



Community Development Department

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, March 2, 2016
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: Carl Groch, Christophe Laverne, John Thompson, and Glenn Wood.

1. Comments from the Public

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

2. Approval of Minutes

Approval of the minutes of the January 7, 2015 (Christophe Laverne absent), February 4, 2015 (John Thompson absent), October 7, 2015 (Glenn Wood absent), February 3, 2016 (Christophe Lavern absent) meeting.

3. 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.

4. Study Session – 10534 San Pablo Ave Study Session

Application: PL15-0097
Applicant: I Kuan Choi
Location: 10534 San Pablo Avenue
APN: 503-233-015
Zoning: TOMIMU (Transit Oriented Mid-Intensity Mixed Use)
General Plan: TOMIMU (Transit Oriented Mid-Intensity Mixed Use)
Request: A study session for exterior changes to an existing building and construction of a new mixed-use building containing 1 commercial unit, 1 live/work unit and 1 residential unit.
CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

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

5. Staff Communications

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

The public hearing was opened

The following members of the public addressed the Board:

Howdy Goudey, 635 Elm St
Franklin Leong, Manor Cir
Robin Mitchell, 635 Elm St

The public hearing was closed.

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

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: None

Absent: Laverne

The Board added the following condition of approval:

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

Landscape and Irrigation Plans:

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

Building Plans:

- i) The type of windows along the ground elevation shall be specified in the plan set as either casement or slider windows.
- j) All windows on the new building shall not contain false muttons and shall use dark bronze vinyl framing.
- k) There shall be no bars on the ground floor windows.
- l) The siding shall be Hardie Brand and type entitled "Artisan" lap siding with mitered corners.

- m) 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



Community Development Department

MINUTES

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, and Glenn Wood. Boardmember John Thompson had an excused absence.

1. Council/Staff Liaison Announcements and Reports

No report was given.

2. Comments from the Public

No speakers addressed the Board.

3. Approval of Minutes

Approval of the minutes of the January 7, 2015 meeting was continued to the next meeting for lack of a quorum.

4. Board Member Communication/Conflict of Interest Disclosure

Carl Groch reported a planned absence in May.

5. Pre-Application– 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.

Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

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Howard Nudell, the project architect presented the project and answered questions from the Board.

The Board discussed the project and gave comments to the applicant.

The following speakers addressed the Board:

Mala Mahlebashian, 2521 Arlington Blvd

Robin Mitchell read a letter from Tom Panas, 7345 Fairmount Ave

Howdy Goudy, 635 Elm St

Robin Mitchell, 635 Elm St

6. Staff Communications

Staff updated the Board regarding upcoming agenda items.

7. Adjournment

9:10 p.m.

DRAFT



Community Development Department

MINUTES

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: Chair: Maggie Leighly; Board Members: Carl Groch, Christophe Laverne, and John Thompson. Boardmember Glenn Wood had an excused absence.

1. Council/Staff Liaison Announcements and Reports

Nothing was reported.

2. Comments from the Public

No comments were received.

3. Approval of Minutes

Approval of the minutes of the February 4, 2015 meeting was continued to the next meeting.

4. Board Member Communication/Conflict of Interest Disclosure

Boardmember Wood's absence was due to his recusal from the El Dorado Townhomes item. His employer is currently performing work for the applicant.

5. El Dorado Townhomes Preliminary Conceptual Design Review

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.

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.

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Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

The applicant, Keith McCoy, introduced the project.

The project architect, Carl Campos, presented the project and answered questions from the Board.

The Board discussed the project and gave comments to the applicant.

The following members of the public addressed the Board:

Sharon Maldonado, Berkeley

Sydney Manchester Jones, 5828 El Dorado St

Nick Galloro, 646 Lexington Ave

Ronnie Polonsky, 646 Lexington Ave

Jelina Pike, 5828 El Dorado St

Howdy Goudy, 635 Elm St

Robbin Mitchel, 635 Elm St

Helene Maxwell, Oakland

6. Staff Communications

Staff informed the Board that Noel Ibalio is back at work and updated the Board regarding upcoming agenda items.

7. Adjournment

9:10 p.m.

DRAFT



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, February 3, 2016

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: Carl Groch, John Thompson, and Glenn Wood. Boardmember Christophe Laverne had an excused absence.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Approval of the minutes of the February 4, 2015 meeting was continued to the next meeting.

3. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Public Hearing – Eden Housing Design Review Amendment

Application: PL15-0133

Applicant: Eden Housing, Inc

Location: 10848 and 10860 San Pablo Avenue

APN: 503-010-003 and 014

Zoning: Project approved under TOM (Transit Oriented Mixed Use) zoning district. Current Zoning under the San Pablo Avenue Specific Plan is TOMIMU (Transit-Oriented Mid-Intensity Mixed Use)

General Plan: Project approved under Commercial/Mixed Use General Plan land use designation. Current General Plan land use designation is TOMIMU (Transit Oriented Mid-Intensity Mixed-Use)

Request: Design Review Board consideration of an amendment to the existing Design Review approval to allow design modifications including, changes to the building massing and landscaping changes and design changes for the resident courtyard.

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City of El Cerrito
Design Review Board Meeting Minutes

CEQA: An Environmental Impact Report for the project was certified in 2013. The proposed amendments are minor in scope, and the existing built environment is essentially the same as in 2013. Therefore, no further environmental review is required.

Senior Planner, Sean Moss presented the staff report and answered question from the Board.

The public hearing was opened.

Tom Panas, 7345 Fairmount, commented on the proposed changes.

The public hearing was closed.

Motion to approve the proposed changes: Carl Groch, 2nd: John Thompson.

Vote:	Ayes:	Leighly, Wood. Groch, Thompson
	Noes:	None
	Absent:	Laverne
	Abstain:	None

5. Staff Communications

Nothing was reported.

6. Adjournment

8:20 p.m.



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 STAFF REPORT

Meeting Date: March 2, 2016

I. SUBJECT

Application: PL15-0097

Applicant: I Kuan Choi

Location: 10534 San Pablo Avenue

APN: 503-233-015

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

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

Request: A study session for exterior changes to an existing building and construction of a new mixed-use building containing 1 commercial unit, 1 live/work unit and 1 residential unit.

CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

II. BACKGROUND

The property at 10534 San Pablo Avenue was created via subdivision in 2013. After the subdivision was approved, the owner of the property submitted an application for design review of modifications to the exterior of the existing building. The Design Review Board approved the application in June 2013. The approval expired in June 2015.

The current proposed project at 10534 San Pablo Avenue includes two main components. The applicant proposes to renovate the small existing building on the site as well as to build a new building adjacent to it. The current applicant originally submitted drawing for preliminary review that included demolishing the existing building and constructing a new building across the entire San Pablo Avenue frontage. This proposal was later revised by the applicant to preserve the existing building and construct a smaller new building. Staff has encouraged the applicant to examine higher intensity uses for the site. Nonetheless, the proposal is consistent with the land use and development standards of the San Pablo Avenue Specific Plan. The two components of the project were designed by different architects, and thus two sets of plans are attached.

