



Community Development Department

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, April 6, 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), October 7, 2015 (Glenn Wood absent), February 3, 2016 (Christophe Lavern absent), and March 2, 2016 (Leighly and Thompson absent) meetings.

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. Preliminary Conceptual Review – Wu Apartments

Application: PL15-0100

Applicant: Eva Wu

Location: 5730 El Dorado Avenue

APN: 510-045-0062

Zoning: RM (Multi-Family Residential)

General Plan: High-Density Residential

Request: Design Review Board consideration of a preliminary conceptual review of 9-unit multi-family development project.

5. 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

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, 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.

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

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.

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 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

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, March 2, 2016
7:30 PM

El Cerrito City Hall
Hillside Conference Room
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Board Members: Carl Groch, Christophe Laverne, and Glenn Wood. Board Members Leighly and Thompson had excused absences.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the February 4, 2015 meeting minutes: Groch, 2nd: Wood.

Vote:

Ayes: Groch, Laverne, Wood

Noes: None

Abstain: None

Absent: Leighly, Thompson

Approval of the minutes of the January 7, 2015, October 7, 2015, and February 3, 2016 meetings were continued to the next meeting.

3. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

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)

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 Minutes

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.

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

The project applicant, I. Kuan Choi and the project architect, Jonathan Livingston presented the project and answered questions from the Board.

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

No Comments from the public were received.

5. Staff Communications

Nothing was reported

6. Adjournment

8:45 p.m.

DRAFT



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: April 6, 2016

I. SUBJECT

Application: PL15-0100
Applicant: Eva Wu
Location: 5730 El Dorado Avenue
APN: 510-045-0062
Zoning: RM (Multi-Family Residential)
General Plan: High-Density Residential
Request: Design Review Board consideration of a preliminary conceptual review of 9-unit apartment complex.

II. BACKGROUND

The site is located on a little knoll in the flat-lands along the southwestern quadrant of El Cerrito. The lot is 12,500 square feet in size and is currently vacant. The property is a down-sloping lot from the street to rear and has a cross-slope with the high point at the northwestern corner and sloping down west to east with its low point at the southeastern corner.

A 12-unit motel once existed on the site but was demolished in 1969. City records show that a letter from the City's Building Division listed 37 building violations. In a City Demolition Agreement, dated 1968, the owner volunteered to demolish the structure as it was determined to be a "public nuisance" by the City. A demolition permit was issued, in 1969, for 5-units at the front and 7-units at the rear. No subsequent development has occurred on the site.

III. DISCUSSION

As a preliminary step to the Design Review Board's final action, applicants are afforded an opportunity through the Preliminary Conceptual Review process for guidance from the Board as to design, site plan issues such as height, building orientation, massing and other site issues. After considering these comments, the applicant will return and receive a final action by the Design Review Board at an upcoming public hearing.

Section 19.38.030 (Preliminary conceptual design review) of the El Cerrito Zoning Code specifies that:

“Any and all proposed uses that require Design Review pursuant to Section 19.38.020.B.2 shall first be conceptually reviewed by the Design Review Board for recommendations on the design...”

The applicant has submitted plans to be considered by the Board under the Preliminary Conceptual Review process. A color and material sample board has also been submitted for consideration and will be available at the meeting.

Project Description

The applicant is proposing a 9-unit multi-family apartment project in a three-story structure with a partial basement for parking. The unit mix consists of:

- 4 units, one bedroom
- 3 units, three bedrooms
- 1 unit, two bedrooms
- 1 unit, loft.

Unit one will be handicapped accessible and will have a lift accessing the garage.

Development Standards

The project is located in the Multi-Family Residential (RM) Zone. Pursuant to Section 19.06.030 ECMC, outlined below are the development standards for this project:

	Required	Proposed	Comment
Maximum Density	35 dwelling units per net acre or 9.8 dwelling units. Table 19.06-C limits the maximum number of units to 9 for a 1,250 square foot lot.	9 dwelling units	The lot is 1,250 sq. ft./0.28 acres.
Maximum Lot Coverage	60% for lots less than 30% slope	54%	The site is sloped at 9.2%.
Maximum Height	35 ft.	35 ft.	
Setbacks			
Front	10 ft.	10 ft.	
Sides	5 ft.	5 ft.	
Rear	15 ft.	15 ft.	Project is allowed 3 ft. bay window projections.
Parking Setback	20 ft.	20 ft.	Parking is partially below ground

Parking			
Number of Curb Cuts	1	1	
Vehicle Parking	13 spaces	13 spaces	2 are allowed to be compact. See below for details.
Bicycle Parking	Long Term: 1 space per 4 units Short Term: 2 spaces minimum	3 long term and 2 short term	2 short term located near the entrance 3 long term located in a room next to the laundry room.
Driveway Width	18 ft	18 ft	
Landscape/Open Space			
Maximum paving on street facing yard	50%	50%	
Minimum site area that must be devoted to landscaping	15% of the site	24%	
Minimum requirements for common open space	150 sq. ft./unit 150 x 9 1,350 sq ft required	1,875 sq. ft. landscaped rear yard and 690 sq. ft. common deck provided	
Minimum requirements for private open space	80% of units must be provided with private open space. (7 units)	8 units have private open space	

The project meets or exceeds the development standards required in the RM zone.

Parking:

A dedicated 2-car garage will be provided for each 3-bedroom unit. Two parking stalls will be dedicated to the 2-bedroom unit. One parking stall will be provided for each one-bedroom and loft unit. A total of 13 parking spaces will be provided. Two of the spaces are proposed to be compact parking spaces, which are allowed pursuant to Section 19.24.040 I. of the El Cerrito Municipal Code.

Bicycle Parking:

Bicycle parking is located in a dedicated space in the building and at the entrance. Three long term bicycle parking spaces are reserved in a room at the garage level. A bike rack serving two short-term bicycle parking spaces will be located at the street entrance to the complex.

Pedestrian access to the parking area will be accessed by stairs, except for the handicapped unit. Entry to all units will be at the street level. The project is designed with a laundry room, recycling and trash room. Staff notes that the project has included a detailed landscape plan with plant palette and exterior lights. The project also proposes a six foot masonry fence along the side and rear elevations.

Open Space:

The code requires that 80% of the units have dedicated private open space. Seven units (80% of the number of units) have private open spaces of 100 sq. ft. more. The code requires 150 sq. ft. per unit dedicated for common open space or 1,350 sq. ft. The development reserves 2,565 sq. ft. sq. ft. for common open space.

Staff Design Comments

Inspired by modern architecture, the owner/architect utilized the simple shape of the cube and assembled a montage of cubes to form a design similar to Moshe Shafdie – Habit 67, in Montreal Quebec. From the street one would see a two story building with a flat roof. The two story mass along the western half of the lot is the prominent street side feature. The main mass is located along the rear half of the lot where because of the slope of the lot the structure is three stories. Balconies and windows are recessed and building forms project to form an undulating plane. At the rear of the building, bay windows and balconies project from the façade to help break-up the mass. Overall, the building is massed with variable setback planes, recesses and projection, and roof heights that follow the contour of the land.

Staff is requesting that the Board conduct a preliminary conceptual review of the project and review the design elements including site plan issues such as height, building orientation, massing and other site issues as required under Section 19.38.030 (Preliminary Conceptual Design Review) of the Zoning Code.



Proposed Project

IV. RECOMMENDATION

Staff recommends that the Board review the proposed project examining the following design elements including site plan issues such as height, building orientation, massing and other site issues.

V. ATTACHMENT

1. Plan Set

3/13/2016 5:11:11 PM



PROJECT DATA													
ADDRESS:	5730 EL DORADO ST. EL CERRITO, CA 94530												
PROJECT DESCRIPTION:	A MODERN APARTMENT FEATURING 1, 2, & 3 BEDROOM UNIT OPTIONS WITH A SHARED COMMON DECK AND VIEWS TO A PUBLIC PARK.												
ASSESSOR'S PARCEL NUMBER-APN:	5100450062												
ZONING:	RM (MULTI-FAMILY RESIDENTIAL)												
LOT AREA - EXISTING:	12,500 SF VACANT LOT												
<table border="1"> <thead> <tr> <th colspan="2">Floor Area</th> </tr> <tr> <th>Level</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Level 2</td> <td>4,839 SF</td> </tr> <tr> <td>Level 1</td> <td>5,248 SF</td> </tr> <tr> <td>Level G</td> <td>4,845 SF</td> </tr> <tr> <td colspan="2">14,932 SF</td> </tr> </tbody> </table>		Floor Area		Level	Area	Level 2	4,839 SF	Level 1	5,248 SF	Level G	4,845 SF	14,932 SF	
Floor Area													
Level	Area												
Level 2	4,839 SF												
Level 1	5,248 SF												
Level G	4,845 SF												
14,932 SF													
LOT COVERAGE BUILDING FOOT PRINT : ±6780 SF LOT AREA: 12,500 SF LOT COVERAGE .5424 = ± 54%													
FLOOR AREA RATIO (FAR) FOOT AREA = ± 14,932 SF LOT AREA= 12,500 SF FAR = ± 1.19													
LANDSCAPE LANDSCAPE AREA = ± 3055 SF LOT AREA= 12,500 SF LANDSCAPE AREA = .2444= ± 24%													

*PROJECT TEAM	
APPLICANT/DESIGNER	Eva Wu & Stanley Wu
Address:	604 Kearney St. El Cerrito, CA 94530
Phone:	510-292-9329
Email:	e.wu1020@gmail.com
CIVIL	RAM Engineering Consulting Services
Contact:	William R. Randolph III
Address:	423 Tudor Rd. San Leandro, CA 94577
Phone:	510-575-1905
Email:	ramengineering@excite.com
GEOTECHNICAL	GTC GeoTrinity Consultants, INC.
Contact:	Jerry Yang
Address:	7770 Pardee Lane, Suite 101 Oakland, CA 9462
Phone:	510-383-9950
Email:	jjyang@geotrinity.com

PRIVATE OPEN SPACE (80% MIN. OF DWELLING UNITS)
 9 UNITS X 80% = 7 UNITS REQUIRED < 8 UNITS PROVIDED

REQUIRED
 GROUND LEVEL (100 SF) X 4 UNITS = 400 SF
 ABOVE GROUND LEVEL (50 SF) X 3 UNITS = 150 SF
 TOTAL PRIVATE SPACE REQUIRED: 550 SF

PROVIDED
 GROUND LEVEL: 4 UNITS X 100 SF BALCONIES = 400 SF
 UPPER LEVEL : 4 UNITS WITH TOTAL BALCONIES = 356 SF
 BACKYARD PRIVATE SPACE = ± 1000 SF
 TOTAL PRIVATE SPACE PROVIDED: ± 1756 SF

REQUIRED 550 SF < PROVIDED ± 1756 SF
 DELTA OF ± 1200 SF
 (SUBSTITUTION OF PRIVATE OPEN SPACE FOR COMMON OPEN SPACE FOR EVERY 1 SF OF PRIVATE OPEN SPACE PROVIDED OVER AND ABOVE REQUIRED, THE AMT. OF COMMON OPEN SPACE REQUIRED MAY BE REDUCED BY 1 SF.)

