablo Avenue Specific Plan. The required dimensions of amenity zone and pedestrian zone have been provided along Eastshore Boulevard. However, the building is setback from the public right of way is further than in the Tier II provisions of the SPASP. It is noted that a plaza for display of vehicles is proposed adjacent to the show room, along the street. Staff feels that this plaza, the adjacent showroom and the prominent pedestrian pathway/entrance will encourage activity adjacent to the street and may be consistent with the spirit and intent of San Pablo Avenue Specific Plan.

Height

A minimum of two stories is required by the San Pablo Avenue Specific Plan. The showroom building will be two stories in height, feature a clerestory above the showroom area. The customer lounge will have offices above. The remaining portions of the building will have parking on the roof.

Views

Views of the Golden Gate Bridge, Mount Tamalpais, and the San Francisco skyline are identified as key views. Due to the project's location on a flat property, it is not expected to impact views of these features.

Architectural Detail

The building facades of the showroom portion of the building feature a signature blue archway that is a feature of all newer Chevrolet dealerships. The showroom has tall clerestory windows that wrap around three sides of the building. Other facades feature predominantly walls clad with a white aluminum composite material. Metallic white is the predominant building color with other portions of the building featuring white paint.

Landscape

The applicant has proposed a preliminary landscape plan which incorporates areas for biofiltration in accordance with the City's C.3 requirements. Specimen trees are proposed in key locations and additional trees and low landscaping throughout the project. The applicant has completed a preliminary Stormwater Control Plan to ensure that the areas for bioretention are sized accurately.

Signs

The applicant is proposing a monument sign near the corner of Eastshore and San Pablo Avenue and wall signage throughout the project on all building elevations.

Art

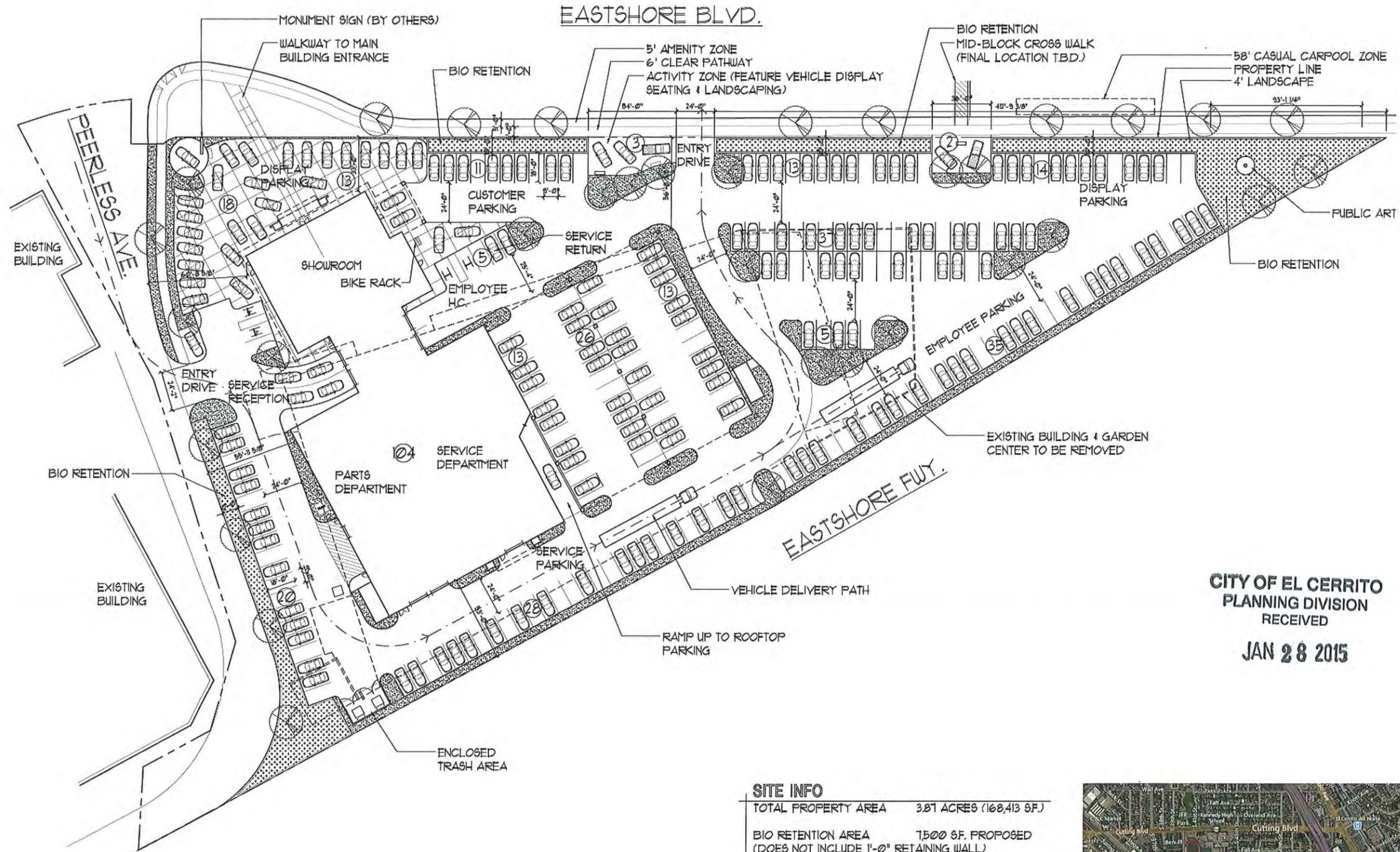
The project also proposes to install public art in accordance with the City's Art in Public Places requirements.