Site Plan:

The proposed site plan preserves the existing building on the north side of the site along San Pablo Avenue. The new building is proposed on the south side of the San Pablo Avenue frontage. A new

driveway is proposed between the two buildings, with parking located behind each. Behind the new building would be a common garden area for the residents with raised beds and an accessory structure that would accommodate long term bike parking for the residents. The unified site plan for the entire property can be found on sheet A1 of the plans for the new building.

Existing building:

The proposed improvements echo the design review approval that was granted in 2013. The improvements include recessing the front entry to the commercial space, a new trellis over the commercial space, new landscaping at the rear of the building, and new foam moldings at the top of the parapet. A new gabled roof is also proposed over the entrance to the upstairs residential unit. At the back of the building is an existing extension to the upper floor that was added on at some point in the past. The area below this addition is currently open. The applicant is proposing to enclose the area with horizontal siding. The entire building (including moldings) would be repainted 'Antique Pewter' to match the proposed new building.

Proposed building:

The proposed new building consists of commercial space and a live/work space on the ground floor and four commercial units on the two upper floors. The design features the 14-foot ground floor ceiling height required by the San Pablo Avenue Specific Plan. The first floor also features distinct entries to the ground floor units and includes soffits that could accommodate future signage. The building exceeds the ground floor and upper floor transparency required by the San Pablo Avenue Specific Plan (75% on ground floor and 30% on upper floors) and also incorporates the building articulation required by the Specific Plan (at least 50% of exterior walls along public streets shall be articulated). The predominant exterior materials are stucco and horizontal hardie siding. The upper floors feature steel trellises and canopies over the upper windows. Balconies are positioned on the front corners of the building. The stucco and hardie siding surfaces would be painted Benjamin Moore 'Antique Pewter' (1560) and 'Fieldstone' (1558), respectively. The steel trellises/canopies would be painted 'Pumice Stone' (1197). The building features anodized aluminum windows throughout. The doors windows on the ground floor of the northeast elevation would also have steel canopies above them and a wood fence would provide a private ground floor yard for the live/work unit.

IV. RECOMMENDATION

Staff recommends that the Design Review Board conduct a study session and give comments to the applicant.

Attachments:

- 1) Plans for the existing building dated January 19, 2016.
- 2) Plans for the proposed building dated January 19, 2016.

BUILDING EXTERIOR IMPROVEMENTS

10534 SAN PABLO AVE EL CERRITO, CA.

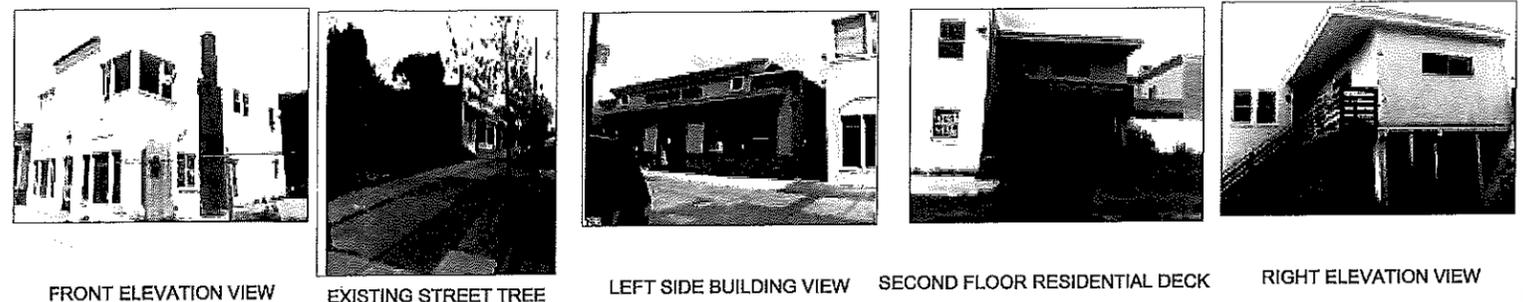
REVISIONS	BY

SCOPE OF WORK
PROPOSED IMPROVEMENTS TO EXISTING MIXED-USED BUILDING

- NEW STUCCO COAT TO BE APPLIED OVER EXISTING EXTERIOR WALLS
- REMOVE EXISTING BRICK CHIMNEY
- INSTALLATION OF NEW EXTERIOR DECORATIVE LIGHTING
- NEW 3 PARKING SPACES AND LANDSCAPE ALONG THE SIDE AND REAR OF PROPERTY
- NEW WOOD TRELLIS AS DECORATIVE DETAIL IN FRONT AND ADA SIDE ENTRANCE
- NEW FOAM ARCHITECTURAL DETAIL AROUND PARAPET WALLS
- NEW 1" WATER TABLE WRAPING AROUND BUILDING
- NEW LANDSCAPE IN THE REAR OF PROPERTY
- REPLACED EXISTING WOOD STAIRS IN KIND (FRONT)
- REMOVE EXISTING SHED ROOF IN MAIN ENTRANCE TO SECOND FLOOR UNIT AND REPLACE FOR A NEW GABLE ROOF (SEE NEW ELEVATION)
- NEW FOAM MOLDING ON TOP OF BUILDING WALLS
- NEW STORAGE UNDER BEDROOM # 3 WHICH WILL INCLUDE A SLAB FOUNDATION AND EXTERIOR WOOD SIDING.
- FRONT ENTRANCE CONCRETE TO BE UPGRADED WITH STAMPED CONCRETE

DRAWING INDEX

A-1	SITE PICTURES (E) SITE PLAN
	TITLE SHEET- GENERAL PROJECT INFORMATION, SITE PLAN
	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2	EXISTING FIRST FLOOR PLAN, ADA ENLARGED DETAIL
A-2.1	EXISTING SECOND FLOOR PLAN
A-3	EXISTING ELEVATIONS
A-3.1	PROPOSED ELEVATIONS REAR, FRONT AND RIGHT
A-3.2	PROPOSED LEFT ELEVATION AND SECTION



CONSTRUCTION TYPE: ISO CLASS 1 IBC TYPE V-A NON SPRINKLED
 OCCUPANCY CLASSIFICATION : TYPE R3/B/M (RETAIL-WHOLE SALE)
 MAX. 9000 SQ. FT. NON RESTRICTIONS
 H= 40'-0" MAX. HEIGHT
 EXISTING HEIGHT=21'-6"
 EXISTING HEIGHT=22'-2"

LOT AREA: 10,000 SQ. FT.

BUILDING AREAS

FIRST FLOOR SHELL BUILDING : 1055 SQ. FT. COMMERCIAL TOTAL AREA

SECOND FLOOR SHELL BUILDING : 1242.2 SQ. FT. RESIDENTIAL TOTAL AREA

EXISTING PARKING: 2 SPACES (DRIVEWAY)

PROPOSED PARKING: 3 SPACES --4 BIKES

PROPERTY OWNER INFORMATION

OWNER: RONG MOU

MAILING ADDRESS:
 10534 SAN PABLO AVE
 EL CERRITO, CA.