COMMON OPEN SPACE (150 SF X #UNITS)
REQUIRED
 150 SF X 9 UNITS = 1350 SF
 1350 SF - (±1200 SF PRIVATE OPEN SPACE ABOVE REQUIRED) = 150 SF
PROVIDED
 GROUND LEVEL DECK = 728 SF

REQUIRED 150 SF < PROVIDED ± 728 SF

UNIT COUNT BY TYPE/ AREA
 TOTAL 9 UNITS
 LOFT (±630 SF) = 1 UNIT
 1 BEDROOM (±750 SF) = 4 UNITS
 2 BEDROOM (±1800 SF) = 1 UNIT
 3 BEDROOM (± 1885 SF) = 3 UNITS

VEHICLE PARKING REQUIREMENTS
REQUIRED
 1 BEDROOM UNITS & LOFT: 5 UNITS X 1 SPACE/UNIT = 5 SPACES
 2+ BEDROOM UNITS: 4 UNITS X 2 SPACES/UNIT = 8 SPACES
 TOTAL REQUIRED 13 SPACES

PROVIDED
 ALL COVERED PARKING
 TOTAL PROVIDED = 13 SPACES (INCLUDING 2% MIN. ACCESSIBLE PARKING SPACE)

REQUIRED 13 SPACES = PROVIDED 13 SPACES

BICYCLE PARKING REQUIREMENTS
REQUIRED
 LONG TERM (1 SPACE/4 UNITS) = 9 UNITS/4 = 3 SPACES
 SHORT TERM (1 SPACE/20 UNITS) = 9 UNITS/20 = 1 SPACE

LONG TERM: 3 SPACES REQUIRED = 3 SPACES PROVIDED
SHORT TERM: 1 SPACE REQUIRED < 2 SPACES PROVIDED

SHEET INDEX - DESIGN REVIEW	
DESIGN REVIEW - ARCH	
A.1	COVER SHEET
A.2	CONCEPTUAL SITE PLAN
A.3	CONCEPTUAL PARKING & LEVEL 1
A.4	CONCEPTUAL LEVEL 2 & ROOF PLAN
A.5	CONCEPTUAL EXTERIOR ELEVATIONS
A.6	CONCEPTUAL SECTIONS
A.7	DRIVEWAY SECTIONS
DESIGN REVIEW - CIVIL	
C.1	BOUNDARY AND TOPOGRAPHIC SURVEY
DESIGN REVIEW - LANDSCAPE	
L.1	CONCEPTUAL LANDSCAPE PLAN & PLANT SCHEDULE
L.2	CONCEPTUAL IRRIGATION & EXTERIOR LIGHTING PLAN

**CITY OF EL CERRITO
 PLANNING DIVISION
 RECEIVED
 MAR 17 2016**

EL DORADO APARTMENTS

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

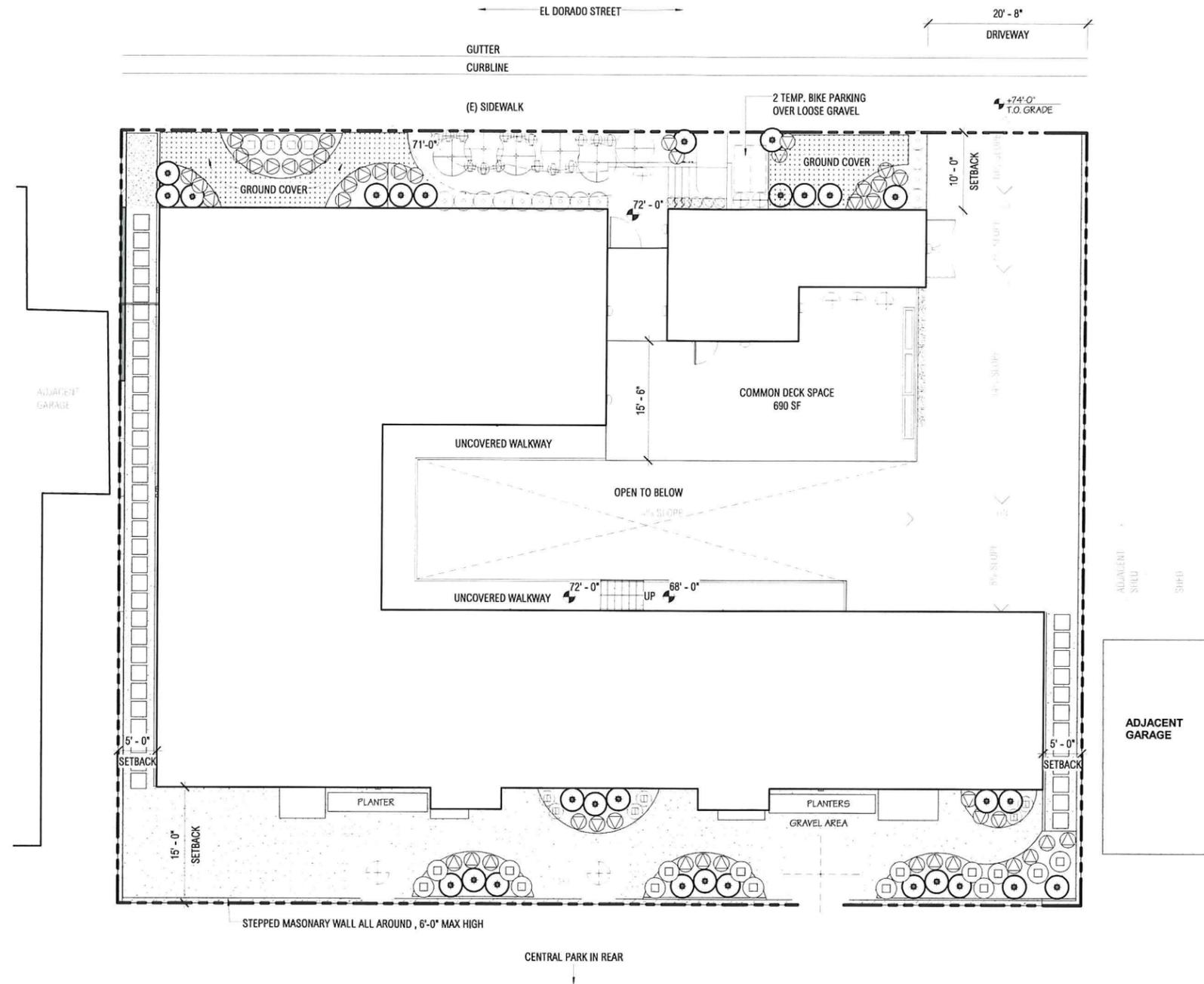
ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.

DRAWINGS PREPARED BY:
 PROPERTY OWNERS: EVA WU AND STANLEY WU

COVER SHEET

A.1



1 CONCEPTUAL SITE PLAN
1/8" = 1'-0"

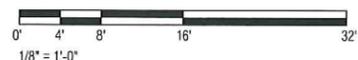
EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

