



Community Development Department

# AGENDA

## SPECIAL MEETING OF THE PLANNING COMMISSION AND DESIGN REVIEW BOARD

7:30 p.m.

Wednesday, September 7, 2016

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

**This Meeting Place Is Wheelchair Accessible**

### Roll Call –

Planning Commission Chair: Carla Hansen; Commissioners: Brendan Bloom, Kevin Colin, Michael Iswalt, Bill Kuhlman, Andrea Lucas, and Lisa Motoyama.

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

### 1. Comments from the Public

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

### 2. Commissioner and Board members Communication/Conflict of Interest Disclosure

This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

### 3. Joint Study Session – Mayfair Block

Applicant: Holliday Development, LLC and BRIDGE Housing Corporation  
Location: 11600 & 11690 San Pablo Avenue  
Zoning: TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)  
General Plan: TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)  
Request: Joint Public Study Session to preview a new mixed-use development project. The pre-application includes: 234 dwelling units, including 68 units of affordable housing, 10,000 square feet of ground floor commercial.

### 4. 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 Sean Moss, 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: smoss@ci.el-cerrito.ca.us

**5. Adjournment**



# El Cerrito Mayfair Parcels



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DEVELOPMENT

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BRIDGE Housing

# Implementing the Vision



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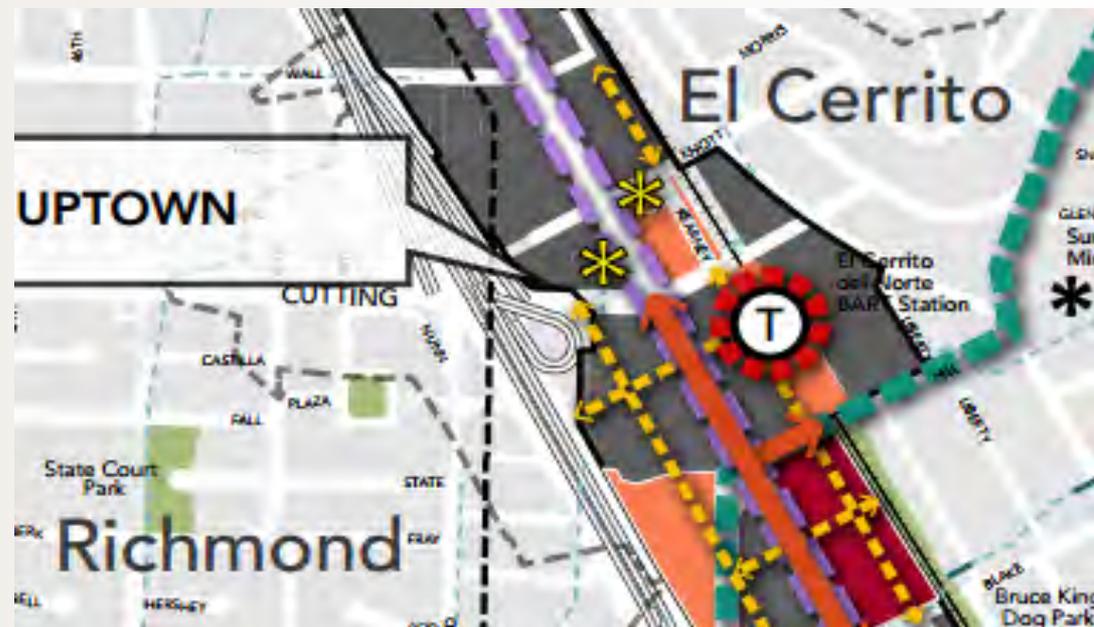
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BRIDGE housing

- Multi-modal transit connectivity
- Affordable and workforce housing
- Commercial and economic vitality
- Neighborhood integration and connection
- Landscaping for form, function and sustainability
- Sustainable design & architecture
- Public art

## Vision/Plan Documents

- ❖ *San Pablo Avenue Specific Plan*
- ❖ *Urban Greening Plan*
- ❖ *Active Transportation Plan*
- ❖ *Climate Action Plan*
- ❖ *Arts Master Plan/1% for Art*



# Proposed Program



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- 234 rental units including 68 (30%) affordable units
- 8,000 SF of neighborhood-serving retail along San Pablo Avenue that wraps onto Cutting Blvd.
- Additional 1,700 SF of office/retail space on the corner of San Pablo Ave and Knott Street
- Two buildings joined by a central mews connecting San Pablo Ave & Kearney Street
- Engaging resident amenity, retail, & pedestrian spaces
- Connection to the BART station plaza & Ohlone Greenway
- Enclosed parking & secure bike parking



# Policy Conformance



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housing

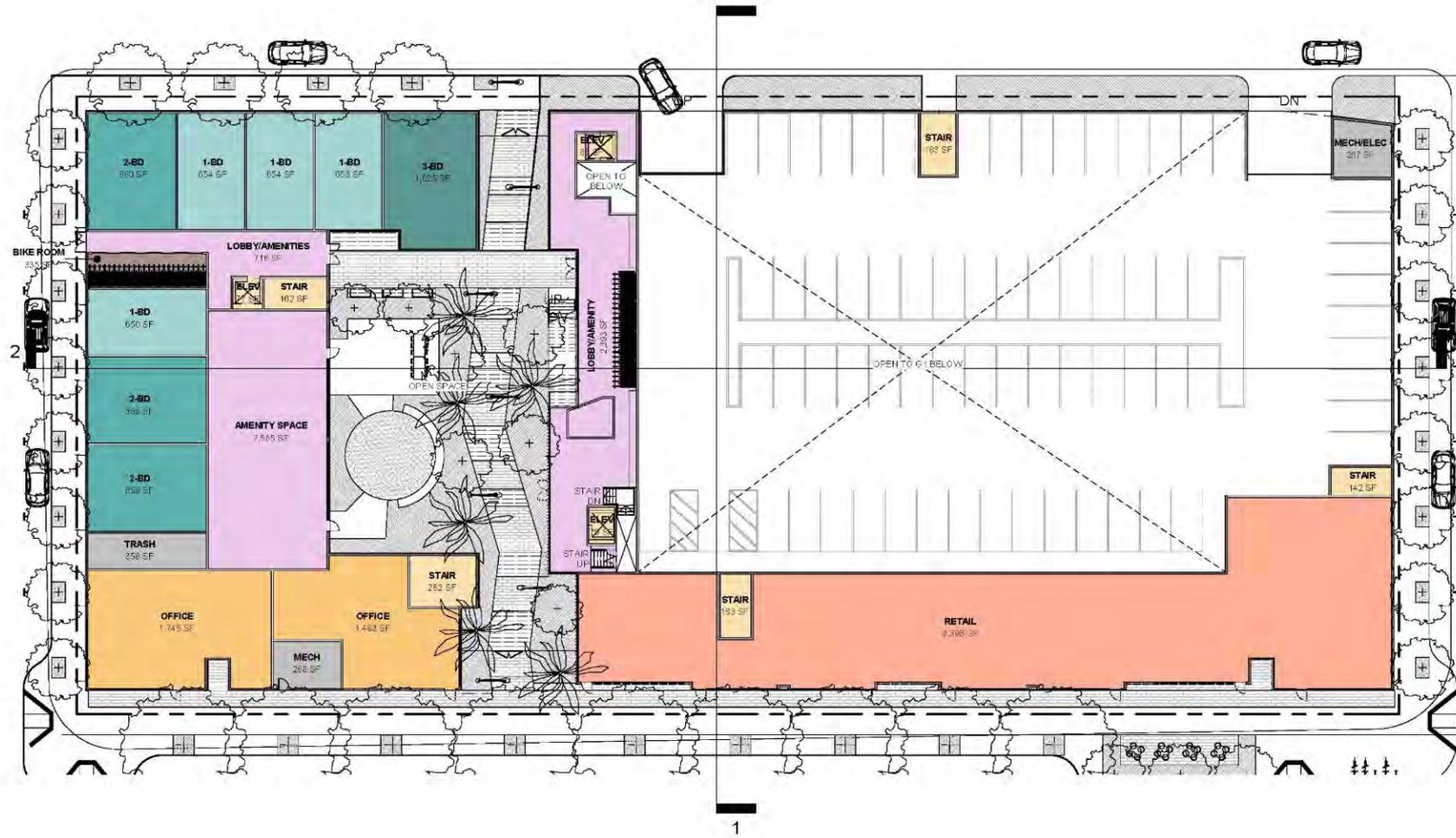
## Careful Balance of Form Based Code and Program

- Affordable housing mitigates shade on Knott, and under BART tracks
- Length of façade on San Pablo mitigated by building articulation & urban green space
- Creation of a gathering place through innovative and sustainable design, transit connection and engaging retail opportunities