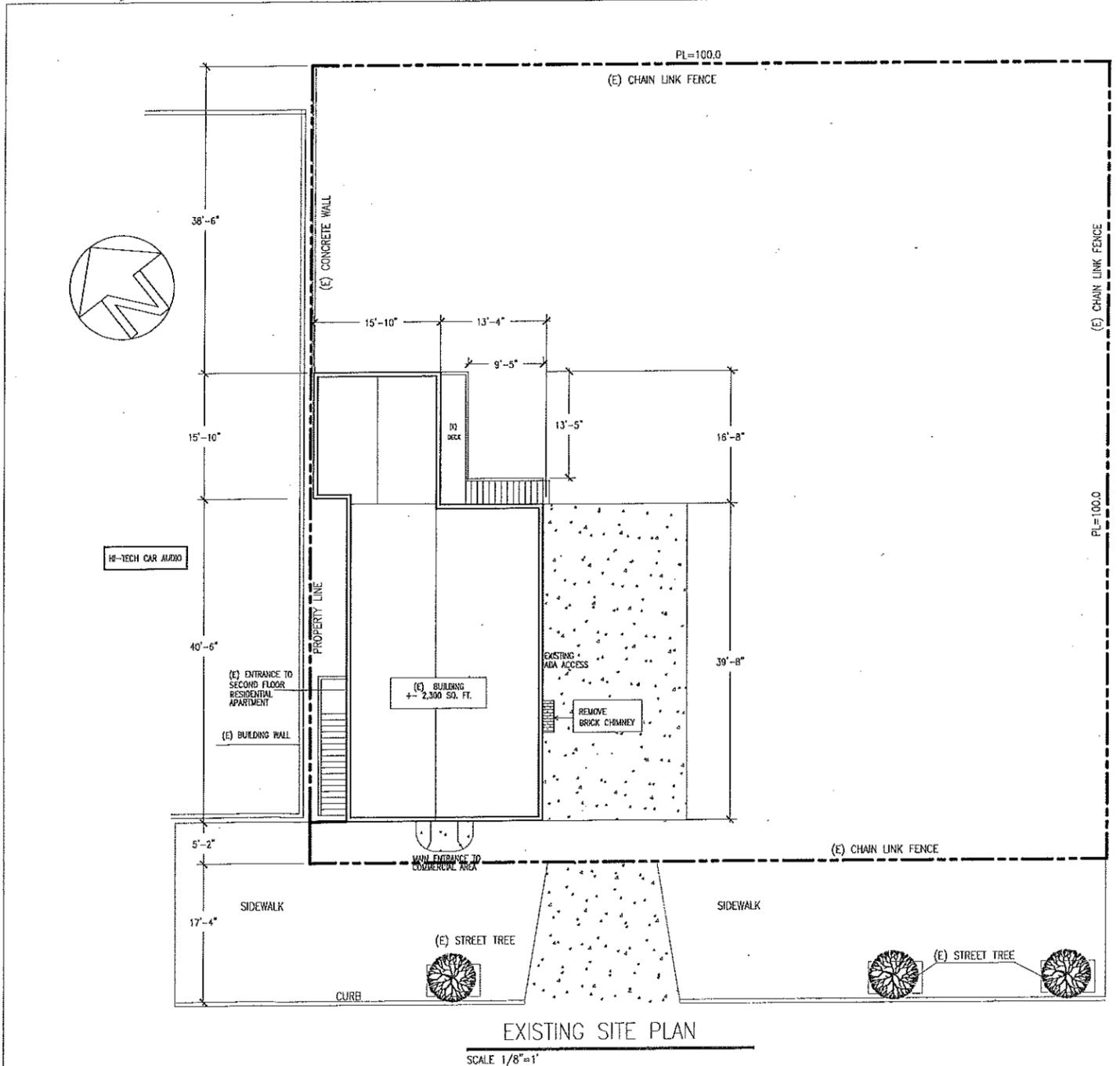
CONTACT NUMBER: 1 (510) 685-8973

ARCHITECTURAL DESIGNER	DRAFTER
HUGO BARRON 2619 LOWELL AVE RICHMOND, CA 94804 1(925) 899-4927	BRENDA MUNOZ 1(510) 734-2181

LEGEND

	STAMPED DECORATIVE CONCRETE		NEW CABINETS ABOVE
	GRASS COVER		WALLS TO BE REMOVED
	TILE COUNTER TOP		NEW WALLS
	PROPERTY LINE		EXISTING WALLS TO REMAIN
	(N) DRIVEWAY		REVISION
	N. NEW		SECTION
	E. EXISTING		
	ELEV. ELEVATION		
	SECTION SHEET		
	METAL FENCE		

**CITY OF EL CERRITO
 PLANNING DIVISION
 RECEIVED
 JAN 19 2016**

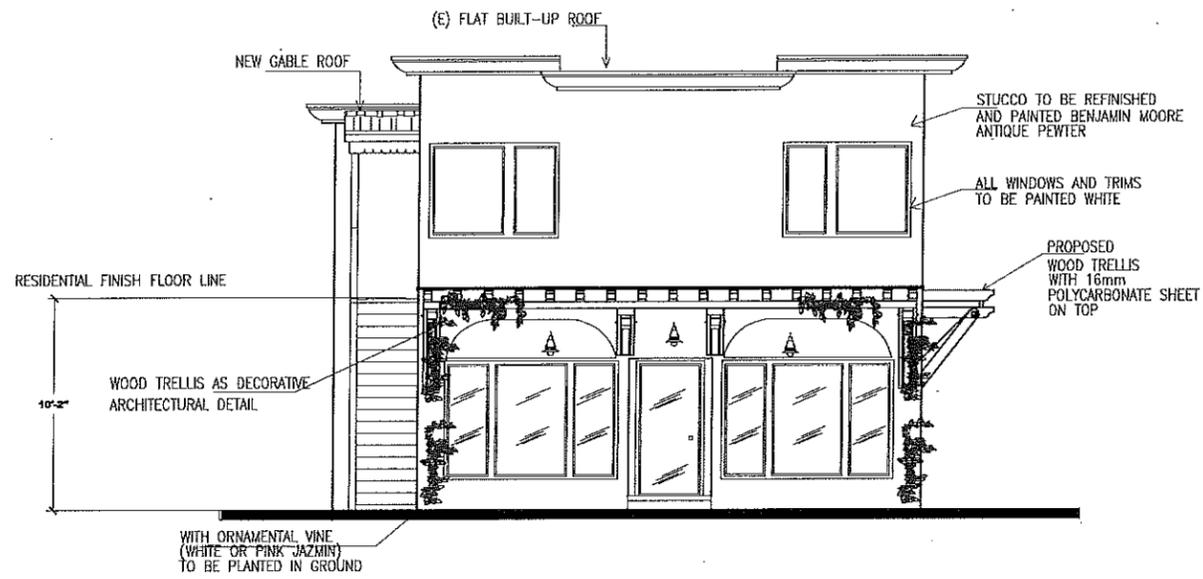


OWNER/RONG MOU

CONTACT ADDRESS:
 10534 SAN PABLO AVE
 EL CERRITO, CA
 PHONE NUMBER: 1 (510) 685-8973.

