



Community Development Department

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, October 7, 2015
7:30 PM

El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

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

1. Council/Staff Liaison Announcements and Reports

Staff and/or Councilmember Lyman 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

Approve the minutes of the February 4, 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.

1) Study Session El Dorado Townhomes

Applicant: Urban Community Partners

Location: 5828 El Dorado St

Zoning: RM (Multi Family Residential)

General Plan: High Density Residential

APN: 510-037-001, -002, -027 and -028

Request: Design Review Board Preliminary Conceptual Design Review of a proposal to construct 27 townhomes in 3 separate buildings. This review is advisory only. No action will be taken at this meeting.

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

City of El Cerrito
Design Review Board Meeting Agenda

CEQA: The project is Categorically Exempt from the provisions of the California Environmental Quality Act, pursuant to Section 15332 of the CEQA Guidelines: Class 32, Infill Development Projects.

5. Staff Communications

6. Adjournment



Community Development Department – Planning and Building Division

10890 San Pablo Avenue, El Cerrito, CA 94530

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

planning@ci.el-cerrito.ca.us

DESIGN REVIEW BOARD CONCEPTUAL REVIEW MEMO

Meeting Date: October 7, 2015

Application: PL14-0171
Applicant: Urban Community Partners
Location: 5828 El Dorado Street
APN: 510-037-001, -002, -027, -028
Zoning: RM (Multi Family Residential)
General Plan: High Density Residential
Request: Design Review Board Preliminary Conceptual Design Review of a proposal to construct 27 townhomes in 3 separate buildings. This review is advisory only. No action will be taken at this meeting.
CEQA: The project is Categorically Exempt from the provisions of the California Environmental Quality Act, pursuant to Section 15332 of the CEQA Guidelines: Class 32, Infill Development Projects.

Pursuant to Section 19.38.030 of the Zoning Ordinance, Preliminary Conceptual Design Review is an opportunity of the Design Review Board to comment on aspects of projects which are not strictly within the Board's purview, including "height, building orientation, massing and other site issues." The process is "advisory and no final or binding decision shall be issued by the Design Review Board." These comments will be forwarded on to the Planning Commission for consideration as part of the Commission's review of the project. In the case of El Dorado Townhomes, the only aspect of the project that requires Planning Commission review is the Tentative Subdivision Map. The Planning Commission will make a recommendation on the map, on which the City Council must ultimately take action. Review of the Tentative Subdivision Map generally includes the circulation and layout of the project. In addition, in the past, it has been helpful for the Board also to give the applicant comments regarding architecture, landscaping and aesthetic items that *are* within the Board's purview. Often, these preliminary comments can be addresses before the project returns to the Board for consideration.

The El Dorado Townhomes project consists of 27 townhome units in a row configuration contained in three separate buildings. Each of the three buildings is architecturally similar. The proposed exterior materials of the buildings include cement plaster, corrugated metal siding, fiber cement siding. Vinyl windows are proposed throughout the project. Generally, pairs of townhome units are articulated forward or backward to give the buildings variety in articulation. The landscape plan proposes landscaping of the private yard areas, landscaping adjacent to the pedestrian pathways and a small landscaped area west of Building 2. Most private yards are proposed to have trees including Brisbane Box and Japanese Maples.

OWNER/DEVELOPER

5828 EL DORADO, LLC.
URBAN COMMUNITY PARTNERS, LLC
1730 SOLANO AVENUE BERKELEY, CA 94707
CONTACT: KEITH MCCOY (510) 225-9270

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322

LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP, INC.
1615 BONANZA STREET
WALNUT CREEK, CA 94596
(925) 938-7377

ARCHITECT

LCA ARCHITECTS
245 YGNACIO VALLEY ROAD
WALNUT CREEK, CA 94596
(925) 944-1625



SHEET INDEX

1. COVER SHEET – INDEX SHEET

TENTATIVE MAP SHEETS

2. TM-1 TITLE SHEET & SITE PLAN
3. TM-2 EXISTING SITE CONDITIONS
4. TM-3 DIMENSION PLAN
5. TM-4 GRADING & UTILITY PLAN
6. TM-5 PRELIMINARY STORMWATER CONTROL PLAN
7. TM-6 PRELIMINARY EROSION CONTROL PLAN

LANDSCAPE SHEETS

8. L.1 PRELIMINARY LANDSCAPE PLAN
9. L.2 PRELIMINARY LANDSCAPE DETAILS
10. L.3 PRELIMINARY IRRIGATION PLAN

ARCHITECTURAL SHEETS

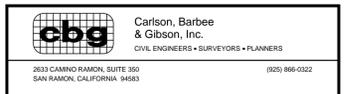
11. A-1 SITE PLAN
12. A-2 UNIT A PLANS
13. A-3 UNIT B PLANS
14. A-4 BUILDING 1 PLANS
15. A-5 BUILDING 1 PLANS
16. A-6 BUILDING 2 PLANS
17. A-7 BUILDING 2 PLANS
18. A-8 BUILDING 3 PLANS
19. A-9 BUILDING 3 PLANS
20. A-10 BUILDING 1 ELEVATIONS
21. A-11 BUILDING 2 ELEVATIONS
22. A-12 BUILDING 3 ELEVATIONS
23. A-13 TYPICAL EXTERIOR COLORS
24. A-14 BUILDING 1 SECTIONS
25. A-15 BUILDING 2 SECTIONS
26. A-16 BUILDING 3 SECTIONS

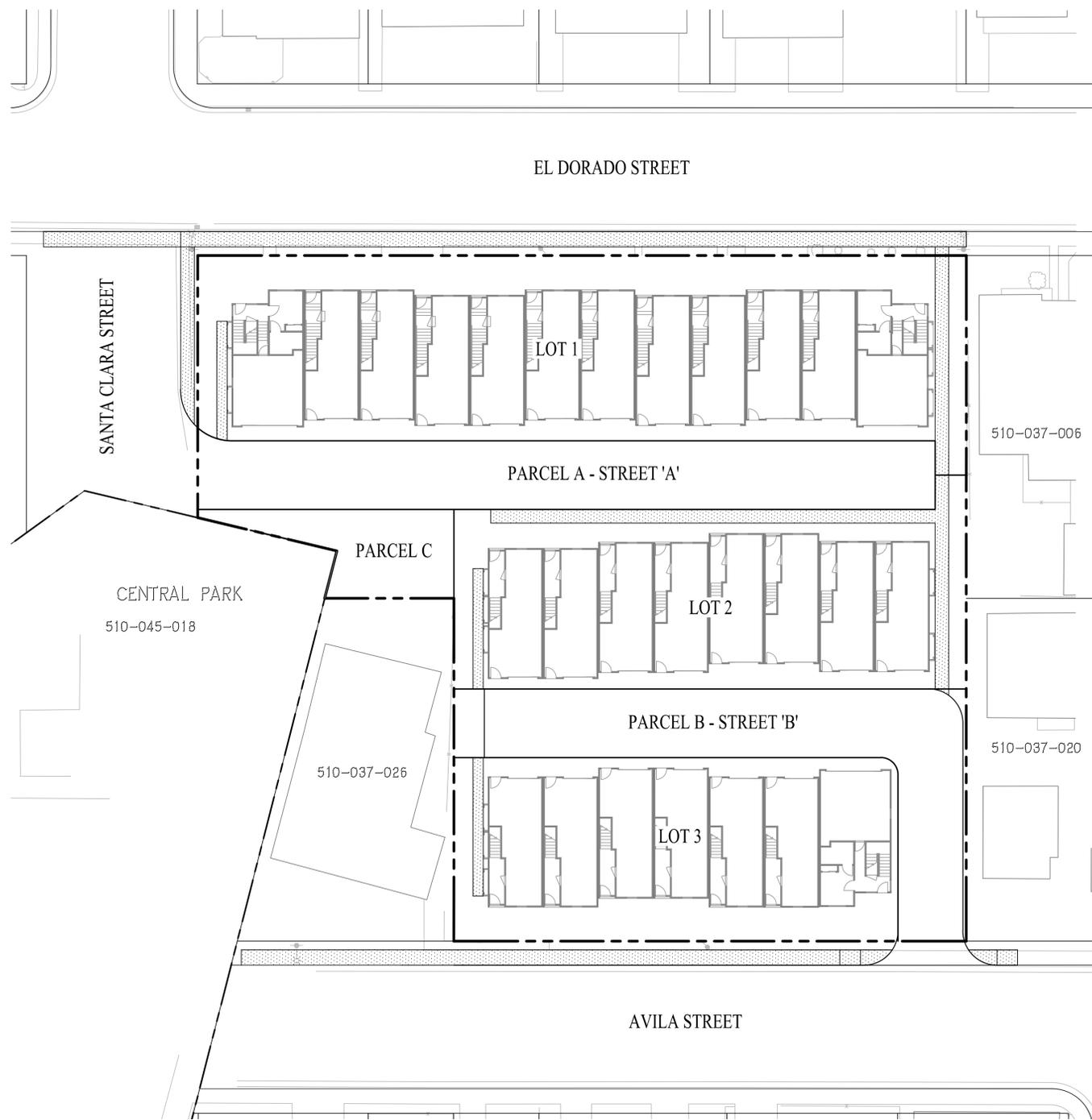
DECEMBER 15, 2014

EL DORADO TOWNHOMES

TENTATIVE MAP AND DESIGN REVIEW PACKAGE

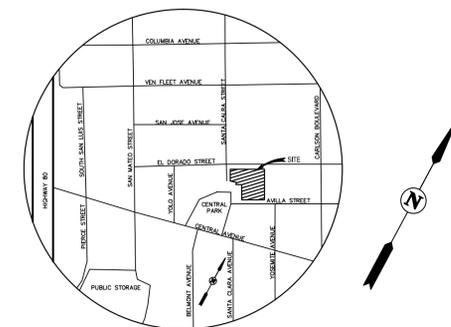
EL CERRITO, CALIFORNIA





CONTACTS:

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URBAN COMMUNITY PARTNERS, LLC
1730 SOLANO AVENUE
BERKELEY, CA 94707
CONTACT: KEITH MCCOY
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- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: GREG MILLER
(925) 866-0322
- SOILS ENGINEER: ENCO, INC.
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: ALI SALEHIAN
(925) 866-9000



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- SITE ADDRESS: 5828 EL DORADO STREET
EL CERRITO, CA 94530
- EXISTING USE: RESIDENTIAL
- ZONING:
EXISTING: RM (MULTI-FAMILY RESIDENTIAL)
PROPOSED: RM (MULTI-FAMILY RESIDENTIAL)
- GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (21 - 35 DU/AC)
- ASSESSORS PARCEL NUMBERS: 510-037-001, 510-037-002, 510-037-027, & 510-037-028
- EXISTING SITE AREA: 0.84± AC
- PROPOSED DEVELOPED AREA: 0.84± AC
- PROPOSED LOT 1 (12 UNITS): 12,225 SF
PROPOSED LOT 2 (8 UNITS): 7,939 SF
PROPOSED LOT 3 (7 UNITS): 6,946 SF
PROPOSED PARCEL A (PRIVATE STREET A): 4,328 SF
PROPOSED PARCEL B (PRIVATE STREET B): 4,072 SF
PROPOSED PARCEL C (BIORETENTION): 1,206 SF
EXISTING TOTAL SITE AREA: 36,766 SF (0.84± AC)
- NUMBER OF LOTS/PARCELS: 3 LOTS/3 PARCELS
- NUMBER OF UNITS: 27
- DENSITY: 31.9 DU/AC
- OWNERSHIP AND MAINTENANCE: ALL PRIVATE STREETS AND COMMON USE PARCELS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED WITH THE PROJECT.
- THIS PROPERTY LIES IN THE JURISDICTION OF:
FIRE PROTECTION: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
DOMESTIC WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
SANITARY SEWER: STEGE SANITARY DISTRICT
STORM DRAIN: CITY OF EL CERRITO
GAS & ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE: AT&T
- FLOOD ZONE DESIGNATION: ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, PANEL NUMBER 06013C 0245 F DATED JUNE 16, 2009
- BENCHMARK: NGS BENCHMARK "C1198"
BENCHMARK DISK STAMPED "C1198 1969" AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAN PABLO AND WALDO AVENUES, IN THE TOP OF THE SOUTHWEST CORNER OF A CATCH BASIN ALONG THE EAST CURB OF SAN PABLO AVENUE. ELEVATION: 44.40 FEET (NGVD 88)
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS, THE BEARING BEING N61°42'00"E PER RECORD OF SURVEY.
- TOPOGRAPHY: PREPARED BY AEROMETRIC SURVEYS, DATED JULY 18, 2014
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF EL CERRITO STANDARDS.
- LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
- LOTS 1, 2 & 3 ARE BEING CREATED FOR FUTURE CONDOMINIUM PURPOSES.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	EASEMENT
---	---	SPOT ELEVATIONS
---	---	POWER POLES

ABBREVIATIONS

AC	ACRES	INV	INVERT	RW	RIGHT-OF-WAY
BD	BOUNDARY	IRR	IRRIGATION METER	S	SLOPE
BRC	BACK OF ROLLED CURB	LF	LINEAR FEET	SF	SQUARE FEET
CC	CURB CUT	LS	LANDSCAPE STRIP	SD	STORM DRAIN
CCC	CORNER CURB CUT	MAX	MAXIMUM	SS	SANITARY SEWER
CL	CENTERLINE	MIN	MINIMUM	SW	SIDEWALK
CSJ	CITY OF SAN JOSE	OB	OVERBUILD	TC	TOP OF CURB
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	P	PAD	TG	TOP OF GRATE
DU	DWELLING UNIT	PIEE	PRIVATE INGRESS & EGRESS EASEMENT	TYP	TYPICAL
EL	ELEVATION	PL	PROPERTY LINE	W	WATER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PRUE	PRIVATE UTILITY EASEMENT	WLE	WATER LINE EASEMENT
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
FC	FACE OF CURB	PVC	POLYVINYL CHLORIDE		
FF	FINISHED FLOOR	R	RADIUS		
FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE		
FS	FIRE SERVICE	RP	REDUCED PRESSURE BACKFLOW		

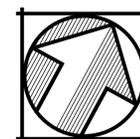
SHEET INDEX

TM-1	TITLE SHEET & SITE PLAN
TM-2	EXISTING SITE CONDITIONS
TM-3	DIMENSION PLAN
TM-4	PRELIMINARY GRADING & UTILITY PLAN
TM-5	PRELIMINARY STORM WATER MANAGEMENT PLAN
TM-6	PRELIMINARY EROSION CONTROL PLAN

**TENTATIVE MAP
(FOR CONDOMINIUM PURPOSES)**

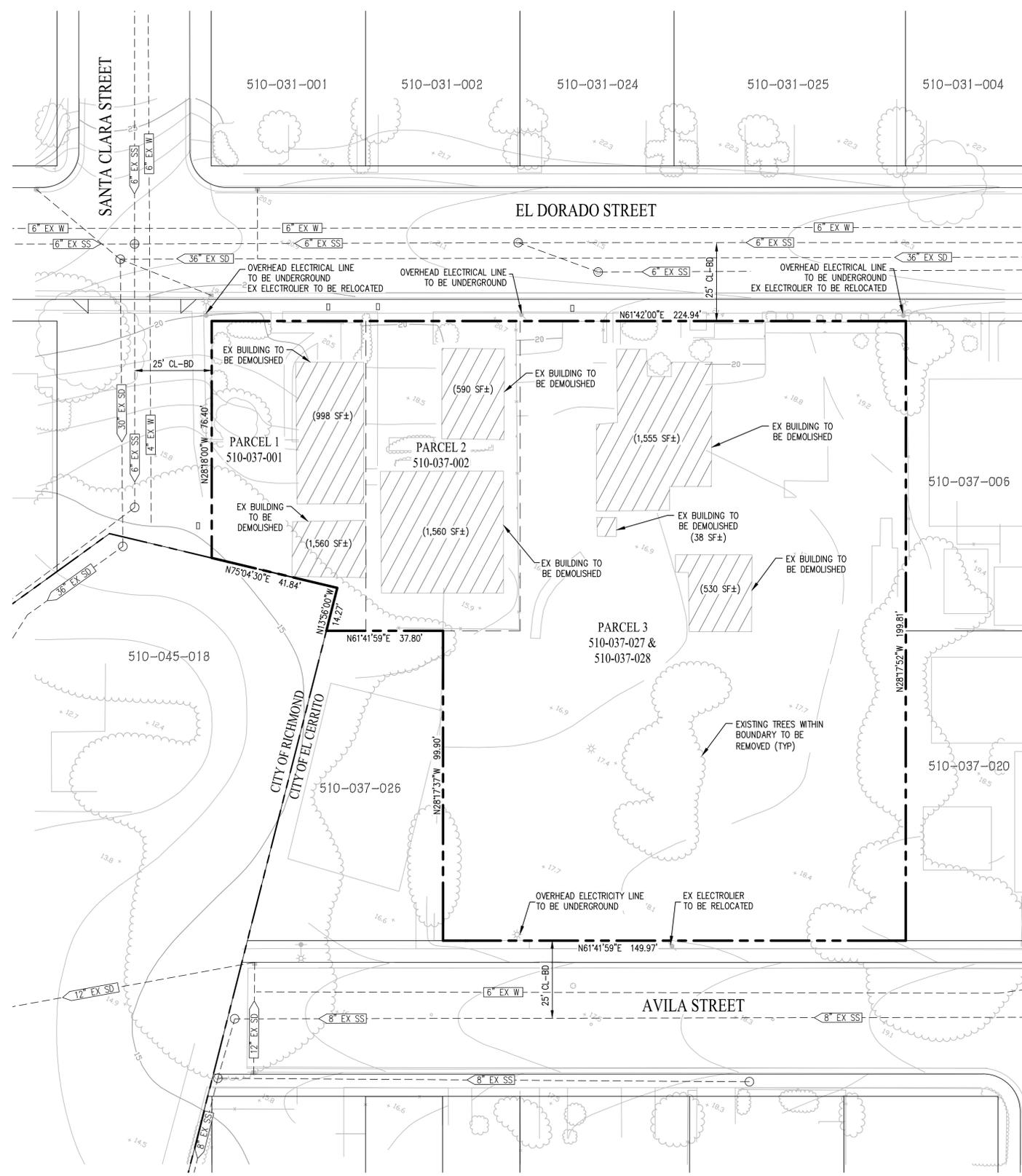
**TITLE SHEET & SITE PLAN
EL DORADO TOWNHOMES**

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA



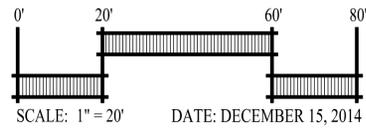
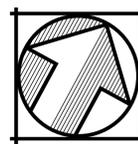
cbg Carlson, Barbee & Gibson, Inc.
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2633 CAMINO RAMON, SUITE 350
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SHEET NUMBER
TM-1