# Ground Floor Plan



## Legend

- 1-BD
- 2-BD
- 3-BD
- CIRCULATION
- AMENITY
- UTILITY
- LOBBY
- OFFICE
- RETAIL





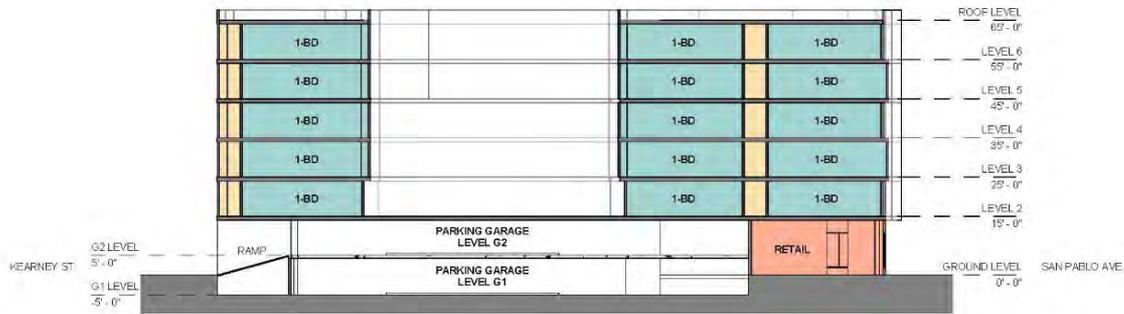
# Sections



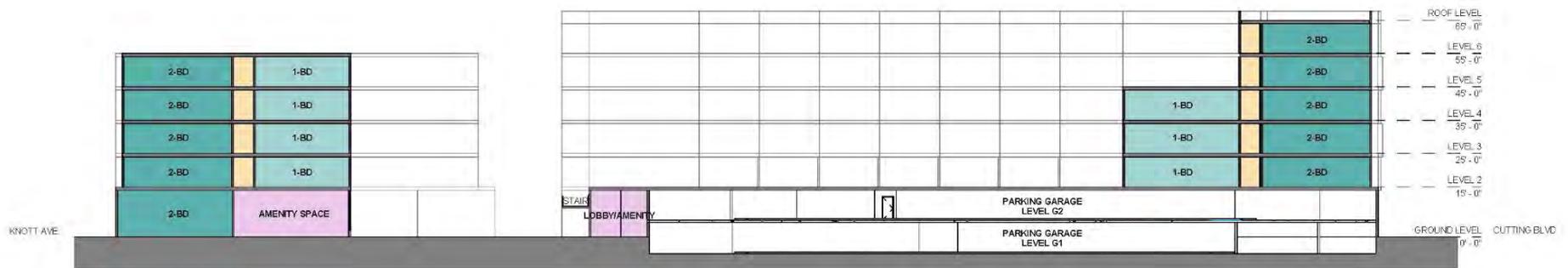
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① Section 1  
1" = 30'-0"



② Section 2  
1" = 30'-0"







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# Materials



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## CLADDING MATERIALS

FIBER CEMENT BOARD



METAL PANEL



STUCCO



WOOD VENEER PANEL

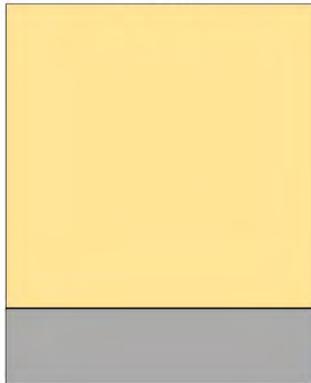


BOARD FORMED CONCRETE



## COLORS

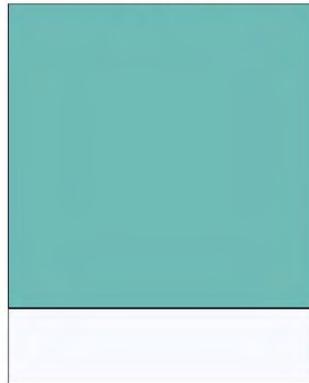
COLOR 1



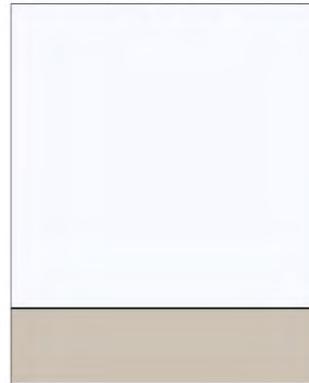
COLOR 2



COLOR 3



COLOR 4



COLOR 5







# Landscape Plan



# COURTYARD PLAN



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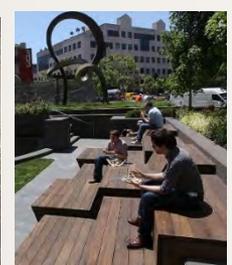


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## PLAN ELEMENTS

- AT-GRADE COMMUNITY COURTYARD WITH ABSTRACT PLAY EQUIPMENT & GATHERING AMENITIES
- MEWS/MID-BLOCK CONNECTION WITH ENTRY GATES & FEATURE LIGHT FIXTURES
- MEWS/PLAY SPACE OVERLOOK DECK WITH BUILT-IN BENCHES & LOUNGERS
- ENTERTAINMENT AREA WITH DINING TABLES, COOKING FACILITIES, & FIRE PITS
- PRIVATE UNIT PATIOS & GATES
- 5TH FLOOR DECK WITH COURTYARD OVERLOOK, TRELLIS, SUN CHAIRS, OUTDOOR BAR & LOUNGE FURNITURE





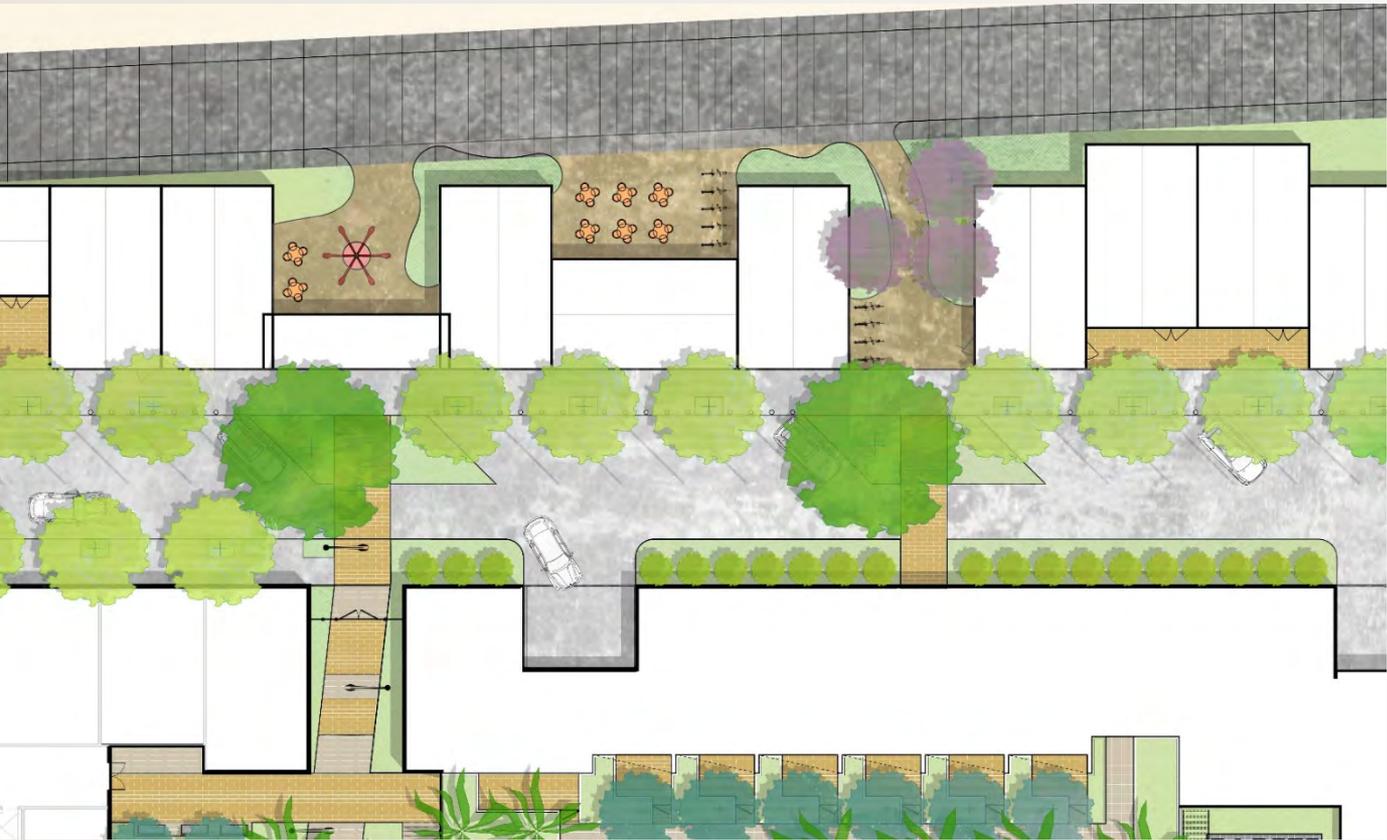
# KEARNEY STREET/BART PARCEL PLAN



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## PLAN ELEMENTS

- CURBLESS ONE-WAY STREET WITH BACK-IN ANGLE PARKING & STREET TREES
- PLANTING AND AMENITY IMPROVEMENTS ALONG OHLONE GREENWAY
- OUTDOOR DINING, SEATING & ART OPPORTUNITIES
- FEATURE TREES & PAVING AT MAIN CROSSING POINTS
- STRONG CONNECTIONS TO GREENWAY & MEWS
- BIKE PARKING, STORAGE, AND REPAIR FACILITIES