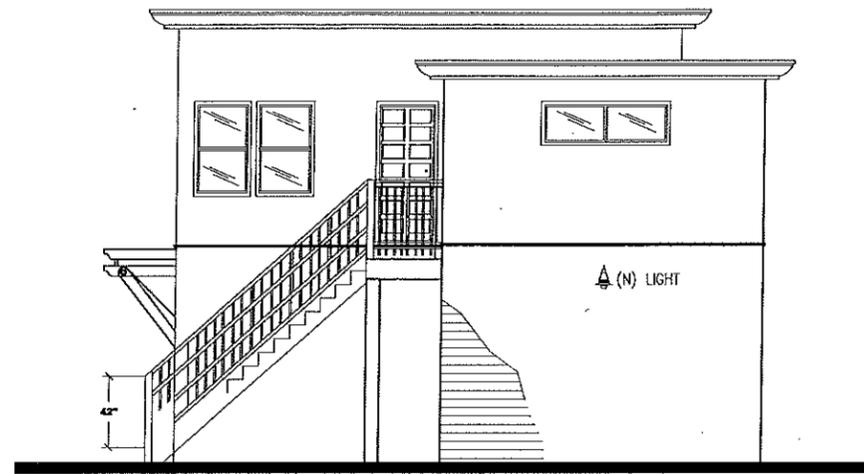
COMMERCIAL BUILDING IMPROVEMENTS
 10534 SAN PABLO AVE
 EL CERRITO, CA

Date 08-12-15
 Scale AS SHOWN
 Drawn B.M.
 Job
 Sheet
A-1



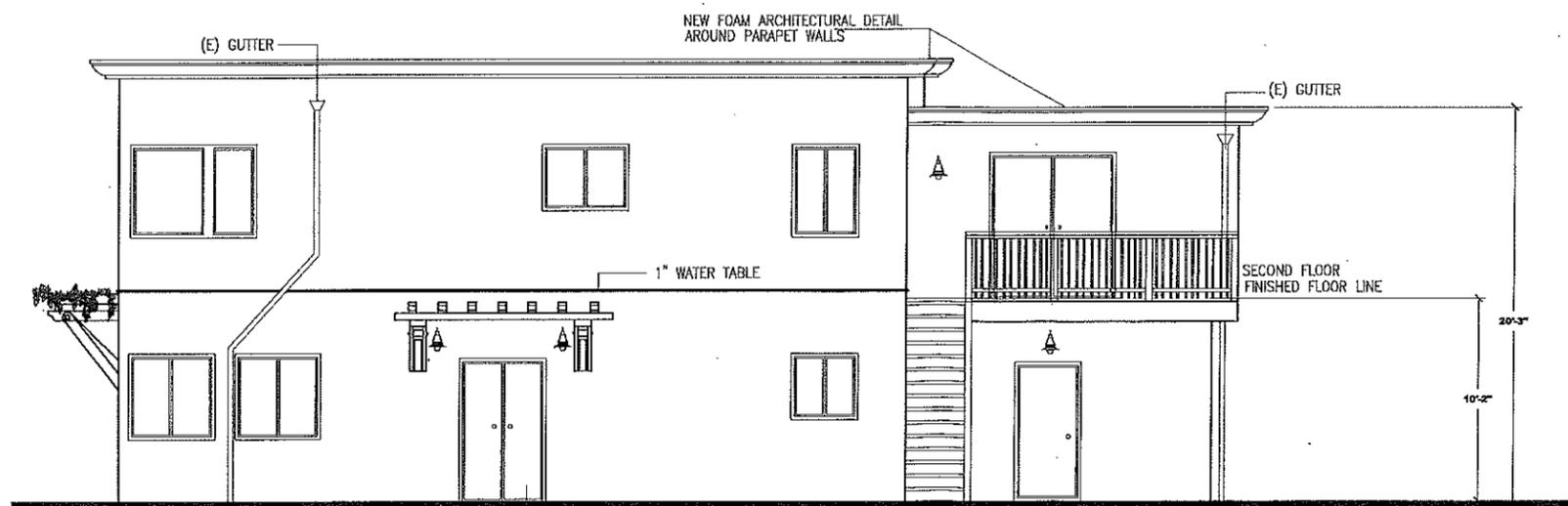
PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"



COLOR BENJAMIN MOORE # 1560

SCALE 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"

MUST MEET ADA ACCESS
VERIFY IN FIELD TO COMPLY WITH THRESHOLD

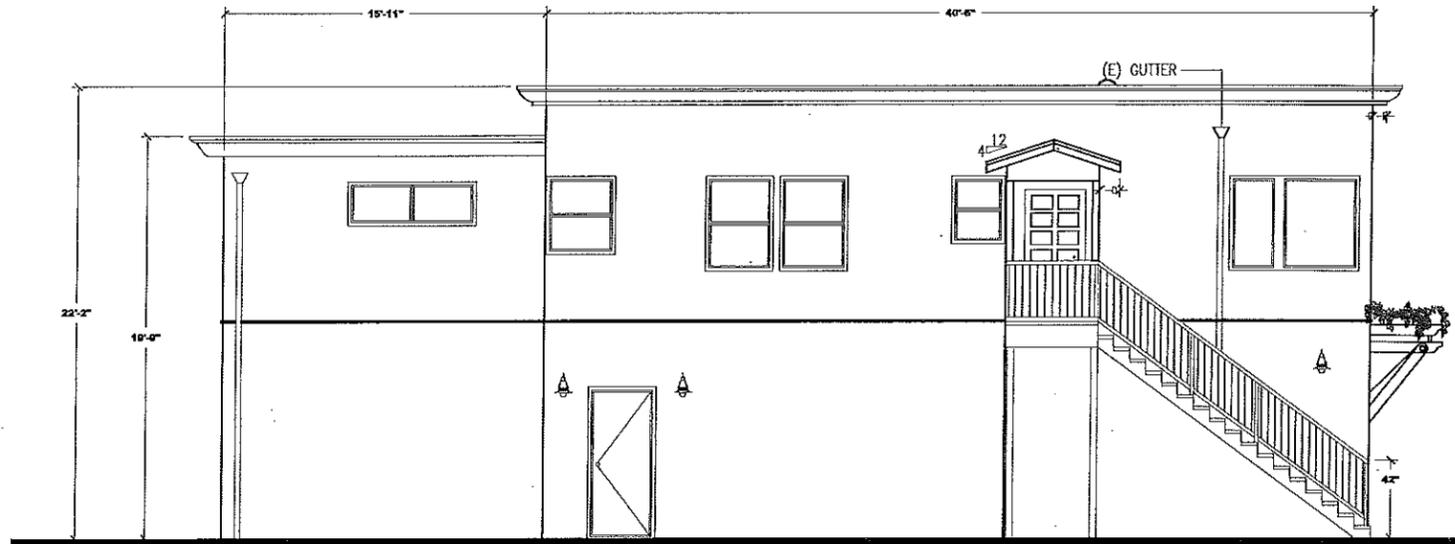
REVISIONS BY

PROJECT RESPONSIBLE
ENGINEER: Hugo Barron
2519 Lowell Ave.
Richmond, CA 94804
Drafter: Brenda Munoz

OWNER/RONG MOU
CONTACT ADDRESS:
10534 San Pablo Ave
El Cerrito, CA
PHONE NUMBER: 1 (510) 685-8873.