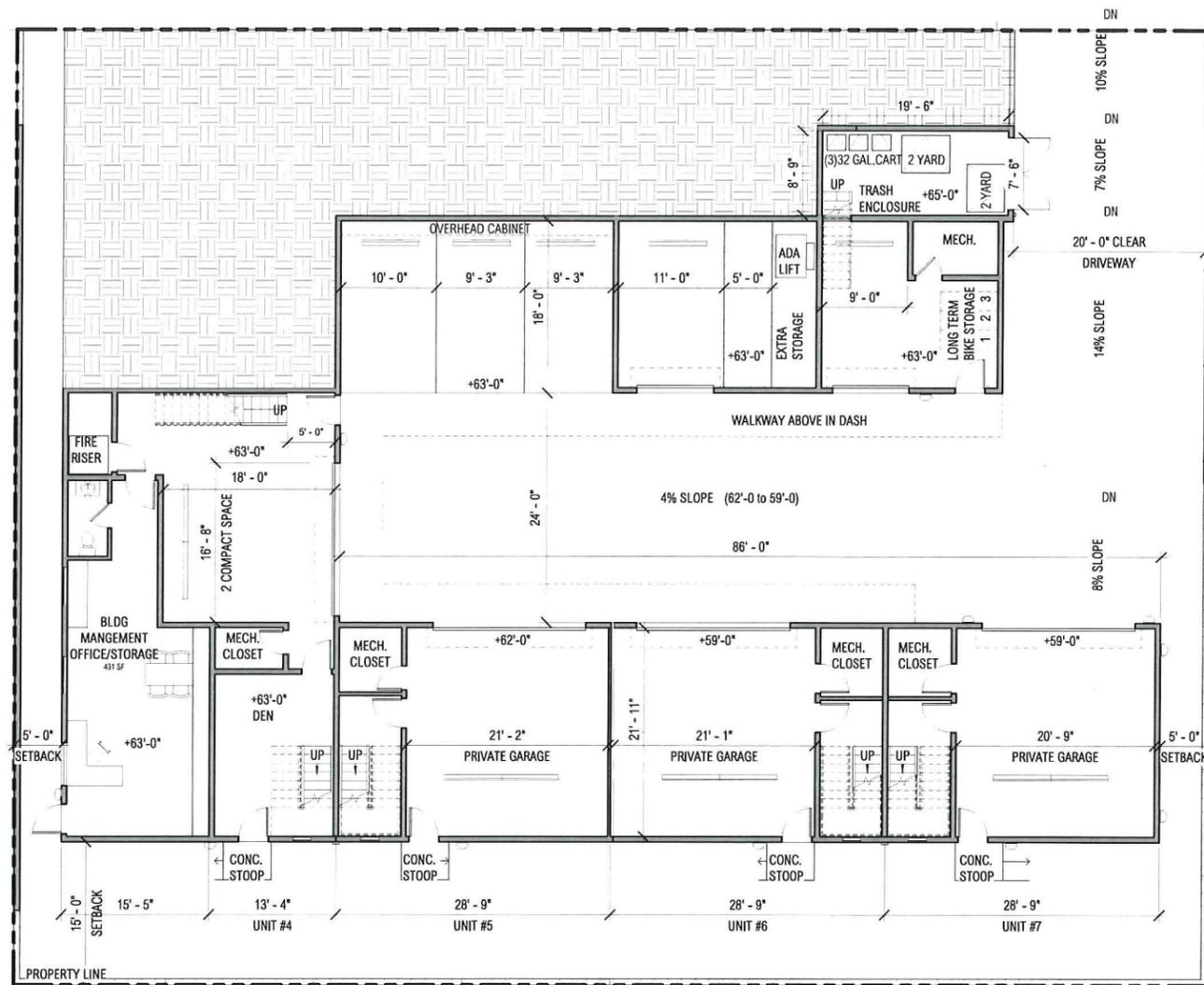
ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.
DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

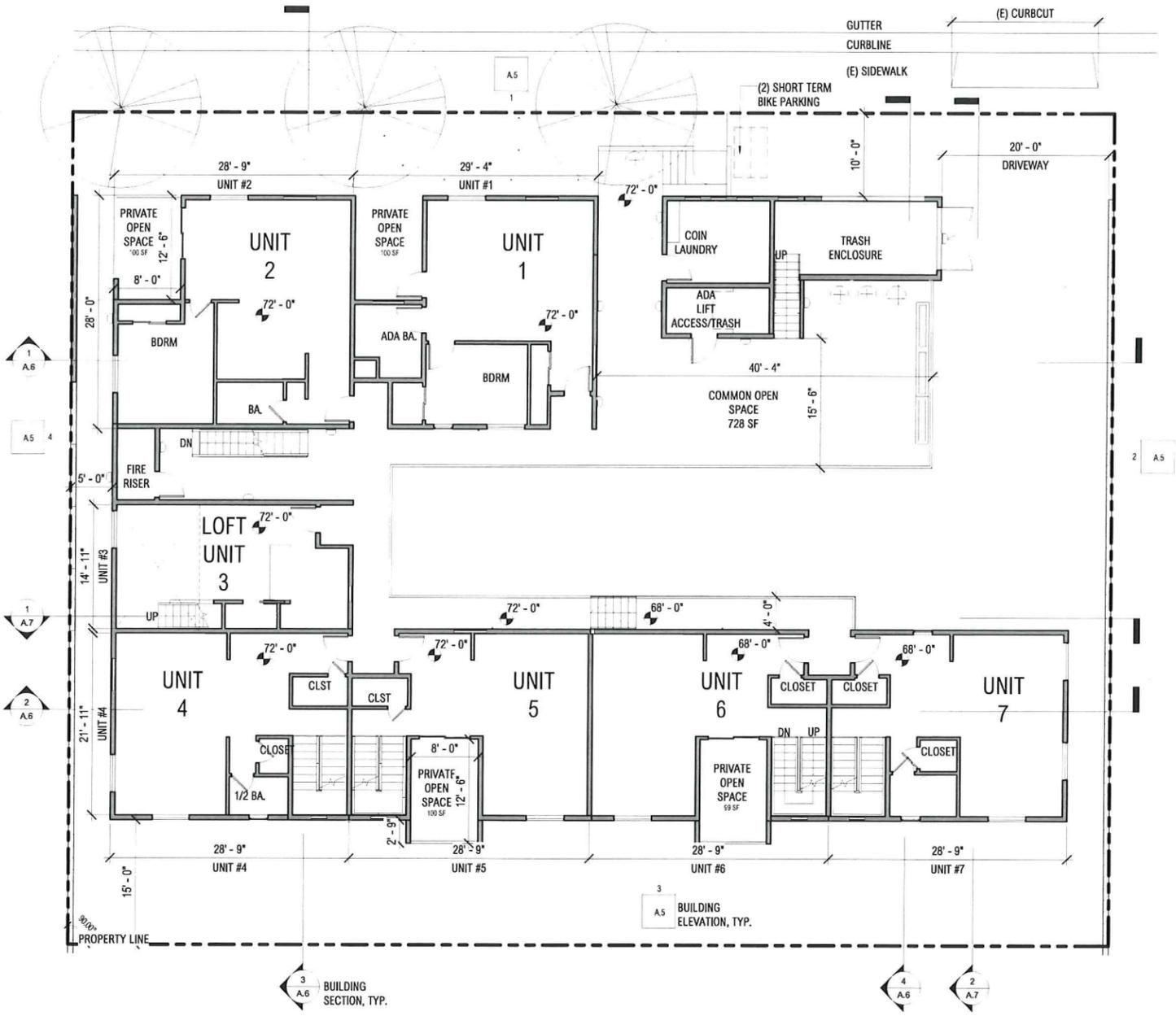
CONCEPTUAL SITE PLAN



A.2



1 CONCEPTUAL PLAN - GARAGE
1/8" = 1'-0"



2 CONCEPTUAL PLAN - LEVEL 1
1/8" = 1'-0"

UNIT #1-ada	UNIT #2	UNIT #3	UNIT #4	UNIT #5	UNIT #6	UNIT #7
1 BDRM 1 BATH	1 BDRM 1 BATH	LOFT & 1-1/2 BATH	2 BDRM & 2-1/2 BATH	3 BDRM & 2 BATH	3 BDRM 2 BATH	3 BDRM 2 BATH
LEVEL= 632 sf BALCONY= 100 sf TOTAL = 732 sf	LEVEL= 660 sf BALCONY= 100 sf TOTAL = 760 sf	LEVEL 1= 416 sf LEVEL 2= 222 sf TOTAL = 638 sf	LEVEL G= 626 sf LEVEL 1= 609 sf LEVEL 2= 526 sf BALCONY= 115 sf TOTAL = 1873 sf	LEVEL G= 616 sf LEVEL 1= 500 sf LEVEL 2= 636 sf BALCONY= 100 sf TOTAL = 1852 sf	LEVEL G= 610 sf LEVEL 1= 500 sf LEVEL 2= 678 sf BALCONY= 100 sf TOTAL = 888 sf	LEVEL G= 610 sf LEVEL 1= 600 sf LEVEL 2= 563 sf BALCONY= 115 sf TOTAL = 1185 sf

EL DORADO APARTMENTS

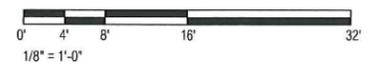
5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