# SAN PABLO AVE/CUTTING BLVD PLAN

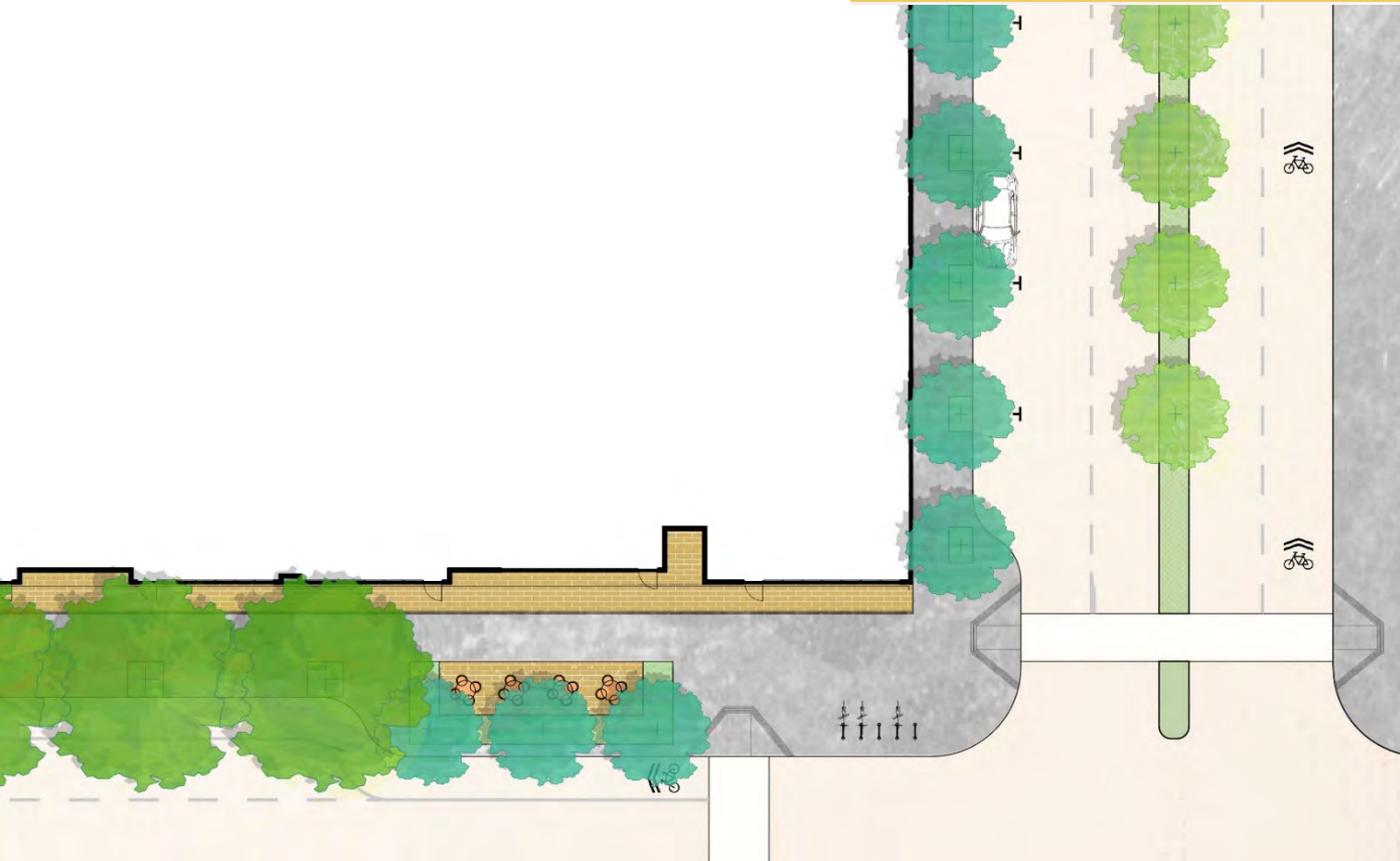


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## PLAN ELEMENTS

- REALIZATION OF COMPLETE STREETS OBJECTIVES
- ACTIVATED, LANDSCAPED STREETS WITH STORE-FRONT RETAIL & PARALLEL PARKING
- WIDE SIDEWALKS WITH STREET TREES & PEDESTRIAN AMENITIES
- BULB-OUTS WITH ADA RAMPS AT KEY INTERSECTIONS
- BIKE LANES, SHARED LANES (SHARROWS) & BIKE PARKING
- OPPORTUNITIES FOR STORM WATER TREATMENT & DROUGHT-TOLERANT PLANTING



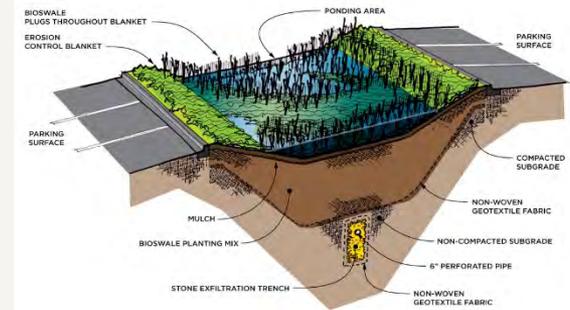
# Sustainability



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- Housing proximate to BART & key AC Transit routes
- Sustainable modular design
- Electric car charging stations
- 1 secure bicycle space/unit
- Car share spaces
- Unbundled parking in market rate portion of the project
- Stormwater capture/treatment
- Sustainable landscaping & open spaces



# Sustainability Goals

## Gold Level Certification



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### C3. Resource Efficient Landscapes

- C3.1 No Invasive Species Listed by Cal-IPC
- C3.2 Plants Chosen and Located to Grow to Natural Size
- C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species

### C6. High-Efficiency Irrigation System

### C14. Large Stature Tree(s)

### E4. Durable and Non-Combustible Cladding Materials

### F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions

- F2.1 Walls and Floors
- F2.2 Ceilings

### G2. Install Water-Efficient Fixtures

- G2.1 WaterSense Showerheads with Matching Compensation Valve
- G2.2 WaterSense Bathroom Faucets
- G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams
- G2.4 Urinals with Flush Rate of  $\leq 0.1$  Gallons/Flush

### M5. Lighting Efficiency

- M5.1 High-Efficacy Lighting

### N1. Smart Development

- N1.1 Infill Site
- N1.2 Designated Brownfield Site
- N1.3 Conserve Resources by Increasing Density

### N3. Pedestrian and Bicycle Access

- N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services
  - Enter the number of Tier 1 services
  - Enter the number of Tier 2 services
- N3.2 Connection to Pedestrian Pathways
- N3.3 Traffic Calming Strategies
- N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide
- N3.5 Bicycle Storage for Residents
- N3.6 Bicycle Storage for Non-Residents
- N3.7 Reduced Parking Capacity

### N4. Outdoor Gathering Places

- N4.1 Public or Semi-Public Outdoor Gathering Places for Residents

### N5. Social Interaction

- N5.1 Residence Entries with Views to Callers
- N5.2 Entrances Visible from Street and/or Other Front Doors
- N5.3 Porches Oriented to Street and Public Space
- N5.4 Social Gathering Space

### O6. Green Building Education

- O6.1 Marketing Green Building
- O6.2 Green Building Signage



# Tier IV Tradeoffs



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BRIDGE housing

- San Pablo Avenue facade frontage is 237'
- Form Based Code allows for 200'
- Innovative design & active retail mitigate the building length
- Mews from San Pablo to Kearney breaks up the massing and adds to the visual interest



# Tier IV Tradeoffs



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BRIDGE housing

- Shade cast on Knott from proposed building is minimal
- Architectural program, affordable housing component and economic benefits to the City outweigh the small shadow impacts





