



Community Development Department

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, November 2, 2016
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair: John Thompson; Board Members: Carl Groch, Christophe Laverne, Maggie Leighly, 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 October 5, 2016.

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. Public Hearing – El Dorado Townhomes

Application: PL14-0171
Applicant: Urban Community Partners
Location: 5802, 5808 and 5828 El Dorado Street
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Design Review Board consideration of a Design Review application for a 29-unit townhome project on a 36,590 square foot parcel in the RM zoning district (ECMC Chapter 19.38).
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
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5. Staff Communications

6. Adjournment



Community Development Department

MINUTES

OF THE DESIGN REVIEW BOARD

Wednesday, October 5, 2016
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

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

1. Comments from the Public

Laurie Dryer, 1911 Junction – commented that the neighborhood around Del Norte BART will be impacted with regards to traffic due to all the construction of all the new projects.

2. Approval of Minutes

March 2, 2016

Motion: Laverne, 2nd: Groch.

Vote:

Ayes: Groch, Wood, Lavern

Noes: None

Abstain: Thompson

Absent: Leighly

May 4, 2016

Motion: Laverne, 2nd: Groch

Vote:

Ayes: Thompson, Laverne, Groch

Noes: None

Abstain: Wood

Absent: Leighly

July 6, 2016

Motion: Wood, 2nd: Groch

Vote:

Ayes: Thompson, Groch, Wood

Noes: None

Abstain: Laverne

Absent: Leighly

3. Board Member Communication/Conflict of Interest Disclosure

None were reported.

4. Public Hearing – Chin addition

Application: PL16-106
Applicant: Peter Gilbert
Location: 434 and 436 Richmond Avenue
APN: 504-112-023
Zoning: RD (Duplex Residential)
General Plan: Medium-Density Residential
Request: Design Review Board consideration of a Design Review application for a new detached one-car garage.
CEQA: Categorically Exempt, Section 15303, Class 3: New Construction Projects

Senior Planner Noel Ibalio presented the case and answered questions from the Board.

Motion: Thompson, 2nd: Wood.

Vote:

Ayes: Thompson, Wood, Laverne

Noes: Groch

Abstain: None

Absent: Leighly

5. Staff Communications

None reported

6. Adjournment 7:50 p.m.



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DESIGN REVIEW BOARD STAFF REPORT
Meeting Date: November 2, 2016

I. SUBJECT

Application: PL14-0171
Applicant: Urban Community Partners
Location: 5802, 5808 and 5828 El Dorado Street
APN: 510-037-001, -002, -027, and -028
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Design Review Board Final Design Review of a proposal to construct 29 townhomes and three accessory units in three separate buildings.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

II. BACKGROUND

On October 7, 2015, the Design Review Board considered the project under Preliminary Conceptual Review. The consensus of the comments received from the Boardmembers at that time was generally negative. The architecture was described as “suburban and uninspiring” and “uninteresting”. The overall massing and continuous flat roofs of all three buildings were noted as concerns as well as the lack of true architectural features. The landscaping was described as “lacking cohesion”. There was a request to see more landscaping overall, with a specific note for more woody shrubs and perhaps deciduous trees along the public street elevations, all with a purpose of creating a unified and contemporary theme. It was also noted that there was a need for additional plants to serve as a screen to help buffer the middle building from the neighboring buildings on each side.

On May 18, 2016, the Planning Commission held a public hearing to consider a recommendation on the Tentative Subdivision Map for the El Dorado Townhomes project. The Commission recommended approval of the Tentative Subdivision Map to the City Council.

On July 19, 2016, the City Council conducted a public hearing on the item. At this meeting, the Council voiced several concerns regarding the project as originally proposed. The Council continued the item to the September 20, 2016 meeting to allow the applicant an opportunity to address their concerns.

On September 20, 2016 City Council reopened the hearing and the applicant presented several changes to the project. The applicant added two accessible one-bedroom units to the ground-floor along Avila Street. These units are shown as floorplan ‘C’ on the revised plans. In order to allow space for these new units, the applicant reduced the parking of four of the ‘A’ units. These units now feature one-car

garages and have been relabeled as ‘D’ units to distinguish the new floorplan. Additionally, the applicant also added accessible Accessory Living Units to the ground floor of each of the ‘B’ units.

The City Council approved the Tentative Subdivision Map for the project at the September 20th meeting. Because the Council requested that the applicant add units to the project, the proposed project now contained fewer parking spaces than required by the Zoning Ordinance. The City Council, therefore, adopted a condition of approval requiring the applicant to return to the Planning Commission to seek approval of a parking reduction.

On October 19, 2016 the Planning Commission held a public hearing to consider a reduction of nine required off-street parking spaces for the project. The action was approved unanimously.

III. DISCUSSION

Project Description

The applicant is proposing to construct 29 townhomes and three accessory units in three separate buildings. The townhomes are proposed to be clustered into 3 buildings. One building will face El Dorado Street, one building will face Avila Street and one building will be internal to the project. The buildings will be served by two private driveways. One driveway will be accessed from Avila Street and the other from Santa Clara Street.

The site will also feature a small landscaped common area adjacent to Central Park. This area will also serve as required storm water treatment during rainy periods. In addition to this common open space, many units will include private open space in the form of upper level balconies and/or ground level fenced yards. The private open space areas will be maintained by the unit owners, while the common open space, private drives and the exteriors of the townhome buildings will be maintained by a Homeowners Association.

The unit mix consists of:

Unit Type	Unit Count	Number Of Bedrooms/Bathrooms
A	20	3/3
B	3	4/3
C	2	1/1
D	4	3/3
Accessory Living Unit (Part of ‘B’ Units)	3	Studio/1

Development Standards

The project is located in the Multi-Family Residential (RM) Zone and the High-Density Residential General Plan designation. As noted below, the project meets or exceeds the development standards required in the RM zone. Pursuant to Section 19.06.030 El Cerrito Municipal Code, outlined below are the development standards for this project:

	Required	Proposed	Comment
Maximum Density	35 du/ac	34.5 du/ac	The project includes 29 units on 0.84 acres plus 3 accessory units, for a total of 33 dwelling units. Accessory units do not count towards density.
Maximum Lot Coverage	60% for lots less than 30% slope	47.6%	
Maximum Height	35 ft.	35 ft.	