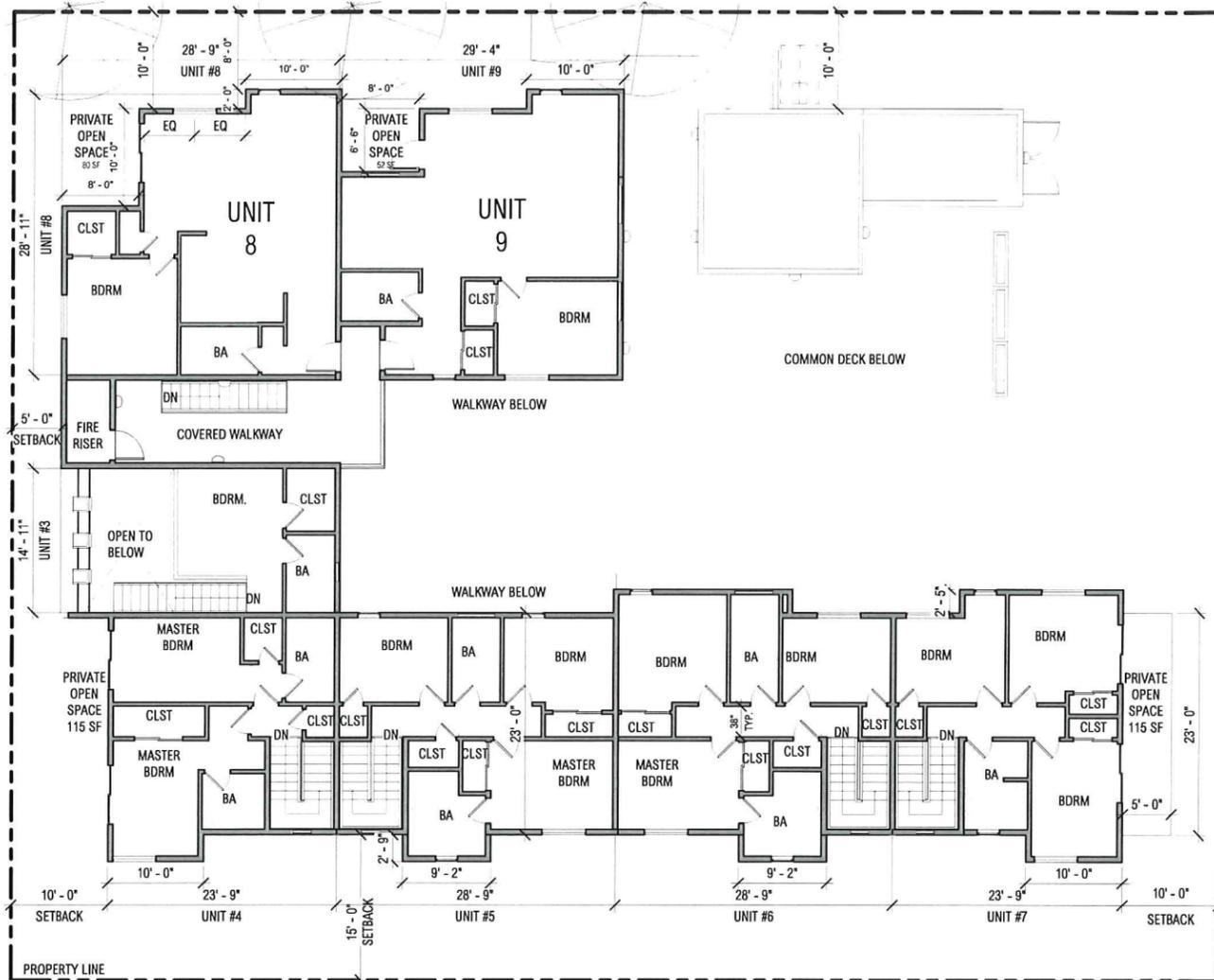
THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.

DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL PARKING & LEVEL 1

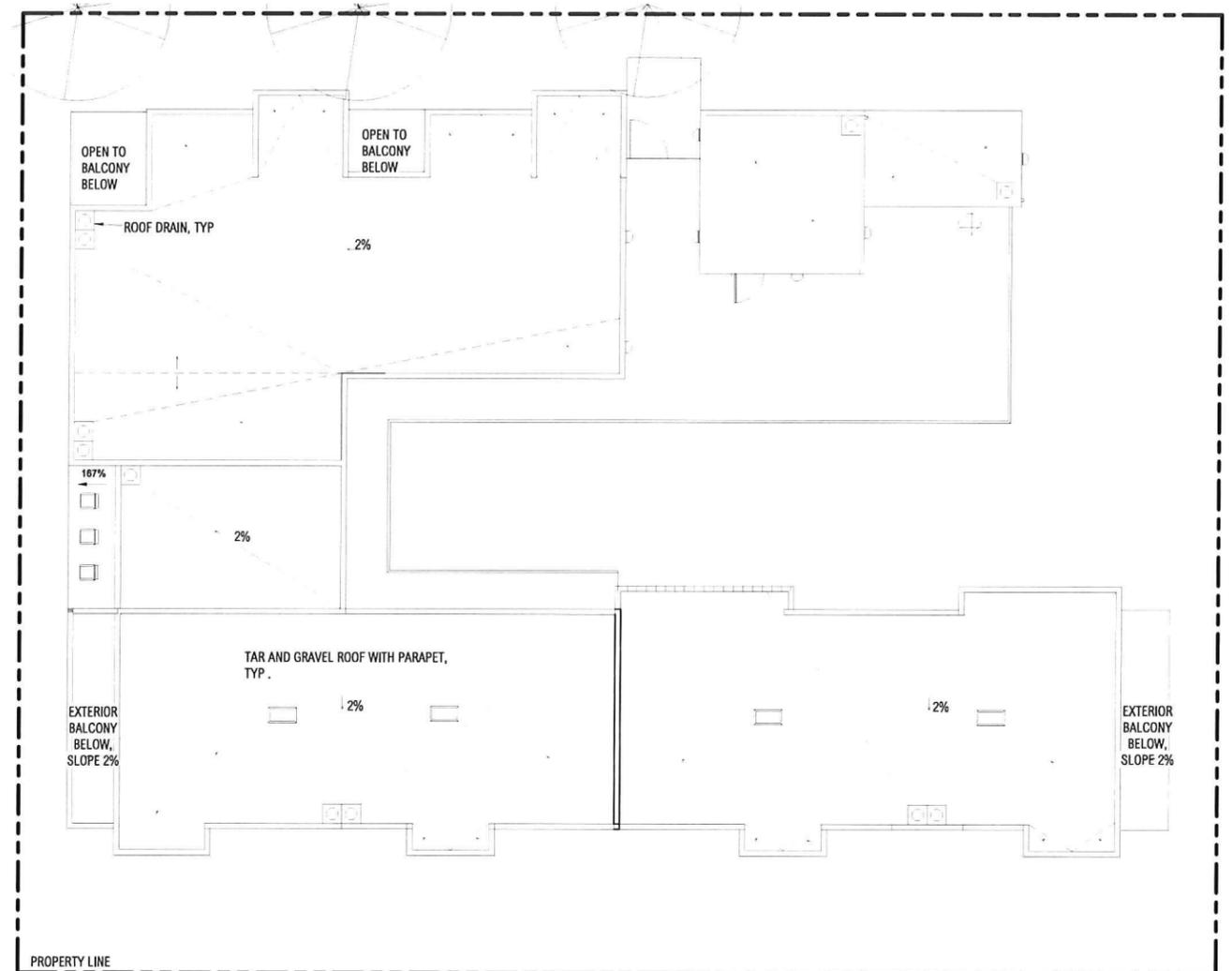


A.3



1 CONCEPTUAL PLAN - LEVEL 2
1/8" = 1'-0"

UNIT #8	UNIT #9	UNIT #3	UNIT #4	UNIT #5	UNIT #6	UNIT #7
1 BDRM 1 BATH	1 BDRM 1 BATH	LOFT & 1-1/2 BATH	2 BDRM & 2-1/2 BATH	3 BDRM & 2 BATH	3 BDRM 2 BATH	3 BDRM 2 BATH
LEVEL 2= 688 sf BALCONY= 80 sf TOTAL= 768 sf	LEVEL= 702 sf BALCONY= 52 sf TOTAL = 754 sf	LEVEL 1= 416 sf LEVEL 2= 222 sf TOTAL = 638 sf	LEVEL G= 626 sf LEVEL 1= 609 sf LEVEL 2= 526 sf BALCONY= 115 sf TOTAL = 1873 sf	LEVEL G= 616 sf LEVEL 1= 500 sf LEVEL 2= 636 sf BALCONY= 100 sf TOTAL = 1852 sf	LEVEL G= 610 sf LEVEL 1= 500 sf LEVEL 2= 678 sf BALCONY= 100 sf TOTAL = 888 sf	LEVEL G= 610 sf LEVEL 1= 600 sf LEVEL 2= 563 sf BALCONY= 115 sf TOTAL = 1185 sf



2 CONCEPTUAL ROOF PLAN
1/8" = 1'-0"

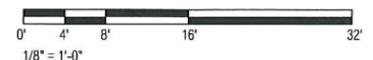
EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.
DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL LEVEL 2 & ROOF PLAN



A.4



ELEVATION SHEET NOTES

NOTE NO.	COMMENT
01	CIMINI BOARD SIDING - COLOR 1 (WHITE)
02	CIMINI BOARD SIDING - COLOR 2 (GRAY)
03	VERTICAL CEMENT BOARD SIDING - COLOR 3 (DARK GRAY)
04	VERTICAL CEMENT BOARD SIDING - COLOR 4 (YELLOW)
05	BOARDFORM CONCRETE
06	STEEL ENTRY GATE
08	MASONRY WALL, TYP.
09	WOOD RAILING
10	MILGARD VINYL WINDOW, TYP.
11	CONCRETE FINISHING WALL
12	DOWNSPOUT, TYP.
13	METAL RAILING
14	SKYLIGHTS
15	PERFORATED METAL SCREEN OPENING AT TRASH ENCLOSURE



1 NORTH
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"



3 SOUTH
1/8" = 1'-0"



4 WEST
1/8" = 1'-0"

EL DORADO APARTMENTS

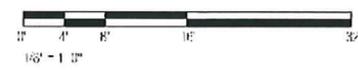
5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR	DATE
DESIGN REVIEW	09/12/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

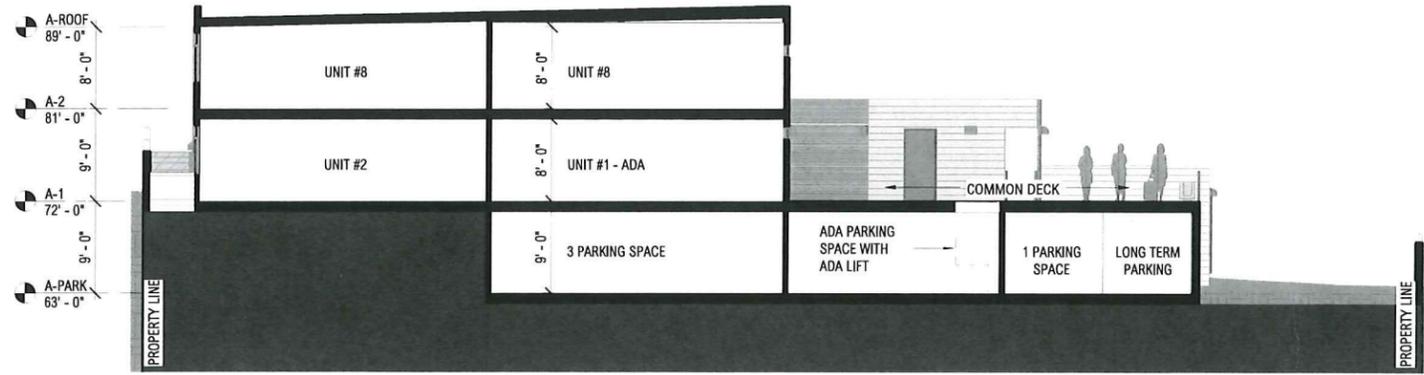
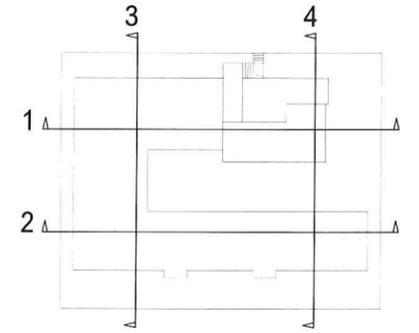
THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONSIDERED PRELIMINARY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.