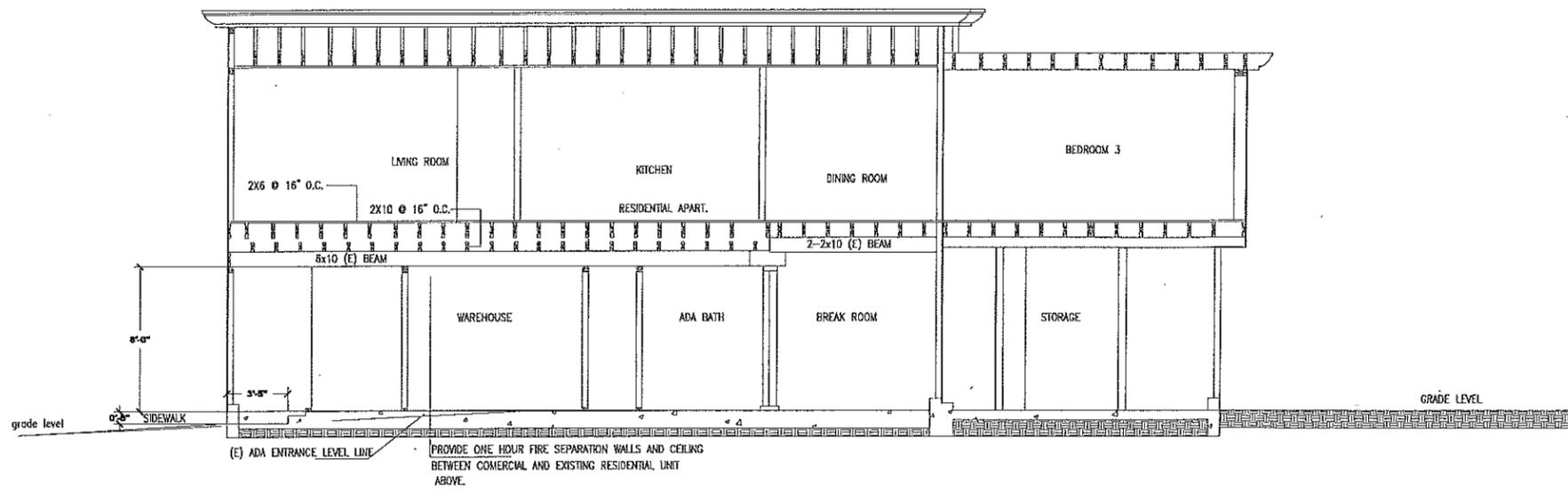
COMMERCIAL BUILDING IMPROVEMENTS
10534 SAN PABLO AVE
EL CERRITO, CA

Date 08-12-15
Scale AS SHOWN
Drawn B.M.
Job
Sheet
A-3.1



PROPOSED LEFT ELEVATION

SCALE 1/4" = 1'-0"



SECTION A-A

SCALE 1/4" = 1'-0"

REVISIONS BY

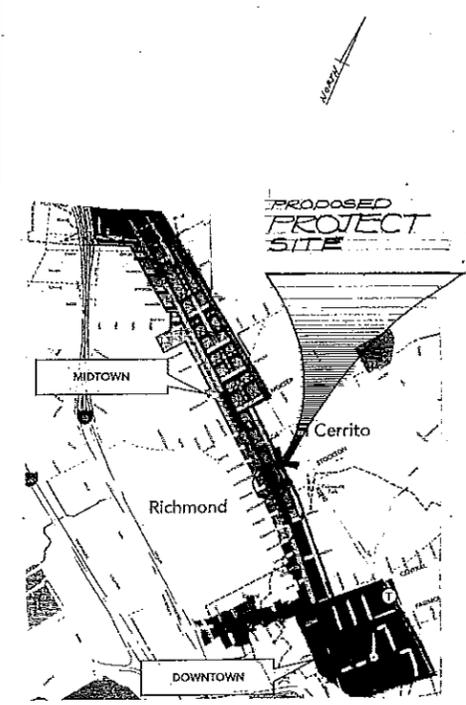
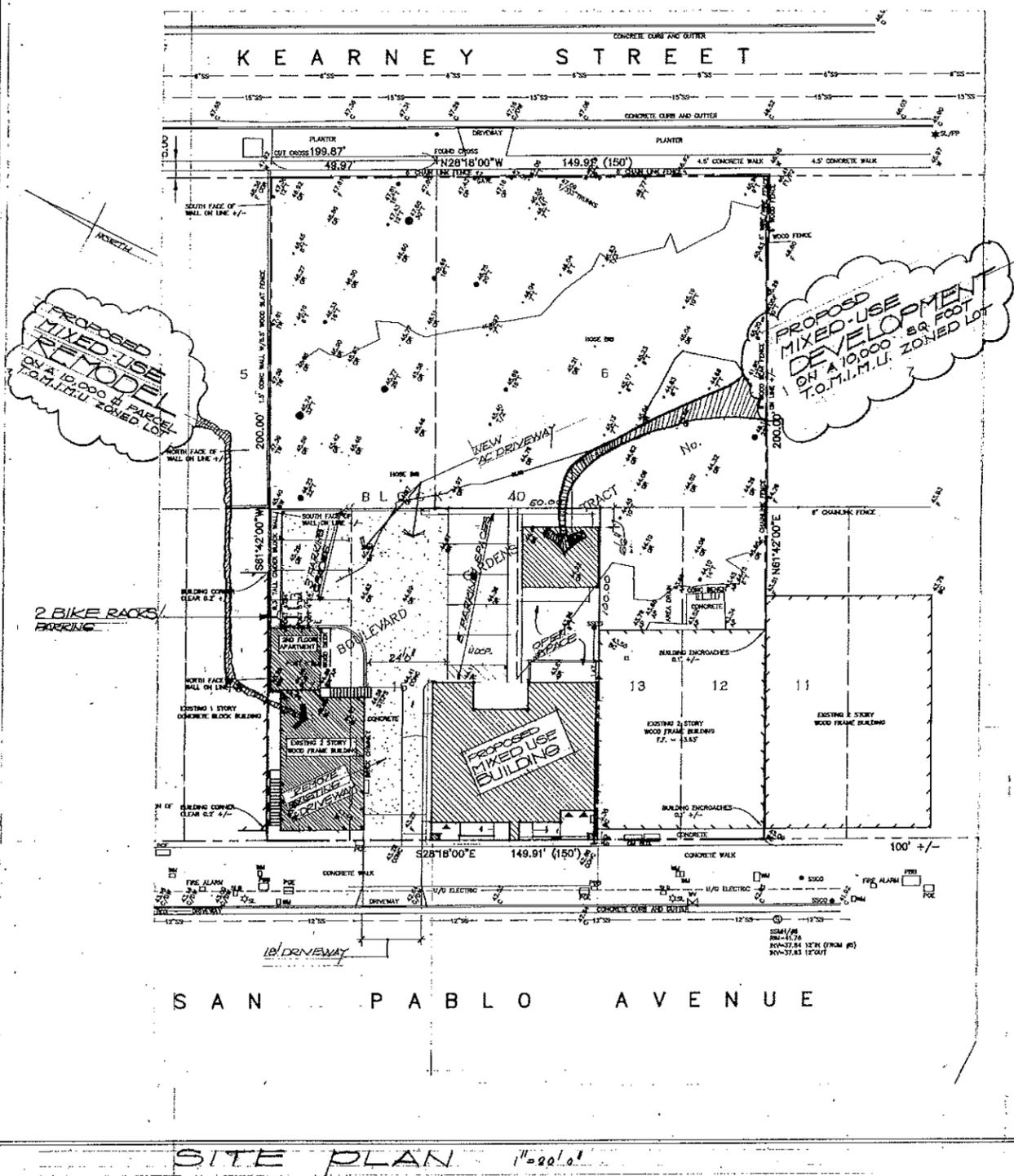
PROJECT RESPONSIBLE
 ENGINEER: Hugo Barron
 2319 Lowell Ave.
 Richmond, CA 94804
 Drafter: Brenda Munoz