IV. RECOMMENDATION

Staff recommends that the Design Review Board review the project, receive public comments, and give comments and feedback to the applicant.

Attachments:

- 1) Plans dated January 28, 2015.



SITE INFO

| | |
|--|--------------------------|
| TOTAL PROPERTY AREA | 3.87 ACRES (168,413 SF.) |
| BIO RETENTION AREA (DOES NOT INCLUDE 1'-0" RETAINING WALL) | 7,500 SF. PROPOSED |
| LANDSCAPE AREA TOTAL (DOES NOT INCLUDE BIO RETENTION AREAS) | 12,830 SF. |
| EXTERIOR PARKING SPACES | 223 SPACES |
| ROOFTOP PARKING SPACES | 104 SPACES |
| DISPLAY PARKING SPACES | 36 SPACES |
| TOTAL PARKING | 363 SPACES |
| BUILDING AREA (INCLUDES 2ND FLOOR) | 27,601 SF. |



TRUE NORTH
LOCATION MAP
 SCALE: N.T.S.

TRUE NORTH PLAN NORTH
 SF100 SF100
PROPOSED SITE PLAN
 SCALE: 1/32" = 1'-0"

NUDELL ARCHITECTS
 51890 W. Twelve Mile Road
 Farmington Hills, Michigan 48334
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 OFFICES IN
 Orlando Florida
 407 740 8022

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project title
CHEVROLET
 EL CERRITO, CA

**CITY OF EL CERRITO
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sheet title
**PROPOSED
 SITE PLAN**
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project number
2014-178
 drawn AJC
 checked JHN
 approved JHN

issued for date
 REVIEW 12-24-14
 REVISION 01-05-15
 REVISION 02-04-15

sheet
SP-100



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sheet title
**PROPOSED
FIRST
FLOOR PLAN**