Setbacks

Front	10 ft.	10 ft.	
Sides	5 ft.; 10 ft. for portions of buildings taller than 25 ft.	10 ft.	All buildings would be 35 ft. in height therefore 10 ft. is required in all locations.
Rear	15 ft.	Over 45 ft.	Only a small portion of the project adjacent to Central Park and an adjacent parcel would be classified as a rear property line.
Parking Setback	20 ft.	Over 20 ft.	All parking will be located on internal private streets.

	Required	Proposed	Comment
Parking and Access			
Number of Curb Cuts	1 per lot for sites less than 1 acre	2 total	3 residential lots are proposed as well as two parcels for private drives and one for open space/bio retention, for a total of 6 lots.
Vehicle Parking	50 spaces total with parking reduction and Conditional Use Permit	50 spaces total with parking reduction and Conditional Use Permit	Parking reduction of 6 parking spaces for 29 townhome condominium units and a Conditional Use Permit to allow an exception to the requirement for 1 parking space for each of 3 second units was granted on October 19, 2016
Bicycle Parking	Long Term: 1 space per 4 units (8 total) Short Term: 2 spaces minimum	27 long term spaces, 1 in each garage space and 2 short term spaces	Each unit (each plan except Plan 'C') contains space in the garage that is not required for automobile parking that can accommodate long-term bike parking.

Landscape/Open Space

Maximum paving on street facing yard	50%	<50%	
Minimum site area that must be devoted to landscaping	15% of the site	18%	6,587 square feet of the site will be landscaped
Minimum requirements for common open space	150 sq. ft./unit minus private open space provided in excess of requirement	1,191 sq.ft.	Required common open space = (29 units x 150 sq.ft.) – 3,250 sq.ft. of excess private open space : 1,100sq.ft

	Required	Proposed	Comment
Minimum requirements for private open space	80% of units must be provided with private open space. Min 100 sq. ft. for ground level spaces and 50 sq. ft. for above ground level spaces	83% of units have private open space. 3,250 sq. ft. of private open space provided in excess of requirement.	80% of units (23 units) must provide a minimum of 50 sq. ft. of private open space (1,150 sq. ft. total).

Architecture

The proposed architectural elevations are shown on pages 22-24 of the plan set with additional information as to finishes, materials and fixtures found on pages 28-30. A material sample board will be presented at the hearing.

As noted earlier in the report, the project consists of three buildings. Building #1 faces Avila Street, Building #2 is in the interior of the project site and Building #3 faces El Dorado Street. The architectural features of each building are basically identical. The ground floors of the buildings that face on to Avila Street and El Dorado Street all feature pedestrian paths with entries into the dwellings with vehicular access tucked to the rear of the buildings. The middle building, (#2) has its pedestrian entry off of the interior drive on the north of half of the site with a path of travel that connects to a walkway that runs along the eastern property line.

The architecture has been updated to a more contemporary nature and a number of architectural features have been added including step backs and pop-outs in a repeating pattern. The rooflines too are a mix of pop-outs with shed roof lines, in contrast with the flat roof lines on the remainder roof area. Finally, a unifying color palette has also been included that utilizes modern colors and textures. A narrative of the revised architecture is listed below.

The ground floors of all three buildings primarily finished with a cement plaster base in a brick red (Benjamin Moore, Pumice Stone) color and either a metal man door and roll-up garage doors finished with a wood composite or brown (Benjamin Moore, Deep River) metal entry doors with silver vinyl windows, (Milgard, Montecito). Horizontal accent bands delineate the ground floor with a painted wood fascia, (Benjamin Moore, Sterling Silver). This color is also found repeated on the railings and trim throughout the project.

The upper floors of all three buildings vary a bit depending on the elevation. On the elevations with roll-up garage doors, they are primarily finished with horizontal composite siding made of a synthetic polymer in a medium wood tone, (Trugrain Resyta, Java Teak). For accent, there is a two story pop-out element finished with white cement plaster siding, (Benjamin Moore, White Winged Dove). These elements top out three feet above the roof of the main part of the buildings and two feet out from the main façade.

On elevations without the garage doors, the second and third floor balconies are introduced using perforated metal panels as railing. The second floor balconies all step out over the first floor by five and one half feet, while the third floor balconies are set out by seven and one half feet, creating visual

interest. The pop-out colors seen on the other elevations are also present on these facades, as well, but due to the step outs, the second story is more muted and the third story pop-out is more pronounced. Where the third story contains a master bedroom, a shed roof element has been added, using composition shingles (GAF Timberline Natural Shadow Shingles, Artic White).

Landscape

The landscape and irrigation plans are located on pages 8-10 of the plan set. The plant palette has been refined upon recommendation of the Board, although staff supports additional discussion from the Board as appropriate to identify the type of shrubs that the Boardmembers would prefer from the possible list. The plant key/plan does not clearly identify which of the 25 shrubs listed will be used as well as their specific location.

Staff notes that a mix of deciduous trees (Japanese Maples) and evergreen trees (Tibouchina) have been added along the patio areas of each unit to allow more light in the winter and some year round privacy. Additional trees (Dwarf Southern Magnolia and Water Gum) have been added for screening purposes along the east side of the site and as part of the open space area to provide privacy to and from adjacent residential uses.

In addition, in response to the Board's preliminary comments, additional landscaping area has been added in front of Building 2. Each unit in Building 2 now features a similarly sized landscaped patio area.

In terms of hardscape, the project includes a small seating area in the interior of the site. This area will include a pebble path and bench seating. Concrete walks occur throughout the site allowing pedestrian access through and around the project. A color- treated concrete walkway is located immediately adjacent to the driveway on Avila Street to allow a clear demarcation for all users of the entry way. New tubular steel metal fencing is proposed along the western edge of the site, delineating the boundary with Central Park. A vertical post redwood fence is proposed along the eastern side of the property and 42 inch horizontal wood fences are proposed for the front yards of the patios. Staff suggests that the vertical post redwood fence be substituted for the horizontal wood fence to simplify the aesthetic lines.