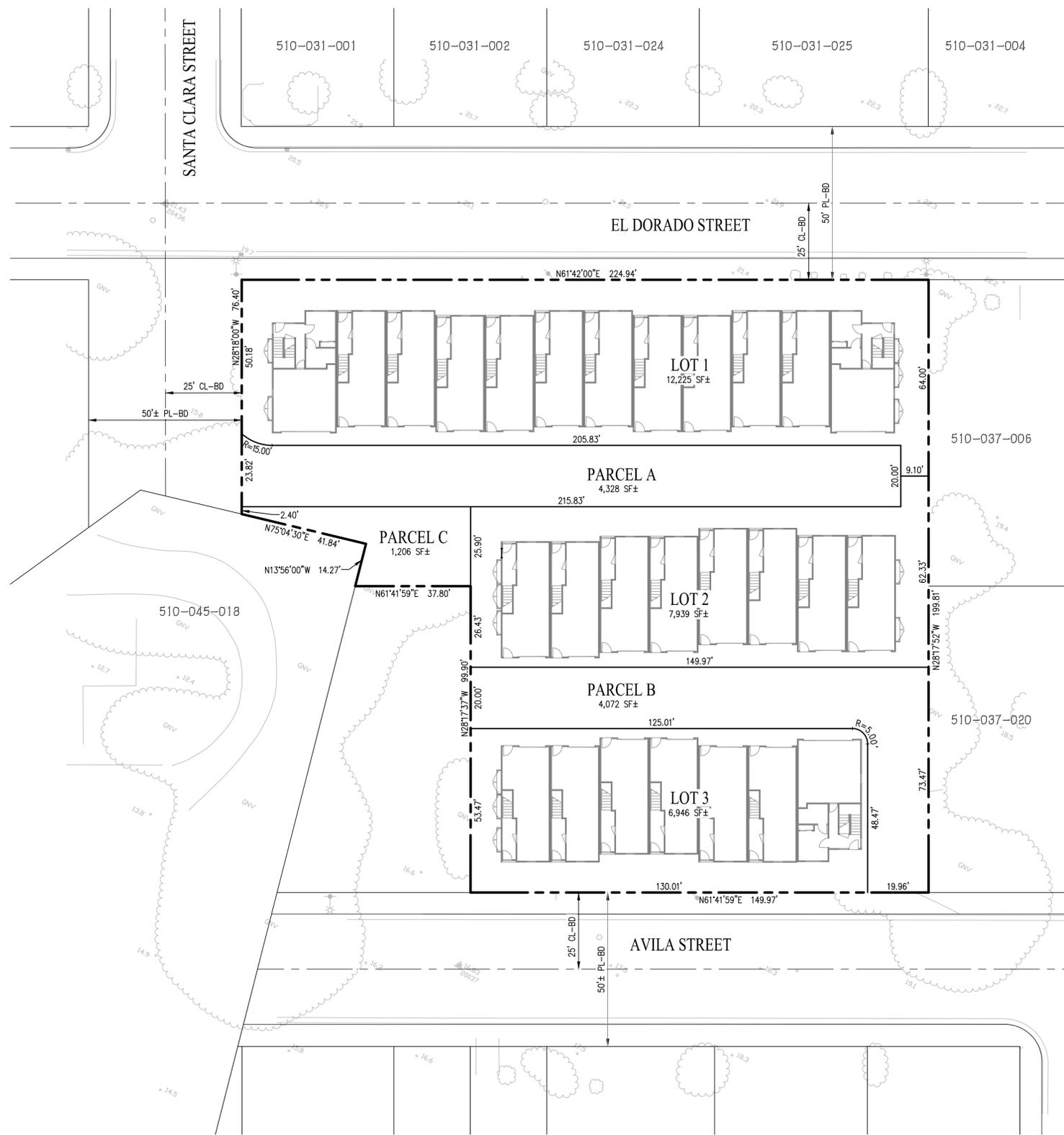
TENTATIVE MAP
 (FOR CONDOMINIUM PURPOSES)
 EXISTING SITE CONDITIONS
EL DORADO TOWNHOMES

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA



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SHEET NUMBER
TM-2

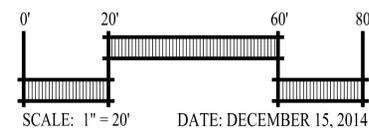
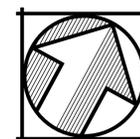


LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	PROPERTY LINE
---	---	CENTERLINE

TENTATIVE MAP
 (FOR CONDOMINIUM PURPOSES)
 DIMENSION PLAN
 EL DORADO TOWNHOMES

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA

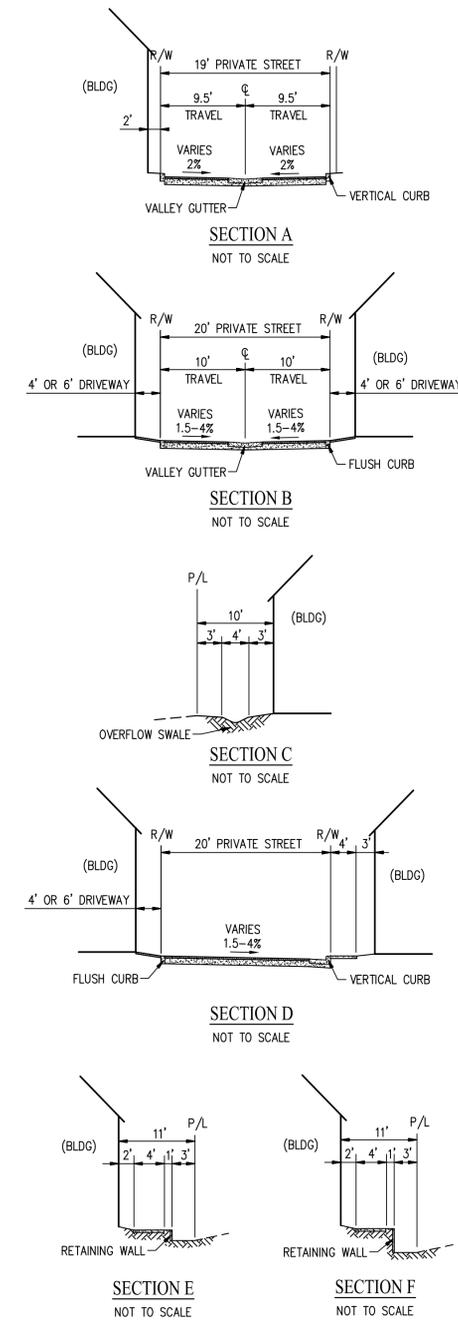
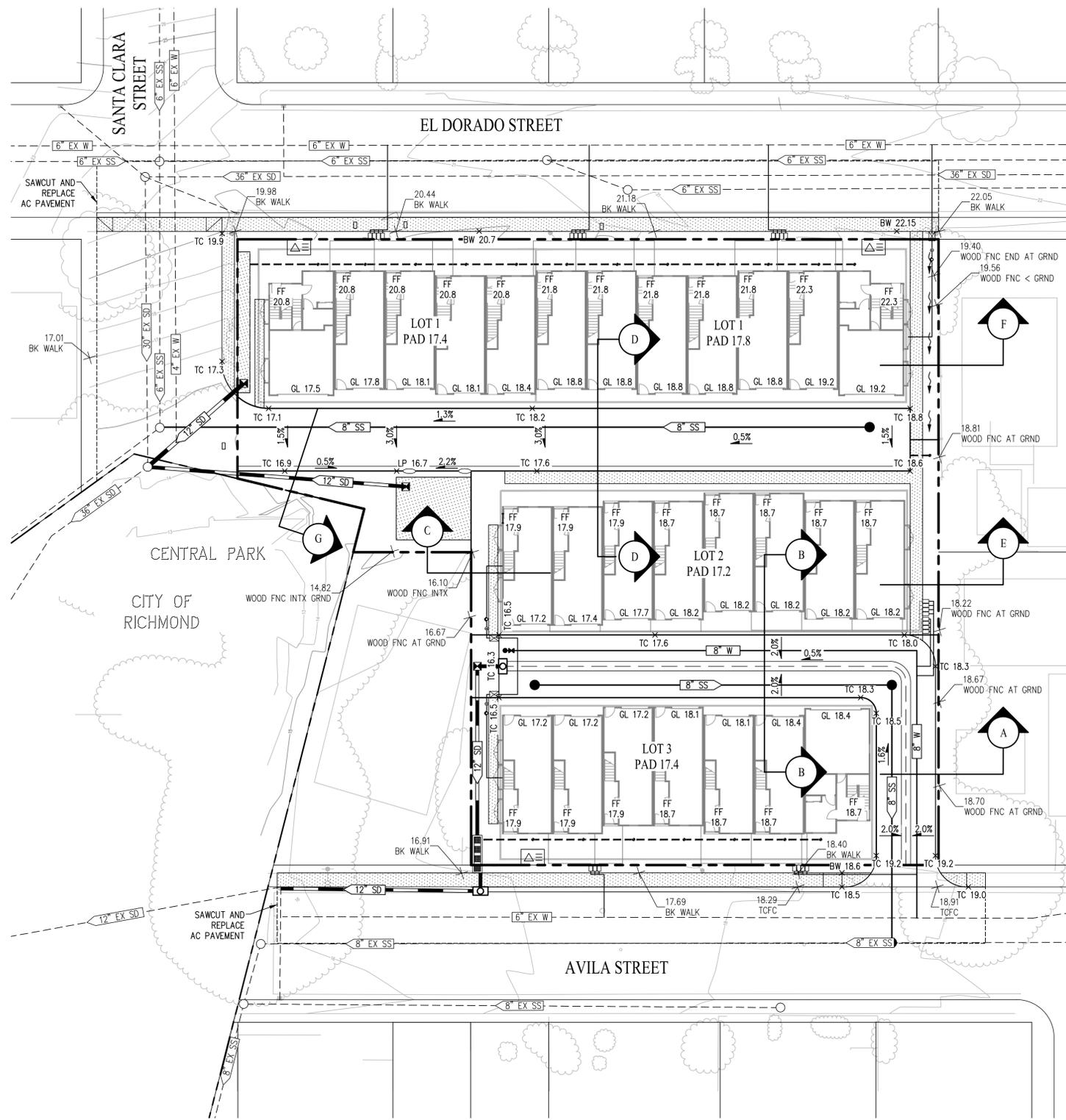


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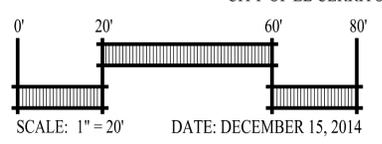
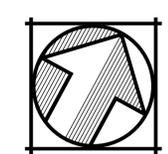
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SHEET NUMBER
TM-3



EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CURB, GUTTER AND SIDEWALK
---	---	EASEMENT
---	---	JOINT TRENCH
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	WATER LINE
---	---	THRU CURB DRAIN
○	●	MANHOLE
○	○	CLEANOUT
○	○	CATCH BASIN
○	○	FIELD INLET
---	---	FLOW DIRECTION
---	---	FIRE HYDRANT
---	---	VALVE
---	---	WATER METER
---	---	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
---	---	DOUBLE CHECK DETECTOR ASSEMBLY
---	---	ELECTROLIER
---	---	POWER POLES
---	---	BIORETENTION AREA
○	○	CURB CUT
○	○	CORNER CURB CUT

TENTATIVE MAP
 (FOR CONDOMINIUM PURPOSES)
 GRADING & UTILITY PLAN
 EL DORADO TOWNHOMES



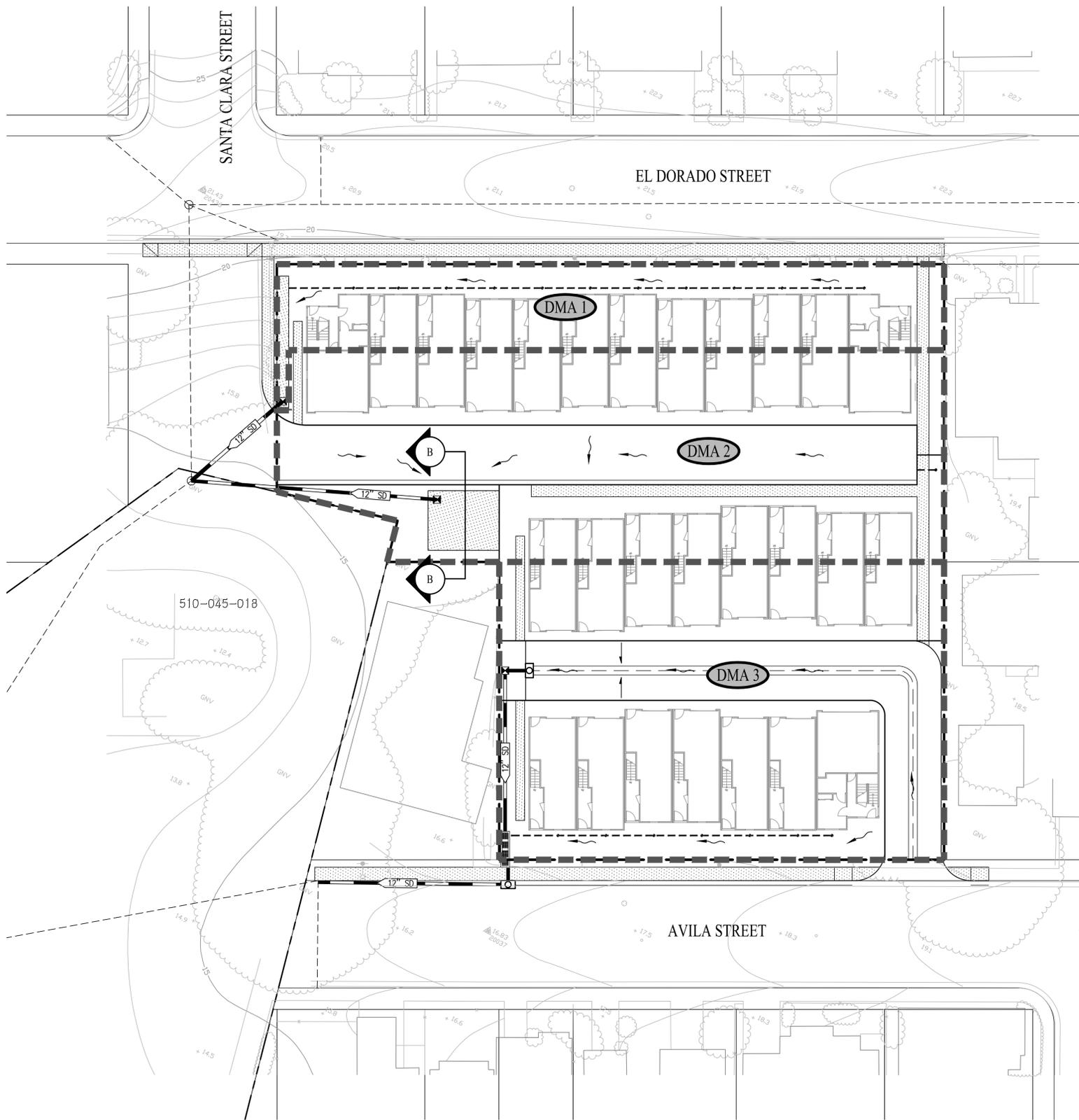
DATE: DECEMBER 15, 2014

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA

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SHEET NUMBER
TM-4



LEGEND

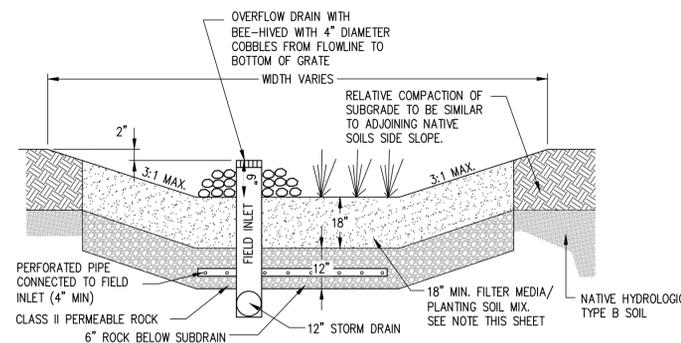
-  FIELD INLET
-  CATCH BASIN
-  MEDIA FILTER
-  DIRECTION OF FLOW
-  STORM DRAIN
-  BIORETENTION AREA
-  DRAINAGE MANAGEMENT AREA
-  DRAINAGE MANAGEMENT AREA BOUNDARY

**SPECIAL PROJECT CATEGORY "C" WORKSHEET
LID TREATMENT REDUCTION CREDIT CALCULATION**

CRITERIA	CREDIT
WITHIN 1/2 MILE OF TRANSIT HUB	25%
RES ≥ 30 DU/AC OR FAR ≥ 2:1	10%
NO SURFACE PARKING	20%
TOTAL	55%

DMA AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	PERCENT OF IMPERVIOUS AREA	METHOD	BIORETENTION REQUIRED (SF)
DMA 1	6,566	4,006	14%	4% RULE	160
DMA 2	15,171	12,152	42%	4% RULE	486
DMA 3	14,981	12,955	44%*	MEDIA FILTER	
TOTAL	36,718	29,113			

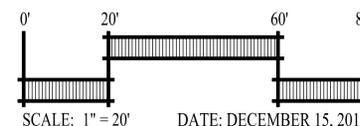
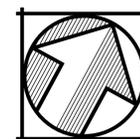
*A MAXIMUM CREDIT OF 55% OF THE IMPERVIOUS AREA ON-SITE MAY BE TREATED BY NON-LID TREATMENT MEASURES