DRAWINGS PREPARED BY:
PROPERTY OWNERS: IVA WU AND STANLEY WU

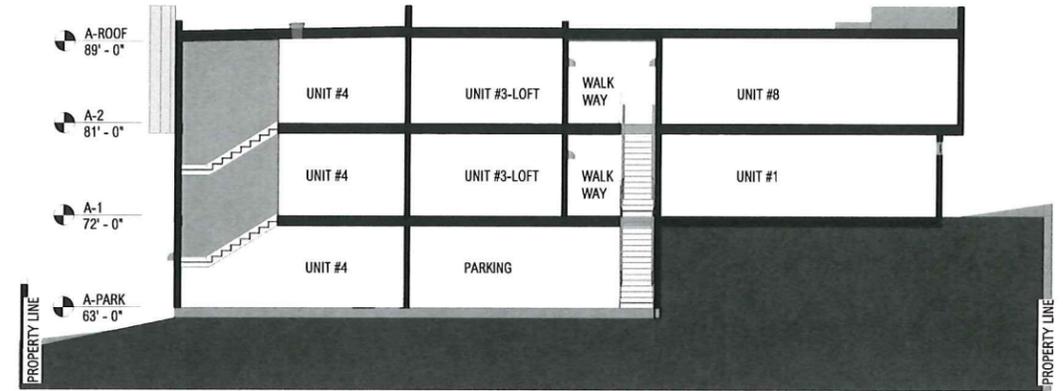
CONCEPTUAL EXTERIOR ELEVATIONS



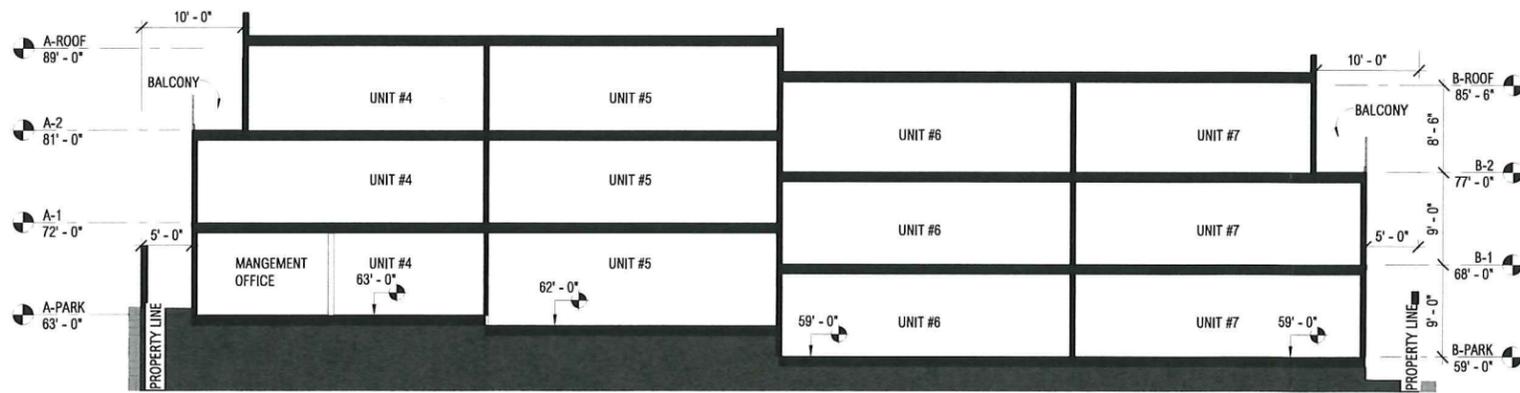
A.5



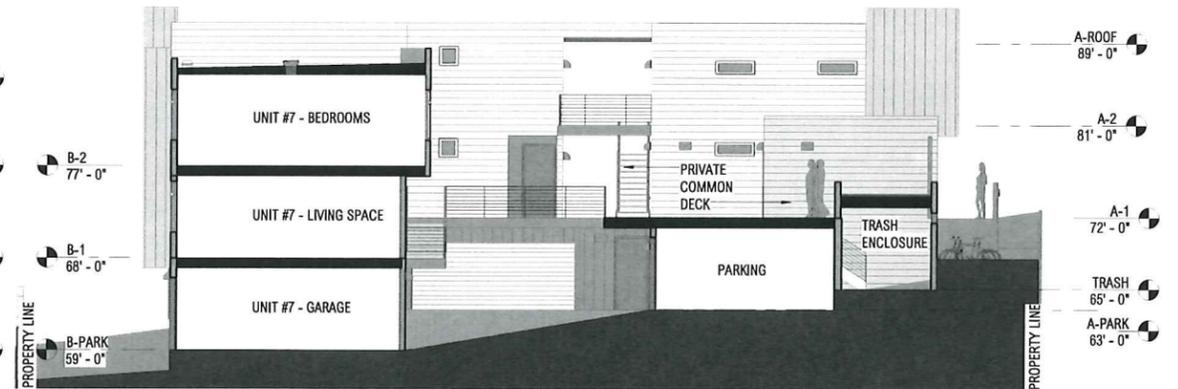
1 W/E - SECTION 1
SCALE: 1/8" = 1'-0"



3 N/S - SECTION 3
SCALE: 1/8" = 1'-0"



2 W/E - SECTION 2
SCALE: 1/8" = 1'-0"



4 N/S - SECTION 4
SCALE: 1/8" = 1'-0"

EL DORADO APARTMENTS

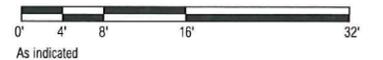
5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.

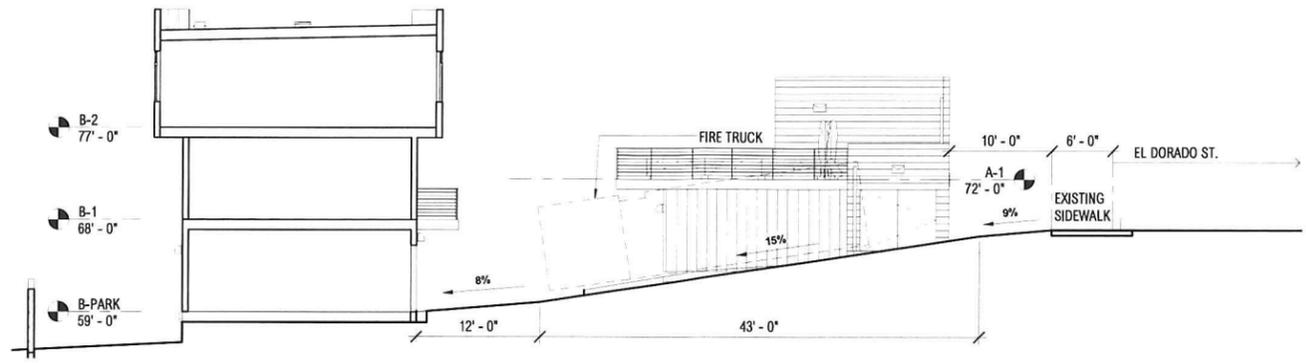
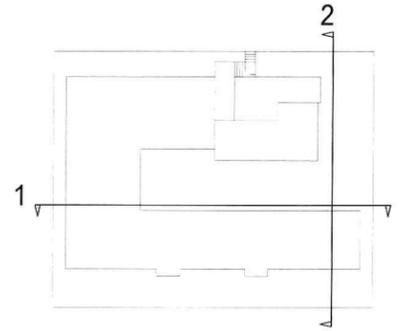
DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL SECTIONS

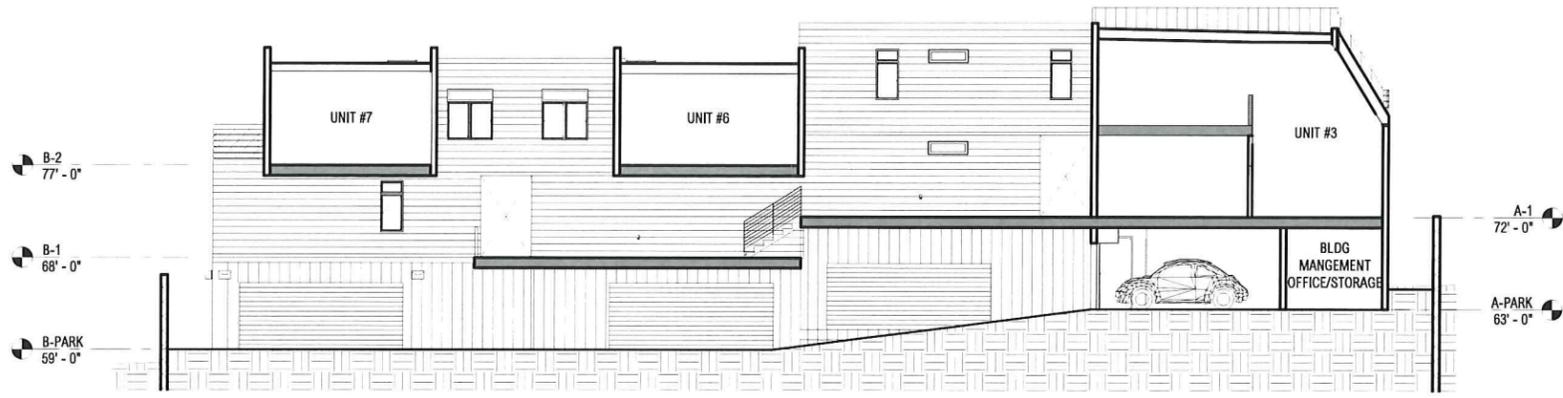


A.6





2 *SECTION - DRIVEWAY
1/8" = 1'-0"