Consistency with the General Plan

The proposed project is consistent with the vision outlined in the General Plan. The project will implement the following General Plan policies:

LU1.3 Quality of Development. Ensure that all multi-family or mixed-use development in residential areas addresses compatibility and quality of life issues.

The architectural design of the project has been revised pursuant to the Design Review Board's previous comments. The revised design aesthetic is compatible with the surrounding neighborhood and will provide a positive visual image.

CD1.1 Neighborhood Character. Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding use.

The project conforms with all required development standards, including height limits. The proposed multi-family residential use and the overall design of the project are consistent with the surrounding residential neighborhood.

CD1.3 High-Quality Design. Encourage higher-quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

The project is using high quality materials including TruGrain “Resysta” composite siding and Milgard “Montecito” vinyl windows which are made of durable materials. The composite siding is composed of synthetic polymer that can withstand weather conditions found in El Cerrito. Milgard “Montecito” model vinyl windows have a slim profile frame providing a clean, modern detail, consistent with the architecture. The windows are recessed from the building face to create shadow lines.

CD1.9 Building Design. A variety of attractive images will be achieved by encouraging a variety of building styles and designs, within a unifying context of consistent “pedestrian” scale along streets and compatibility among neighboring land uses.

The project will add new multi-family housing next to surrounding residential uses. It’s contemporary architecture with articulated facades will add an attractive image to an already diverse neighborhood architectural theme. It also adds window openings, patios and landscape along the street, continuing the consistent pedestrian-scaled streetscape.

CD2.1 Street Frontages. Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians. Require buildings in development centers and neighborhood commercial centers along San Pablo Avenue to be directly abutting sidewalks, with window openings and entries along the pedestrian frontage.

The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.

CD2.7 Accessible Design. Site and building design must meet basic accessibility needs of the community and not be exclusively oriented to those who arrive by car.

The project will feature two fully accessible units and three additional fully accessible accessory living units. In addition, all other units are designed to have stair-lifts as an optional feature available to home buyers.

The project’s location, in close proximity to public transportation, provide important transportation options for residents and visitors of the project.

CD3.3 Site Landscaping. Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas.

Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette has been selected appropriately for El Cerrito’s climate and the characteristics of the site. The project has

been revised to respond to the Design Review Board's preliminary comments regarding landscape design. In addition, the project features a landscaped common area, which also serves as a bio-filtration area during wet periods. The plants in this area have been selected appropriately.

CD4.2 Building Articulation. Ensure that buildings are well articulated. Avoid large unarticulated shapes in building design. Ensure that building designs include varied building facades, rooflines, and building heights to create more interesting and differentiated building forms and shapes. Encourage human scale detail in architectural design. Do not allow unarticulated blank walls or unbroken series of garage doors on the facades of buildings facing the street or the Ohlone Greenway.

The building façade is articulated with architectural pop-outs and recesses. These features are appropriately appointed with various exterior materials. The roofline has been revised to address the Design Review Board's preliminary comments. Garage doors in the project are appropriately broken with front entry doors and material changes.

CD5.1 Design Review Process. Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

The project requires approval by the Design Review Board.

Environmental Review

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 Class 32 – Infill Development Projects, the project is exempt from review under CEQA.

Section 15332 of the CEQA Guidelines establishes following conditions for in-fill projects which are exempt from CEQA review:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

As discussed above, the project is consistent with the General Plan and the RM zoning district.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is within the City of El Cerrito and the site is 0.84 acres.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The San Pablo Avenue Specific Plan EIR did not identify any “candidate, sensitive, or special- status species” with habitat in the San Pablo Avenue Specific Plan Area. While the site is not within the San Pablo Avenue Specific Plan Area, the site sits about 150 feet from the plan area. The site has been extensively disturbed by past development and no longer provides suitable habitat for any special-status animal or plant species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The applicant commissioned traffic analysis, a Noise Impact Assessment, an Air Quality Impact Assessment, a Water Quality Impact Assessment, and a Stormwater Control Plan. These studies are included as Attachments 4-9 of the May 18, 2016 staff report and available for review on the city website, here: <http://www.el-cerrito.org/ArchiveCenter/ViewFile/Item/2651>.

The studies concluded that the project would not have any significant effects in these areas. The addition of seven new vehicles to the project provides negligible additional traffic trips to the traffic analysis (within the standard of error for the existing study) and does not change the conclusions of the original analysis.

(e) The site can be adequately served by all required utilities and public services.

The site is currently served by all utilities. Pursuant to the requirements of the Stege Sanitary District, the applicant has prepared a sewer capacity study which shows that existing sewers have capacity to serve the project.

Findings

Pursuant to Section 19.38.060 - final design review findings and criteria of the Zoning Ordinance, the Design Review Board must make the following findings in order to approve the project:

1. The applicable standards and requirements of this Zoning Ordinance;

The project meet the requirements of the Zoning Ordinance, specifically Section 19.06.030 Development Standards. This includes the general development standards in terms of height, setbacks, parking and open space.

2. The design policies of the General Plan and specific plans adopted by City Council;

The design is consistent with the General Plan policies that influence design, specifically, LI.1 Quality of Development, CD 1.1 Neighborhood Character, CD 1.3 High Quality Design, CD1.9 Building Design, CD 2.1 Street Frontages, CD2.7 Accessible Design, CD3.3 Site Landscaping, CD4.3 Building Articulation and CD 5.1 Design Review Process.

3. Any applicable design guidelines adopted by the City Council;

There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

4. The design review criteria set forth in the following subsection;

The project is in keeping with the design review criteria as outlined below (Section 19.38.060 of the El Cerrito Municipal Code).

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

The project has received all required Planning Commission and City Council approval. No additional Zoning Administrator approval is needed.

6. Any other relevant policies or regulations of the City.

No other City policies apply to this project.

Pursuant to Section 19.038.060 B. - Design Review Criteria:

When conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval.