**SECTION B-B
BIORETENTION AREA**
NOT TO SCALE

**TENTATIVE MAP
(FOR CONDOMINIUM PURPOSES)
PRELIMINARY STORMWATER CONTROL PLAN
EL DORADO TOWNHOMES**

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA

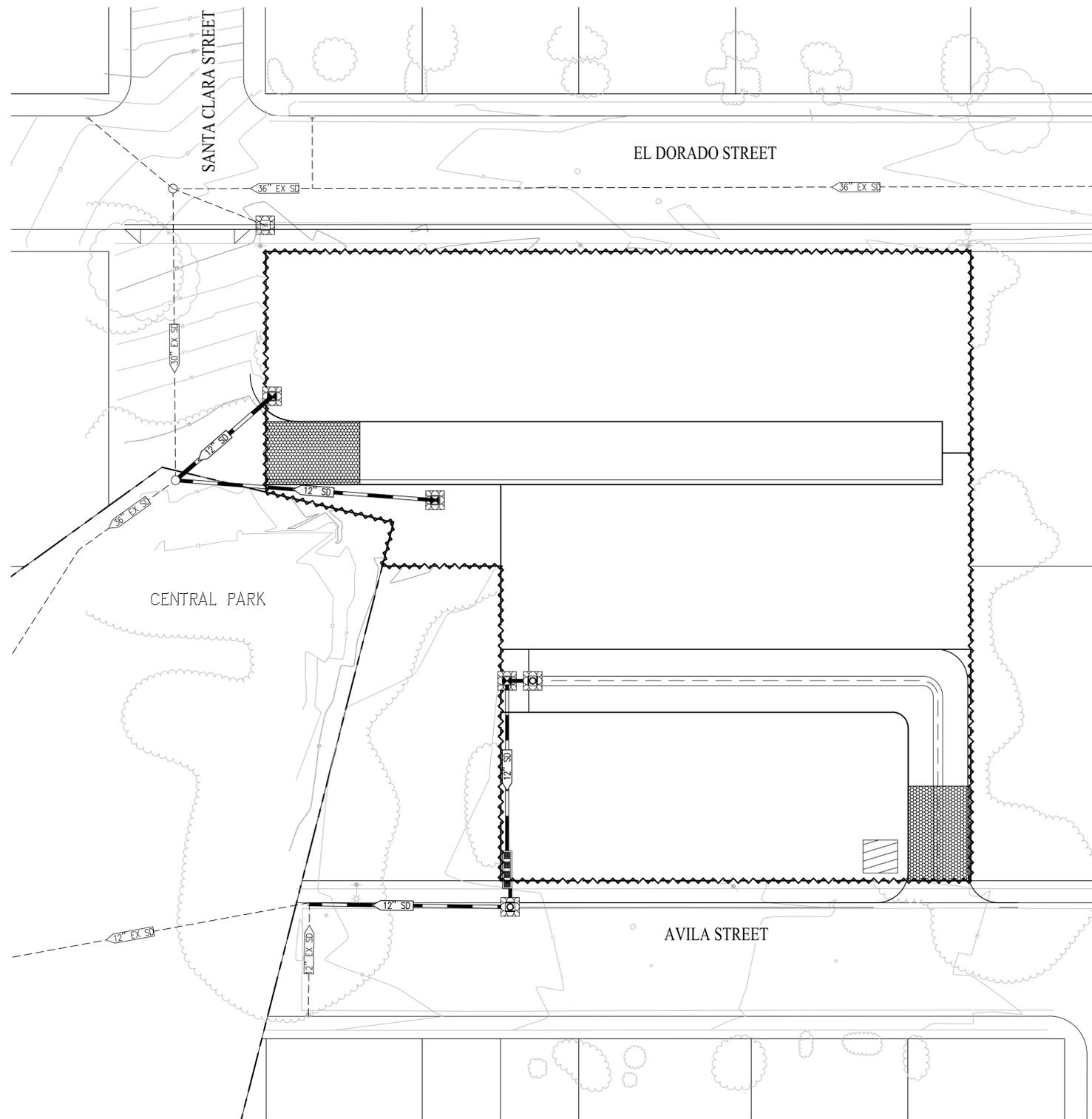


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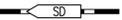
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SHEET NUMBER
TM-5

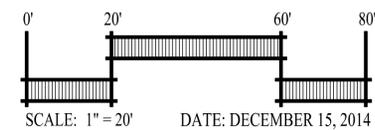
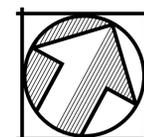


LEGEND

-  EXISTING STORM DRAIN
-  PROPOSED STORM DRAIN
-  INLET PROTECTION
-  STRAW WATTLE (FIBER ROLLS)
-  STABILIZED CONSTRUCTION ENTRANCE/EXIT
-  MATERIALS AND EQUIPMENT STORAGE AREA
- PROPOSED MANHOLE
- PROPOSED FIELD INLET
- EXISTING MANHOLE
- EXISTING FIELD INLET
-  MEDIA FILTER
-  CATCH BASIN

**TENTATIVE MAP
(FOR CONDOMINIUM PURPOSES)
PRELIMINARY EROSION CONTROL PLAN
EL DORADO TOWNHOMES**

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA



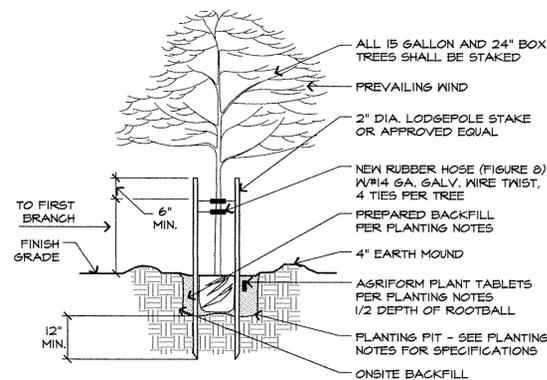
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SHEET NUMBER TM-6



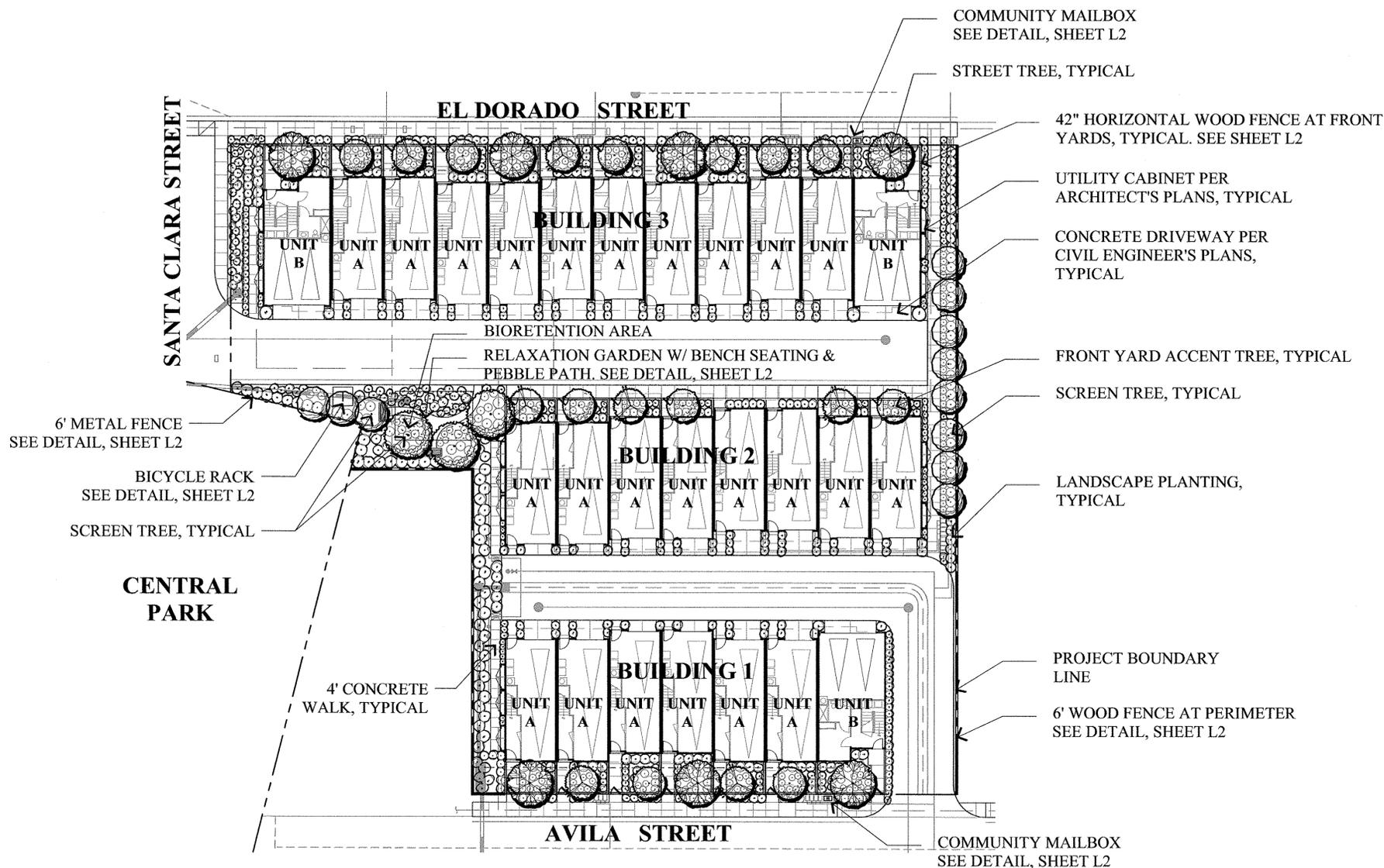
NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
 - A. TOTAL AREA OF HIGH WATER USE PLANTINGS IS LESS THAN 25% OF LANDSCAPE AREA (HIGH WATER USE PLANTINGS = 0%)
 - B. AT LEAST 90% OF NON-TURF AREA IS NATIVE OR LOW WATER USE PLANTS (LOW WATER USE PLANTINGS = 80%)
 - C. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING BUBBLERS OR DRIP METHODS.
 - D. PLANTS TO BE GROUPED BY HYDROZONES AND IRRIGATED BY SEPARATE VALVES.
 - E. CONTROLLER SHALL BE ET-BASED, AND HAVE RAIN SHUT-OFF.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



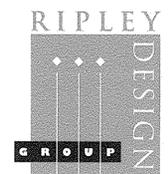
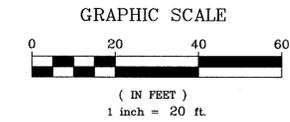
NOTE:
 1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 10' FROM PAVING. DEEP ROOT UB-24-2 OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

TREE PLANTING AND STAKING DETAIL SCALE: 1/2" = 1'-0"



PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
STREET TREES				SHRUBS CONTINUED			
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	LOW	COLEONEMA PULCHRUM	BREATH-OF-HEAVEN	1 GALLON	MEDIUM
SCREEN TREES				DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
MAGNOLIA G. 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	15 GALLON	MEDIUM	DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
TRISTANIA LAURINA	WATER GUM	15 GALLON	MEDIUM	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	1 GALLON	LOW
ACCENT TREES				FESTUCA L. 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GALLON	LOW
ACER P. 'BLOODGOOD'	JAPANESE MAPLE	15 GALLON	MEDIUM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
CERCIS C. 'FOREST PANSY'	FOREST PANSY REDBUD	15 GALLON	MEDIUM	HEMEROCALLIS HYBRIDS	DAYLILY	1 GALLON	MEDIUM
CORNUS STELLAR SERIES	STELLAR DOGWOOD	15 GALLON	MEDIUM	JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW
CORNUS KOUSA	KOUSA DOGWOOD	15 GALLON	MEDIUM	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
TIBOUCHINA URVILLEANA	TIBOUCHINA	15 GALLON	MEDIUM	LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
SHRUBS				LIRIOPE GIGANTEA	GIANT LILY TURF	1 GALLON	LOW
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	MEDIUM	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
ANEMONE X HYBRIDA	JAPANESE ANEMONE	1 GALLON	MEDIUM	LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
AZALEA 'SOUTHERN INDICA'	SUN AZALEA	5 GALLON	MEDIUM	NANDINA D. 'HARBOUR DWARF'	HEAVENLY BAMBOO	1 GALLON	LOW
BUXUS JAPONICA	BOXWOOD	1 GALLON	MEDIUM	PHORMIUM T. 'DUSKY CHIEF'	NEW ZEALAND FLAX	1 GALLON	LOW
CAMELLIA SASANQUA	CAMELLIA	5 GALLON	MEDIUM	PHORMIUM T. 'SWEET MIST'	NEW ZEALAND FLAX	1 GALLON	LOW
CAREX DIPSACEA	AUTUMN SEDGE	1 GALLON	MEDIUM	PITTIOSPORUM 'GOLF BALL'	GOLF BALL KOHUU	1 GALLON	MEDIUM
				PITTIOSPORUM 'SILVER SHEEN'	SILVER KOHUU	5 GALLON	MEDIUM
				SARCOCCOA RUSCIFOLIA	SWEET BOX	5 GALLON	LOW
				STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS	1 GALLON	LOW
				VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GALLON	MEDIUM
				XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW



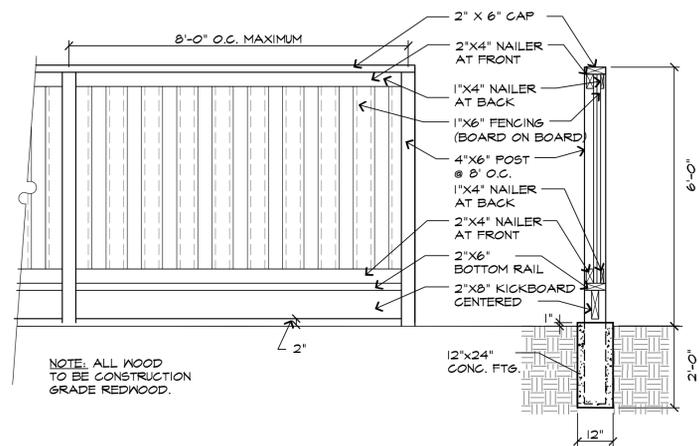
LANDSCAPE ARCHITECTURE
LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.9387436

5828 EL DORADO, LLC

El Dorado Townhomes
 El Cerrito, California

Preliminary Landscape Plan

December 2, 2014

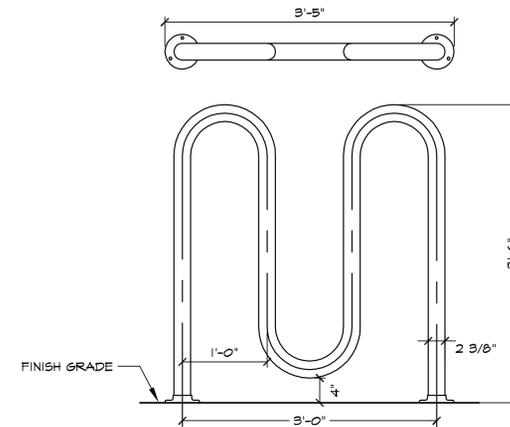


WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0"

024 - FENCING



42" HORIZONTAL WOOD FENCE AT FRONT YARD

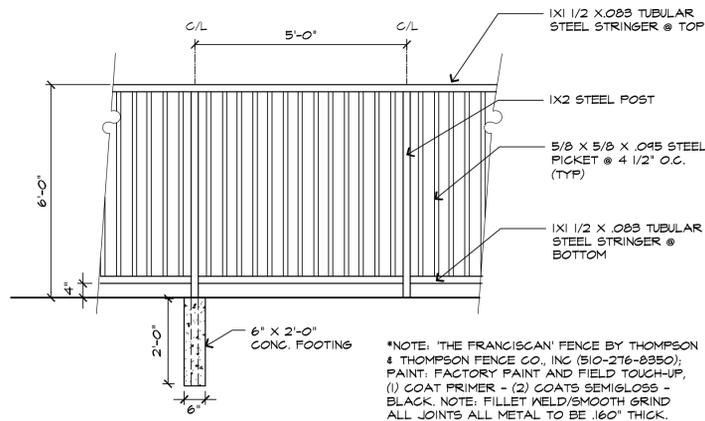


SONANCE BIKE RACK (5-CAPACITY)
BY KEYSTONE RIDGE

BICYCLE RACK

SCALE: 1" = 1'-0"

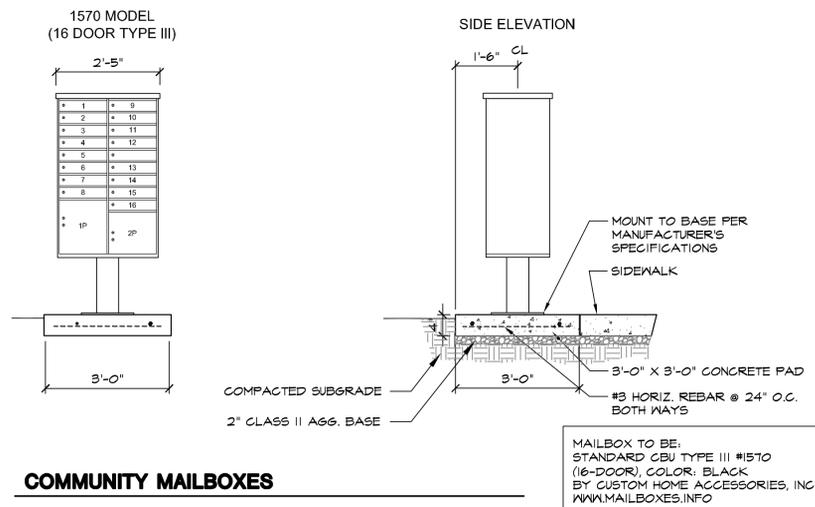
02 -



METAL FENCE

SCALE: 1/2" = 1'-0"

