



Community Development Department

# AGENDA

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

Wednesday, October 5, 2016

7:45 PM

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue

**This Meeting Place Is Wheelchair Accessible**

### Roll Call:

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

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

### 1. Comments from the Public

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

### 2. Board Member and Planning Commissioners Communication/Conflict of Interest Disclosure

This time on the agenda is reserved for Board Members and Planning 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. Pre-Application Study Session – 1711 Eastshore Blvd. (former Orchard Supply Hardware site)

Proponent: Praxis3 and Fifth Wave Auto Group  
Location: 1711 Eastshore Blvd.  
Zoning: TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)  
General Plan: TOHIMU (Transit-Oriented Higher-Intensity Mixed Use)  
Request: Public Study Session to preview a new mixed-use development project not yet formally submitted to the City. The pre-application includes: 315 dwelling units, a 61,900 square foot auto dealer use, 11,750 square feet of ground floor commercial.

### 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](mailto:nibalio@ci.el-cerrito.ca.us)

**4. Staff Communications**

**5. Adjournment**

# MEMO

**Date:** September 27, 2016

**Subject:** **1711 Eastshore Boulevard Mixed Use Development Pre-Application Narrative**

**To:** Margaret Kavanaugh-Lynch,  
Development Services Manager  
Community Development Department  
City of El Cerrito, CA

**From:** Brian Tanner

The proposed development by Fifth Wave Auto Group consists of a mixed-use building that includes apartments, street-level tenant retail, and a street-level Chevrolet dealership. The 3.87 acre site is a triangular parcel situated between Eastshore Boulevard on the east and the Eastshore Freeway (Hwy 80) on the west. The site is located in the TOHIMU transect, and the Eastshore Boulevard frontage is designated as a "Gateway Street" type in the Form Based Code. The proposed Land uses are Multifamily Apartments, Tenant Retail, and Automobile Sales/Service, all of which are permitted uses in the TOHIMU transect (the Automobile Sales/Service use is permitted but requires an administrative use permit). The site is located directly across the street from the El Cerrito del Norte BART station, which has encouraged the design team to develop a quality urban experience for users of multiple transit modes, and as such the required vehicle parking on site has been minimized to incentivize the use of a broad spectrum of transportation options.

The site design seeks to create an urban scale streetscape along the public street frontages, in keeping with the form based code. Therefore, the service aspects of the Chevrolet dealership have been located along the western boundary of the site, abutting the freeway. Vehicular traffic for the dealership is routed along the existing driveway to the north of the site, which prevents dealership traffic from impacting Eastshore Boulevard vehicular traffic, and also creates a better pedestrian environment along the Eastshore Boulevard streetscape. Public vehicular parking and bicycle parking for tenant retail customers and visitors to the apartments is accessed via a new driveway that enters the site from Eastshore Boulevard. The streetscape design incorporates all of the elements associated with the TOHIMU transect and the Gateway Street requirements, including the curbside Amenity Zone, an 8' wide clear sidewalk zone, and 10' wide supplemental zone between the sidewalk and the building.

The building is six stories tall above a single story basement, with a roof line no higher than 65 feet except at the tower elements at the south corner and the northeast corner, which measure 72' tall. The mass of the building has broken down into discrete volumetric forms no more than 300 feet in length, which creates an aggregation of multiple buildings rather than a single superblock. The retail facades include extensive fenestration, with interior ceiling heights ranging from 18 to 20 feet tall. The dealership façade incorporates required elements of Chevrolet's Brand Image design program in a manner that also reinforces the urban retail streetscape concept defined by the Form-based Code. The apartments above are configured around the public street frontages and internal courtyards.

The following is a floor-by-floor description of the building program:

The basement level provides parking for the apartment residents, with elevator access to the residential floors above. A portion of the basement level will also be used for dealership inventory. The residential parking and the inventory are separated, with each side having its own ramp to street level.

The first floor includes the Chevrolet Dealership, Tenant Retail, the Resident Lobby, and public parking for vehicles and bicycles.