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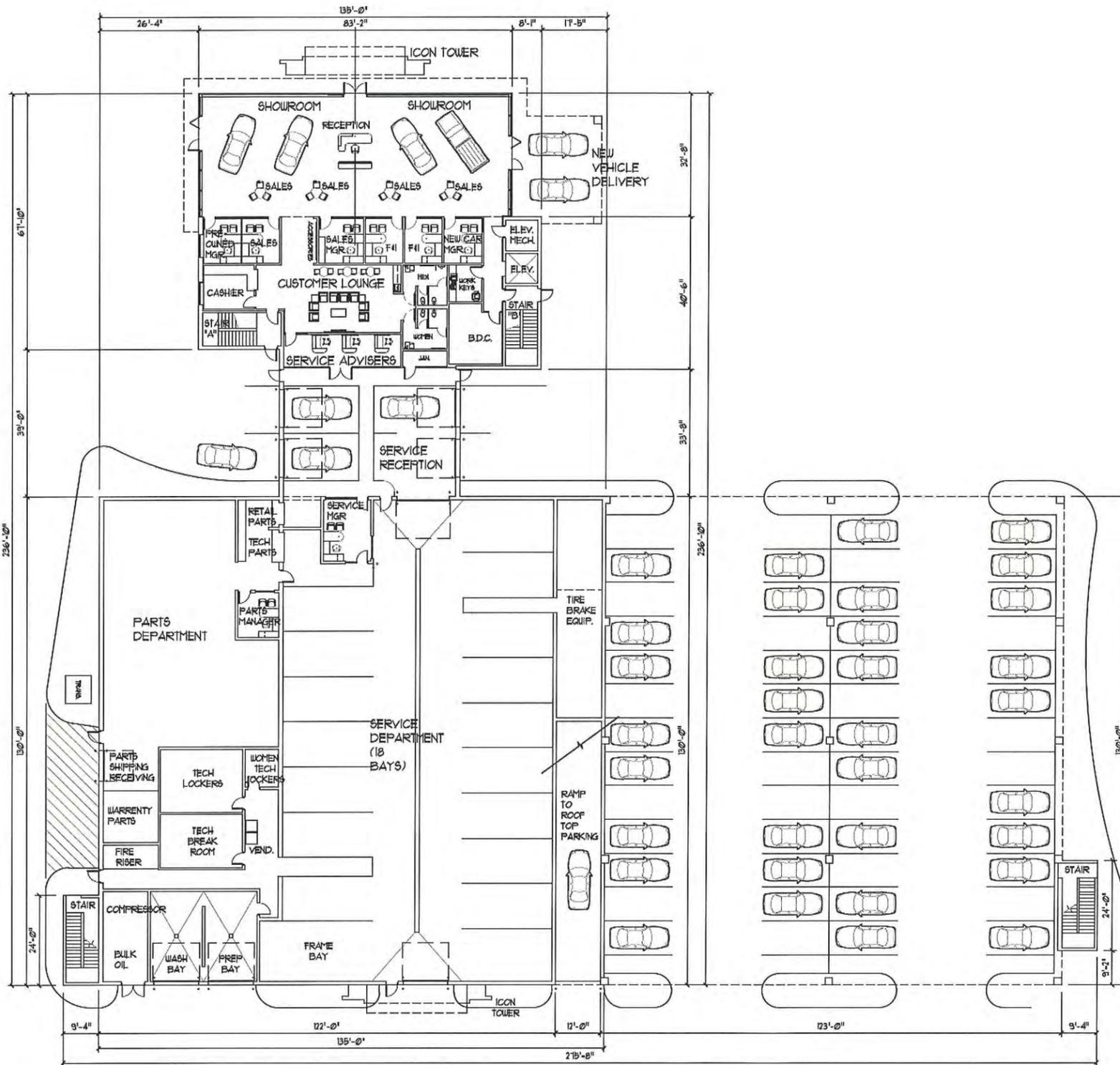
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development 01-05-15
development 02-04-15

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A-100



PROPOSED FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

BUILDING INFO

| | |
|--------------|------------|
| TOTAL AREA | 27,601 SF. |
| FIRST FLOOR | 24,555 SF. |
| SECOND FLOOR | 3,046 SF. |