024 - FENCING



COMMUNITY MAILBOXES

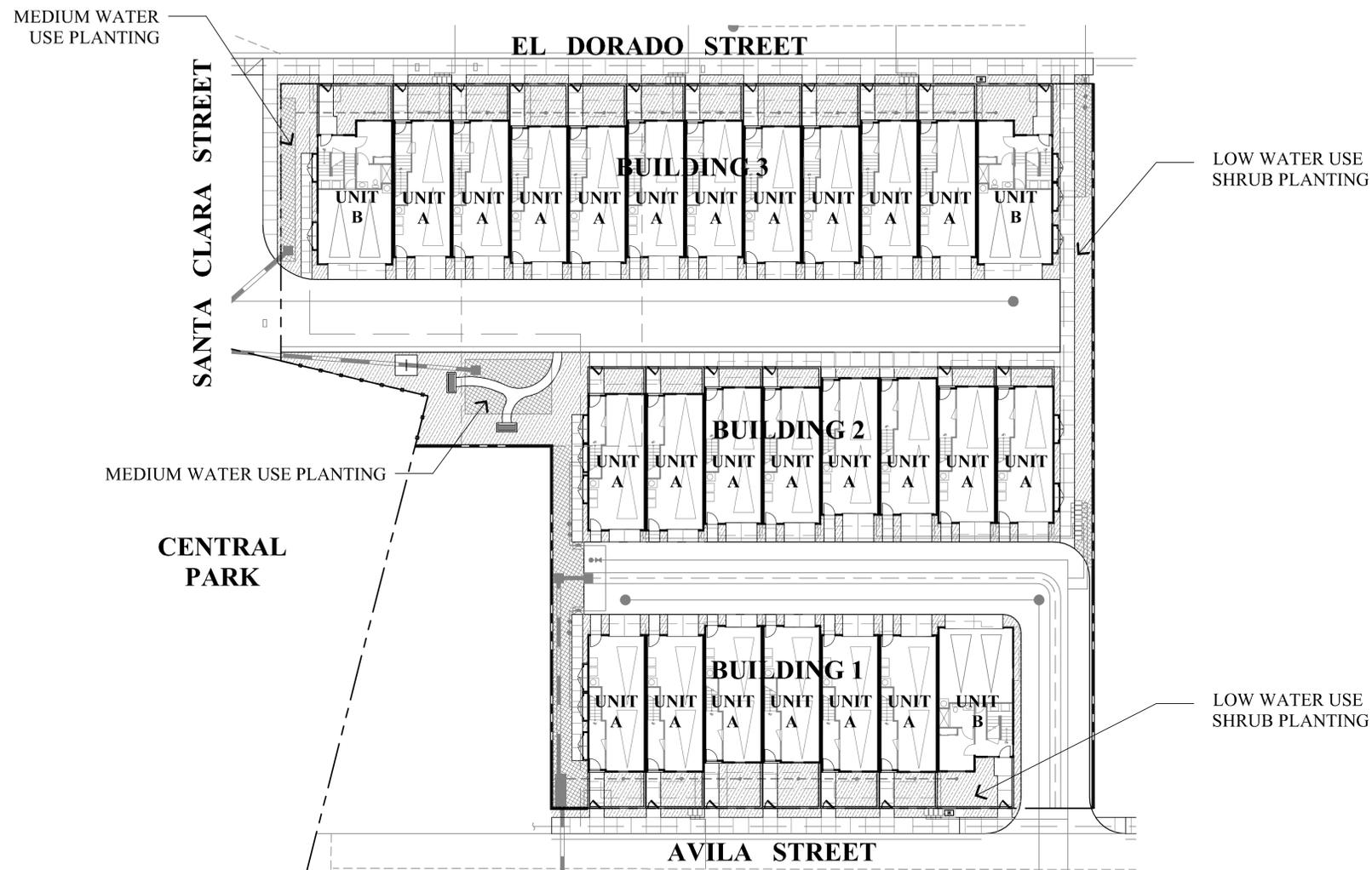


WOOD BENCH #472 BY DUMOR



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
 - A. TOTAL AREA OF HIGH WATER USE PLANTINGS IS LESS THAN 25% OF LANDSCAPE AREA (HIGH WATER USE PLANTINGS = 0%)
 - B. AT LEAST 90% OF NON-TURF AREA IS NATIVE OR LOW WATER USE PLANTS (LOW WATER USE PLANTINGS = 80%)
 - C. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING BUBBLERS OR DRIP METHODS.
 - D. PLANTS TO BE GROUPED BY HYDROZONES AND IRRIGATED BY SEPARATE VALVES.
 - E. CONTROLLER SHALL BE ET-BASED, AND HAVE RAIN SHUT-OFF.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA = 5,920 SF
 MEDIUM WATER USE PLANTING AREA = 1,303 SF
 HIGH WATER USE AREA -TURF = 0 SF
 TOTAL PLANTING AREA = 7,223 SF

ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = $(44.2) \times (0.62) \times \frac{(0.3 \times 5,920)}{0.70} = 69,528 \text{ GAL/YR}$

ETWU (MEDIUM WATER USE) = $(44.2) \times (0.62) \times \frac{(0.6 \times 1,303)}{0.70} = 30,606 \text{ GAL/YR}$

ETWU (HIGH WATER USE) = $(44.2) \times (0.62) \times \frac{(0.0 \times 0)}{0.70} = 0 \text{ GAL/YR}$

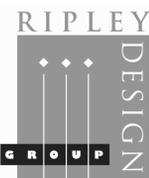
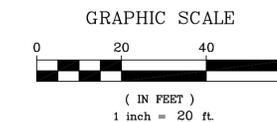
TOTAL ETWU = 100,134 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) = $(44.2) \times (0.62) \times (0.7 \times 7,223) = 138,557 \text{ GAL/YR}$

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	DOMESTIC WATER METER	-BY OTHER SECTION OF CONTRACT		
	ELECTRIC CONTROLLER	-TORO-TIS-612 INTELLI-SENSE (ET-BASED)		
	REDUCED PRESSURE TYPE BACKFLOW DEVICE	-WATTS 009PCQTS W/ (20 MESH) Y-STRAINER, TEST COCK CLEAN OUT VALVE, COVER BACKFLOW ASSEMBLY		
	REMOTE CONTROL VALVES	-HUNTER ICV W/ACCU-SET PRESSURE REGULATOR		
	REMOTE CONTROL VALVES	-HUTNER-ICV-101 W/45 PSI REGULATOR & HY100 WYE FILTER		
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	QUICK COUPLER	-HUNTER HQ-330-LRC		
	BUBBLER (TREE)	-TORO-514-20	1.0	30
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER	.80	30
	IRRIGATION SUPPLYLINE	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	CONTROLLER STATION NUMBER			
	GALLONS PER MINUTE THROUGH VALVE			
	CONTROL VALVE SIZE			



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5828 EL DORADO, LLC

El Dorado Townhomes

El Cerrito, California

Preliminary Irrigation Plan

December 2, 2014

PROJECT DATA

ADDRESS: 5828 EL DORADO STREET
 APN: 510-037-001, 510-037-002, 530-037-027, 510-037-028
 ZONING DESIGNATION: RM (MULTI-FAMILY RESIDENTIAL)
 GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
 TOTAL LOT AREA: .84 ACRES± (36,761 SF±)
 LOT COVERAGE: 47.6%±
 HEIGHT LIMIT: 35 FEET

LANDSCAPED AREA
 REQUIRED = 15% OF 36,761 SF 5,515 SF
 LANDSCAPED AREA PROVIDED (INCLUDING 65% OF PRIVATE LANDSCAPED OPEN SPACE) 5,520 SF

PRIVATE OPEN SPACE REQUIRED
 UNIT A: 50 SF ABOVE GROUND LEVEL PER UNIT 1200 SF (24 UNITS)
 UNIT B: 100 SF AT GROUND LEVEL /PER UNIT 300 SF (3 UNITS)
 TOTAL PRIVATE OPEN SPACE REQUIRED 1500 SF (27 UNITS)

PRIVATE OPEN SPACE PROVIDED
 UNIT A: 1200 SF
 TOTAL PRIVATE SPACE ABOVE GROUND LEVEL 2644 SF
 TOTAL PRIVATE SPACE AT GROUND LEVEL 578 SF
 UNIT B: TOTAL PRIVATE AT GROUND LEVEL 578 SF
 TOTAL PRIVATE OPEN SPACE PROVIDED 4422 SF
 EXCESS PRIVATE OPEN (3909 PROVIDED -1500 REQUIRED) 2922 SF EXCESS PRIVATE OPEN SPACE

COMMON OPEN SPACE
 COMMON SPACE REQUIRED (150 SF/UNIT = 4050 SF - 2922 SF EXCESS PRIVATE SPACE PROVIDED) 1128 SF± REQUIRED COMMON OPEN SPACE
 COMMON OPEN SPACE PROVIDED 1410 SF± PROVIDED

SUMMARY - RESIDENTIAL UNITS
 TOTAL UNIT COUNT: 27 UNITS
 ALLOWABLE DENSITY : 29 UNITS
 UNIT COUNT BY TYPE:
 UNIT A: 24 UNITS
 UNIT B: 3 UNITS

AVERAGE GROSS UNIT AREA BY TYPE:
 UNIT A: 2,051 SF±
 UNIT B: 2,397 SF±

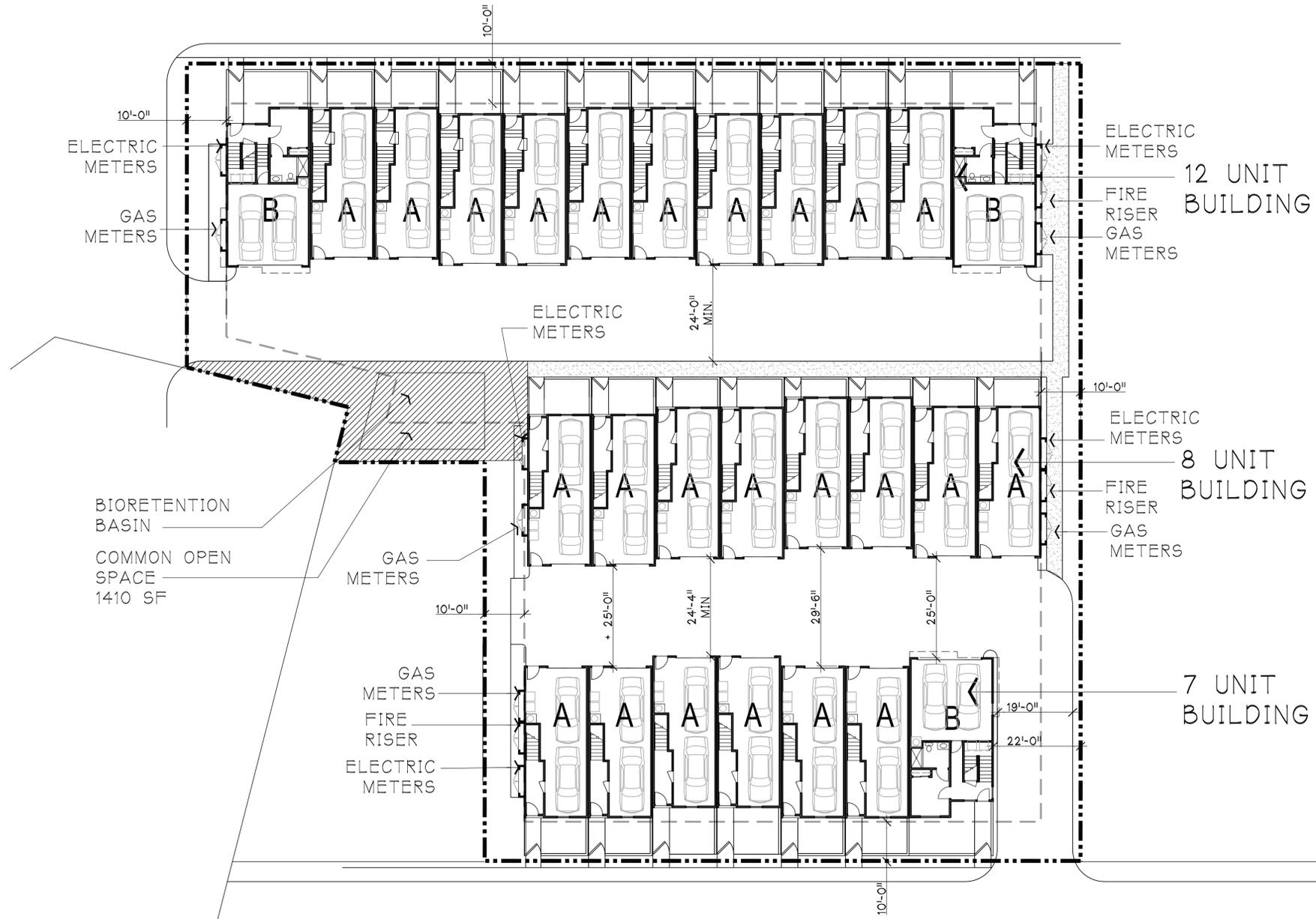
PARKING REQUIRED
 NUMBER OF REQUIRED SPACE PER UNIT: 2 SPACES
 TOTAL PARKING REQUIRED: 54 SPACES

TOTAL PARKING PROVIDED: 54 SPACES

SUMMARY MATRIX

	AREA REQUIRED	AREA PROVIDED
LANDSCAPED AREA	5,515 SF	5,520 SF
PRIVATE OPEN SPACE	1500 SF (27 UNITS)	4422 SF (2922 OVER REQ'D.)
COMMON OPEN SPACE	4050 SF - 2922 SF = 1128 SF	1410 SF

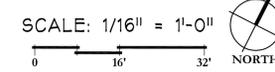
EL DORADO ST.



AVILA ST.

1 CONCEPTUAL SITE PLAN

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



El Dorado Townhomes
 El Cerrito, California

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SITE PLAN

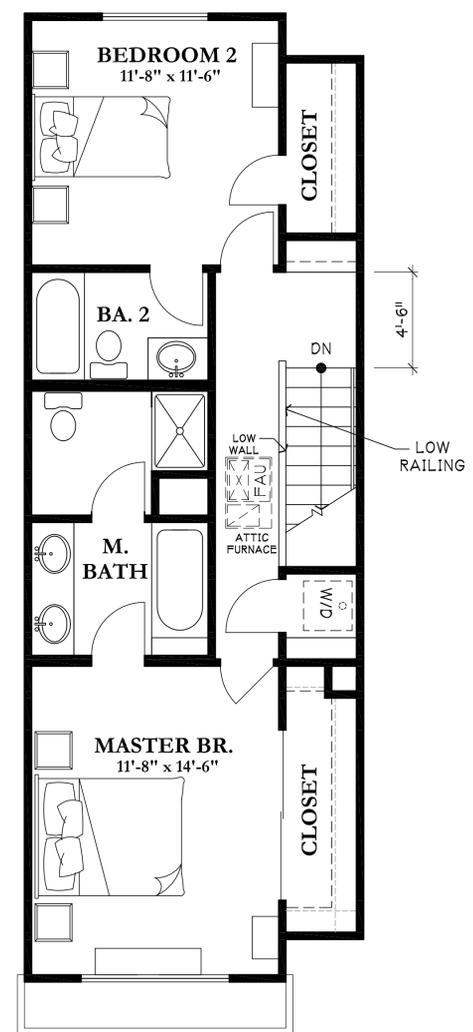
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 DATE: SEPT. 22, 2014

REVISIONS:
 12/2/14

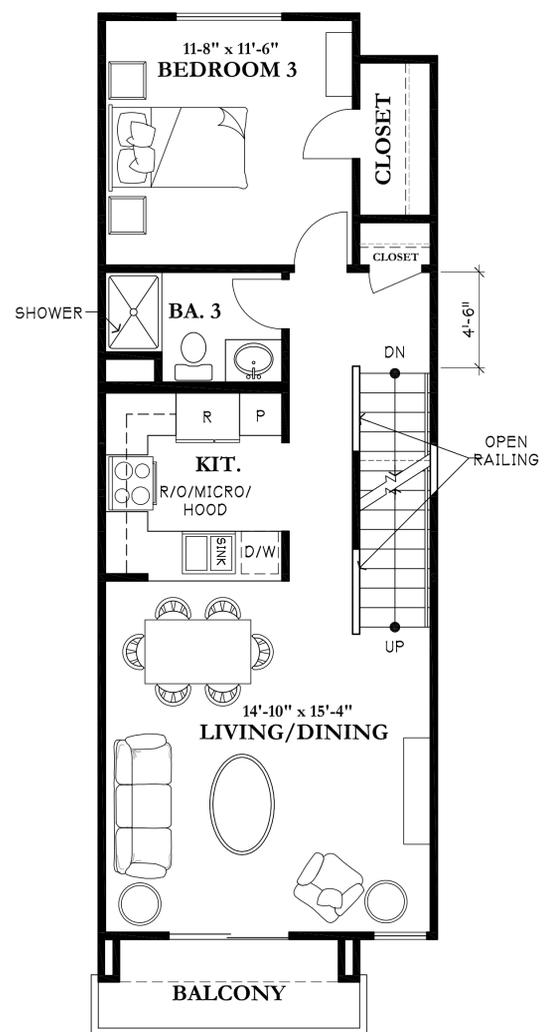
PROJECT NO. 13073

A-1 SHEET OF

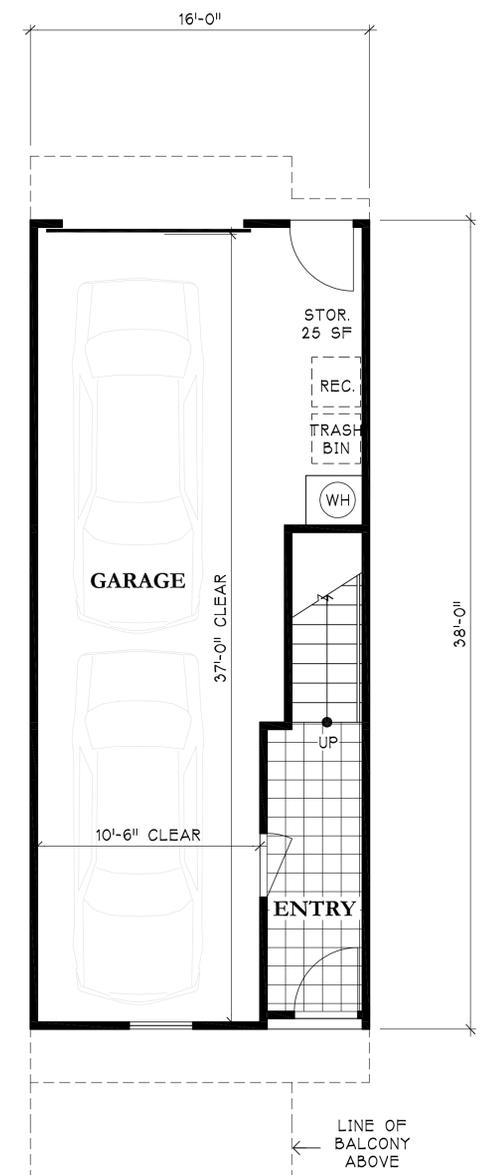
**El Dorado Townhomes
El Cerrito, California**