The second floor is only a partial story occupying the “core” of the building footprint, which allows the Retail spaces at the perimeter to be double-height spaces with ceiling heights ranging from 18 to 20 feet. The second floor area is used by the dealership for inventory storage. The third story includes residences and amenity spaces for the apartments, including a Club Room, Fitness Center, Business Center, and Meeting Spaces all configured to have access to the courtyard spaces. The northwest corner of this floor will be used for inventory storage by the dealer.

The fourth story matches the third, with the exception that additional apartments are provided in lieu of the amenity spaces.

The fifth and sixth stories consist entirely of apartment units.

With regard to building articulation, certain parts of the building have been articulated in response to views toward this site from the surrounding neighborhood. A vertical “tower” element has been provided at the southern tip of the site and at the northeast corner, the latter facing toward the BART station and one of the primary approaches to the site along Hill St. Also the dealership inventory spaces on the third and fourth stories are clad with glazed curtain wall that faces toward the freeway, creating a highway-scaled “shop window” along the freeway frontage.



**El Cerrito Chevrolet / Mixed-Use Development**

September 27, 2016

**Site Data**  
 Site Address 1711 thru 1755 Eastshore Boulevard  
 Site Area 3.87 Gross Acres (168,577 SF)  
 Transect Classification: TOHIMU  
 Street Frontage Types: Gateway Street (Eastshore Blvd)  
 Land Use Types: Multifamily, Automobile Sales and Service, Tenant Retail

**Building Data**  
 Stories 6 (plus basment)  
 Height 65 ft (Tower Elements are 72' tall)  
 Retail - Dealership 61,900 SF (30 Service Bays)  
 Retail - Tenant 11,750 SF

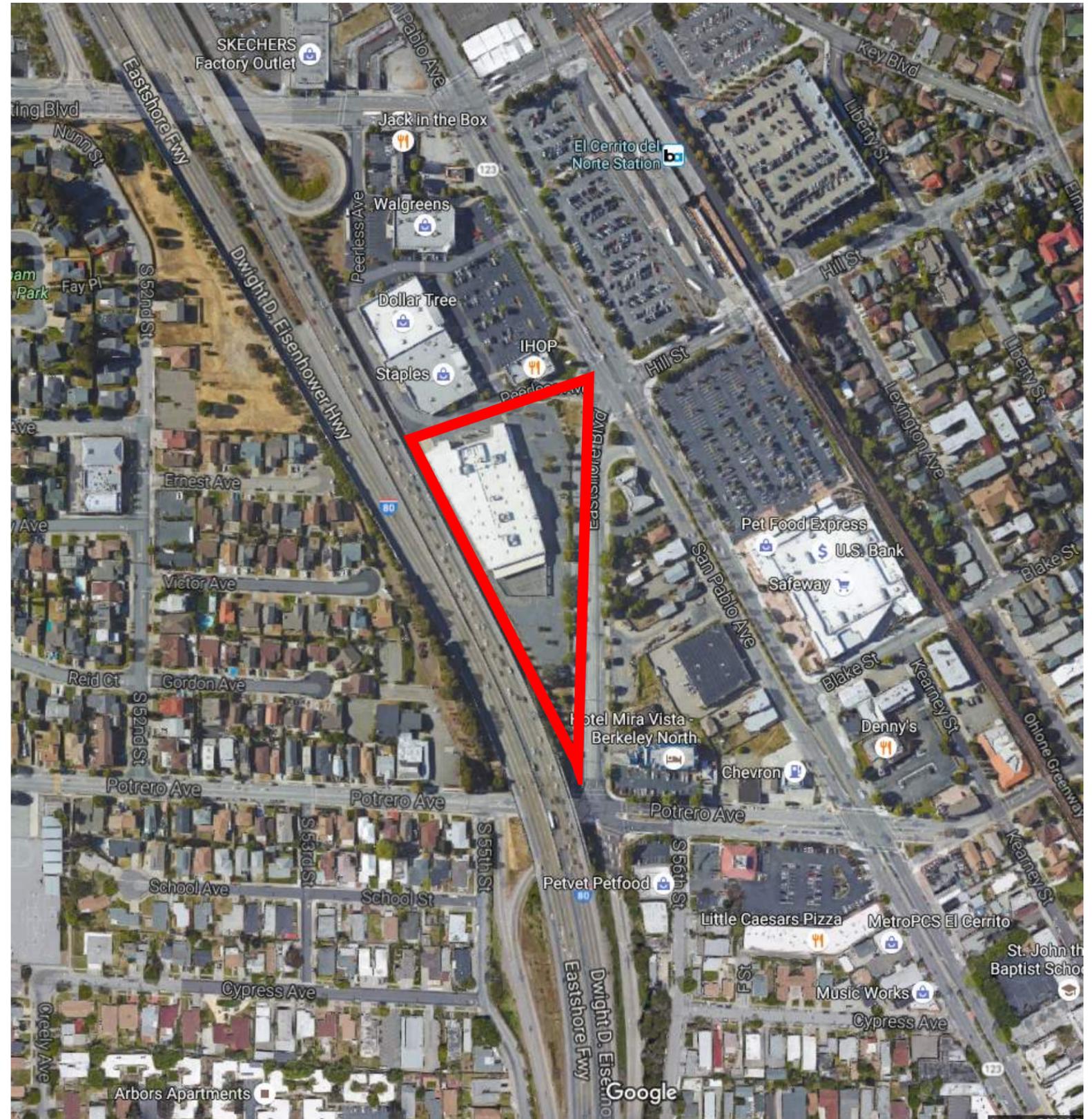
Parking Distribution	Dealer	Retail	Resident	Totals
6th Floor	-	-	-	-
5th Floor	-	-	-	-
4th Floor	88	-	-	88
3rd Floor	88	-	-	88
2nd Floor	172	-	-	172
1st Floor	29	32	-	61
Basement	149	-	156	305
	<b>526</b>	<b>32</b>	<b>156</b>	<b>714</b>