- a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project provides an attractive and comfortable environment for all because the buildings have a clean, contemporary design. Landscaping will be a prominent design feature along the street frontage. The project design provides the tenants many amenities including; private and common open space areas; including private landscaped yards and a landscaped common area.

- b. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

- c. The project has been designed with consideration of neighboring development.

Surrounding structures include both single family and multi-family housing. The structures are one, two and three stories high and are typically mid-century in design. The massing of the proposed project is consistent with the prevailing three stories in the neighborhood with similar front, side and rear setbacks.

- d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The proposed contemporary design aesthetic will add visual interest and architectural variety to the surrounding area. The buildings will be well-articulated. The El Cerrito Plaza Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a half of a mile away from the project, making it an ideal walking or biking distance to mass transit.

- e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.

- f. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.

- g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having significant public views and vistas from public streets.

- h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette incorporates drought- tolerant plants and has been selected appropriately for El Cerrito's climate and the characteristics of the site. The project has been revised to respond to the Design Review Board's preliminary comments regarding landscape design. In addition, the project features a landscaped common area, which also serves as a bio-filtration area during wet periods. The plants in this area have been selected appropriately.

- i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

The project has been designed to exceed the energy requirements of Title 24 of the 2016 CalGreen building code by 27%.

- j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

This finding is not applicable.

IV. RECOMMENDATION

Staff recommends approval of Planning Application No. PL14-0171 as conditioned by the draft resolution in Attachment 1, Resolution No. 16-05 granting Design Review approval for a twenty-nine unit multi-family townhome project.

Proposed Motion: Move adoption of Design Review Board Resolution 16-05 granting Design Review approval for a twenty-nine unit multi-family townhome project.

Appeal Period: Within ten (10) working days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

Attachments:

- 1) Draft Resolution
- 2) Plans dated October 27, 2016

Design Review Board Resolution PC16-05

APPLICATION NO. PL15-0100

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL OF A TWENTY NINE UNIT TOWNHOME LOCATED AT 5802, 5808 AND 5828 EL DORADO STREET.

WHEREAS, on September 29, 2016, the applicant submitted an application requesting conditional use permits to allow for an exception to the parking requirement for the project on the subject property;

WHEREAS, the subject property is located at 5802, 5808 and 5828 El Dorado Street; and

WHEREAS, the current Assessor's Parcel Numbers of the site are 510-037-001, 510-037-002, 510-037-027, and 510-037-028; and

WHEREAS, the application number of the of the project is PL14-0171; and

WHEREAS, the General Plan land use classification of the site is High Density Residential; and

WHEREAS, the zoning district of the site is RM (Multi-Family Residential); and

WHEREAS, the project is Categorically Exempt from review under the California Environmental Quality Act pursuant to Section 15332: Class 32, Infill Development Projects; and

WHEREAS, on December 17, 2014, the applicant submitted an application for a Tentative Subdivision Map and Design Review; and

WHEREAS, on October 7, 2015, the Design Review Board conducted Preliminary Conceptual Design Review for the project; and

WHEREAS, on May 18, 2016, the Planning Commission passed a resolution recommending that the City Council approve the Tentative Subdivision Map for the project; and

WHEREAS, on July 19, 2016, the City Council held a public hearing and continued the project to September 20, 2016 with guidance to the applicant as to possible amendments to the project; and

WHEREAS, on September 20, 2016, the City Council passed a resolution approving the Tentative Subdivision Map for the project; and

WHEREAS, on October 19, 2016, the Planning Commission approved a Conditional Use Permit to allow a parking reduction of 6 parking spaces and a Conditional Use Permit to allow an exception to the requirement for 1 parking space for each of 3 second units; and

WHEREAS, on November 2, 2016, the Design Review Board of El Cerrito, after due consideration of all evidence and reports offered for review, does find and determine the following:

Pursuant to Section 19.38.060 - final design review findings and criteria of the Zoning Ordinance, the Design Review Board must make the following findings in order to approve the project:

1. The applicable standards and requirements of this Zoning Ordinance;

The project meet the requirements of the Zoning Ordinance, specifically Section 19.06.030 Development Standards. This includes the general development standards in terms of height, setbacks, parking and open space.

2. The design policies of the General Plan and specific plans adopted by City Council;

The design is consistent with the General Plan policies that influence design, specifically, LI.1 Quality of Development, CD 1.1 Neighborhood Character, CD 1.3 High Quality Design, CD1.9 Building Design, CD 2.1 Street Frontages, CD2.7 Accessible Design, CD3.3 Site Landscaping, CD4.3 Building Articulation and CD 5.1 Design Review Process.

3. Any applicable design guidelines adopted by the City Council;

There are no design guidelines adopted by the City Council for this part of the city. This finding is not applicable.

4. The design review criteria set forth in the following subsection;

The project is in keeping with the design review criteria as outlined below (Section 19.38.060 of the El Cerrito Municipal Code).

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

The project has received all required Planning Commission and City Council approval. No additional Zoning Administrator approval is needed.

6. Any other relevant policies or regulations of the City.

No other City policies apply to this project.

Pursuant to Section 19.038.060 B. - Design Review Criteria:

When conducting design review, the Design Review Board shall be guided by whether the project satisfies all applicable criteria, the policies of the General Plan's Community Design Element, and by any other policies or guidelines that may be adopted by the City Council for this purpose. Criteria listed below are specific criteria that, if applicable, all projects must satisfy for approval.

- a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The project provides an attractive and comfortable environment for all because the buildings have a clean, contemporary design. Landscaping will be a prominent design feature along the street frontage. The project design provides the tenants many amenities including; private and common open space areas; including private landscaped yards and a landscaped common area.

- b. Project details, colors, materials, and landscaping, are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

The building materials integrate well with the building design and the façade articulation. The proposed landscaping is appropriate for the site and integrates well with the proposed design aesthetic. The overall design scheme is visually consistent.

- c. The project has been designed with consideration of neighboring development.

Surrounding structures include both single family and multi-family housing. The structures are one, two and three stories high and are typically mid-century in design. The massing of the proposed project is consistent with the prevailing three stories in the neighborhood with similar front, side and rear setbacks.