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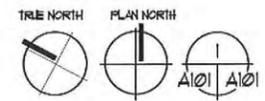
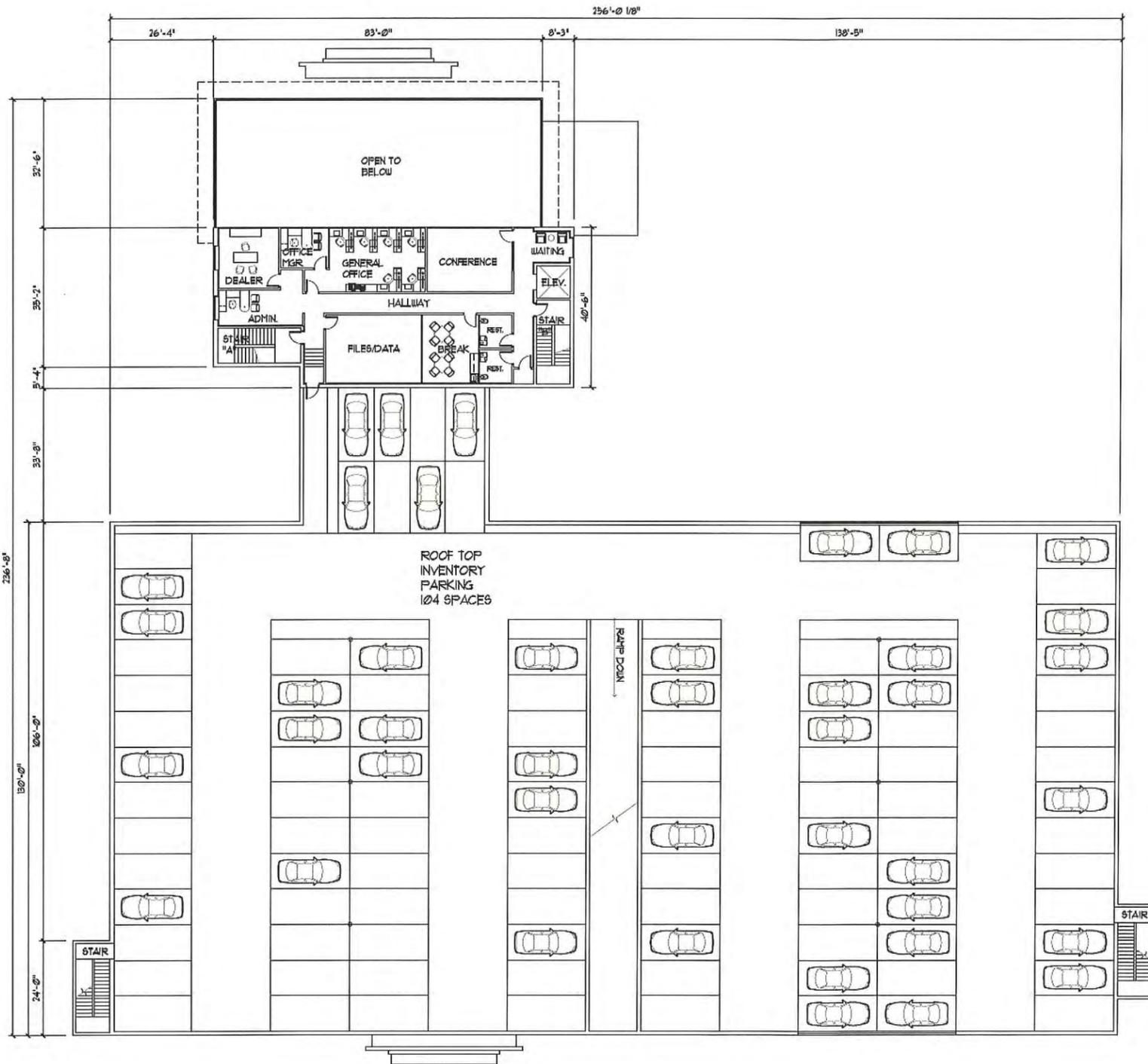
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**PROPOSED
SECOND
FLOOR PLAN**