1 *SECTION - DRIVEWAY LONG
1/8" = 1'-0"

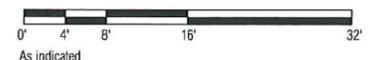
EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

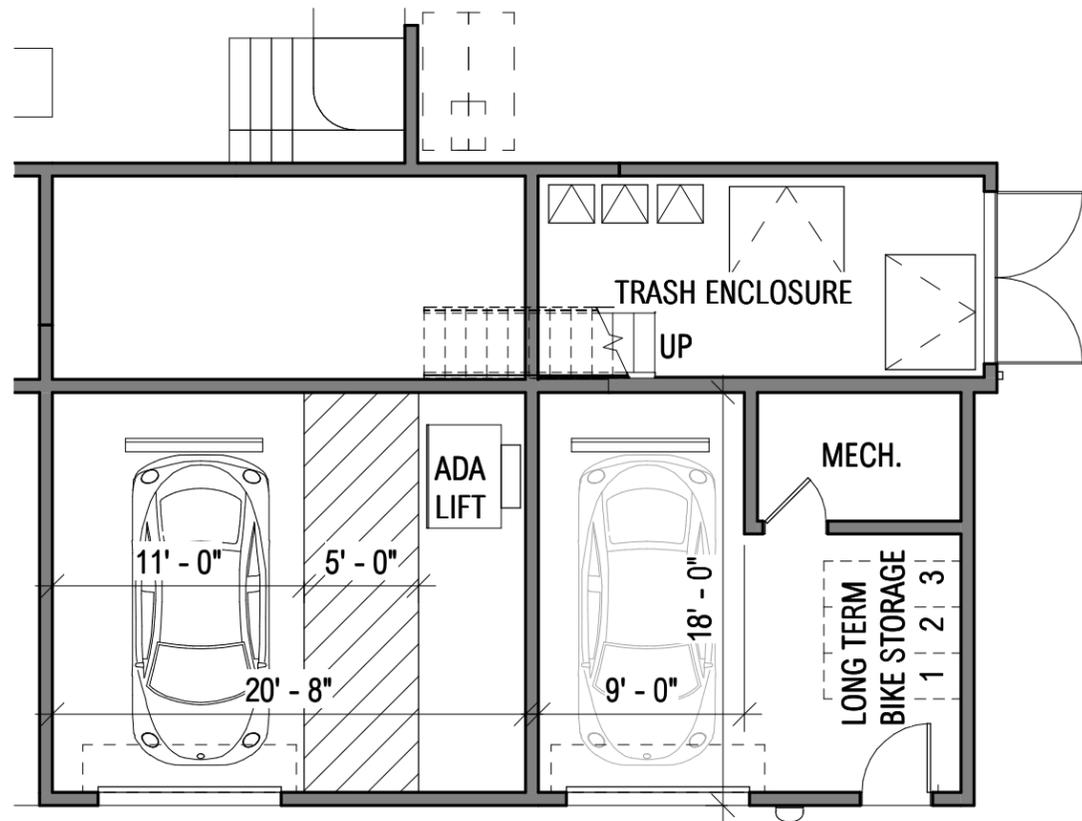
THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.
DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

DRIVEWAY SECTIONS

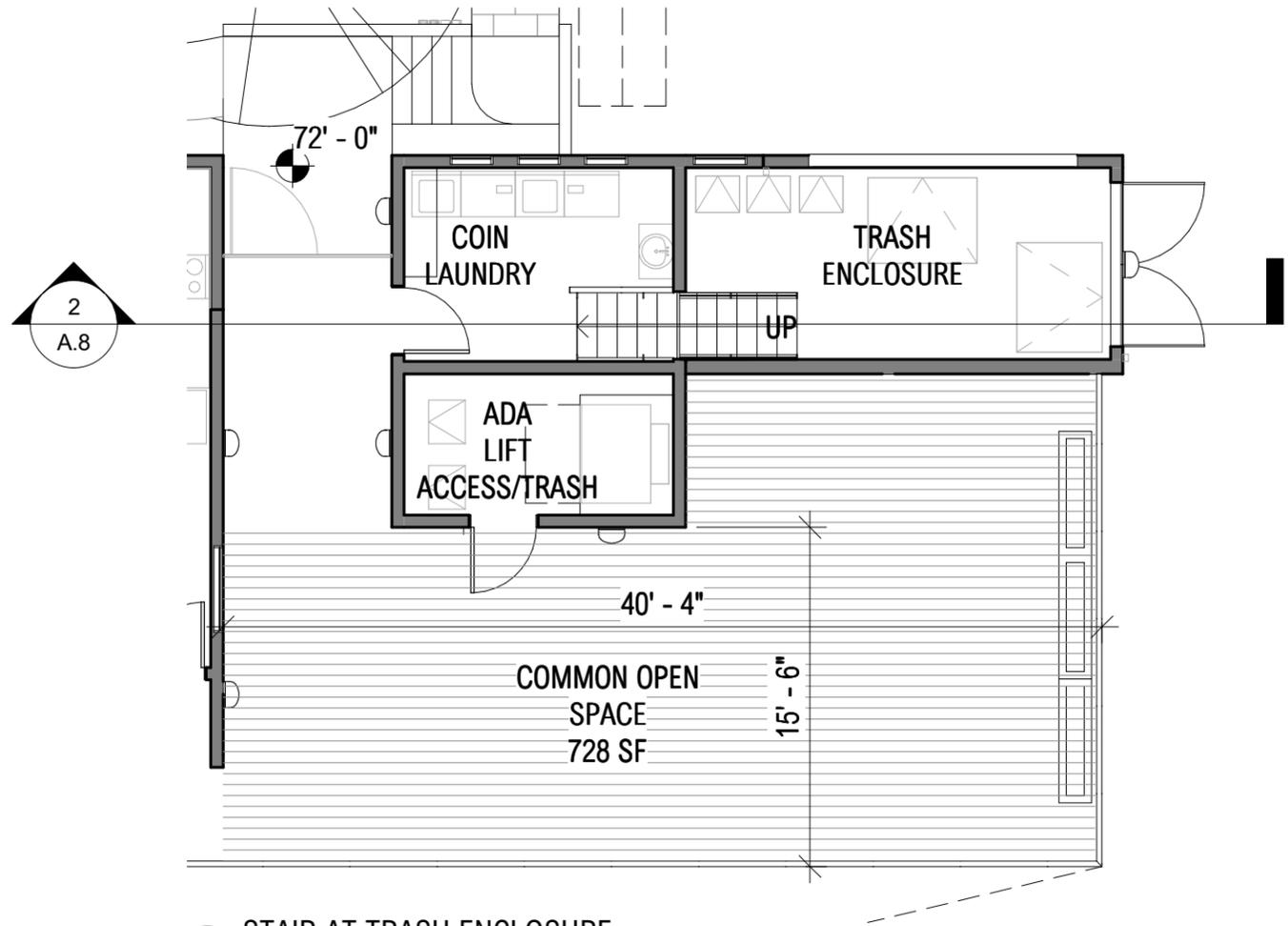


As indicated
A.7

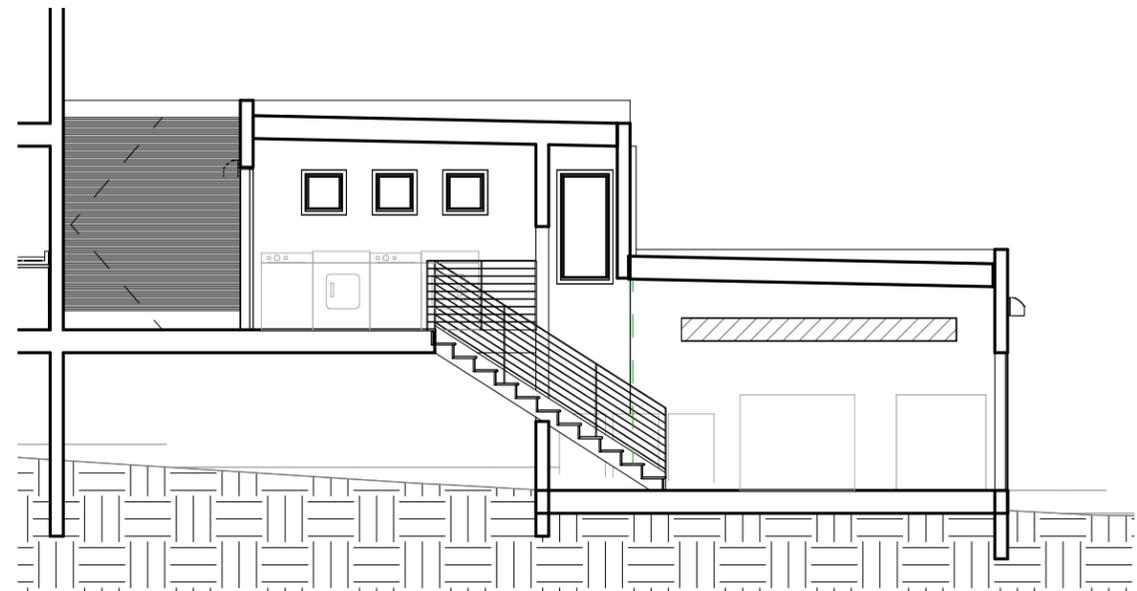




3 TRASH AND PARKING
1/8" = 1'-0"



1 STAIR AT TRASH ENCLOSURE
1/8" = 1'-0"



2 Section @ TRASH
1/8" = 1'-0"

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHAO WU ON OCTOBER 15, 2013.
 I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE LAND SURVEYORS ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A RECORD OF SURVEY BE FILED.