- d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The proposed contemporary design aesthetic will add visual interest and architectural variety to the surrounding area. The buildings will be well-articulated. The El Cerrito Plaza Bay Area Rapid Transit (BART) station and AC Transit bus routes are less than a half of a mile away from the project, making it an ideal walking or biking distance to mass transit.

- e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The units will face street frontages on El Dorado and Avila Streets, with front doors, fenced yards and landscaping along the street-frontages. Additionally, balconies on upper levels will also allow for surveillance of the adjacent streets.

- f. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having a historically or visually significant character.

- g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

This finding is not applicable. The project location is not in a part of the city that has been recognized as having significant public views and vistas from public streets.

- h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito's climate.

Each unit in the project will feature a landscaped yard area in front of the unit. The plant palette incorporates drought-tolerant plants and has been selected appropriately for El Cerrito's climate and the characteristics of the site. The project has been revised to respond to the Design Review Board's preliminary comments regarding landscape design. In addition, the project features a

landscaped common area, which also serves as a bio-filtration area during wet periods. The plants in this area have been selected appropriately.

- i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

The project has been designed to exceed the energy requirements of Title 24 of the 2016 CalGreen building code by 27%.

- j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

This finding is not applicable.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL15-0100, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans presented to the City Council on November 2, 2016. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
2. If applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for nonissuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
4. If not vested, this Design Review approval shall expire 24 months from the date of this action, unless extended by subsequent action of the City.
5. The applicant shall share the following conditions of approval with their general contractor for the project. The general contractor shall sign at the bottom of this list to acknowledge that he/she is aware of all these conditions of approval and will comply as directed.
6. Prior to the issuance of a building permit, this signed list shall be returned to the planning and building division and kept as part of the project file:

- a. Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
- b. Cover all hauling trucks or maintain at least two feet of freeboard.
- c. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
- d. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
- e. Replant vegetation in disturbed areas as quickly as possible.
- f. Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
- g. Clear signage at all construction sites shall be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site or adjacent to the construction site.
- h. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).
- i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- j. Post a publically visible sign(s) with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- k. All project construction activities shall be limited to the following hours: 7:00 a.m. to 6:00 p.m., Monday through Friday; and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction activities shall be prohibited on Sundays and holidays.
- l. The applicant or contractor shall designate a Construction Noise Coordinator who is responsible for posting required signs, explaining the construction timeline, responding to noise complaints and managing noise through appropriate work practices and other appropriate measures. If complaints are received, the Coordinator shall determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem.
- m. Signs shall be posted at the construction site, which provide the permitted construction hours, a day and evening contact number for Construction Noise Coordinator and a contact number for the City of El Cerrito.

- n. Notification shall be sent to the City and businesses, residences, or noise-sensitive land uses in proximity to the subject site, containing the construction schedule prior to the start of construction. Notice shall also be sent in advance of each expected loud activity or impulsive noise activity.
 - o. Noisy stationary equipment (e.g. generators and compressors) and materials unloading and staging areas shall be located away from adjacent sensitive uses including adjacent residences.
 - p. All construction equipment shall be in good working order with properly installed mufflers. Diesel engines shall not be idled unnecessarily.
 - q. The removal of trees, shrubs, or weedy vegetation shall be avoided during the February 1 through August 31 bird nesting period and roosting bats to the extent possible. If no vegetation or tree removal is proposed during the nesting period, no further action is required. If it is not feasible to avoid the nesting period, the project applicant shall retain a qualified wildlife biologist to conduct a survey for nesting birds no sooner than 14 days prior to the start of removal of trees, shrubs, grassland vegetation, buildings, grading, or other construction activity. Survey results shall be valid for 21 days following the survey; therefore, if vegetation or building removal is not started within 21 days of the survey, another survey shall be required. The area surveyed shall include access roads, and staging areas, as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.
 - r. In the event that an active nest is discovered in the areas to be cleared, or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least two weeks or until a wildlife biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.
 - s. A qualified biologist shall conduct pre-construction surveys for bats and suitable bat roosting habitat at work sites where culverts, structures and/or trees would be removed or otherwise disturbed prior to initiation of construction. If bats or suitable bat roosting habitat is detected, CDFW shall be notified immediately for consultation and possible on-site monitoring.
 - t. In the event that subsurface cultural or paleontological resources are encountered during grading, digging or trenching construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist and/or paleontologist shall be retained to evaluate the finds following the procedures described in the San Pablo Avenue Programmatic Environmental Impact Report for this resource.
 - u. Project personnel shall not collect cultural resources.
 - v. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply.
7. Prior to issuance of building permit, the applicant shall demonstrate compliance with Chapter 13.50: Art in Public Places of the El Cerrito Municipal Code to the satisfaction of the Zoning

Administrator. The project shall be fully compliant with Chapter 13.50 prior to issuance of Certificate of Occupancy.

8. The applicant shall submit a Stormwater Control Plan to the City for review and approval prior to issuance of building permit. The Stormwater Control Plan shall include a site plan, showing runoff reduction measures included in the project, along with project data form and completed checklists for each of the runoff measures.
9. All required fees of the West Contra Costa Unified School District and the Stege Sanitary District shall be paid prior to issuance of building permit. The applicant shall submit proof of payment to the satisfaction of the Building Official.
10. The applicant shall pay all outstanding City costs associated with the project, including but not limited to legal fees, to the satisfaction of the Community Development Director, prior to the issuance of a building permit.
11. The applicant shall request a parking waiver and the Planning Commission shall consider the parking waiver prior to consideration of the project by the Design Review Board.