SECOND FLOOR



FIRST FLOOR



GARAGE LEVEL

1 FLOOR PLAN - UNIT A
SCALE: 1/4" = 1'-0"
0 4 8'

SQUARE FOOTAGE

GARAGE LEVEL LIVING:	92 SF
FIRST FLOOR LIVING:	688 SF
SECOND FLOOR LIVING:	714 SF
TOTAL LIVING:	1,494 SF
GARAGE:	506 SF
BALCONY:	51 SF
TOTAL SF:	2,051 SF

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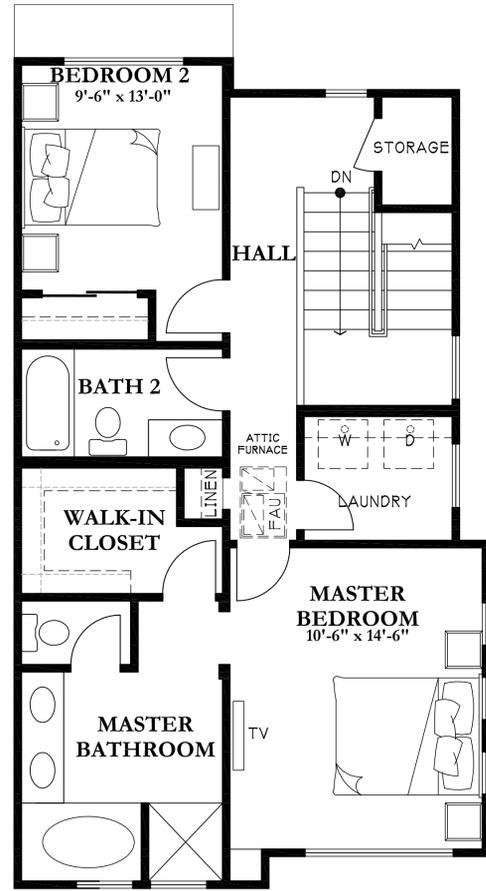
UNIT A PLANS

SCALE: 1/4"=1'-0"
DATE: SEPT. 22, 2014

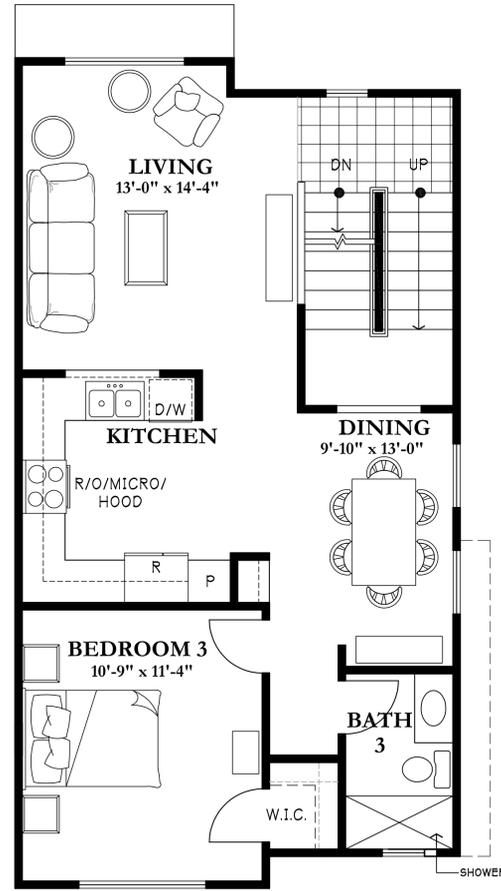
REVISIONS:
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PROJECT NO. 13073

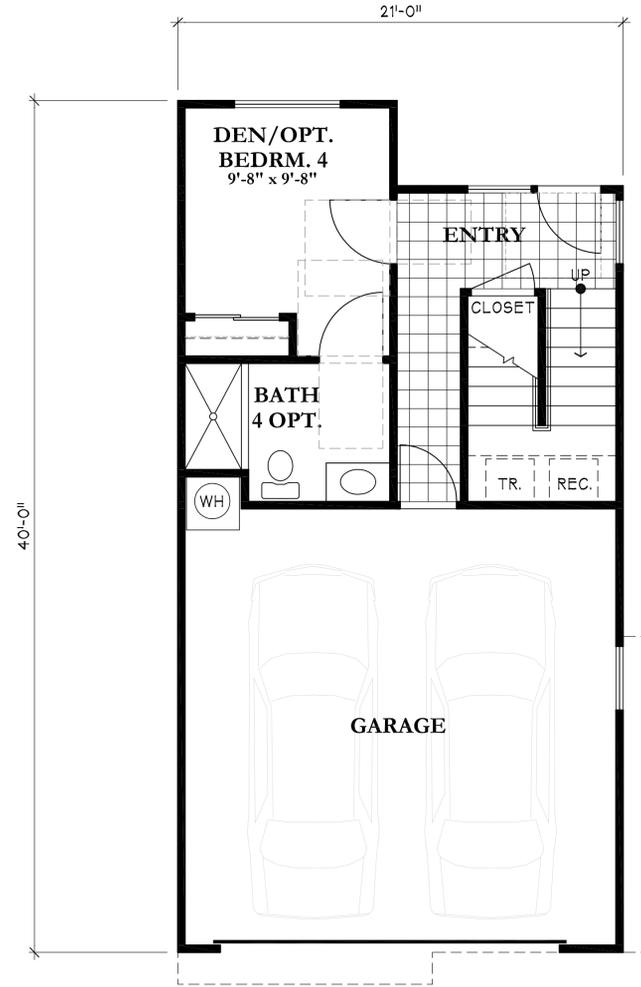
A-2
SHEET OF



SECOND FLOOR



FIRST FLOOR



GARAGE LEVEL

1 FLOOR PLAN - UNIT B
 SCALE: 1/4" = 1'-0"
 0 4 8

SQUARE FOOTAGE

GARAGE LEVEL LIVING:	355 SF
FIRST FLOOR LIVING:	790 SF
SECOND FLOOR LIVING:	810 SF
TOTAL LIVING:	1,955 SF
GARAGE:	442 SF
TOTAL SF:	2,397 SF

**El Dorado Townhomes
 El Cerrito, California**

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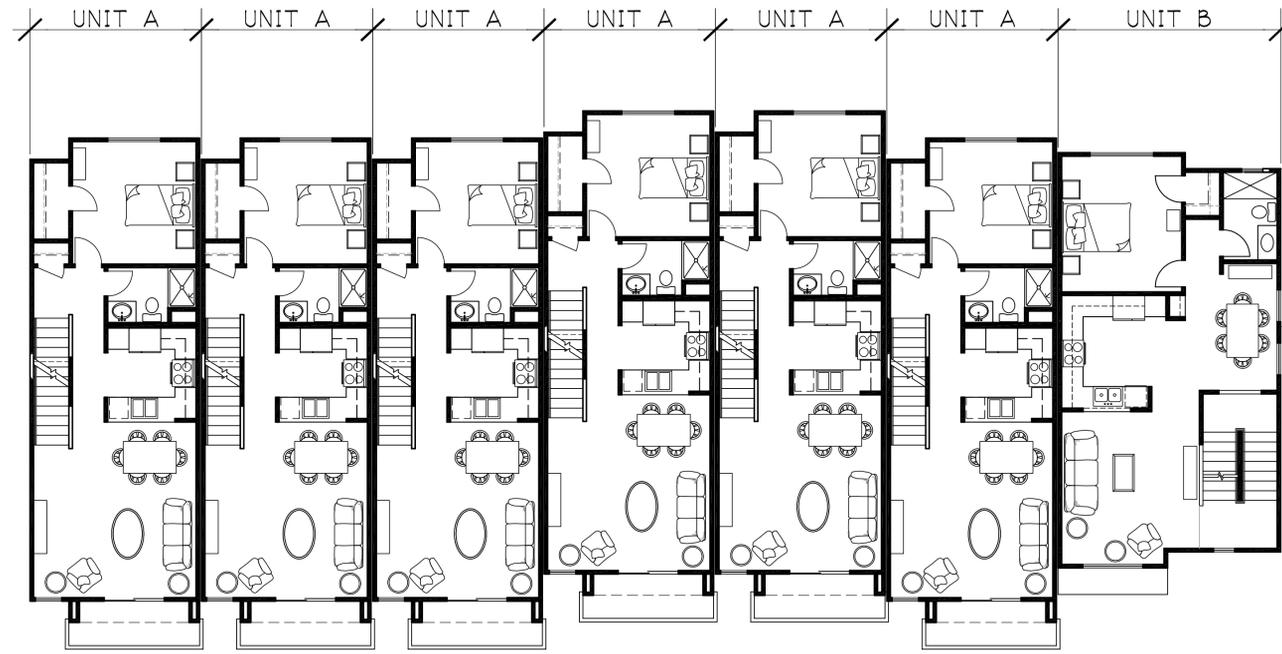
UNIT B PLANS

SCALE: 1/4"=1'-0"
 DATE: SEPT. 22, 2014

REVISIONS:
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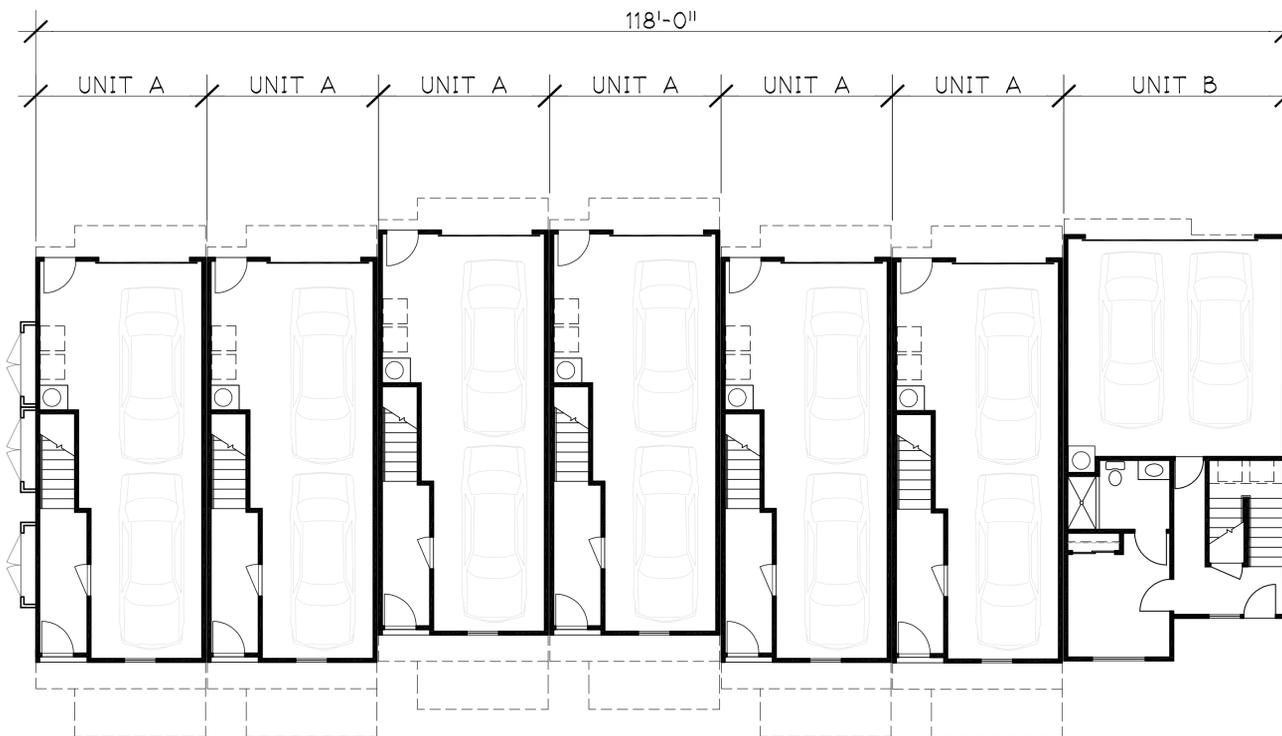
PROJECT NO. 13073

A-3
 SHEET OF



BUILDING 1 - FIRST FLOOR PLAN

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



BUILDING 1- GARAGE FLOOR PLAN

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

SQUARE FOOTAGE

GARAGE LEVEL LIVING:	
UNIT A:	552 SF
UNIT B:	355 SF
FIRST FLOOR LIVING:	
UNIT A:	4,128 SF
UNIT B:	790 SF
SECOND FLOOR LIVING:	
UNIT A:	4,284 SF
UNIT B:	810 SF
TOTAL LIVING:	10,919 SF
GARAGE:	
UNIT A:	3,036 SF
UNIT B:	442 SF
TOTAL SF BLDG 1:	14,397 SF

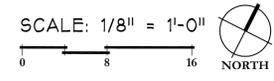
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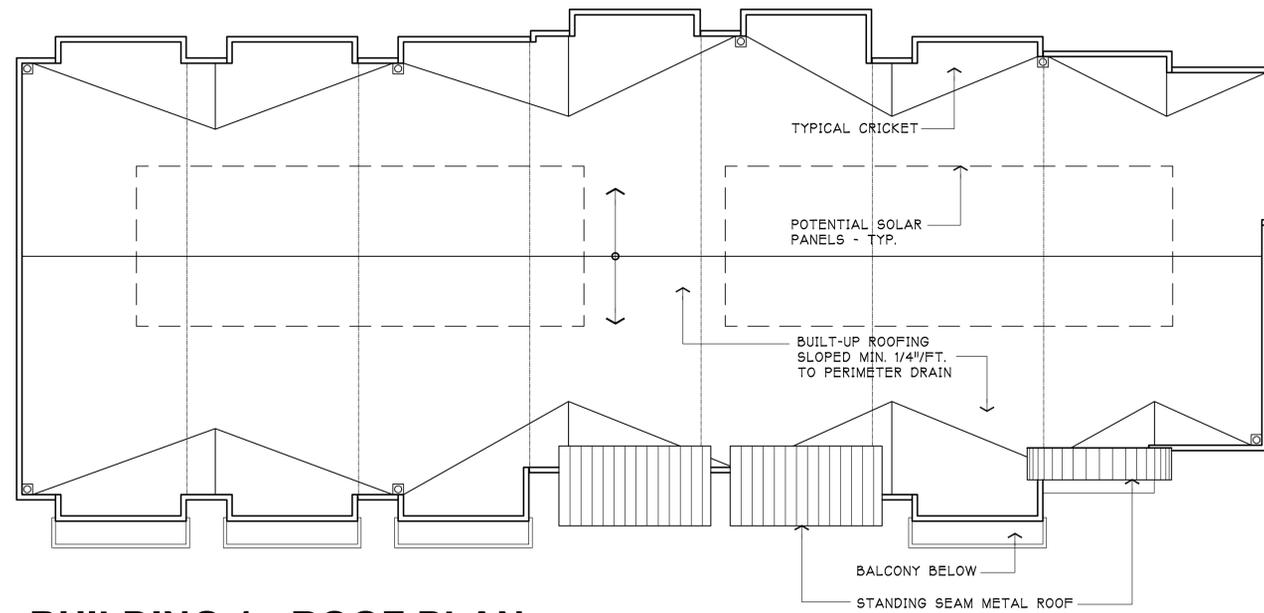
BUILDING 1 PLANS

SCALE: 1/8"=1'-0"
 DATE: SEPT. 22, 2014

REVISIONS:
 12/2/14

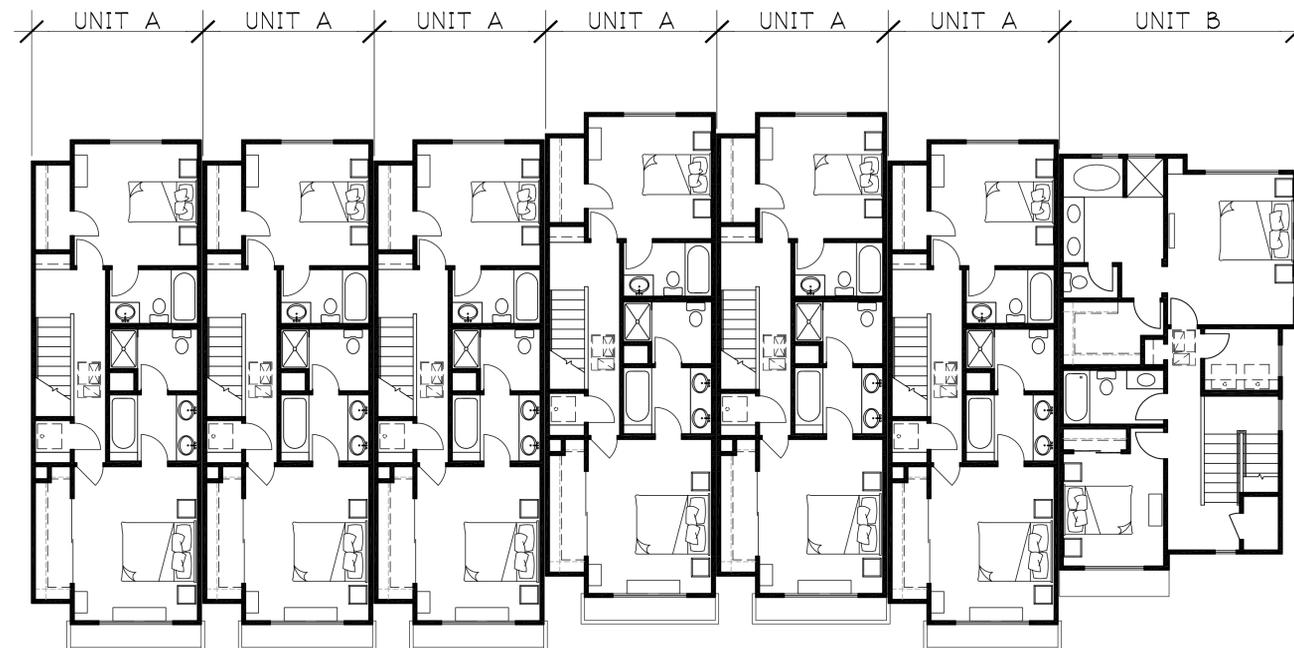
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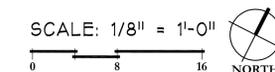
BUILDING 1 - ROOF PLAN