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**Questions?**

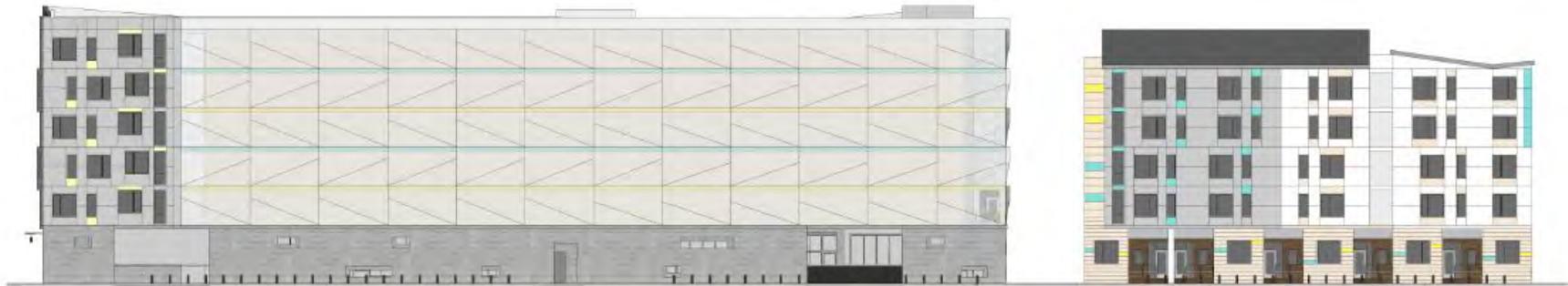
# Elevations



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East Elevation



West Elevation

# Elevations



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North Elevation



South Elevation

380' - 0"

BART TRACKS

KEARNEY ST

180' - 0"

KNOTT AVE.

AFFORDABLE HOUSING

MARKET RATE HOUSING

CUTTING BLVD

SAN PABLO AVE.

**PROJECT INFORMATION**

Market rate building GSF:	158,078 SF
Affordable building GSF:	74,757 SF
Total GSF (both buildings):	232,835 SF
Public open space:	20,376
Retail:	8,396 SF
Office:	3,228 SF
Site area market rate building:	45,818 SF
Site area affordable building:	22,582 SF
FAR market rate building:	3.5
FAR affordable building:	3.3
Height:	67'-8"

**Parking Count**

Market Rate:	
.50 spaces x 166 units	= 83 spaces
Affordable:	
.75 spaces x 68 units	= 51 spaces
Residential parking required:	134 Spaces
Residential parking provided:	<b>139 Spaces</b>

**Unit Mix – Market Rate Housing**

Studio:	45 Total = 27%
	Avg. 450 SF
1-BD:	91 Total = 55%
	Avg. 650 SF
2-BD:	30 Total = 18%
	Avg. 880 SF
	<b>166 Units Total</b>

**Unit Mix – Affordable Housing**

Studio:	8 Total = 12%
	Avg. 480 SF
1-BD:	24 Total = 35%
	Avg. 650 SF
2-BD:	19 Total = 28%
	Avg. 860 SF
3-BD:	17 Total = 25%
	Avg. 1,025 SF
	<b>68 Units Total</b>



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Site Plan

1" = 40'-0"