Public Works Department:

12. The applicant shall re-pave the section of Santa Clara Street between El Dorado Street and the Central Park entrance prior to issuance of Certificate of Occupancy.
13. The applicant shall construct an ADA compliant sidewalk and driveway (a path of travel including truncated domes) on El Dorado Street at Santa Clara Street prior to issuance of Certificate of Occupancy.
14. The applicant shall construct an ADA path of travel, including truncated domes, with a striped crosswalk, from the newly constructed sidewalk on Santa Clara Street to the park entrance prior to issuance of Certificate of Occupancy.
15. The applicant shall provide pedestrian safety measures for pedestrians crossing from the sidewalk to the park to the satisfaction of the Public Works Director. This may include but is not limited to a convex mirror, sensors, or similar device to alert drivers or pedestrians if there is a conflict.
16. The applicant shall construct ADA compliant curb ramps at the entrance on Avila Street prior to issuance of Certificate of Occupancy.
17. The applicant shall replace sidewalk flags along the property frontage to meet City and ADA standards prior to issuance of Certificate of Occupancy. Sidewalk replacement locations will be at the discretion of the Public Works Director.
18. Any new street trees to be installed shall be from the City Master Tree List and be approved by the City Arborist before installation.
19. For any street tree, sidewalk and driveway work, applicant shall obtain a Public Works Encroachment Permit and pay all associated fees.

20. The applicant shall submit a detailed grading plan, obtain a Grading & Transportation Permit and pay all associated fees for all earthwork and grading operations in excess of 50 cubic yards.
21. The applicant shall provide drainage plan for new roof and any rain leaders. All drainage is encouraged to stay on-site, draining away from the foundations, 10 feet from property lines, and shall not cause a nuisance to neighboring properties.

Fire Department:

22. Building construction shall meet current Building, California Fire Codes, and the El Cerrito Fire Code.
23. Prior to the issuance of the building permit, the applicant is responsible to meet the following requirements to the satisfaction of the Fire Marshall:
24. Provide code analysis of required total firefighting water.
25. If required, plans for fire service underground shall be submitted for review, approval and permit under separate cover.
26. Fire Department Connections (FDCs) shall be in locations acceptable to the fire department for emergency operations.
27. Fire Department Connections (FDCs) shall be interconnected between all three buildings and shall be located on El Dorado and Avila.
28. All pathways required for Fire Department access shall remain open, clear and ungated.
29. "KNOX BOX" shall be installed with keys for all common areas.
30. Smoke detection shall be installed in each bedroom, in hallways adjacent to bedrooms, and one detector per floor level (top and bottom of stairs).
31. Smoke detectors shall be 120v powered with battery backup.
32. Smoke detectors shall be interconnected.
33. Carbon monoxide alarm shall be installed outside of and adjacent to sleeping areas where fuel-burning appliances are installed; and in dwelling units that have attached garages.
34. Carbon Monoxide detectors shall be installed in accordance with NFPA 720.
35. Carbon Monoxide alarms shall be 120 v Powered with battery backup and be interconnected with the smoke detectors.
36. All electrical breakers shall be labeled.
37. Approved numbers or address shall be provided in such a position to be plainly visible and legible from the street fronting the property. Address shall be either internally or externally illuminated.

- 38. Automatic Fire Sprinklers shall be installed throughout the Complex.
- 39. Fire sprinkler plans shall be submitted for review, approval and permit under separate cover.
- 40. Every sleeping room shall have at least one operable window or door approved for emergency escape or rescue in accordance with CBC 310.4.
- 41. Escape or rescue windows shall be installed in accordance with CBC 310.4.

Stege Sanitary District:

- 42. The applicant shall submit a sewer capacity study to Stege Sanitary District for review and approval prior to issuance of building permit.

CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on November 2, 2016, upon motion of Boardmember _____, second by Boardmember _____:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Sean Moss, AICP
Senior Planner

OWNER/DEVELOPER

5828 EL DORADO, LLC.
URBAN COMMUNITY PARTNERS, LLC
935 PARDEE STREET
BERKELEY, CA 94710
CONTACT: KEITH MCCOY (510) 225-9270