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REVISION 02-04-15



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING INFO

| | |
|--------------|------------|
| TOTAL AREA | 27,601 SF. |
| FIRST FLOOR | 24,555 SF. |
| SECOND FLOOR | 3,046 SF. |

sheet

A-101



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PROPOSED EXTERIOR ELEVATIONS

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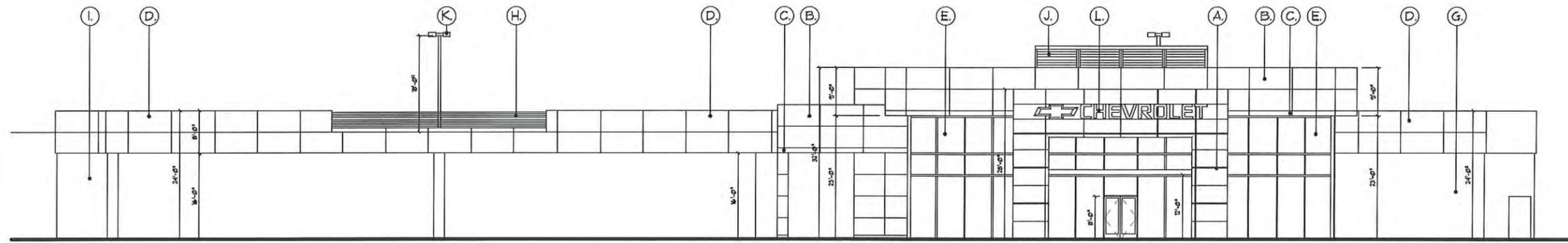
project number
2014-178

drawn AJC
checked J-N
approved J-N

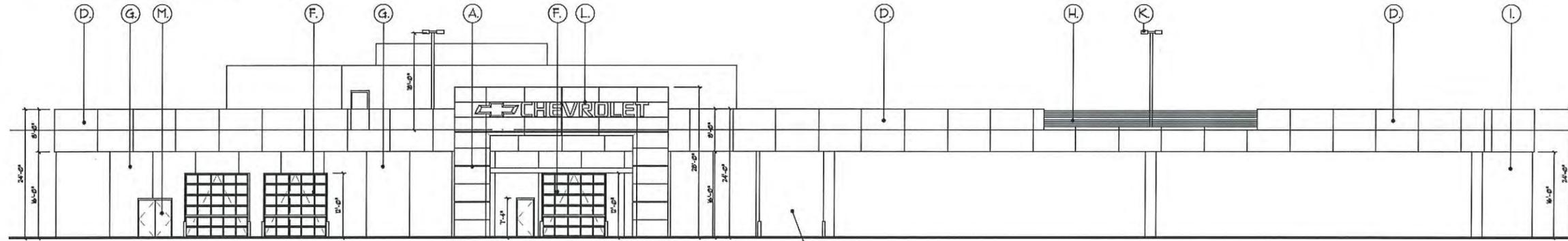
issued for review date
12-24-14
development 01-05-15
final review/permits 02-04-15