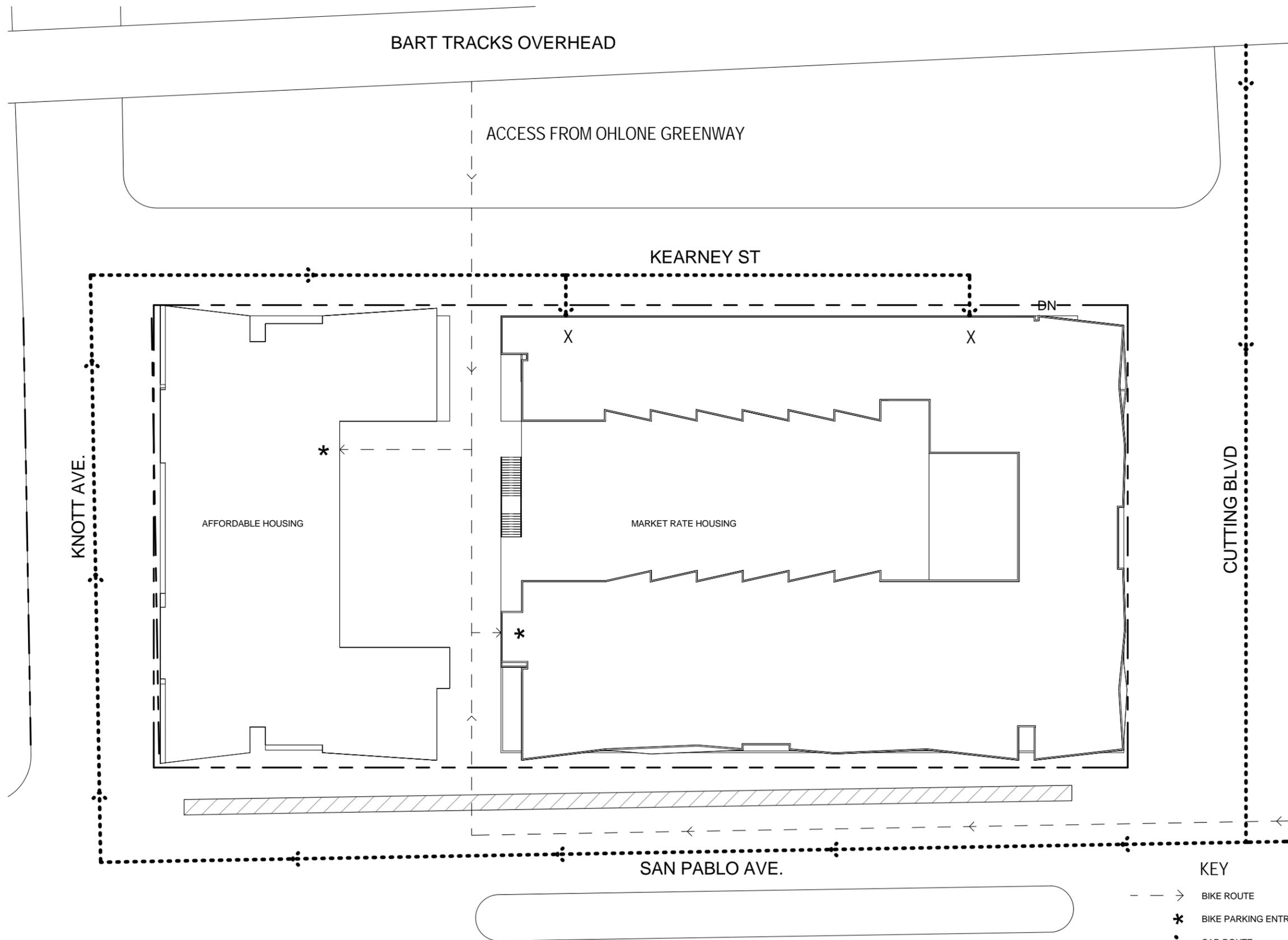


Graphic Scale: 1 inch = 40 feet



RFQ for the Acquisition  
and Development of the  
Mayfair Parcels

06/02/2016



- KEY**
- - - > BIKE ROUTE
  - \* BIKE PARKING ENTRY
  - .....> CAR ROUTE
  - X CAR PARKING ENTRY



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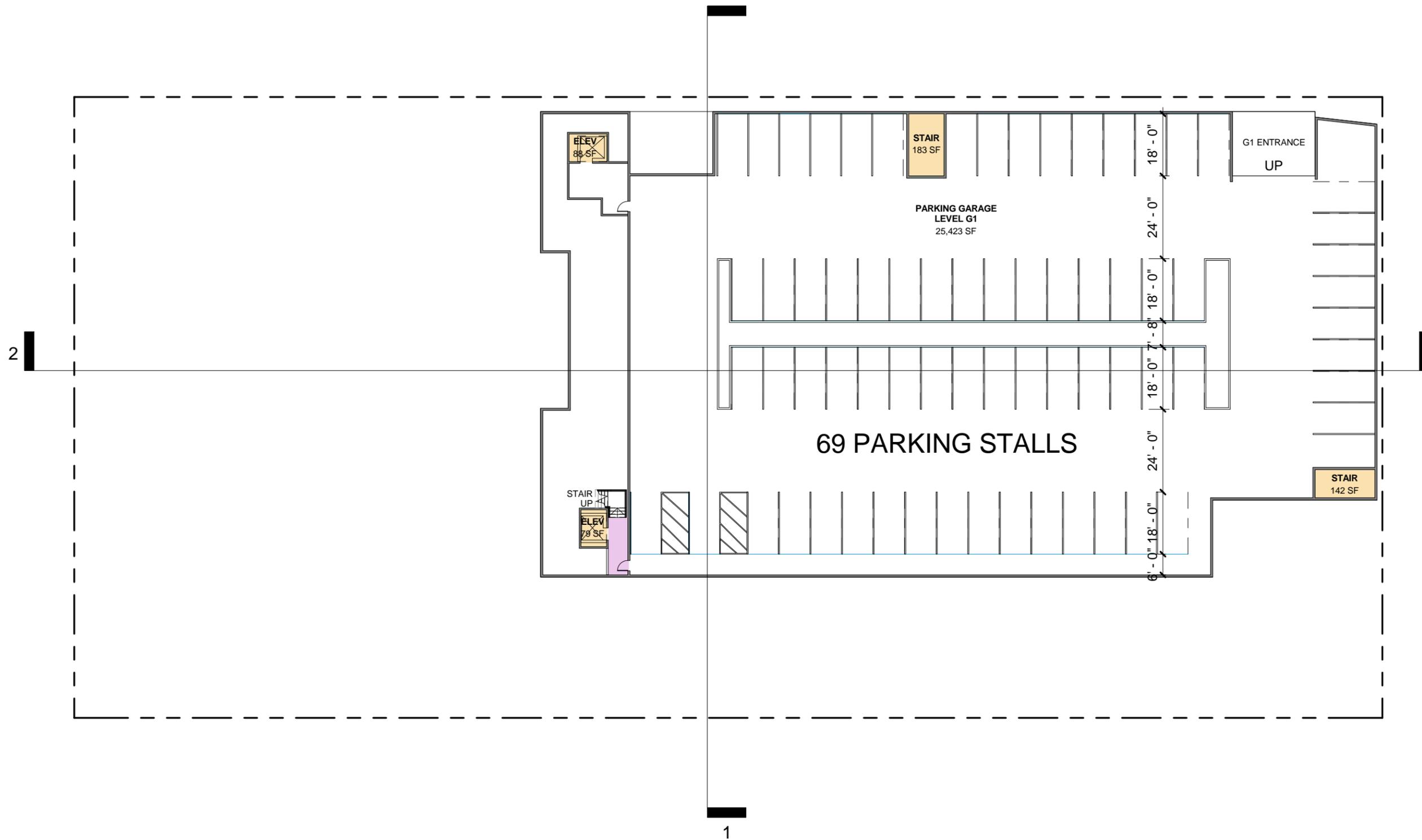


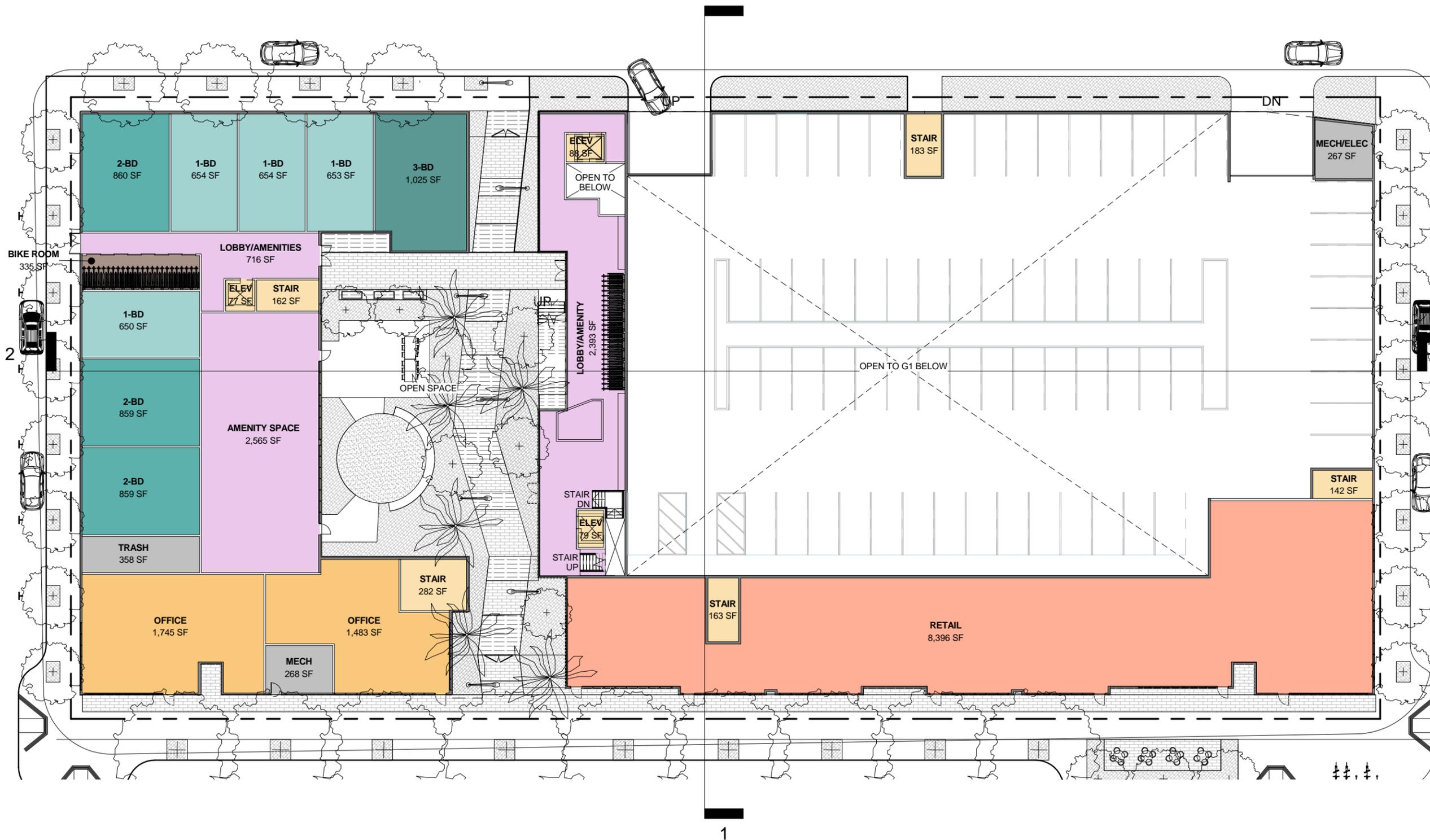
**BIKE & CAR ACCESS DIAGRAM**

1" = 40'-0"

RFQ for the Acquisition  
and Development of the  
Mayfair Parcels

06/02/16





- Legend**
- 1-BD
  - 2-BD
  - 3-BD
  - CIRCULATION
  - AMENITY
  - UTILITY
  - LOBBY
  - OFFICE
  - RETAIL

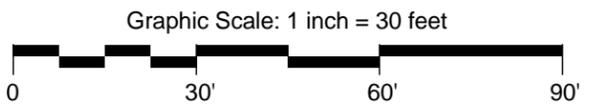


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GROUND FLOOR PLAN

1" = 30'-0"



RFQ for the Acquisition  
and Development of the  
Mayfair Parcels

06/02/2016



- Legend**
- 1-BD
  - 2-BD
  - 3-BD
  - CIRCULATION
  - AMENITY
  - UTILITY
  - GARAGE
  - LOBBY
  - OFFICE
  - RETAIL

① LEVEL G2  
1" = 30'-0"