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

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

ARCHITECT

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



SHEET INDEX

1. COVER SHEET – INDEX SHEET

TENTATIVE MAP SHEETS

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

LANDSCAPE SHEETS

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

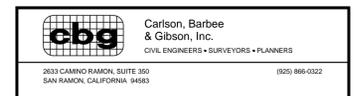
ARCHITECTURAL SHEETS

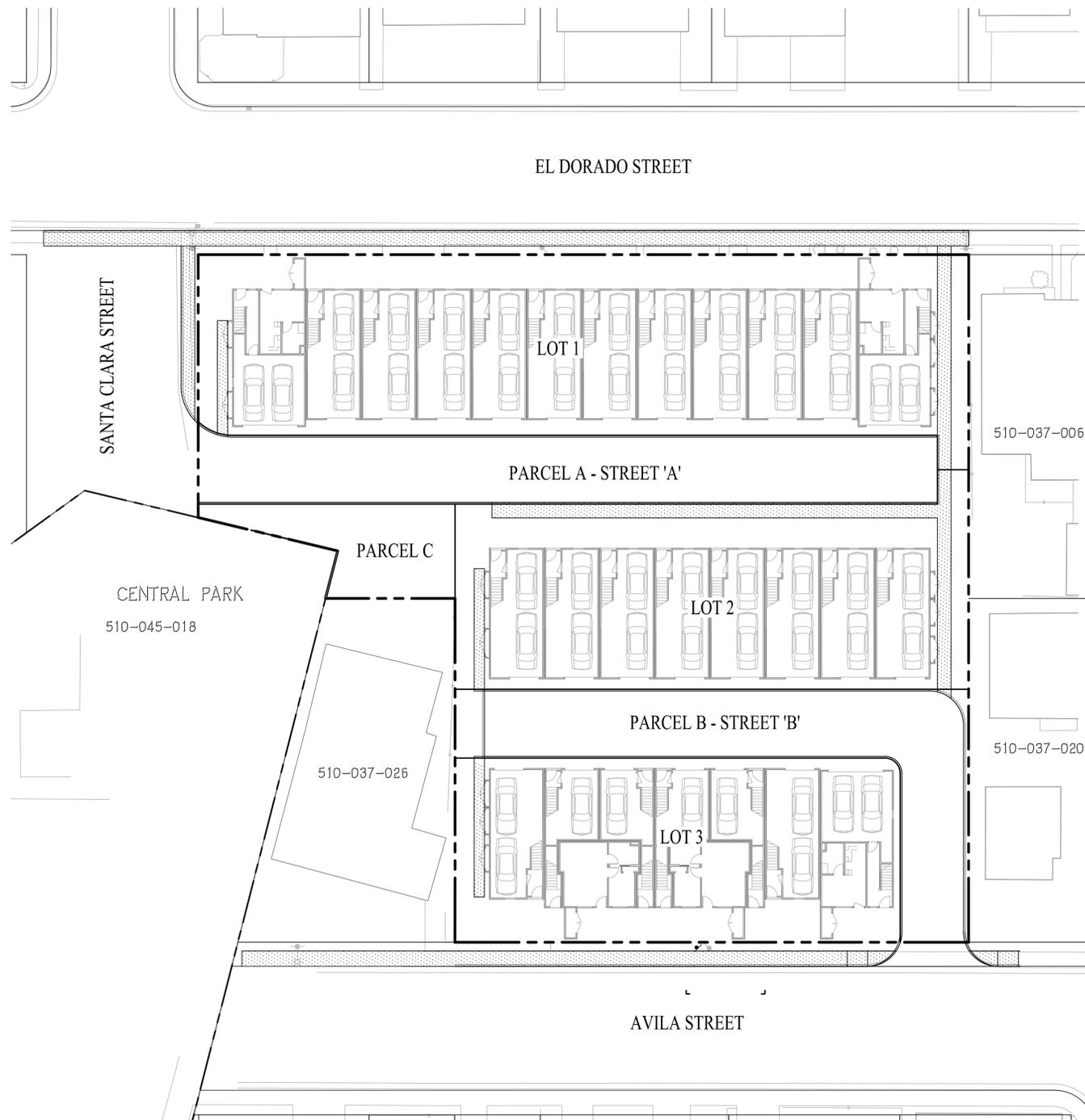
11. A-1.1 FIRE ACCESS PLAN
12. A-1 SITE PLAN
13. A-2 UNIT A PLANS
14. A-3 UNIT B PLANS
15. A-4 UNIT C & D PLANS
16. A-5 BUILDING 1 PLANS
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25. A-14 BUILDING 1 SECTIONS
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28. A-17 CONCEPTUAL BUILDING MATERIALS
29. EX-1 COMMON OPEN SPACE
30. EX-2 PRIVATE OPEN SPACE
31. EX-3 LANDSCAPED AREA

AUGUST 31, 2016

EL DORADO TOWNHOMES

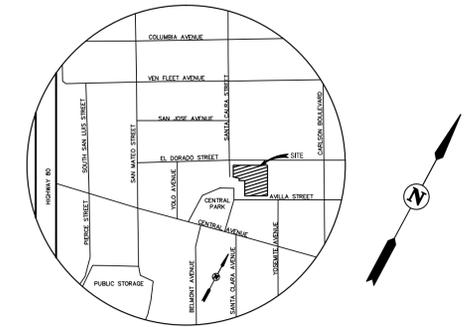
TENTATIVE MAP AND DESIGN REVIEW PACKAGE
EL CERRITO, CALIFORNIA





CONTACTS:

1. OWNER/APPLICANT: 5828 EL DORADO, LLC.
URBAN COMMUNITY PARTNERS, LLC
935 PARDEE STREET
BERKELEY, CA 94710
CONTACT: KEITH MCCOY
(510) 225-9270
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: GREG MILLER
(925) 866-0322
3. SOILS ENGINEER: ENCO, INC.
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: ALI SALEHIAN
(925) 866-9000



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. SITE ADDRESS: 5828 EL DORADO STREET
EL CERRITO, CA 94530
2. EXISTING USE: RESIDENTIAL
3. ZONING:
EXISTING: RM (MULTI-FAMILY RESIDENTIAL)
PROPOSED: RM (MULTI-FAMILY RESIDENTIAL)
4. GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (21 - 35 DU/AC)
5. ASSESSORS PARCEL NUMBERS: 510-037-001, 510-037-002, 510-037-027, & 510-037-028
6. EXISTING SITE AREA: 0.84± AC
7. PROPOSED DEVELOPED AREA: 0.84± AC

PROPOSED LOT 1 (12 UNITS):	11,888 SF
PROPOSED LOT 2 (8 UNITS):	8,159 SF
PROPOSED LOT 3 (9 UNITS):	6,952 SF
PROPOSED PARCEL A (PRIVATE STREET A):	4,329 SF
PROPOSED PARCEL B (PRIVATE STREET B):	4,072 SF
PROPOSED PARCEL C (BIORETENTION):	1,319 SF
EXISTING TOTAL SITE AREA:	36,719 SF (0.84± AC)
8. NUMBER OF LOTS/PARCELS: 3 LOTS/3 PARCELS
9. NUMBER OF UNITS: 29
10. DENSITY: 34.5 DU/AC
11. OWNERSHIP AND MAINTENANCE: ALL PRIVATE STREETS AND COMMON USE PARCELS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED WITH THE PROJECT.
12. THIS PROPERTY LIES IN THE JURISDICTION OF:

FIRE PROTECTION:	CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
DOMESTIC WATER:	EAST BAY MUNICIPAL UTILITY DISTRICT
SANITARY SEWER:	STECE SANITARY DISTRICT
STORM DRAIN:	CITY OF EL CERRITO
GAS & ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE:	AT&T
13. FLOOD ZONE DESIGNATION: ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, PANEL NUMBER 06013C 0245 F DATED JUNE 16, 2009
14. BENCHMARK: NGS BENCHMARK "C1198"
BENCHMARK DISK STAMPED "C1198 1969" AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAN PABLO AND WALDO AVENUES, IN THE TOP OF THE SOUTHWEST CORNER OF A CATCH BASIN ALONG THE EAST CURB OF SAN PABLO AVENUE. ELEVATION: 44.40 FEET (NGVD 88)
15. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS, THE BEARING BEING N61°42'00"E PER RECORD OF SURVEY.
16. TOPOGRAPHY: PREPARED BY AEROMETRIC SURVEYS, DATED JULY 18, 2014
17. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
18. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF EL CERRITO STANDARDS.
19. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
20. LOTS 1, 2 & 3 ARE BEING CREATED FOR FUTURE CONDOMINIUM PURPOSES.