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



BUILDING 1- SECOND FLOOR PLAN

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



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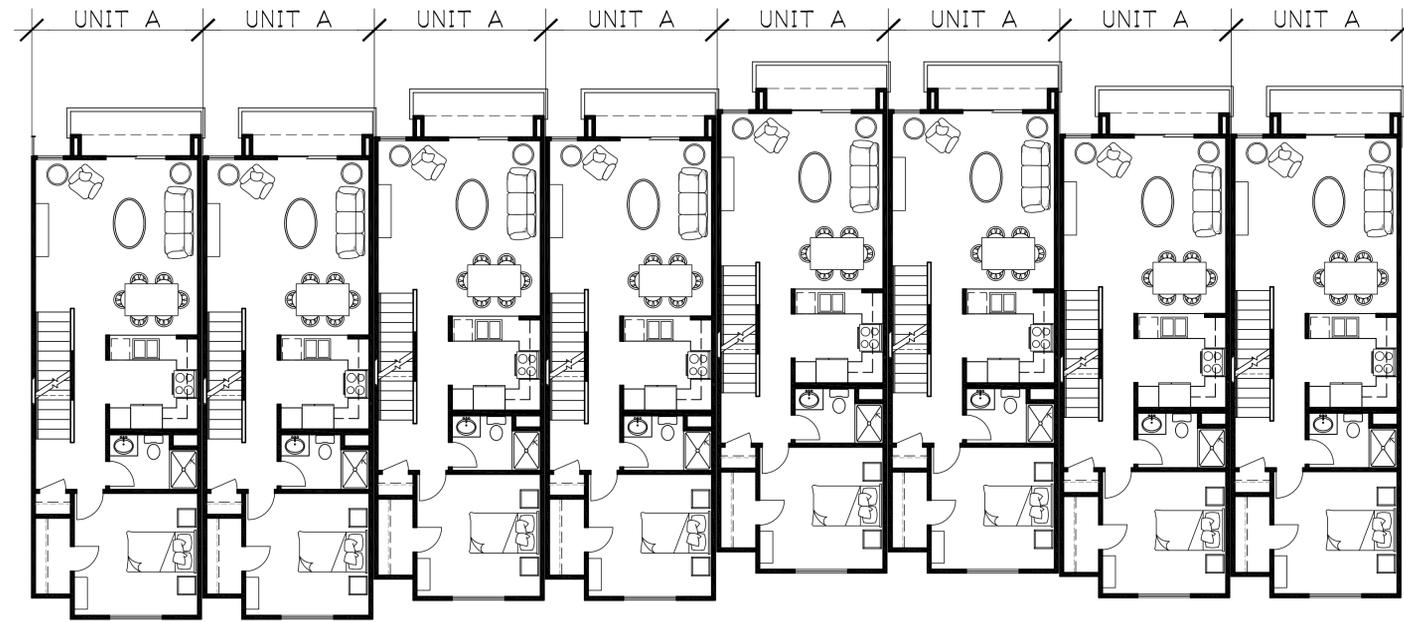
BUILDING 1 PLANS

SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2014

REVISIONS:
12/2/14

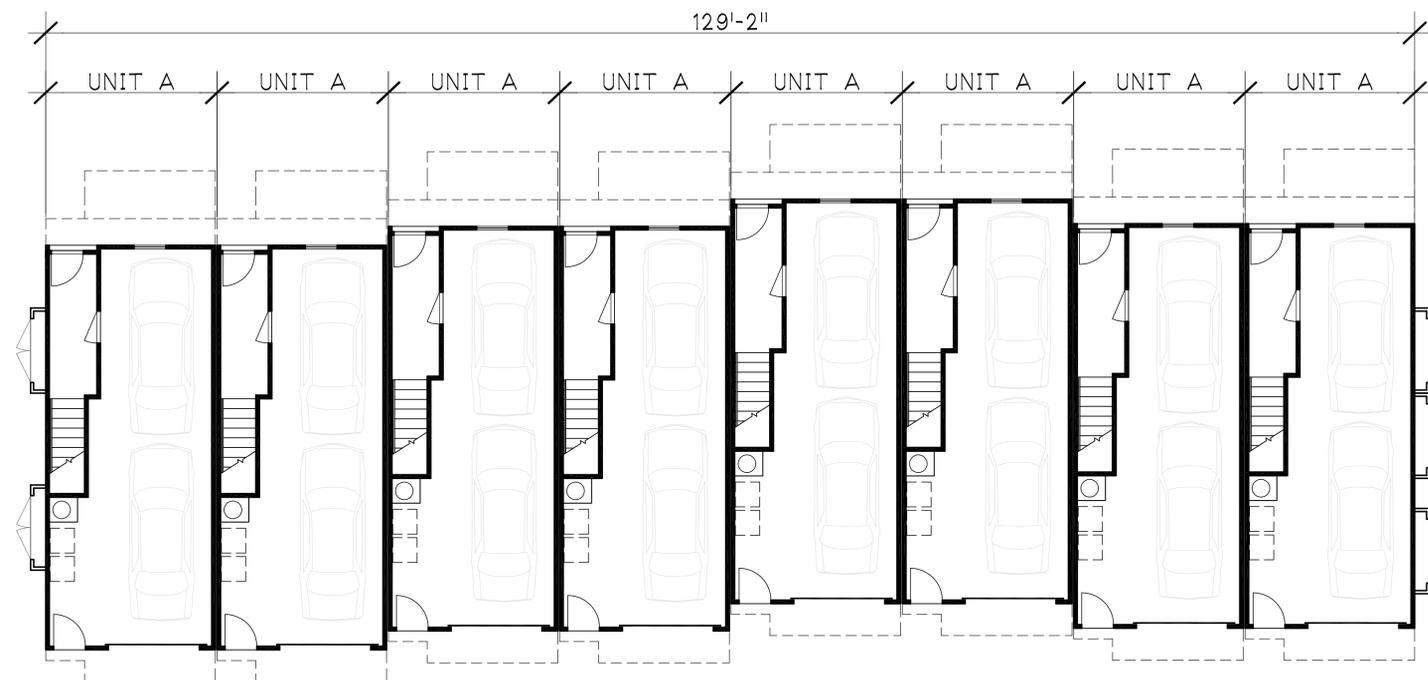
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A-5
SHEET OF



BUILDING 2 - FIRST FLOOR PLAN

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



BUILDING 2- GARAGE FLOOR PLAN

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

SQUARE FOOTAGE

GARAGE LEVEL LIVING:	736 SF
FIRST FLOOR LIVING:	5,504 SF
SECOND FLOOR LIVING:	5,712 SF
TOTAL LIVING:	11,952 SF
GARAGE:	4,048 SF
TOTAL SF BLDG 2:	16,000 SF

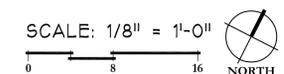
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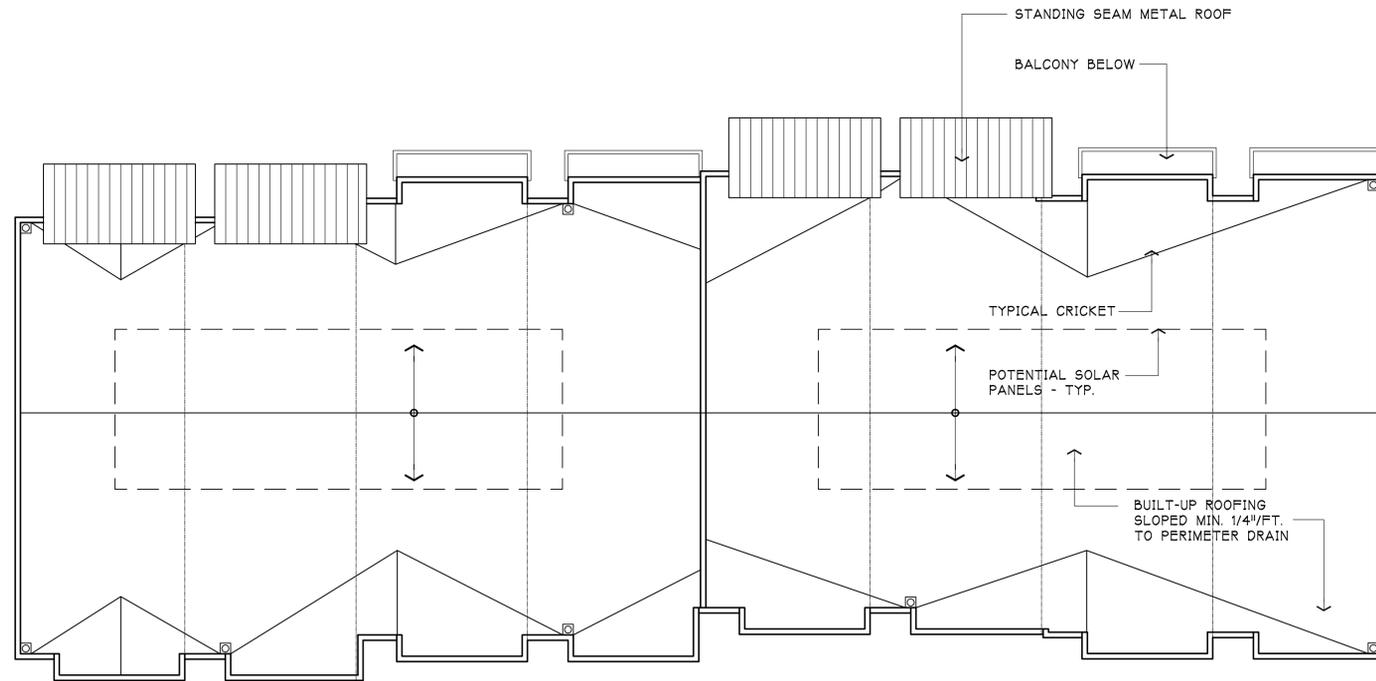
BUILDING 2 PLANS

SCALE: 1/8"=1'-0"
 DATE: SEPT. 22, 2014

REVISIONS:
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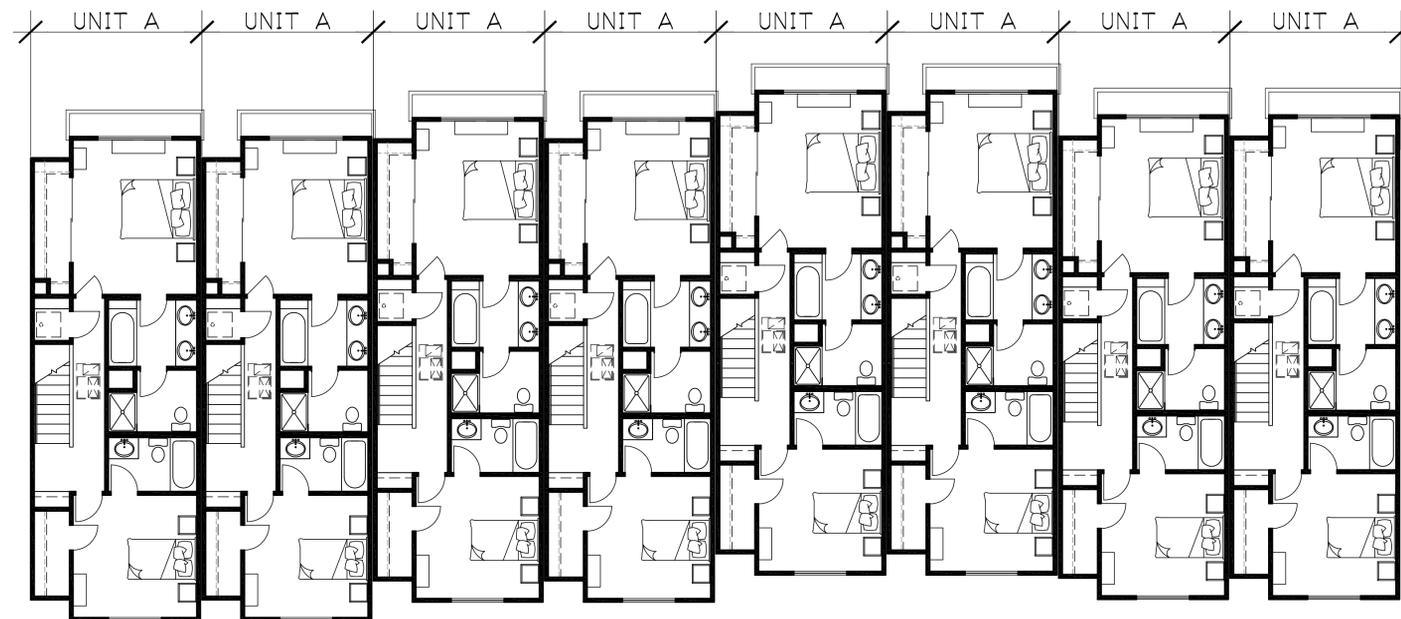
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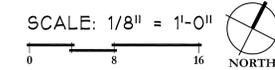
BUILDING 2 - ROOF PLAN

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



BUILDING 2 - SECOND FLOOR PLAN

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



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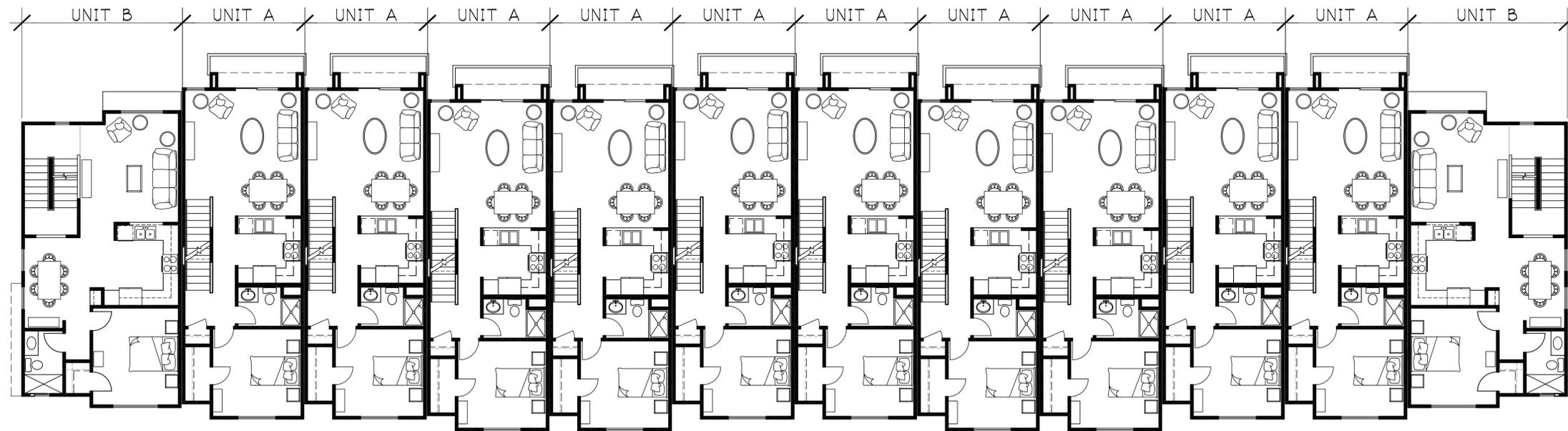
**BUILDING 2
PLANS**

SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2014

REVISIONS:
12/2/14

PROJECT NO. 13073

A-7
SHEET OF



BUILDING 3 - FIRST FLOOR PLAN

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



BUILDING 3- GARAGE FLOOR PLAN

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

SQUARE FOOTAGE

GARAGE LEVEL LIVING:	
UNIT A:	920 SF
UNIT B:	710 SF
FIRST FLOOR LIVING:	
UNIT A:	6,880 SF
UNIT B:	1,580 SF
SECOND FLOOR LIVING:	
UNIT A:	7,140 SF
UNIT B:	1,620 SF
TOTAL LIVING:	18,850 SF

GARAGE:	
UNIT A:	5,060 SF
UNIT B:	884 SF
TOTAL SF BLDG 3:	24,794 SF



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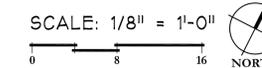
**BUILDING 3
PLANS**

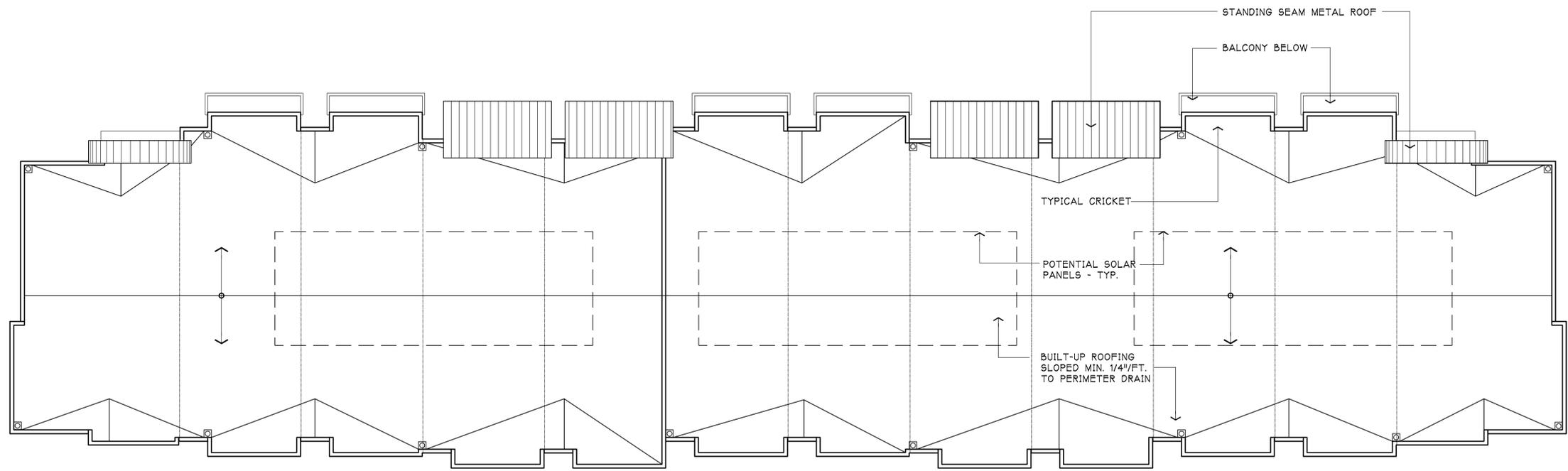
SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2014