OWNER: RONG MOU
 CONTACT ADDRESS:
 10534 San Pablo Ave
 El Cerrito, CA
 PHONE NUMBER: 1 (510) 685-8973.

COMMERCIAL BUILDING IMPROVEMENTS
 10534 SAN PABLO AVE
 EL CERRITO, CA

Date: 08-12-15
 Scale: AS SHOWN
 Drawn: B.M.
 Job:
 Sheet
A-3.2

CITY OF EL CERRITO
 PLANNING DIVISION
 RECEIVED
 JAN 19 2016



VICINITY MAP

PROJECT INFORMATION

LOT AREA:	10,000.00 SQ. FEET
BUILDING AREA:	5,435 SQ. FEET (new building)
BUILDING AREA:	2,297 SQ. FEET (remodel)
LOT COVERAGE:	2165 SQ. FEET (new building)
LOT COVERAGE:	1390 SQ. FEET (remodel)
COVERAGE TOTAL:	3555 SQ. FEET (Combined)
FLOOR / AREA RATIO:	.77
HEIGHT:	48'
PARKING: (new building) :	REQUIRED = 5
	PROPOSED = 5
PARKING: (remodel) :	REQUIRED = 1
	PROPOSED = 3
PARKING TOTAL:	TOTAL = 8
PROPOSED NUMBER OF LIVING UNITS:	4 (new building)
	1 (existing remodel)
PROPOSED LIVE/WORK ACCESSIBLE UNITS:	1 (new building)
PROPOSED COMMERCIAL UNITS:	1 (new building)
	1 (existing remodel)
PERCENTAGE OF IMPERVIOUS SURFACE	59% (new) 64% (existing)
PERCENTAGE OF LANDSCAPE	15% (new building)
PERCENTAGE OF LANDSCAPE	5% (existing remodel)
CURRENT ZONING:	
PER SAN PABLO SPECIFIC PLAN:	Form based code in effect:
	TOMIMU / mid-town - SPA Community Street

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- A1 SITE PLAN DATA SHEET
- A2 SPECIFIC SITE PLAN AND FLOOR PLANS
- A3 SAN PABLO AVE COLORED ELEVATION
- A3.1 SAN PABLO AVE COMPOSITE ELEVATION
- A4 SIDE AND REAR COLORED ELEVATIONS
- A5 SAN PABLO DETAILED ELEVATION AND FORM BASED CODE COMPLIANCE
- A6 SIDE AND REAR DETAILED ELEVATIONS
- A7 LANDSCAPE PLAN AND CROSS SECTION

PLAYERS:

OWNER/DEVELOPER:
 RONG MOU
 I KUAN CHOI
 915 CLARK PLACE
 EL CERRITO, CA 94530
 (510) 685-8973

ARCHITECT:
 JONATHAN LIVINGSTON
 5870 STONERIGE MALL ROAD # 175
 PLEASANTON CA 94588
 (510) 230-3430
JLIVINGSTON7096@GMAIL.COM

CINQUE TERRE
 10534 SAN PABLO AVENUE
 EL CERRITO, CA

Sheet Contents

SITE PLAN AND PROJECT DATA

Date	11/2015
Job	
Drawn	
Revisions	11/17/2015 Staff 001144785
Scale	1"=20' 0"

A1



PRELIMINARY
 SAN PABLO AVE COMPOSITE ELEVATION 1/2" = 1'-0"
 FRONTAGE TYPE: "SHOP FRONT" & "FLEXIBLE"

CINQUE TERRE
 10534 SAN PABLO AVENUE
 EL CERRITO, CA

Sheet Contents

COLORED
 AND
 ILLUSTRATIVE
 SAN PABLO
 COMPOSITE
 ELEVATION
 WITH
 SHOP & FLEX
 ENTRY
 ELEMENTS
 2.05.01-03.01
 2.05.04-03.02

Date	
Job	
Drawn	
Revisions	10/17/2016
Scale	1/2" = 1'-0"