sheet

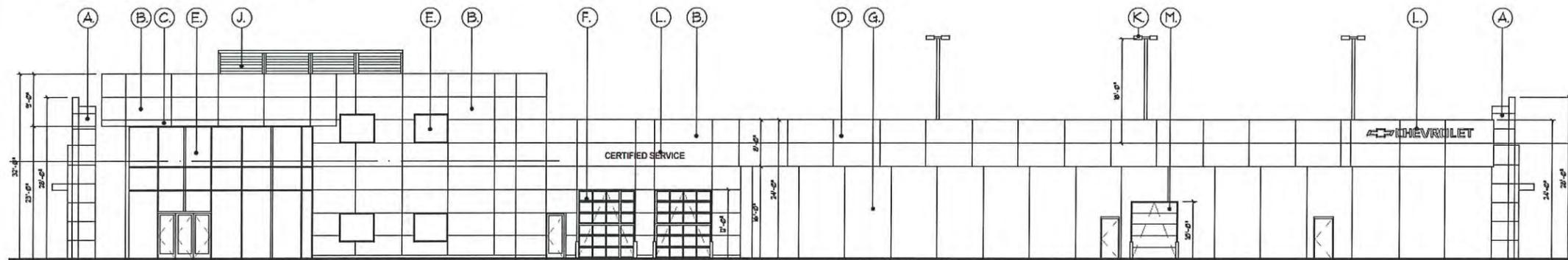
A-200



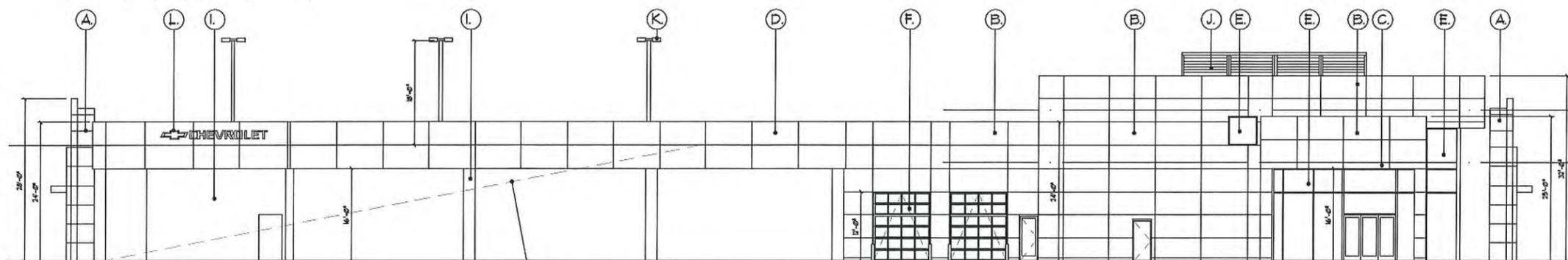
PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"