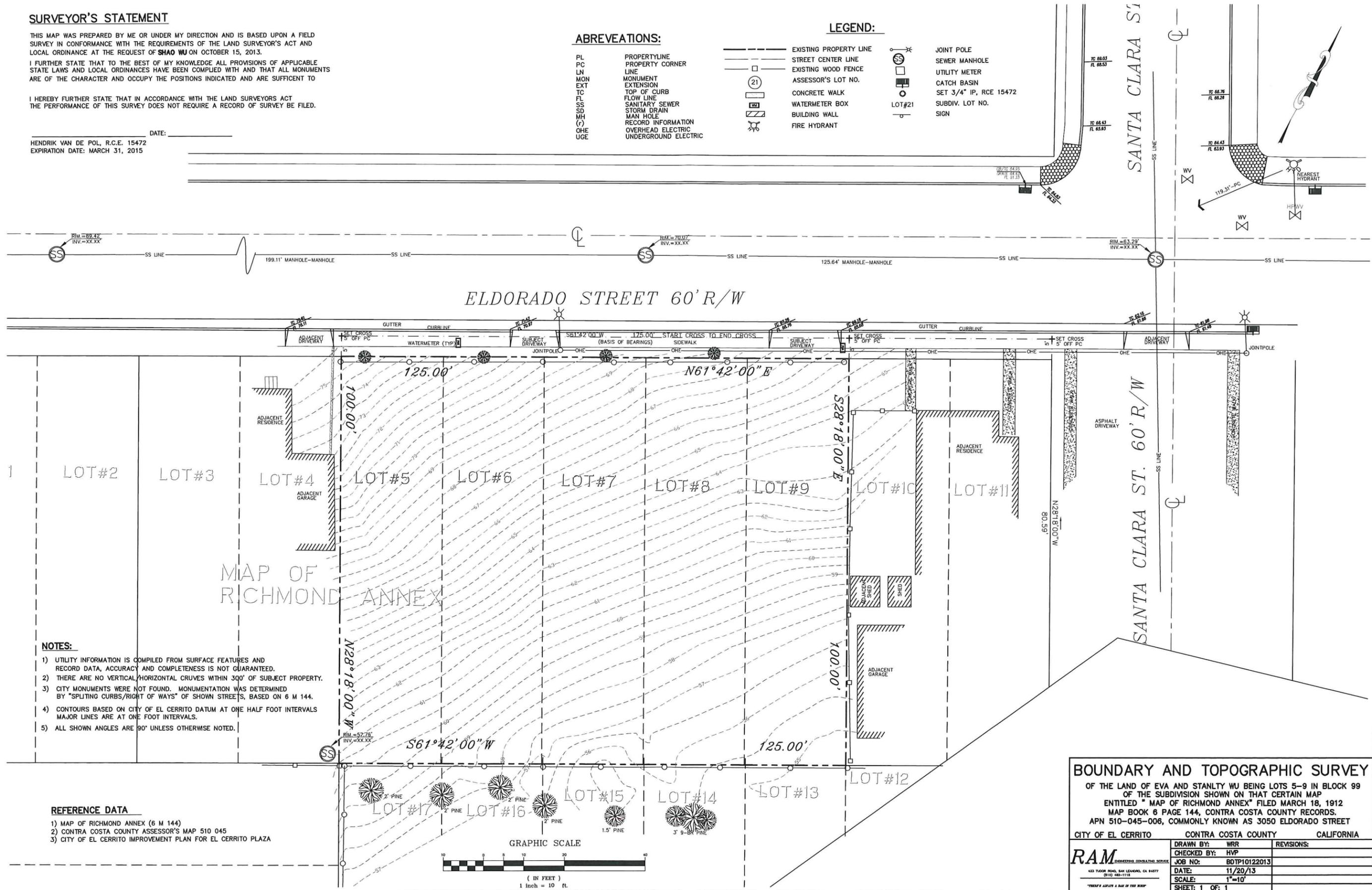
DATE: _____
 HENDRIK VAN DE POL, R.C.E. 15472
 EXPIRATION DATE: MARCH 31, 2015

ABBREVIATIONS:

- PL PROPERTY LINE
- PC PROPERTY CORNER
- LN LINE
- MON MONUMENT
- EXT EXTENSION
- TC TOP OF CURB
- FL FLOW LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- MH MANHOLE
- (r) RECORD INFORMATION
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC

LEGEND:

- EXISTING PROPERTY LINE
- STREET CENTER LINE
- EXISTING WOOD FENCE
- (21) ASSESSOR'S LOT NO.
- CONCRETE WALK
- WATERMETER BOX
- BUILDING WALL
- FIRE HYDRANT
- JOINT POLE
- SEWER MANHOLE
- UTILITY METER
- CATCH BASIN
- SET 3/4" IP, RCE 15472
- SUBDIV. LOT NO.
- SIGN



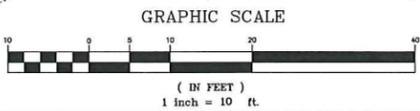
MAP OF RICHMOND ANNEX

NOTES:

- 1) UTILITY INFORMATION IS COMPILED FROM SURFACE FEATURES AND RECORD DATA, ACCURACY AND COMPLETENESS IS NOT GUARANTEED.
- 2) THERE ARE NO VERTICAL/HORIZONTAL CRUVES WITHIN 300' OF SUBJECT PROPERTY.
- 3) CITY MONUMENTS WERE NOT FOUND. MONUMENTATION WAS DETERMINED BY "SPLITTING CURBS/RIGHT OF WAYS" OF SHOWN STREETS, BASED ON 6 M 144.
- 4) CONTOURS BASED ON CITY OF EL CERRITO DATUM AT ONE HALF FOOT INTERVALS MAJOR LINES ARE AT ONE FOOT INTERVALS.
- 5) ALL SHOWN ANGLES ARE 90° UNLESS OTHERWISE NOTED.

REFERENCE DATA

- 1) MAP OF RICHMOND ANNEX (6 M 144)
- 2) CONTRA COSTA COUNTY ASSESSOR'S MAP 510 045
- 3) CITY OF EL CERRITO IMPROVEMENT PLAN FOR EL CERRITO PLAZA