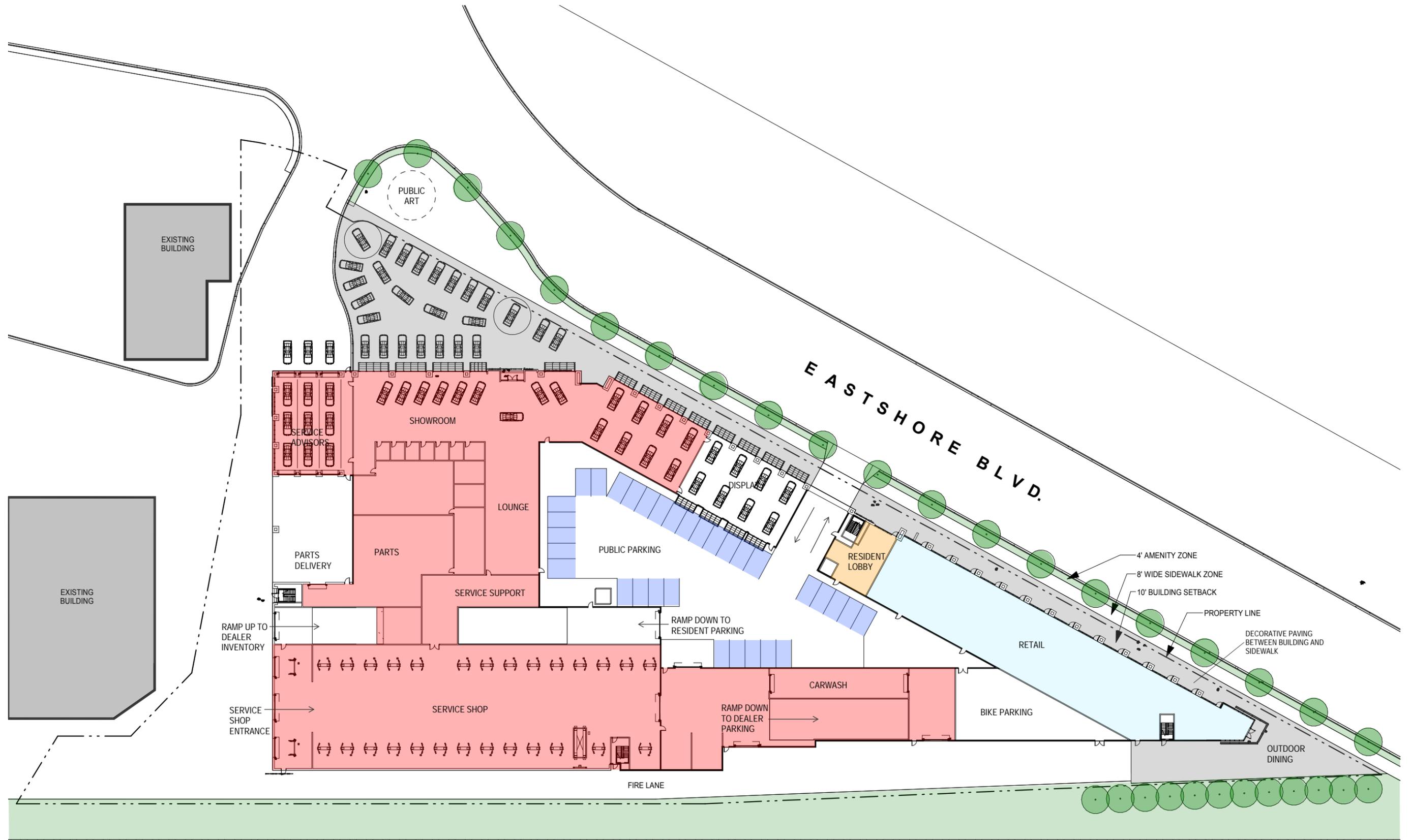
Apartment Unit Mix	SF	Qty	Mix %	SF
Studio	475	72	23%	34,200
1BR	700	173	55%	121,100
2BR	1,000	70	22%	70,000
		<b>315</b>	<b>100%</b>	<b>225,300</b>