REVISIONS:
12/2/14

PROJECT NO. 13073

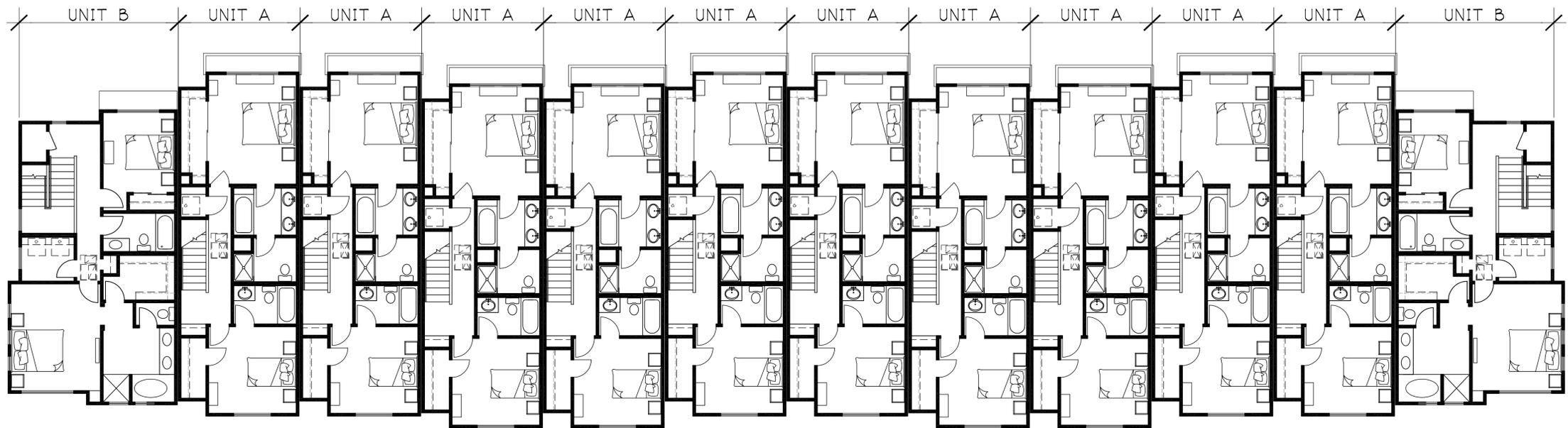
A-8
SHEET OF





BUILDING 3 - ROOF PLAN

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



BUILDING 3 - SECOND FLOOR PLAN

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

SCALE: 1/8" = 1'-0"
 0 8 16 NORTH

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**BUILDING 3
 PLANS**

SCALE: 1/8"=1'-0"
 DATE: SEPT. 22, 2014

REVISIONS:
 12/2/14

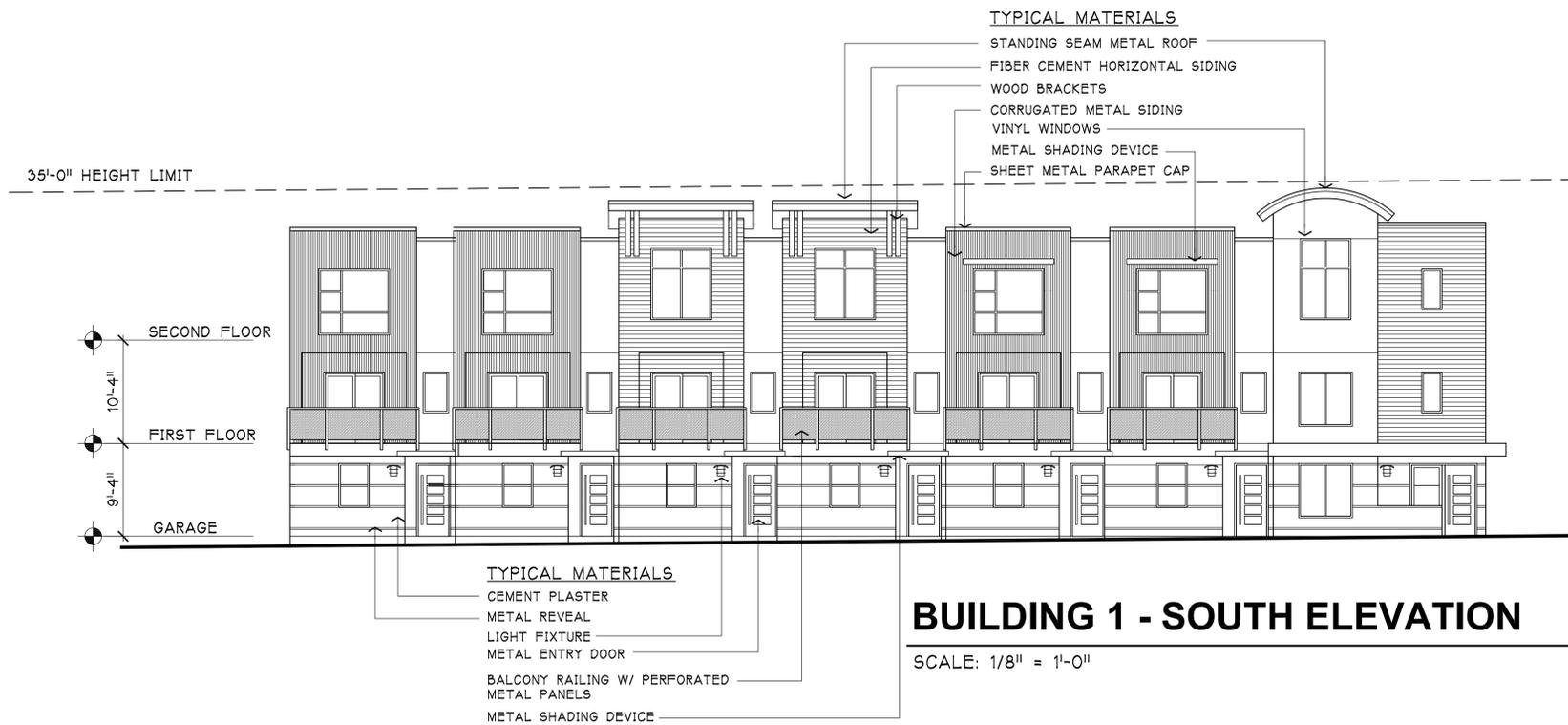
PROJECT NO. 13073

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 SHEET OF



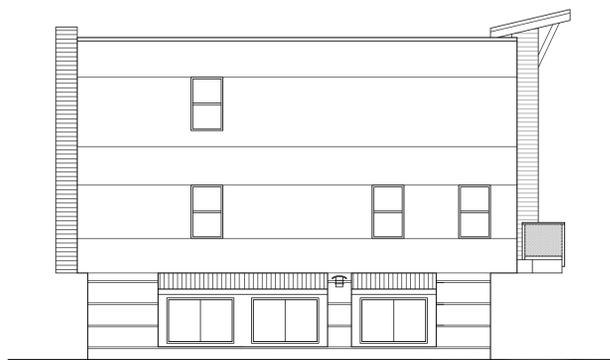
BUILDING 1 - EAST ELEVATION

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



BUILDING 1 - SOUTH ELEVATION

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



BUILDING 1 - WEST ELEVATION

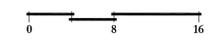
SCALE: 1/8" = 1'-0"



BUILDING 1 - NORTH ELEVATION

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

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



El Dorado Townhomes El Cerrito, California

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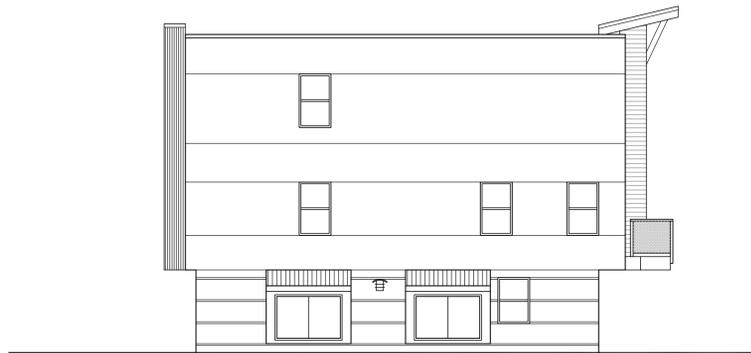
BUILDING 1 ELEVATIONS

SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2014

REVISIONS:
12/2/14

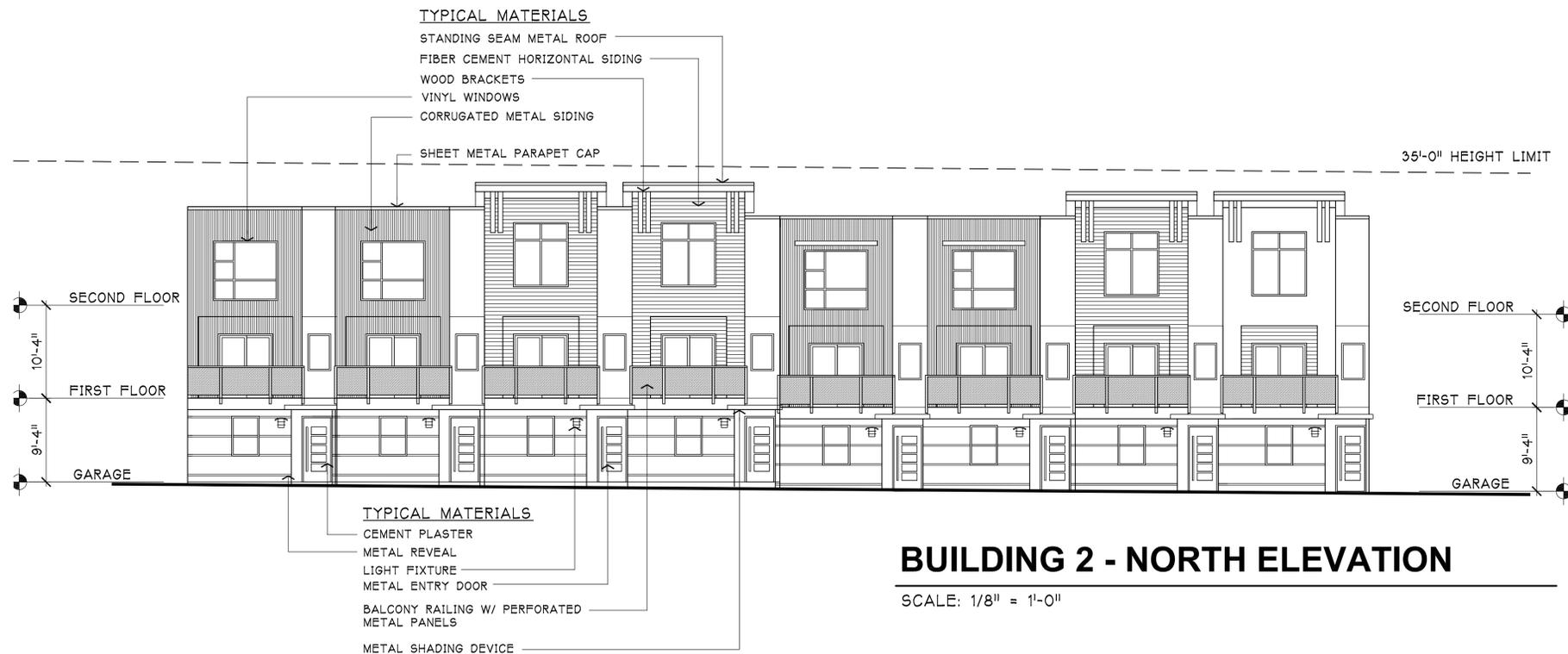
PROJECT NO. 13073

A-10
SHEET OF



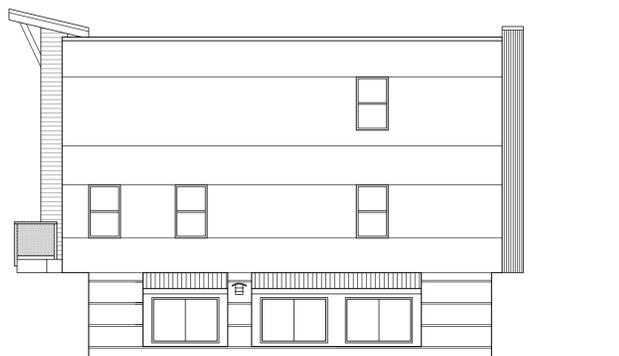
BUILDING 2 - EAST ELEVATION

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



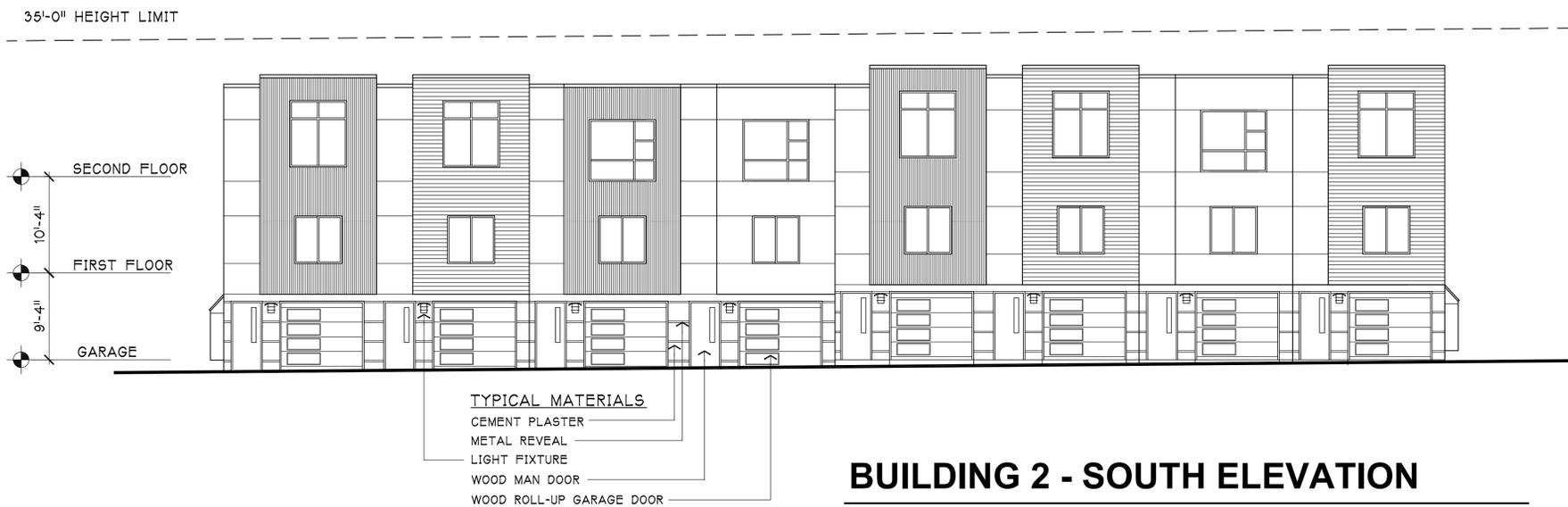
BUILDING 2 - NORTH ELEVATION

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



BUILDING 2 - WEST ELEVATION

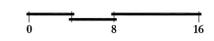
SCALE: 1/8" = 1'-0"



BUILDING 2 - SOUTH ELEVATION

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

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



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BUILDING 2 ELEVATIONS

SCALE: 1/8"=1'-0"
 DATE: SEPT. 22, 2014

REVISIONS:
 12/2/14

PROJECT NO. 13073



BUILDING 3 - NORTH ELEVATION

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



BUILDING 3 - SOUTH ELEVATION

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



BUILDING 3 - WEST ELEVATION

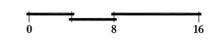
SCALE: 1/8" = 1'-0"



BUILDING 3 - EAST ELEVATION

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

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



**El Dorado Townhomes
El Cerrito, California**

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**BUILDING 3
ELEVATIONS**

SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2014

REVISIONS:
12/2/14

PROJECT NO. 13073

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SHEET OF



BUILDING 1 - EAST ELEVATION

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



BUILDING 1 - SOUTH ELEVATION

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



BUILDING 1 - WEST ELEVATION

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



BUILDING 1 - NORTH ELEVATION

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

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



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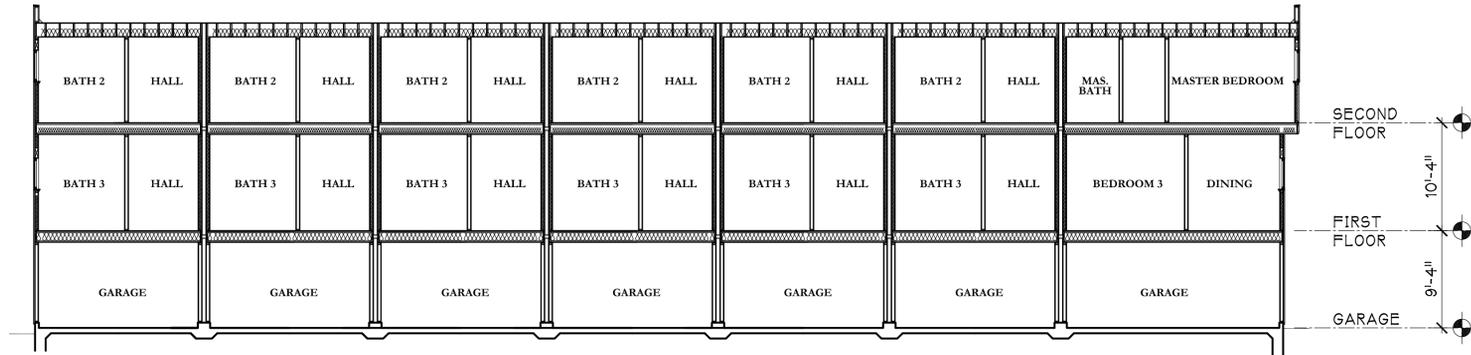
TYPICAL
EXTERIOR
COLORS