A3



CINQUE TERRE
 10534 SAN PABLO AVENUE
 EL CERRITO, CA

Sheet Contents

COLORED
 AND
 ILLUSTRATIVE
 SAN PABLO
 COMPOSITE
 ELEVATION
 WITH
 SHOP & FLEX
 ENTRY
 ELEMENTS

2.05.07.05.01
 2.05.07.05.02

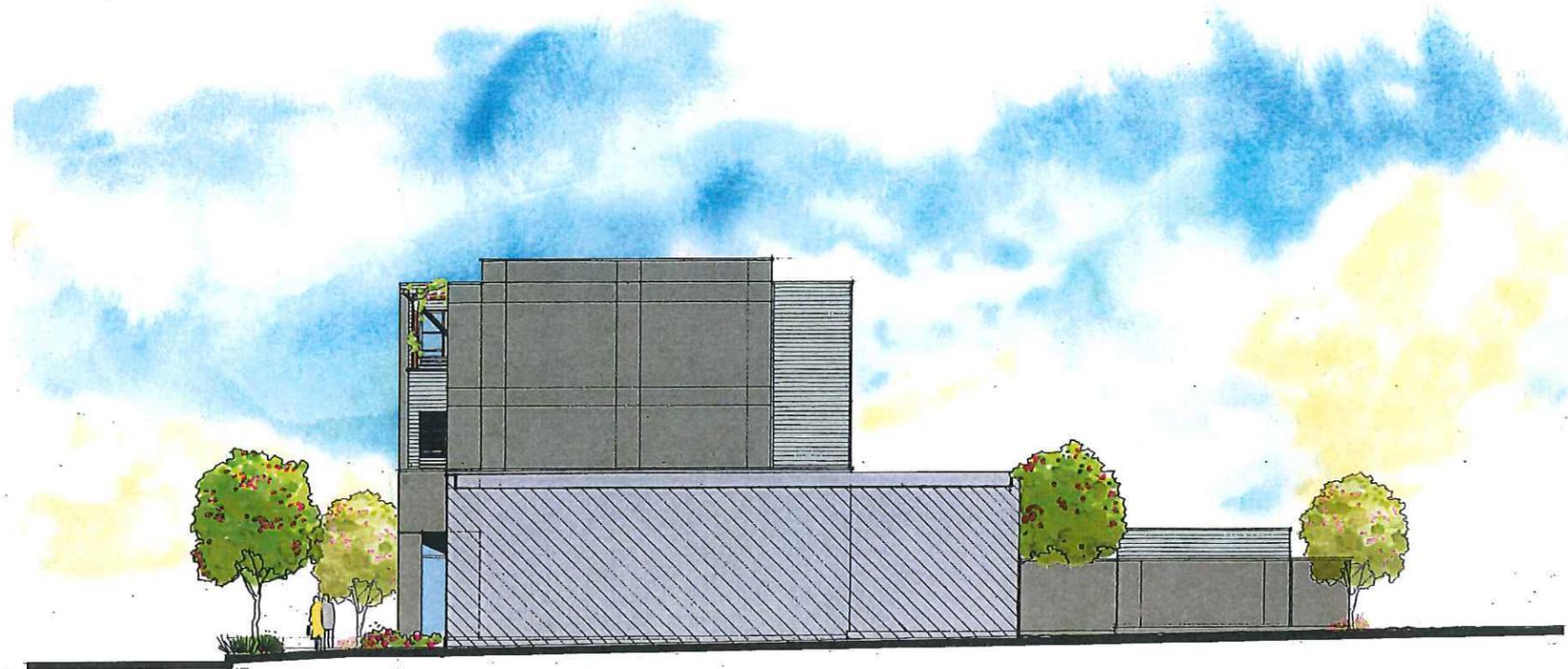
Date
 Job
 Drawn

Revisions

Scale

PRELIMINARY
 SAN PABLO AVE COMPOSITE ELEVATION 1/2"=1'-0"
 SP11 PERMITTED
 FRONTAGE TYPE : SHOP FRONT & FLEXIBLE

A3.1



SOUTH EAST
ELEVATION



NORTH-EAST
EXTERIOR ELEVATION

NORTH-EAST
EXTERIOR ELEVATION

CINQUE TERRE
 10534 SAN PABLO AVENUE
 EL CERRITO, CA

Sheet Contents

COLORED
 AND
 ILLUSTRATIVE
 SIDE
 AND
 REAR
 ELEVATIONS

Date	
Job	
Drawn	<input checked="" type="checkbox"/>
Revisions	01/10/2016
Scale	1/8" = 1'-0"

A4

B

2.05.03.02
WALL PLANE
OFFSETS

E

2.05.03.03
SUSTAINABLE
DESIGN ELEMENTS
SOLAR
FLAT FORM ON ROOF
2.05.03.03 (3)
SCREENED FROM VIEW

2.05.03.03
COLORS
MATERIALS
& TEXTURES
SMOOTH FINISH
STUCCO BENJAMIN MOORE #1560
AND
HARD-1-SIDING B.M. #1558
W/6" EXPOSURE
SEE ILLUSTRATIVE
ELEV. FOR COLOR

2.05.03.2
2.05.03.2
ONLY 4 1/2" EXTERIOR
WALL PLANE ON
SAN PABLO AVE.

2.05.05.01.01
STEEL SUN
SHADE/AWNING
B.M. #1107

TRANSPARENCY:
GROUND FLOOR
REQUIRED = 75%
PROVIDED = 80%
UPPER FLOORS:
REQUIRED = 30%
PROVIDED = 50%

2.05.05.01.01
GENERAL ENERGY
3X6@12" O.C.
OVER STEEL
FRAME

FLEETWOOD #
BADO STOREFRONT
SYSTEM - CLEAR
ANODIZED ALUM.
ALL FLOORS
GALV STEEL FRAMES
AND GUARD RAILING
PAINTED BENJAMIN MOORE #1107

C 2.05.03.02
FRONT DOOR
OFFSET

SAN PABLO
AVENUE SPECIFIC PLAN
FORM BASED
CODE

BUILDING
ARTICULATION
SECTION

2.05.03.02
"VARIABLE WALL
PLANE & HEIGHT

RELEVANT
DISTRICT

TOMIMU (SBA
COMMUNITY
STREET)

2.05.04.03.01
2.05.04.03.02
SHOP FRONT &
FLEX FRONTAGE
DESIGN
AND CONFIG
ELEMENTS
SEE
ILLUSTRATIVE
COLORED ELEV.