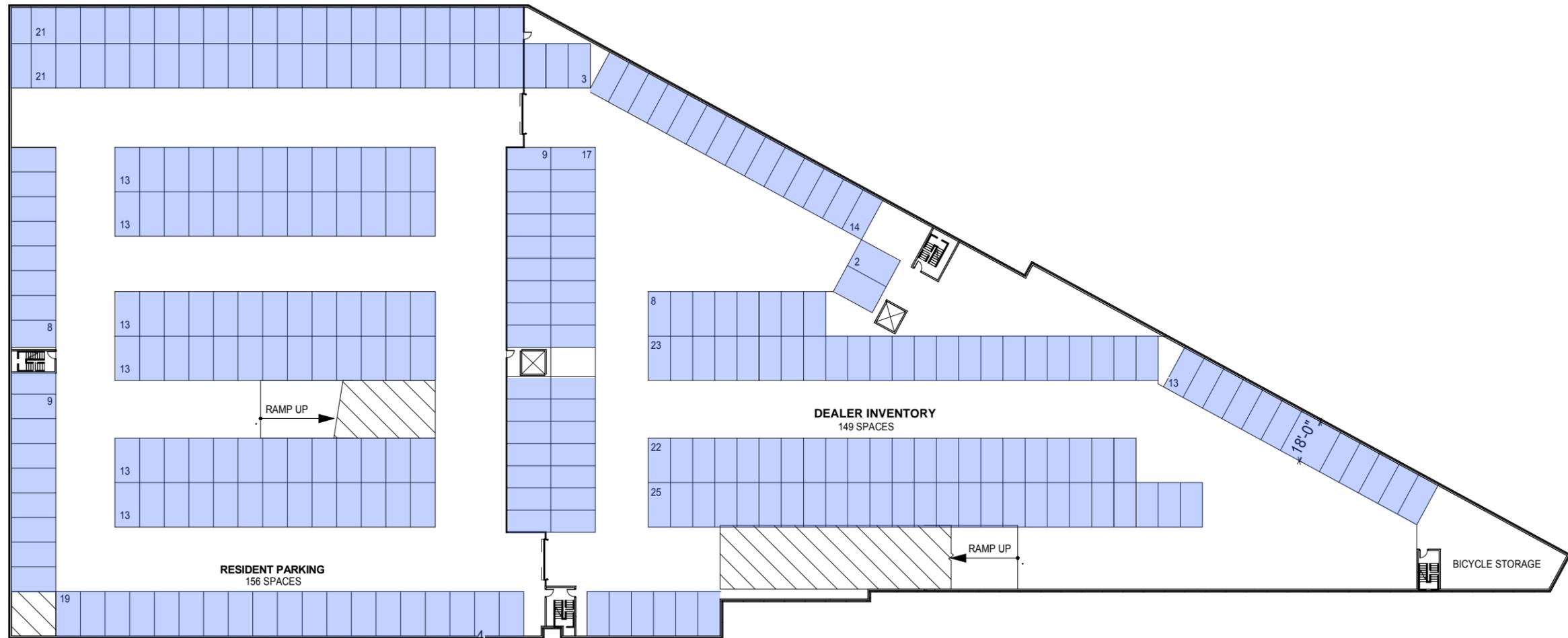
total rentable SF  
 715 avg unit SF  
 0.50 res parking space per unit