SCALE: 1/8"=1'-0"
DATE: SEPT. 22, 2014

REVISIONS:
12/2/14

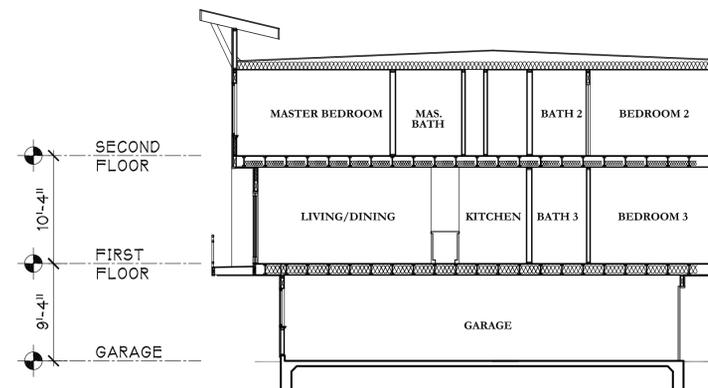
PROJECT NO. 13073

A-13
SHEET OF



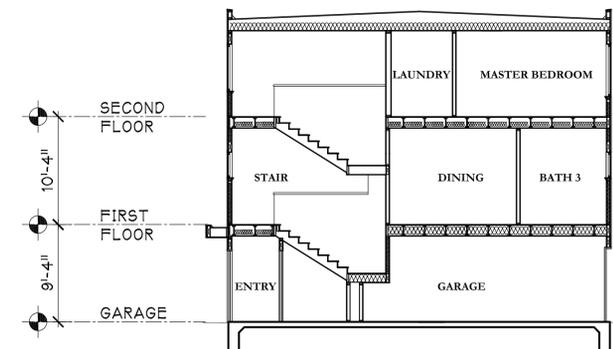
SECTION AA - BUILDING 1

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



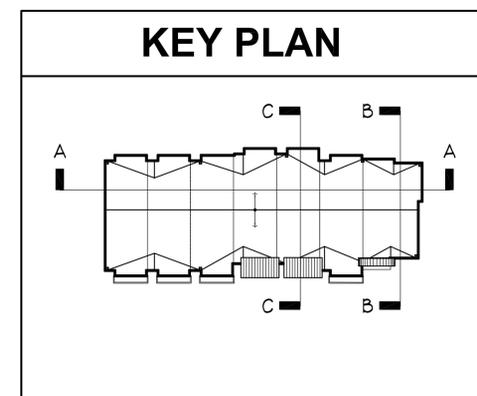
SECTION CC - BUILDING 1

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

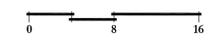


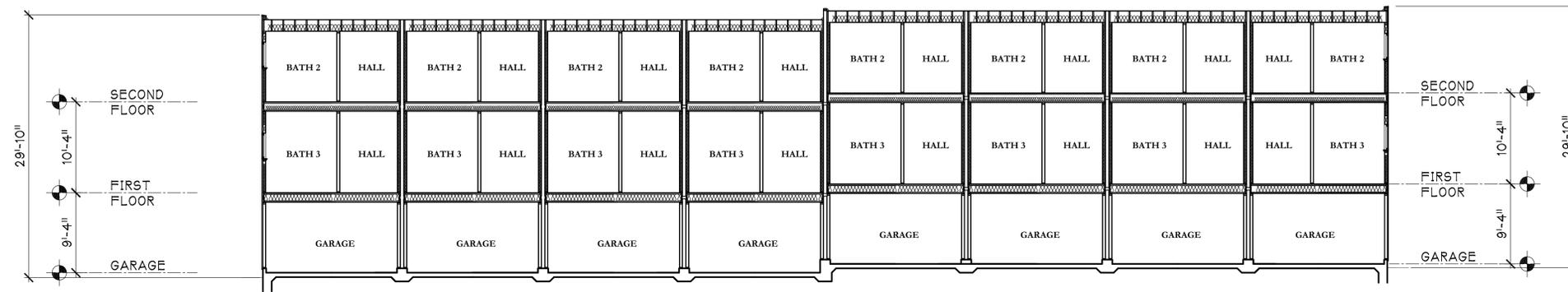
SECTION BB - BUILDING 1

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



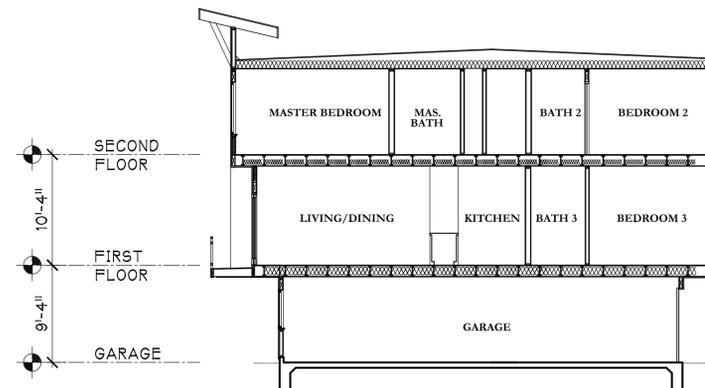
SCALE: 1/8" = 1'-0"





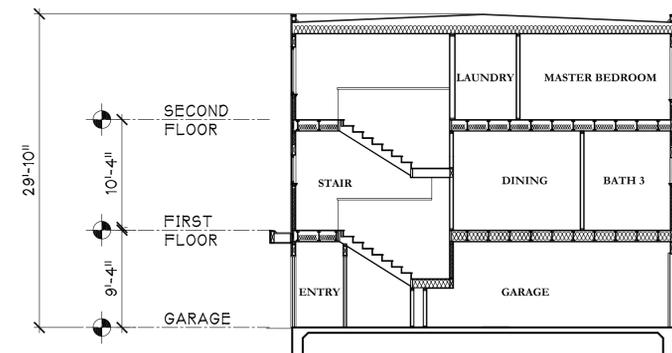
SECTION AA - BUILDING 2

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



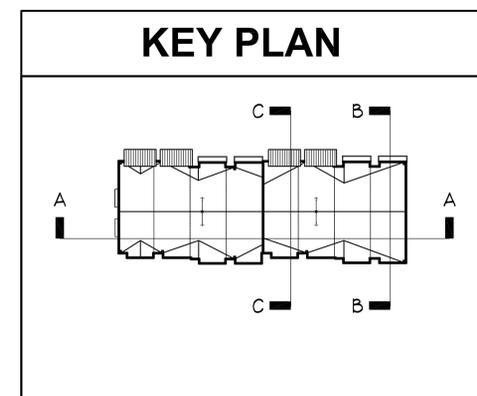
SECTION CC - BUILDING 2

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

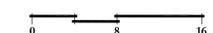


SECTION BB - BUILDING 2

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



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



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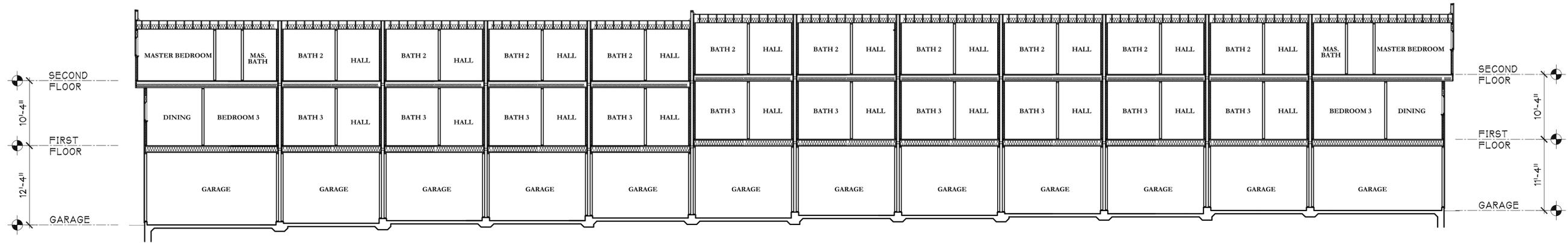
**BUILDING 2
 SECTIONS**

SCALE: 1/8"=1'-0"
 DATE: SEPT. 22, 2014

REVISIONS:
 12/2/14

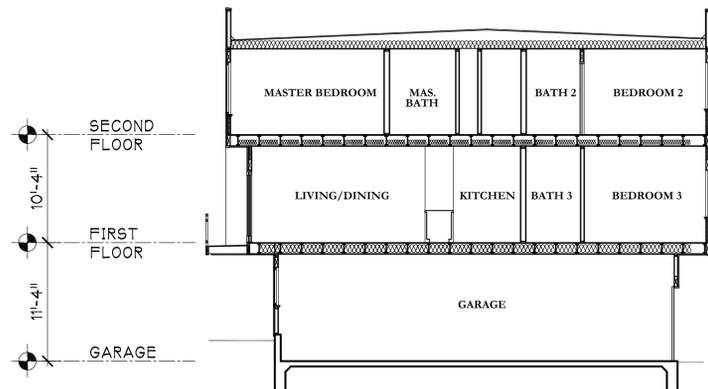
PROJECT NO. 13073

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 SHEET OF



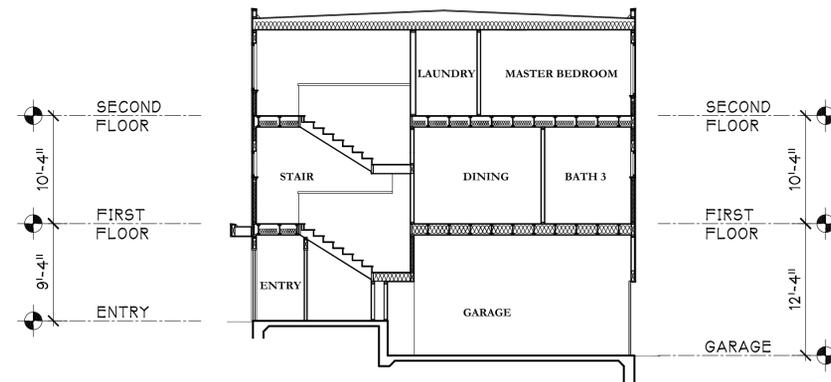
SECTION AA - BUILDING 3

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



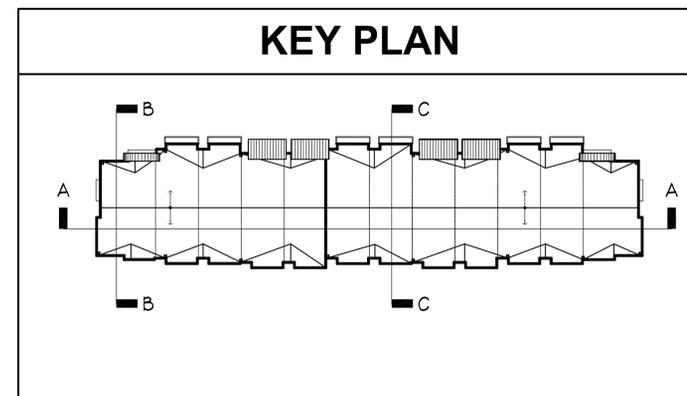
SECTION CC - BUILDING 3

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

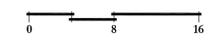


SECTION BB - BUILDING 3

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



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



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**BUILDING 3
 SECTIONS**

SCALE: 1/8"=1'-0"
 DATE: SEPT. 22, 2014

REVISIONS:
 12/2/14

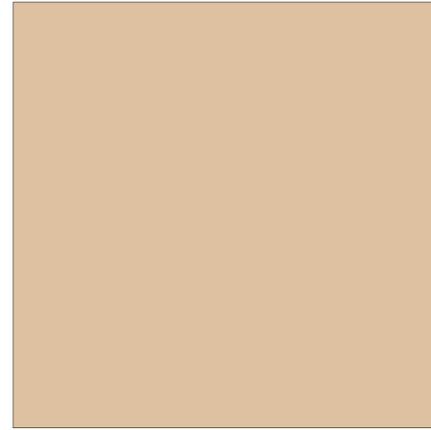
PROJECT NO. 13073

A-16
 SHEET OF

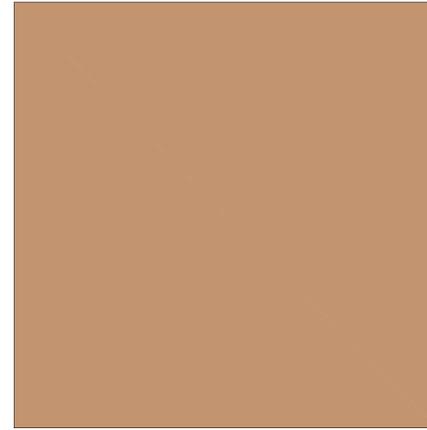
CONCEPTUAL BUILDING COLORS AND MATERIALS



STUCCO SIDING #1
MANUF: KELLY MOORE
COLOR: CLAMBAKE KM5691-1



STUCCO SIDING #2
MANUF: KELLY MOORE
COLOR: ESPLANADE KM5692-2



STUCCO SIDING #3
MANUF: KELLY MOORE
COLOR: PRESIDIO PLAZA KM5698-3



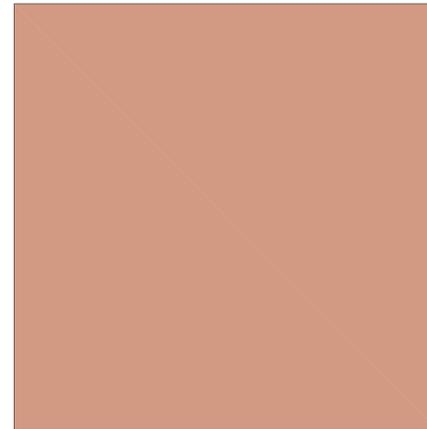
STUCCO SIDING #4
MANUF: KELLY MOORE
COLOR: ROASTED COCONUT KM5701-3



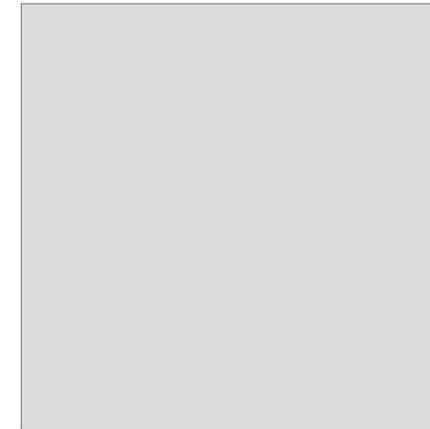
GARAGE/DOOR/TRIM COLOR
MANUF: KELLY MOORE
COLOR: CURLY MAPLE KM4506-1



HORIZONTAL FIBER CEMENT SIDING #1
MANUF: KELLY MOORE
COLOR: EDAMAME KM5120-3



METAL SIDING
MANUF: KELLY MOORE
COLOR: BLACK HILLS GOLD KM4418-2



HORIZONTAL FIBER CEMENT SIDING #2
MANUF: KELLY MOORE
COLOR: ANCESTRAL WATER KM4885-1

NOTE: Paint chip colors/numbers, material and manufacturers shown on this board are representative only. Final approval will be based on sample portion of building. Call the architect or owner for field review. The owner reserves the right to change any listed manufacturer. The changes in manufacturer shall match paint chip color/material as noted.

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SCALE:
DATE: DEC. 3, 2014

REVISIONS:

PROJECT NO. 13073

SHEET OF

To: City Council and Planning Commission Members

It has come to our attention that a group of about thirty people are being evicted from their homes in El Cerrito. The tenants of the Audiss Trailer Park were informed by their landlord, Edward Biggs, that they must leave the premises on which they have lived for years. These residents are low-income people who have paid their rent for years and who cannot find a comparable place to live.

As El Cerrito residents, we have been saddened to see the number of homeless people increase as well as the number of beggars on San Pablo Avenue and Central Avenue. In these days of high rents and low-paying jobs it seems to us that our City should step up and help those who need our help.

A relatively small number of units remain at Audiss Trailer Park and it shouldn't be impossible for our city to help these people.

In addition, we feel that the Audiss tenants should have the same rights as mobile-home owners since many of them have been for many, many years, permanent residents of Audiss, not temporary residents as the law requires for RV parks.

Possible solutions might be:

- Deny the permit to build any new proposed town houses on the site and preserve this site as an RV Park.
- Offer the tenants homes in low-cost housing already existing in El Cerrito or, if nothing is currently available, put them on the waiting list for low-income, low-cost housing in the area and require the landlord allow them to remain at Audiss until units become available for them.
- Insist the owner "make whole" the residents in some way, requiring that the landlord, Edward Biggs, substantially compensate the displaced tenants as a condition of their moving.
- Have the city acquire the land through eminent domain because of our City's mandate to increase low-income housing in El Cerrito, and increase to its original number (thirty some-odd units) the number of units this site can accommodate, making some of these units available to the tenants of Audiss Park. This would be low-cost, low-income housing that El Cerrito has said it is committed to increasing.

There are many El Cerrito residents who, once they know of the plight of the Audiss Park residents, feel it is our duty to offer help to them. It also seems that the landlord, after years of getting a steady income from the residents, owes them something more than an eviction notice.

Sincerely,

Ronnie Polonsky, 646 Lexington Ave, El Cerrito
Nicholas Galloro, 646 Lexington Ave, El Cerrito
Thad Smith, 636 Lexington Ave, El Cerrito
Elizabeth Thorsnes, 608 Everett St, El Cerrito
Betsy Burge, 638 Lexington St, El Cerrito Resident
Kathy Cesa, El Cerrito Resident
Ellen Brosbe, 735 Kearney St., El Cerrito
Herb Brosbe, 735 Kearney St., El Cerrito