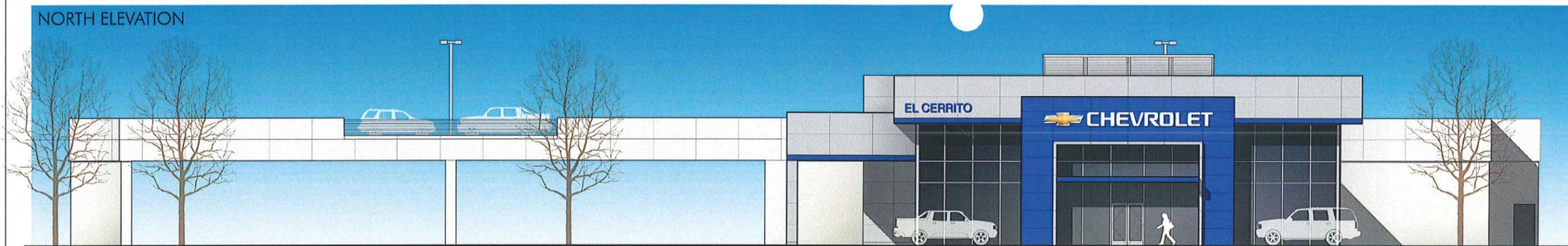


PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

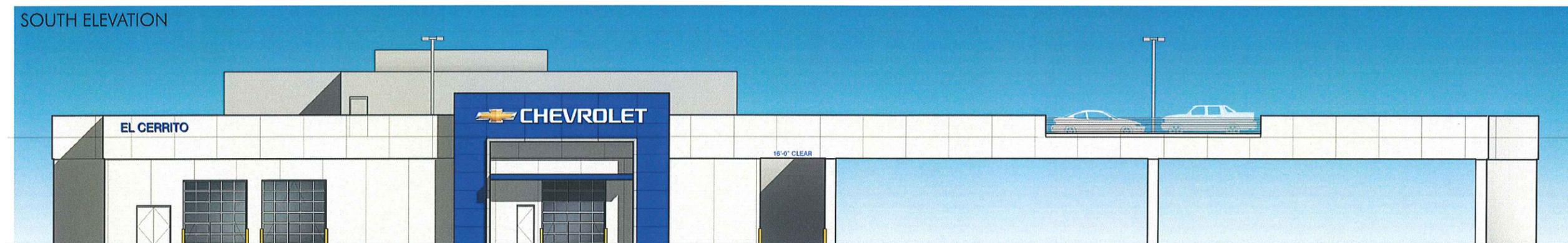
EXTERIOR MATERIAL SCHEDULE

- A. CHEVROLET ICON TOWER - ALPOLIC - CVB BLUE (FMS COLOR 300)
- B. ACM (ALUMINUM COMPOSITE MATERIAL) - APOLIC - TBX BRIGHT ALUMINUM METALLIC
- C. ACCENT BAND ACM - (ALUMINUM COMPOSITE MATERIAL) - APOLIC - CVB BLUE (FMS COLOR 300)
- D. EIFS - COLOR TO MATCH BENJAMIN MOORE 2121-40 SILVER HALF DALLAR
- E. STOREFRONT GLAZING - CLEAR ANODIZED FRAME WITH 1" CLEAR INSULATED GLASS
- F. OVERHEAD DOORS - CLEAR ANODIZED FRAME WITH CLEAR INSULATED GLASS
- G. PRE-CAST TILT UP WALLS TO BE PAINTED - BENJAMIN MOORE OC-61 WHITE DIAMOND
- H. STAINLESS STEEL CABLE RAILING SYSTEM
- I. PRE-CAST CONCRETE PARKING DECK SYSTEM - PAINTED BENJAMIN MOORE OC-61 WHITE DIAMOND
- J. ROOF TOP MECHANICAL SCREEN COLOR TO MATCH ITEM "B" ABOVE.
- K. PARKING DECK LIGHT POLES - 18' WITH FULL CUT OFF FIXTURE HEADS - COLOR SILVER
- L. SIGNAGE BY OTHERS - SHOWN FOR REFERENCE ONLY
- M. HOLLOW METAL DOORS AND SOLID OVERHEAD DOORS - PAINTED BENJAMIN MOORE OC-61 WHITE DIAMOND

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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**PROPOSED
EXTERIOR
ELEVATIONS**

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| DEVELOPMENT | 01-05-15 |
| REVIEW - MEETING | 02-04-15 |

sheet

A-200



SCALE: N.T.S.

PROPOSED BUILDING - VIEW 01

FEBRUARY 4, 2015
JHN# 2014-178

EL CERRITO CHEVROLET, EL CERRITO, CALIFORNIA



PROPOSED BUILDING - VIEWS 02, 03, 04, 05

SCALE: N.T.S.

FEBRUARY 4, 2015
JHN# 2014-178

EL CERRITO CHEVROLET, EL CERRITO, CALIFORNIA

06



07



PROPOSED BUILDING - VIEWS 06, 07

SCALE: N.T.S.

FEBRUARY 4, 2015
JHN# 2014-178

EL CERRITO CHEVROLET, EL CERRITO, CALIFORNIA



08

SCALE: N.T.S.

PROPOSED BUILDING - VIEW 08

FEBRUARY 4, 2015
JHN# 2014-178

EL CERRITO CHEVROLET, EL CERRITO, CALIFORNIA



SCALE: N.T.S.

PROPOSED BUILDING - VIEWS 09, 10

EL CERRITO CHEVROLET, EL CERRITO, CALIFORNIA

FEBRUARY 4, 2015
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