1

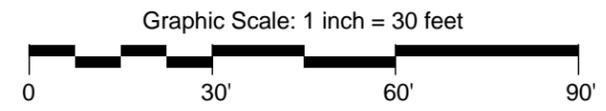


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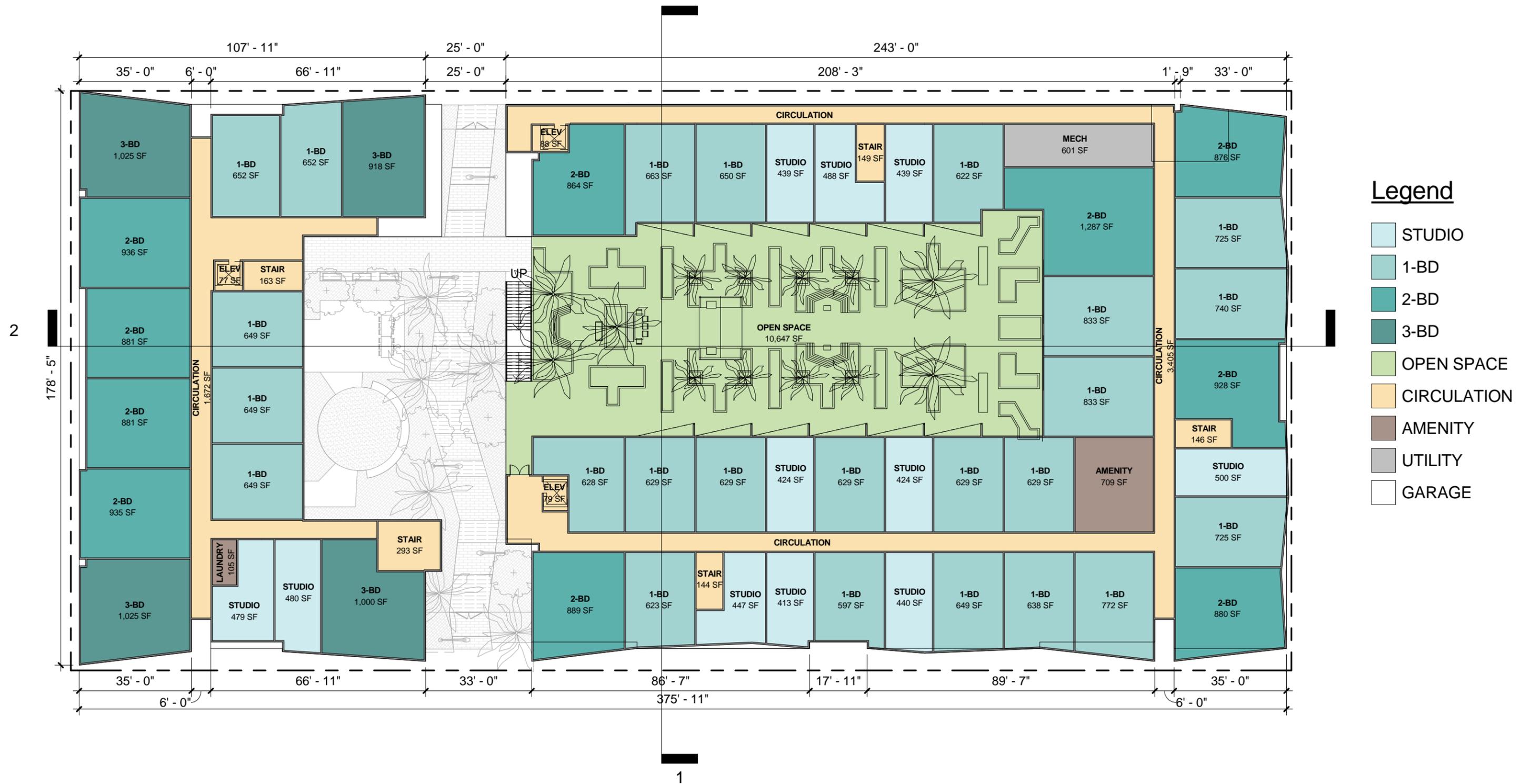
GARAGE LEVEL 2

1" = 30'-0"



RFQ for the Acquisition  
and Development of the  
Mayfair Parcels

06/02/2016

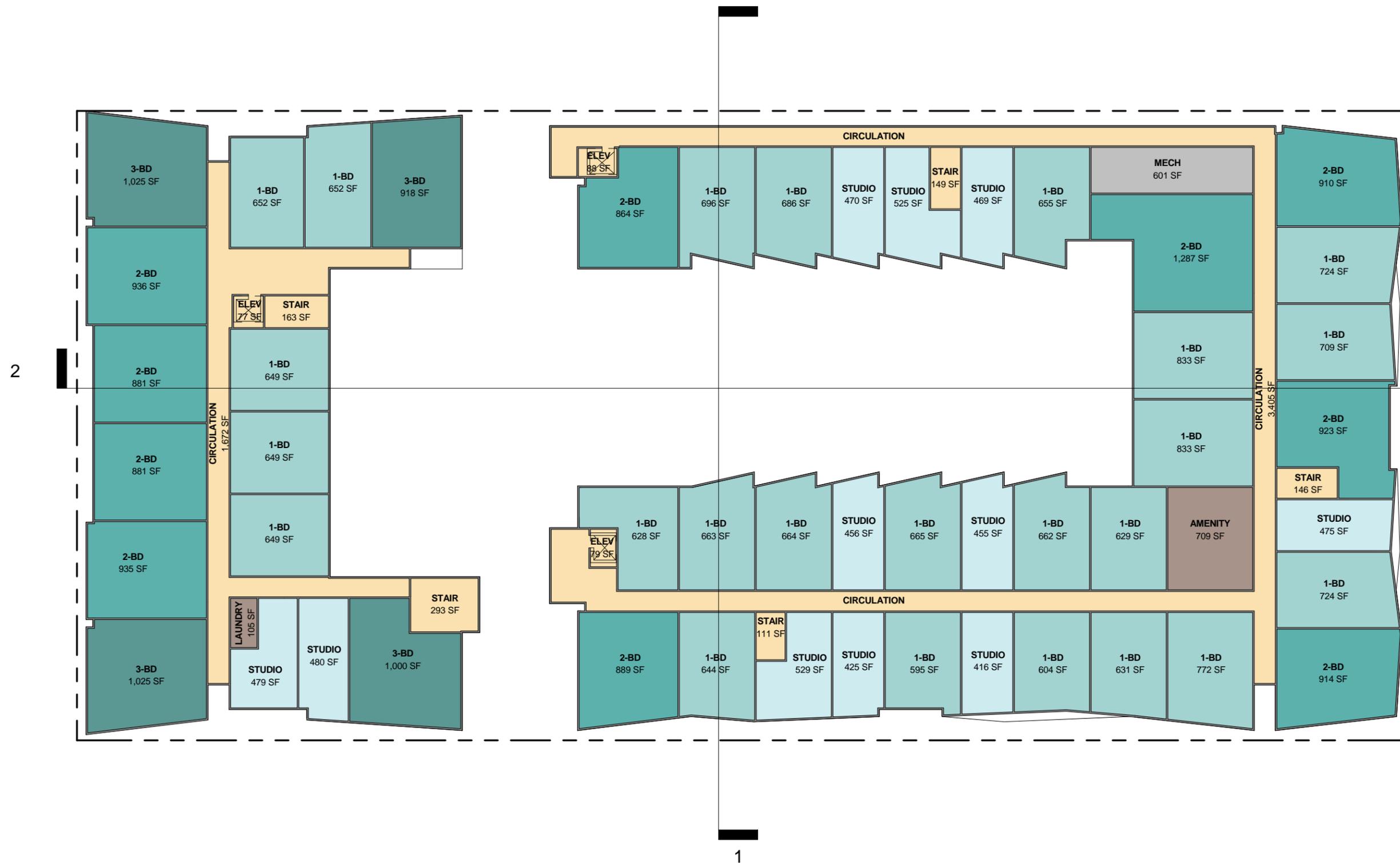


# SHEET NOTES

1. MAXIMUM MODULE LENGTH= 72'
2. MAX HALF-MODULE LENGTH= 34'
3. BALCONIES AND PROJECTIONS ARE INCLUDED IN MOD. LENGTH
4. MAX MODULE WIDTH IS 14'-10"
5. MAX UNIT WIDTH IS 29'-6"