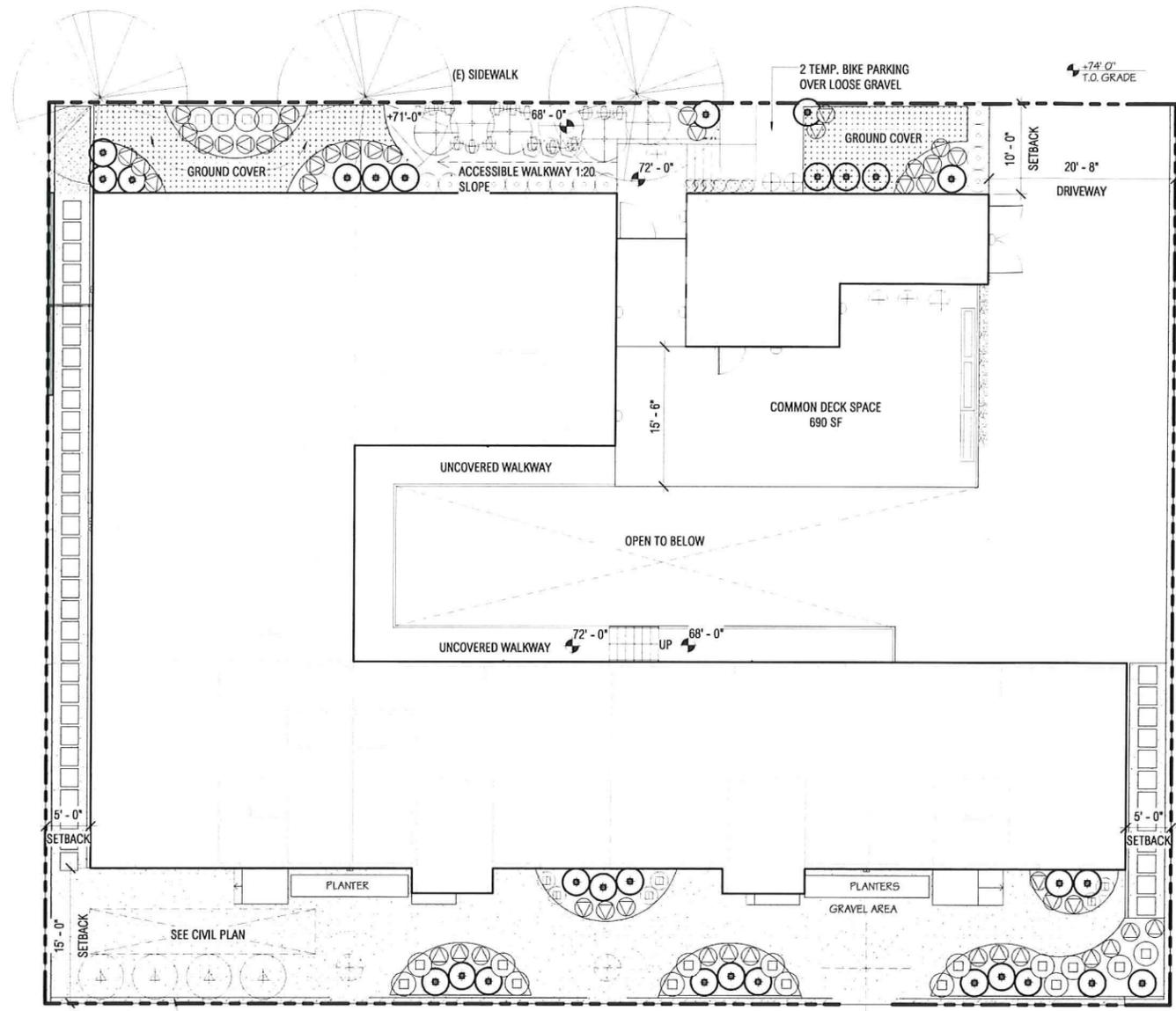


BOUNDARY AND TOPOGRAPHIC SURVEY

OF THE LAND OF EVA AND STANLY WU BEING LOTS 5-9 IN BLOCK 99 OF THE SUBDIVISION SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF RICHMOND ANNEX" FILED MARCH 18, 1912 MAP BOOK 6 PAGE 144, CONTRA COSTA COUNTY RECORDS. APN 510-045-006, COMMONLY KNOWN AS 3050 ELDERADO STREET

CITY OF EL CERRITO		CONTRA COSTA COUNTY		CALIFORNIA	
RAM	DRAWN BY: WRR	CHECKED BY: HVP	JOB NO: B0TP10122013	DATE: 11/20/13	SCALE: 1"=10'
					SHEET: 1 OF: 1

3/13/2016 7:11:58 PM



1 CONCEPTUAL LANDSCAPE PLAN
 1/8" = 1'-0"

SUCCULENTS					
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
6		CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	6" POT, 2" O.C.	LOW WATER-USE
6		SEDUM RUBROTINCTUM 'AURORA'	PINK STONECROP	6" POT	LOW WATER-USE
6		SENECIO MANDRALISCAE	BLUE CHALK STICKS	6" POT	LOW WATER-USE

MATERIAL SCHEDULE				
NO.	SYMBOL	NAME	SIZE	NOTES
		MEXICAN PEBBLES	2"	SMOOTH TEXTURE. GRAY AND BLUE TONES
		CONCRETE PAVERS	2'x2'	GRAY

PLANTING SCHEDULE					
TREES					
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3		ULMUS PARVIFOLIA	CHINESE ELM	EXISTING TREE	LOW WATER-USE
1		CITRUS AURANTIFOLIA	BEARSS SEEDLESS	3 GAL	HIGH WATER-USE
2		CITRUS LIMON	IMPROVED MEYER	3 GAL	HIGH WATER-USE

SHURBS					
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
4		BUXUS MICROPHYLLA JAPONICA	GREEN BEAUTY	1 GAL. 3'-0" O.C.	LOW WATER-USE
18		LAVANDULA ANGSTIFOLIA	ENGLISH LAVANDER	1 GAL. 2'-8" O.C.	LOW WATER-USE
25		LAVANDULA STOECNAS	FRENCH LAVANDER	1 GAL. 3'-0" O.C.	LOW WATER-USE
3		NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL. SEE PLAN	LOW WATER-USE
5		PHORMIUM TENAX 'TOM THUMB'	NEW ZEALAND FLAX (DWARF)	1 GAL. 4" O.C. OR CLUSTERED (SEE PLAN)	LOW WATER-USE

GROUND COVER					
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
		ARCTOSTAPHYLOS HOOKERI 'MONTEREY CAPPET'	MONTEREY MANZANITA	1 GAL.	LOW WATER-USE
		CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GAL.	LOW WATER-USE
		TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL. 3' O.C.	MODERATE WATER-USE
3		DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	1 GAL/12" O.C.	

GRASSES					
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
9		CAREX OSHIMENSIS	EVERGOLD	1 GAL.	LOW WATER-USE
47		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	LOW WATER-USE
4		MUHLENGERGIA RIGENS	DEER GRASS	1 GAL.	LOW WATER-USE

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

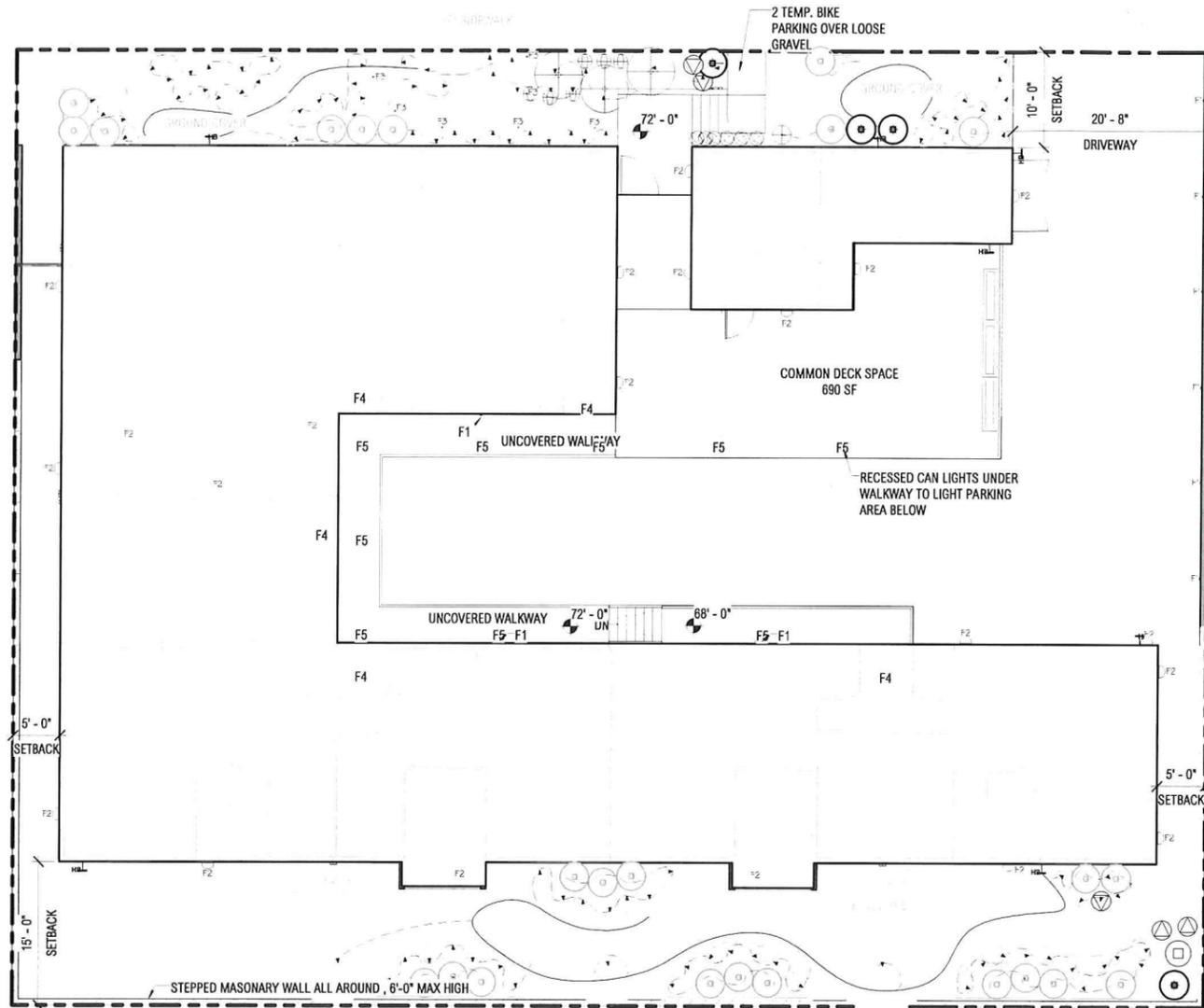
ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.
 DRAWINGS PREPARED BY:
 PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL LANDSCAPE PLAN & PLANT SCHEDULE

L.1

EL DORADO APARTMENTS



LIGHT FIXTURE LEGEND

-  F1: WALL MOUNT PATH LIGHT
-  F2: EXTERIOR WALL SCONCE
-  F3: GARDEN PATH LIGHT
-  F4: RECESSED DOWNLIGHT
-  F5: RECESSED DOWNLIGHT UNDER WALKWAY

IRRIGATION LEGEND

-  HOSEBIB
-  IRRIGATION HEAD
-  SUPPLY LINE
-  MAIN LINE

1 CONCEPTUAL IRRIGATION & EXTERIOR LIGHTING PLAN
1/8" = 1'-0"

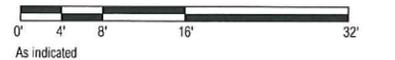
EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.
DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

CONCEPTUAL IRRIGATION & EXTERIOR LIGHTING PLAN



L.2 



AERIAL VIEW



LEFT VIEW



FRONT VIEW



RIGHT VIEW

EL DORADO APARTMENTS

5730 EL DORADO ST. EL CERRITO, CA 94530

ISSUED FOR:	DATE:
DESIGN REVIEW	09/18/15
DESIGN REVIEW RESPONSE 1	02/09/16
DRB MEETING	04/06/16

THE INFORMATION, PLANS, DESIGNS, NOTES SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER AND OWNER. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPTUAL ARE SUBJECT TO VERIFICATION AND / OR CHANGE.

DRAWINGS PREPARED BY:
PROPERTY OWNERS: EVA WU AND STANLEY WU

EXISTING PHOTOS