Gross SF Distribution	Dealer	Retail	Apts	Amenity	Parking	Totals
6th Floor	-	-	87,313	-	-	87,313
5th Floor	-	-	87,313	-	-	87,313
4th Floor	-	-	66,563	-	27,000	93,563
3rd Floor	-	-	58,963	7,600	27,000	93,563
2nd Floor	-	-	-	-	76,325	76,325
1st Floor	61,900	11,750	2,000	-	30,163	105,813
Basement	-	-	-	-	116,025	116,025
	<b>61,900</b>	<b>11,750</b>	<b>302,152</b>	<b>7,600</b>	<b>276,513</b>	<b>659,915</b>

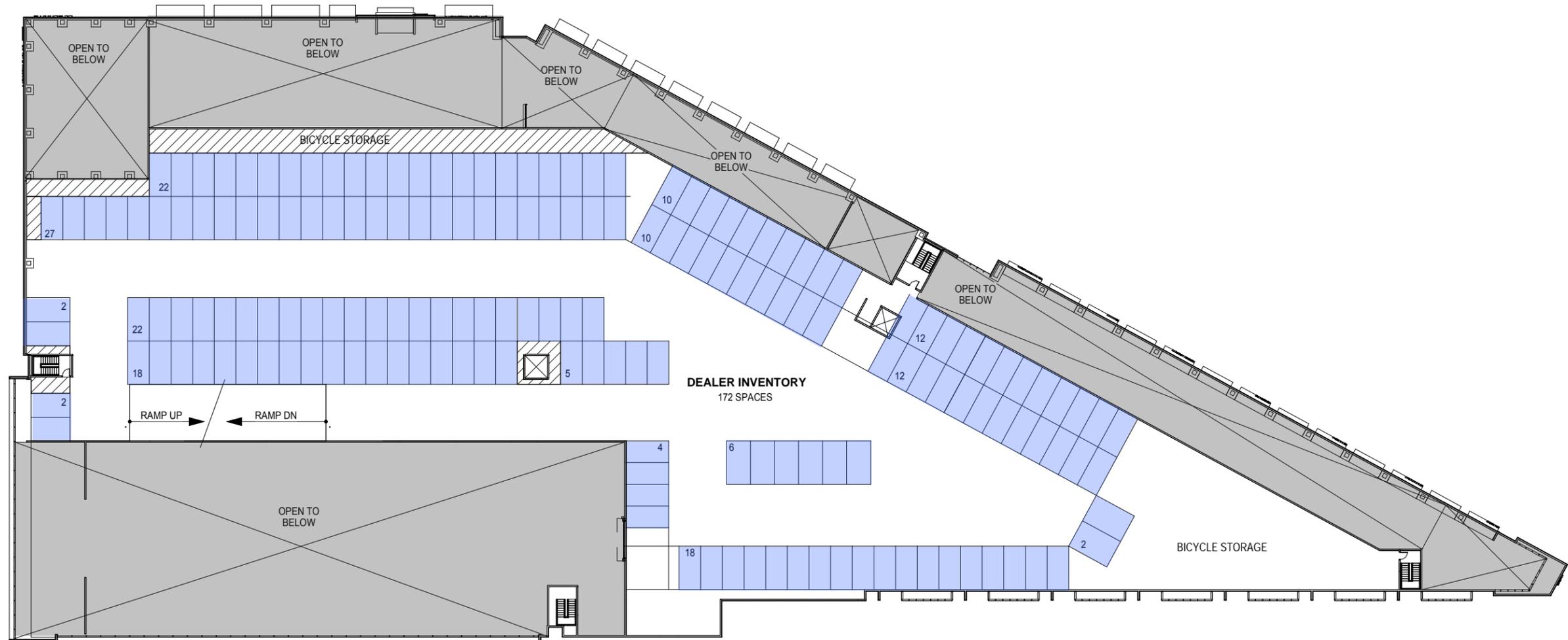
TOHIMU requirements	Required	Actual	Complies?	Comments
Retail Parking	12	11	yes	
Resident Parking/unit	1.0	0.5	yes	
Bike Pkg - Retail - Short term	37	37	yes	
Bike Pkg - Retail - Long term	7	7	yes	
Bike Pkg - Res - Short term	32	32	yes	
Bike Pkg - Res - Long term	315	315	yes	
Open Space - Res - Common/Private	25,200	26,400	yes	resident courtyards + plaza at south end
Open Space - Res - Public	7,744	4000+4800	yes	half of display plaza plus 10' supplemental zone behind sidewalk
Open Space - Retail - Public	1,841	4,000	yes	half of display plaza
Diveway Width	24 ft	24 ft	yes	
Min Ground Floor Ceiling Height	14 ft	18 ft	yes	
Min upper level ceiling height	9 ft	9 ft	yes	
Transparency at Street level	50%	>50%	yes	
Transparency at Upper Levels	25%	>25%	yes	
Shadows	NA	NA	NA	Property does not abut residential district
Amenity Zone Width	4 ft	4 ft	yes	
Sidewalk Pedestrian Zone	8 ft	8 ft	yes	
Building Setback	10 ft	10 ft	yes	
Side and Rear Setbacks	NA	NA	NA	
Max Building Height	65 ft	65 ft	yes	Building goes up to 72' at corner "tower" elements
Max Building length	300 ft	<300 ft	yes	Building facades are broken to present a series of smaller volumes