## Legend

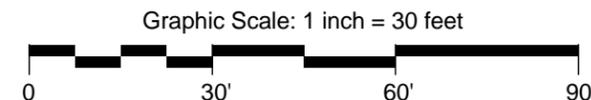
- STUDIO
- 1-BD
- 2-BD
- 3-BD
- CIRCULATION
- AMENITY
- UTILITY



LEVEL 3 PLAN  
As indicated

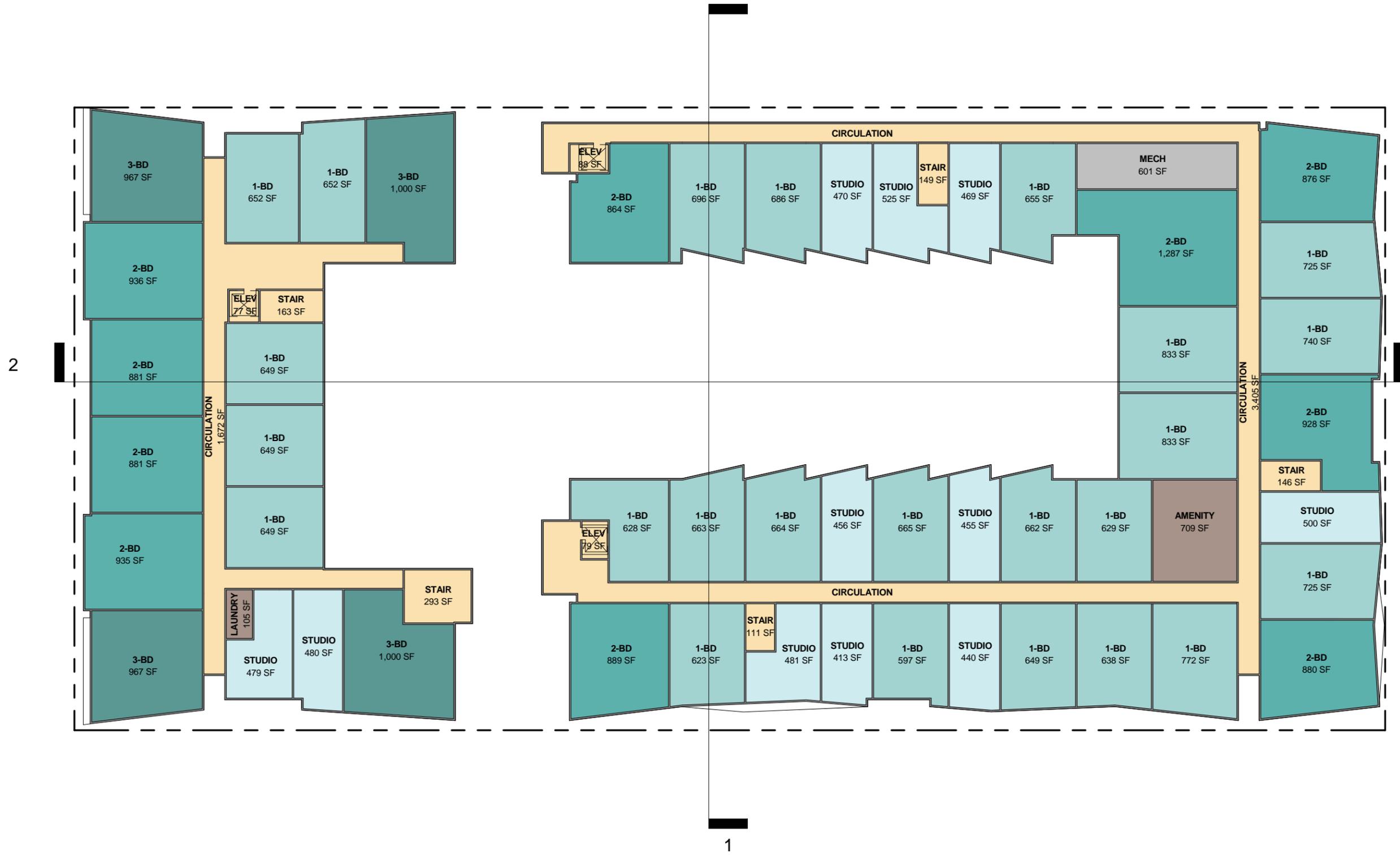


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RFQ for the Acquisition  
and Development of the  
Mayfair Parcels

08/12/2016



**Legend**

- STUDIO
- 1-BD
- 2-BD
- 3-BD
- CIRCULATION
- AMENITY
- UTILITY

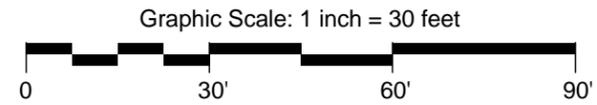


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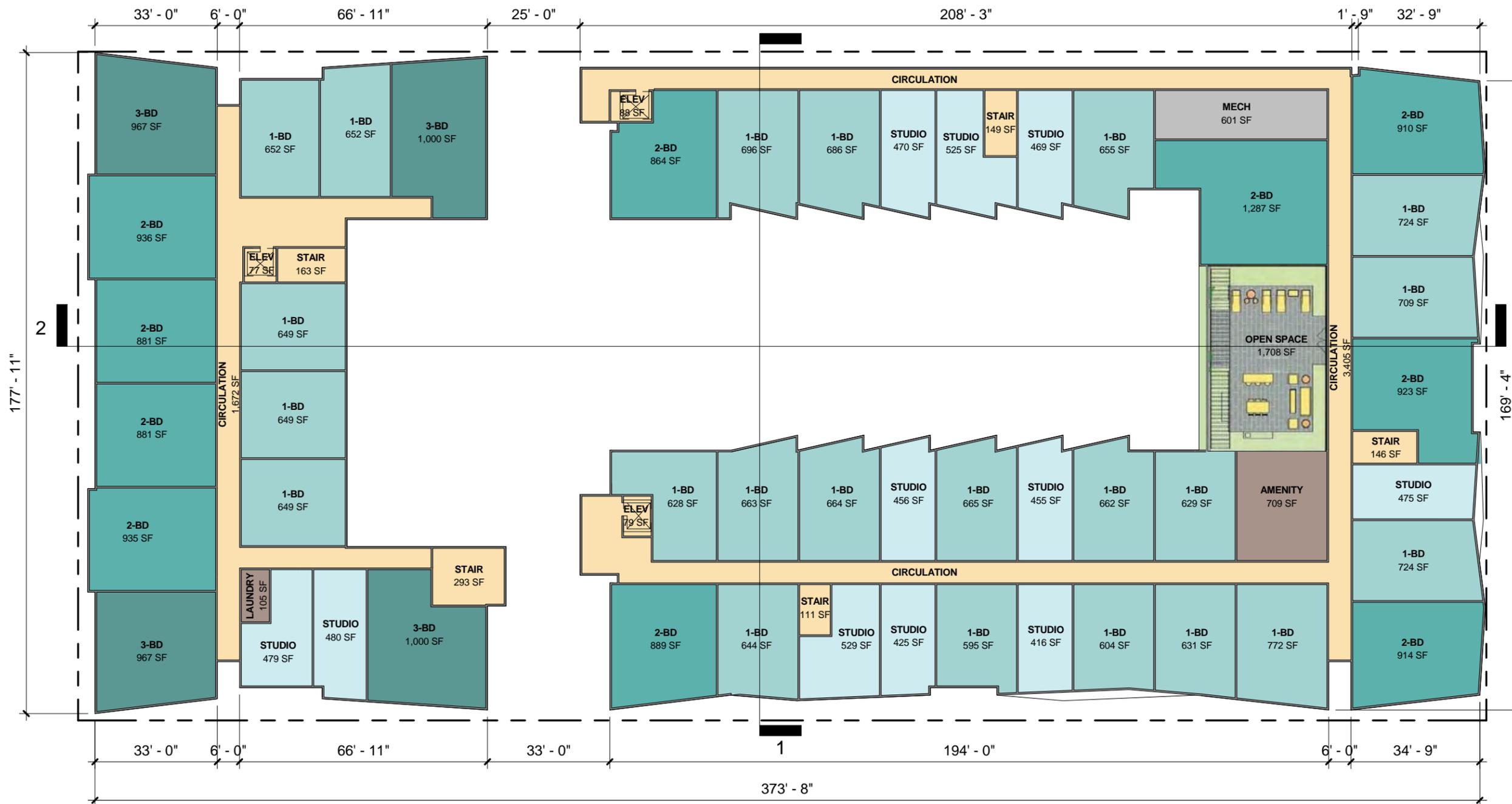
LEVEL 4 PLAN

1" = 30'-0"



RFQ for the Acquisition  
and Development of the  
Mayfair Parcels

06/02/2016



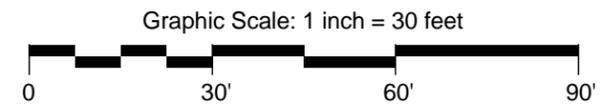
- ### Legend
- STUDIO
  - 1-BD
  - 2-BD
  - 3-BD
  - OPEN SPACE
  - CIRCULATION
  - AMENITY
  - UTILITY