CINQUE TERRE
10534 SAN PABLO AVENUE
EL CERRITO, CA

Sheet Contents

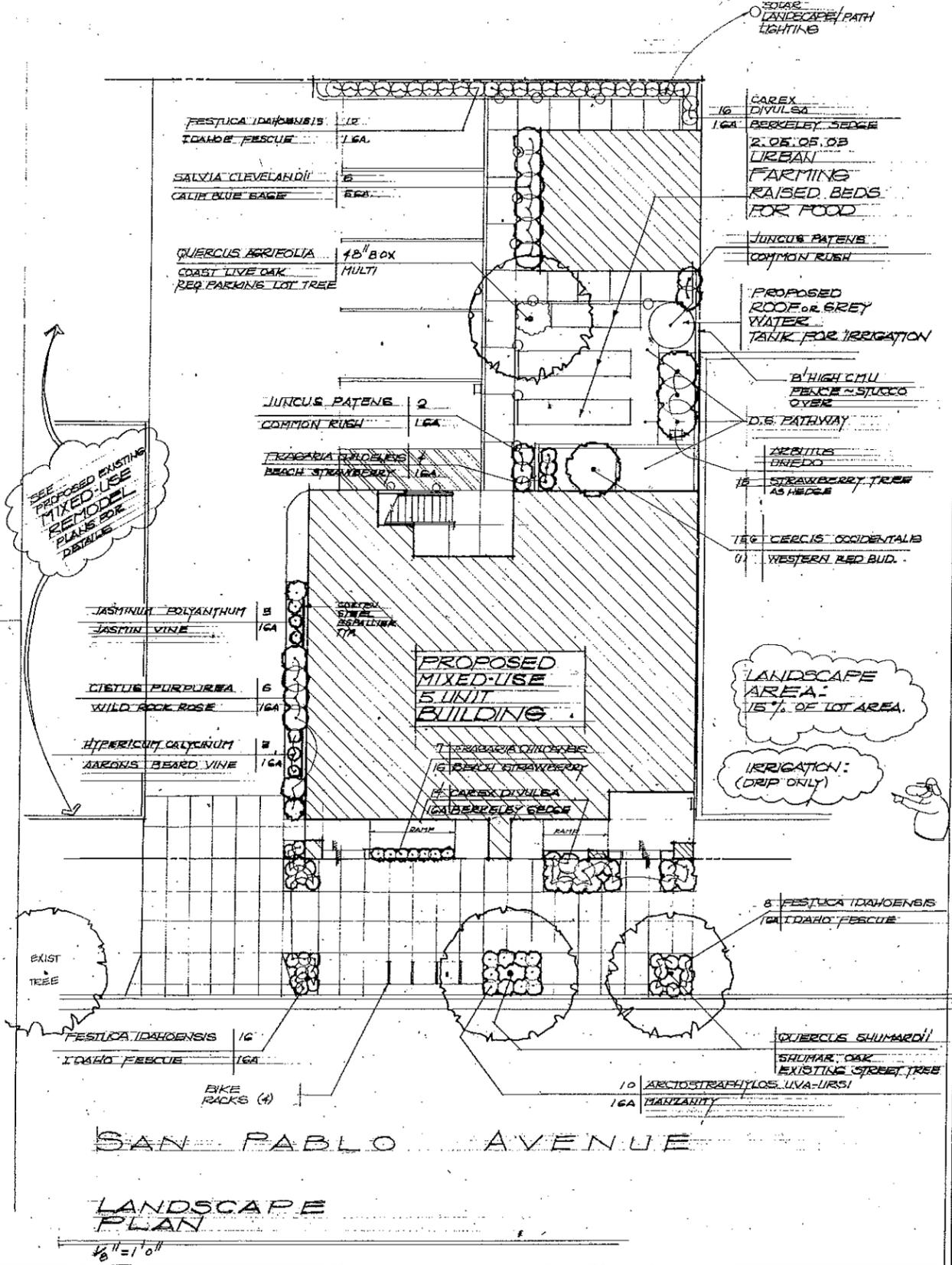
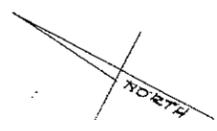
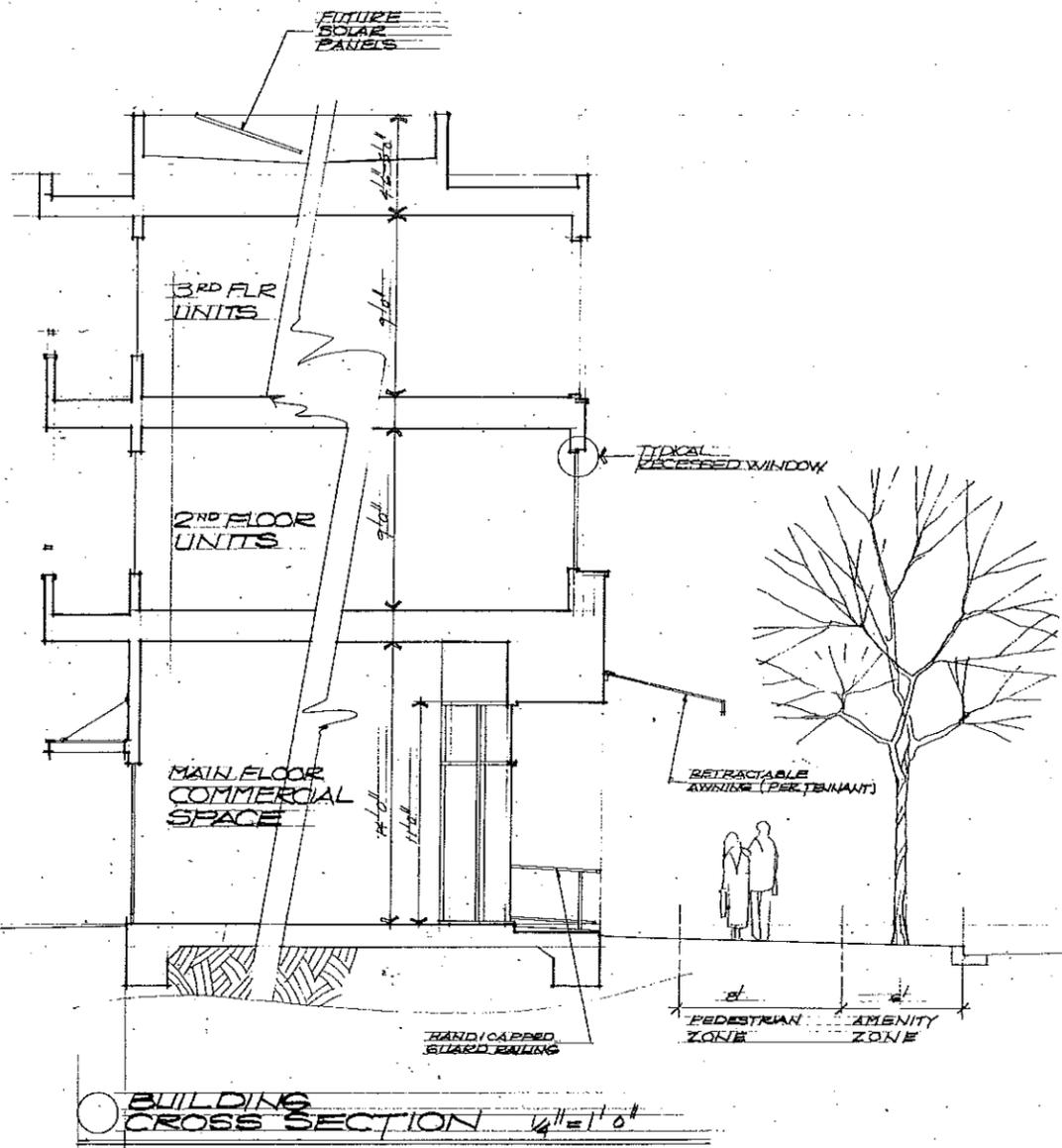
PRELIMINARY SAN PABLO AVENUE ELEVATION AND FORM BASED CODE COMPLIANCE DIAGRAM

Date	11/1/2015
Job	
Drawn	
Revisions	11/10/2015
Scale	1/4" = 1'-0"

PRELIMINARY
SAN PABLO AVE ELEVATION 1/4" = 1'-0"

SPI PERMITTED
FRONTAGE TYPE: "SHOP FRONT" & "FLEXIBLE"

A5



CINQUE TERRE
10534 SAN PABLO AVENUE
EL CERRITO, CA

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LANDSCAPE PLAN AND BUILDING CROSS SECTION	
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Date	
Job Drawn	
Revisions	
Scale	1/8" = 1'-0"

A7