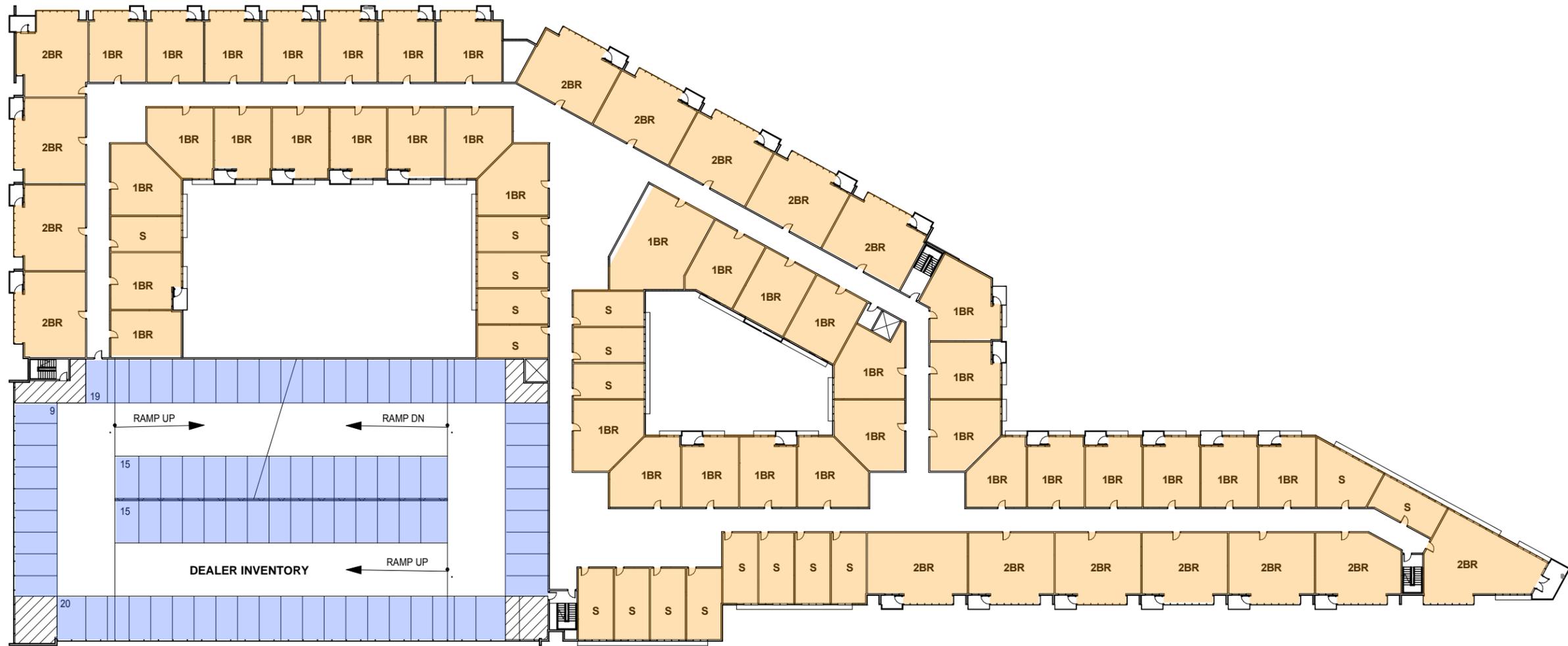


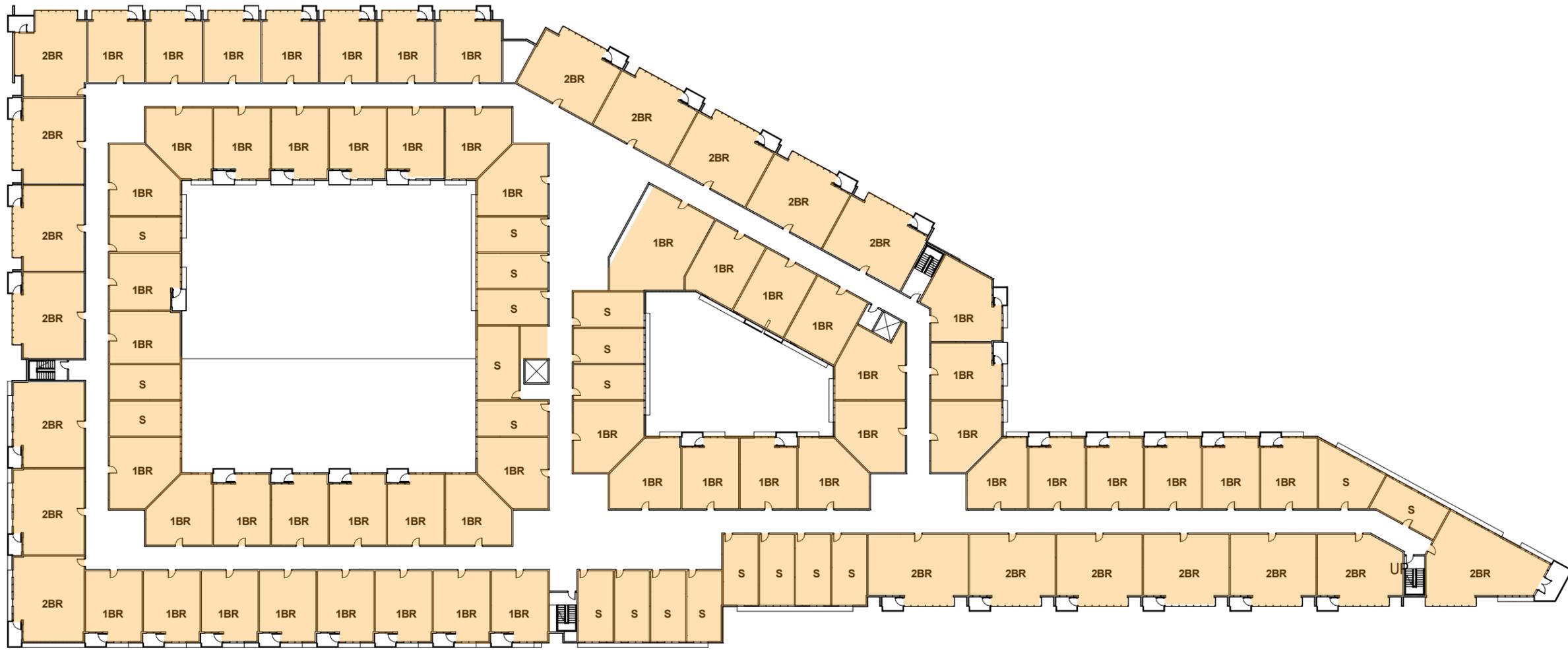


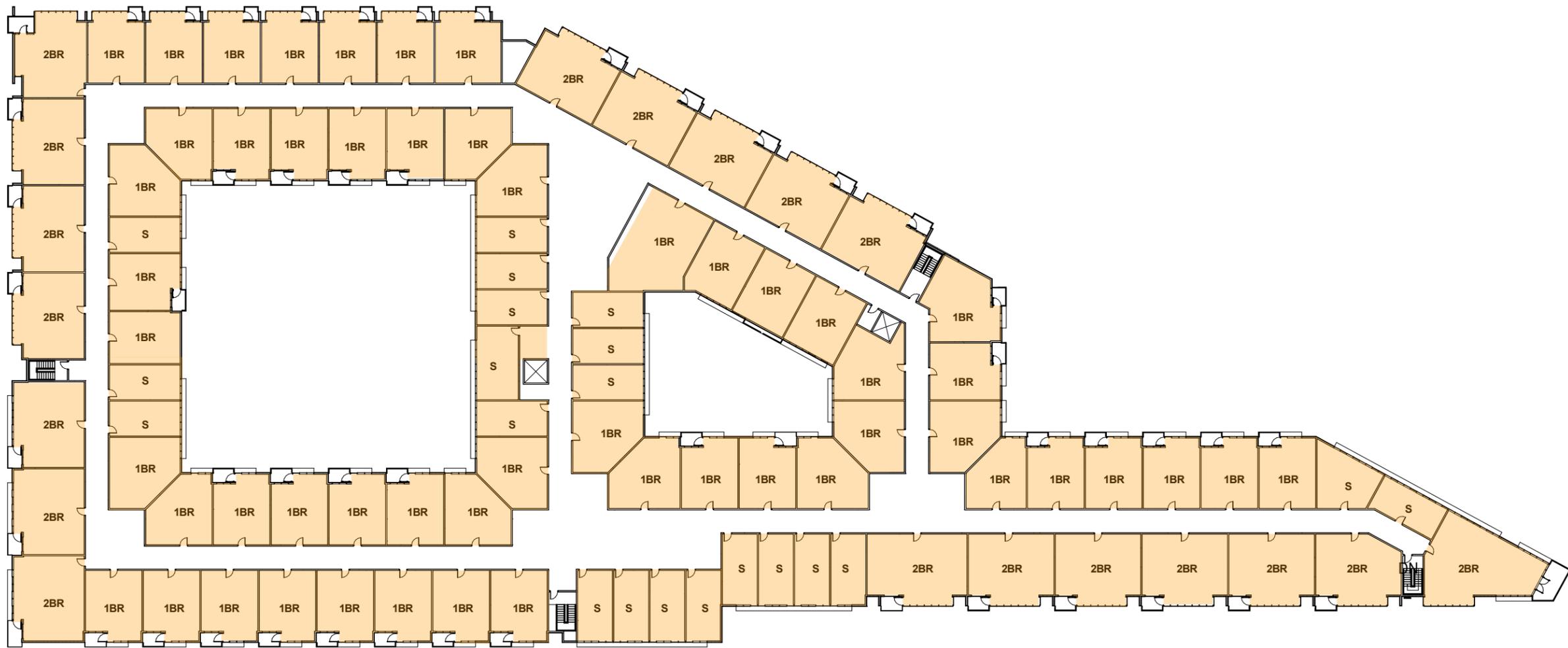














VIEW FROM POTRERO AVENUE LOOKING NORTHWEST



VIEW FROM EASTSHORE BOULEVARD LOOKING NORTHWEST



VIEW FROM HIGHWAY 80 LOOKING SOUTHEAST



VIEW FROM BART STATION LOOKING SOUTHWEST



Northeast Elevation

1" = 40'-0"



Northwest Elevation

1" = 40'-0"



East Elevation

1" = 40'-0"



Southwest Elevation

1" = 40'-0"