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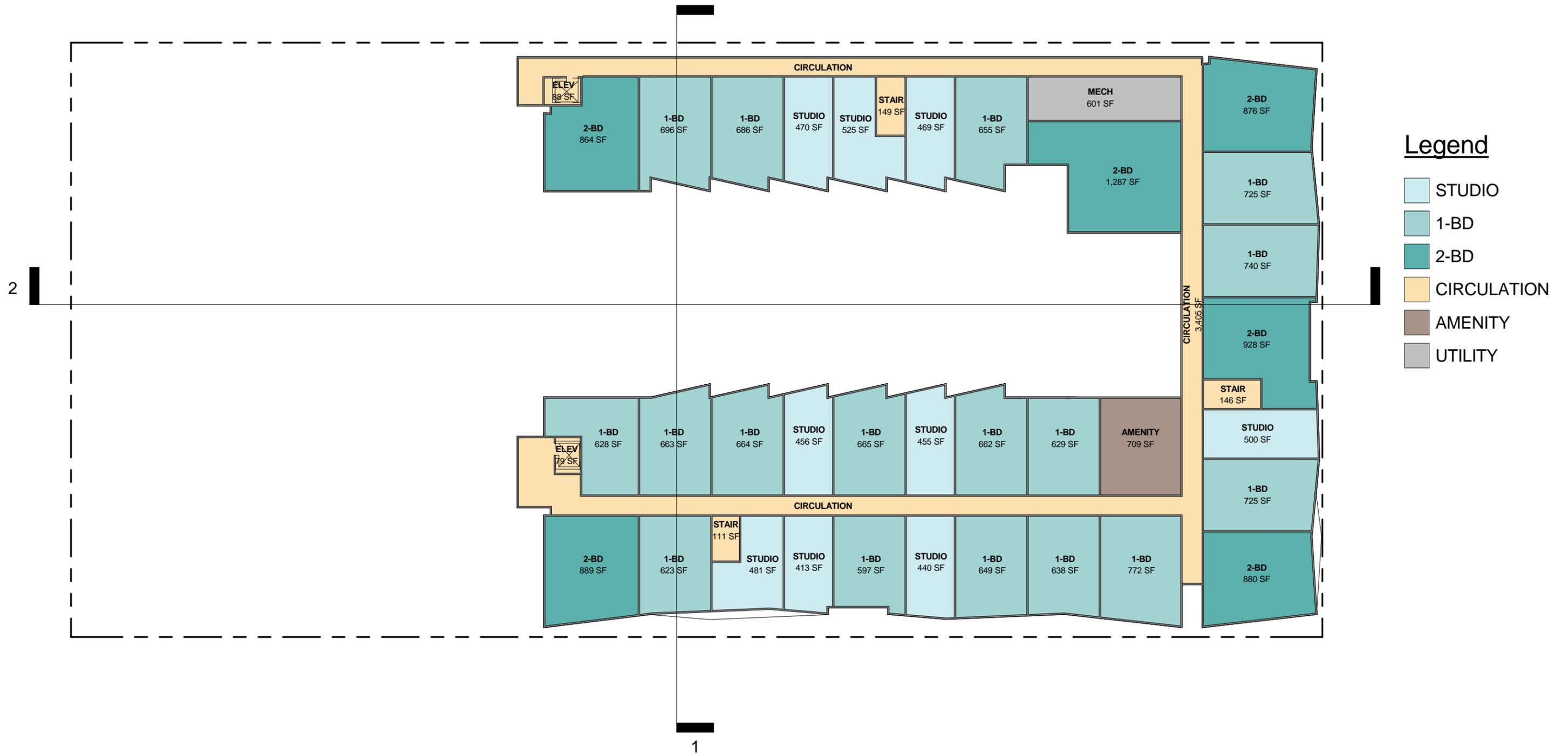


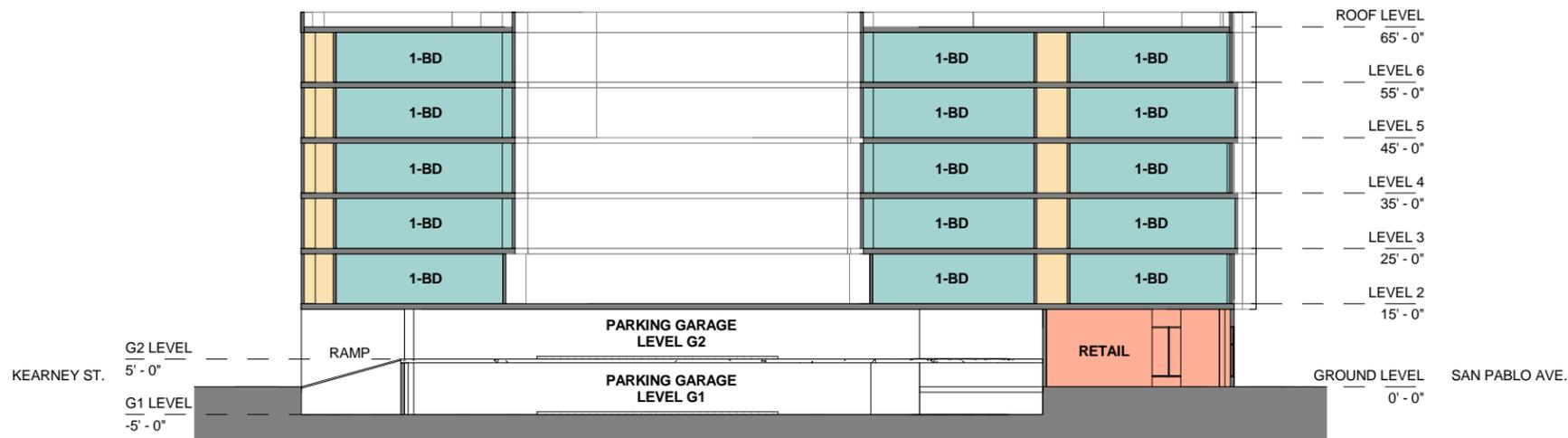
LEVEL 5 PLAN  
1" = 30'-0"



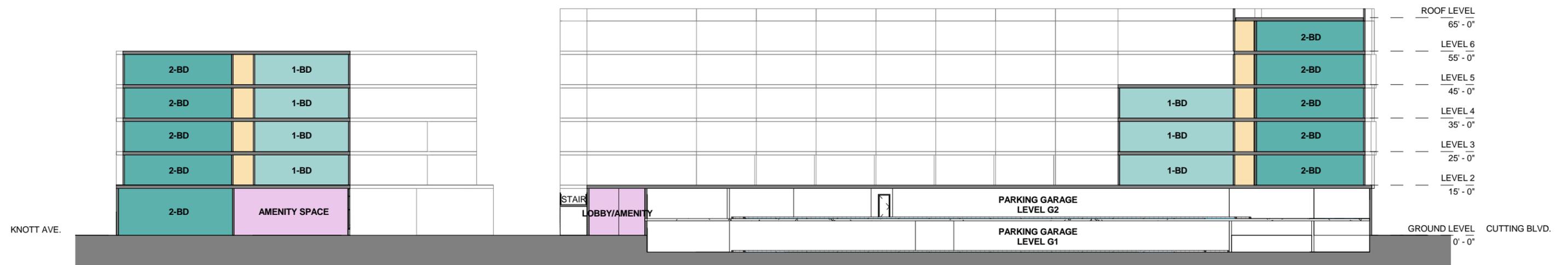
RFQ for the Acquisition  
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Mayfair Parcels

06/02/2016

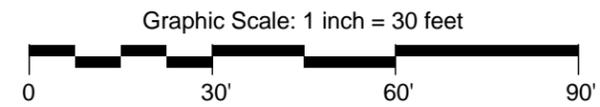




① Section 1  
1" = 30'-0"



② Section 2  
1" = 30'-0"





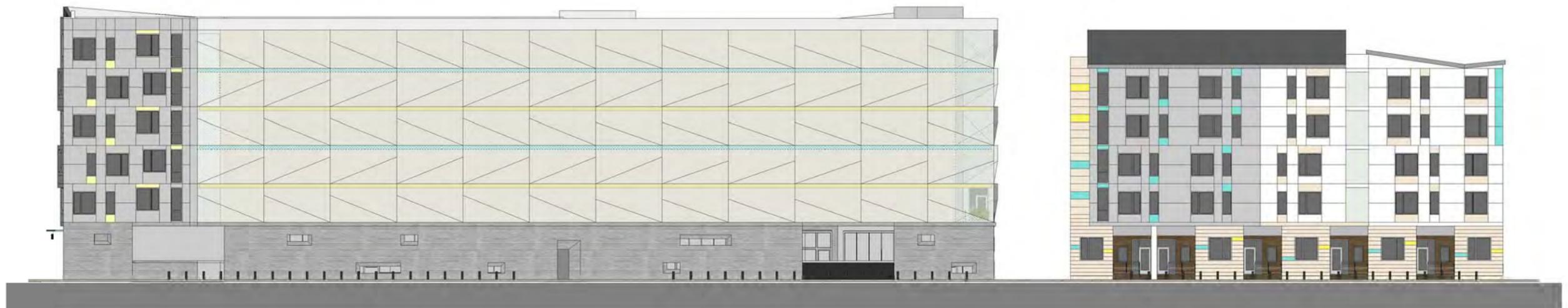
③ EXTERIOR ELEVATION - SOUTH  
1/32" = 1'-0"



④ EXTERIOR ELEVATION - WEST  
1/32" = 1'-0"



① EXTERIOR ELEVATION - NORTH  
1/32" = 1'-0"



② EXTERIOR ELEVATION - EAST  
1/32" = 1'-0"



AERIAL PERSPECTIVE LOOKING SOUTHWEST



PERSPECTIVE FROM SAN PABLO AND CUTTING



RETAIL PERSPECTIVE ALONG SAN PABLO



PERSPECTIVE AT SAN PABLO AND KNOTT



COURTYARD PERSPECTIVE LOOKING EAST TOWARDS THE MEWS



MEWS PERSPECTIVE LOOKING SOUTH