**TENTATIVE MAP
(FOR CONDOMINIUM PURPOSES)
TITLE SHEET & SITE PLAN
EL DORADO TOWNHOMES**

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA

LEGEND

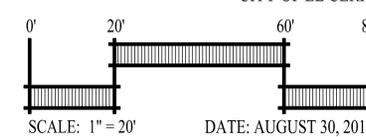
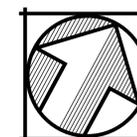
EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	EASEMENT
---	---	SPOT ELEVATIONS
---	---	POWER POLES

ABBREVIATIONS

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

SHEET INDEX

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

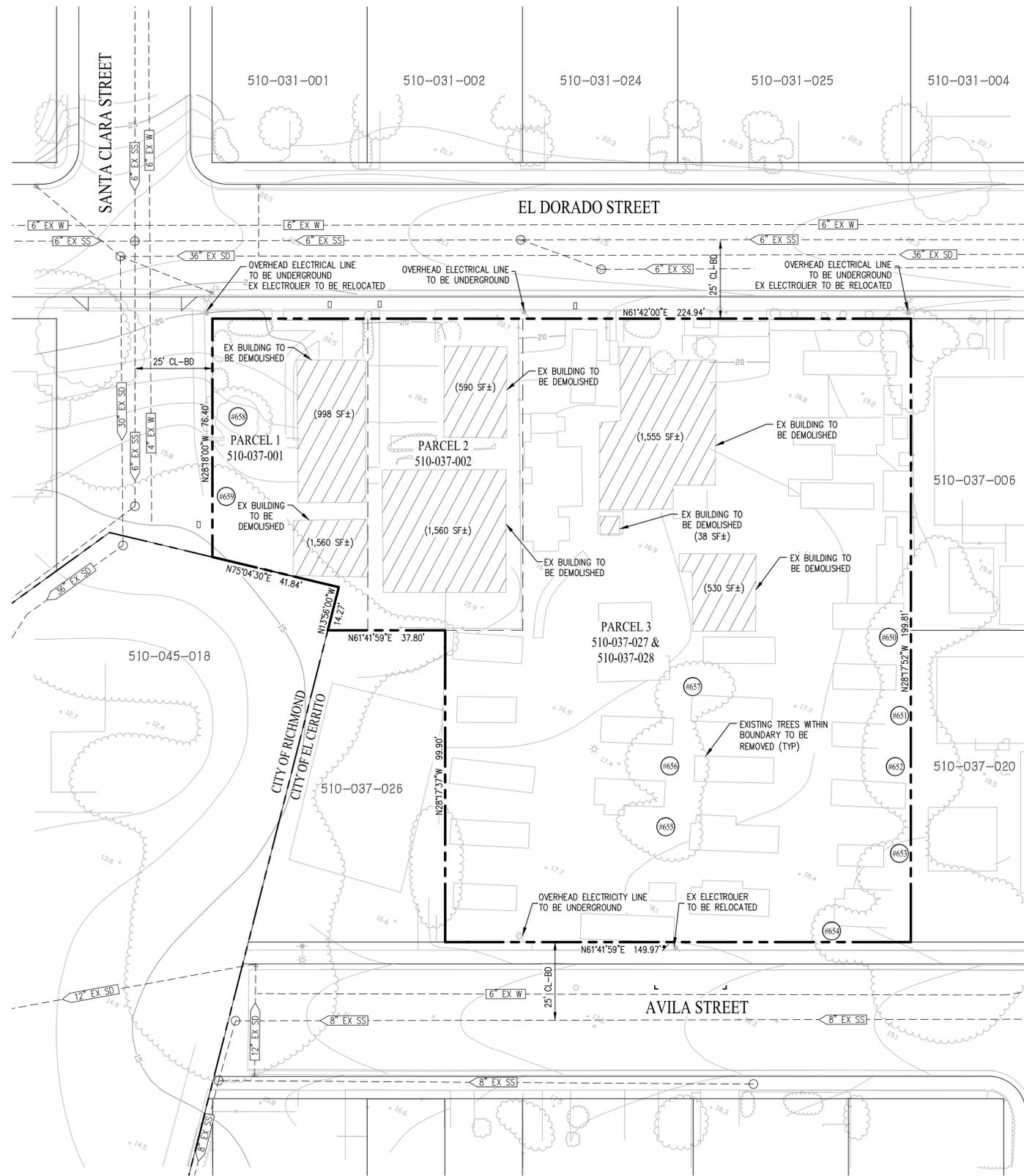


2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

(925) 866-0322
www.cbng.com

SHEET NUMBER
TM-1

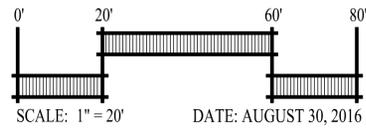
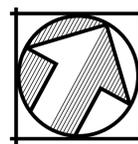


TREE SUMMARY			
TREE NO.	SPECIES	TRUNK DIAMETER (IN)	STATUS
#650	SWEETGUM	8.0	TO BE REMOVED
#651	CAMPBOR	22.0	TO BE REMOVED
#652	PLUM	35.0	TO BE REMOVED
#653	CAMPBOR	11.0	TO BE REMOVED
#654	PLUM	7.5	TO BE REMOVED
#655	CAMPBOR	15.5	TO BE REMOVED
#656	CAMPBOR	32.0	TO BE REMOVED
#657	AVOCADO	19.0	TO BE REMOVED
#658	LEMON	13.0	TO BE REMOVED
#659	BOTTLEBRUSH	28.0	TO BE REMOVED

* PER TREE SURVEY PREPARED BY DRYAD, LLC DATED MARCH 25, 2015.
 ** ALL CITY STANDARD TREE PROTECTION MEASURES WILL BE OUTLINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.

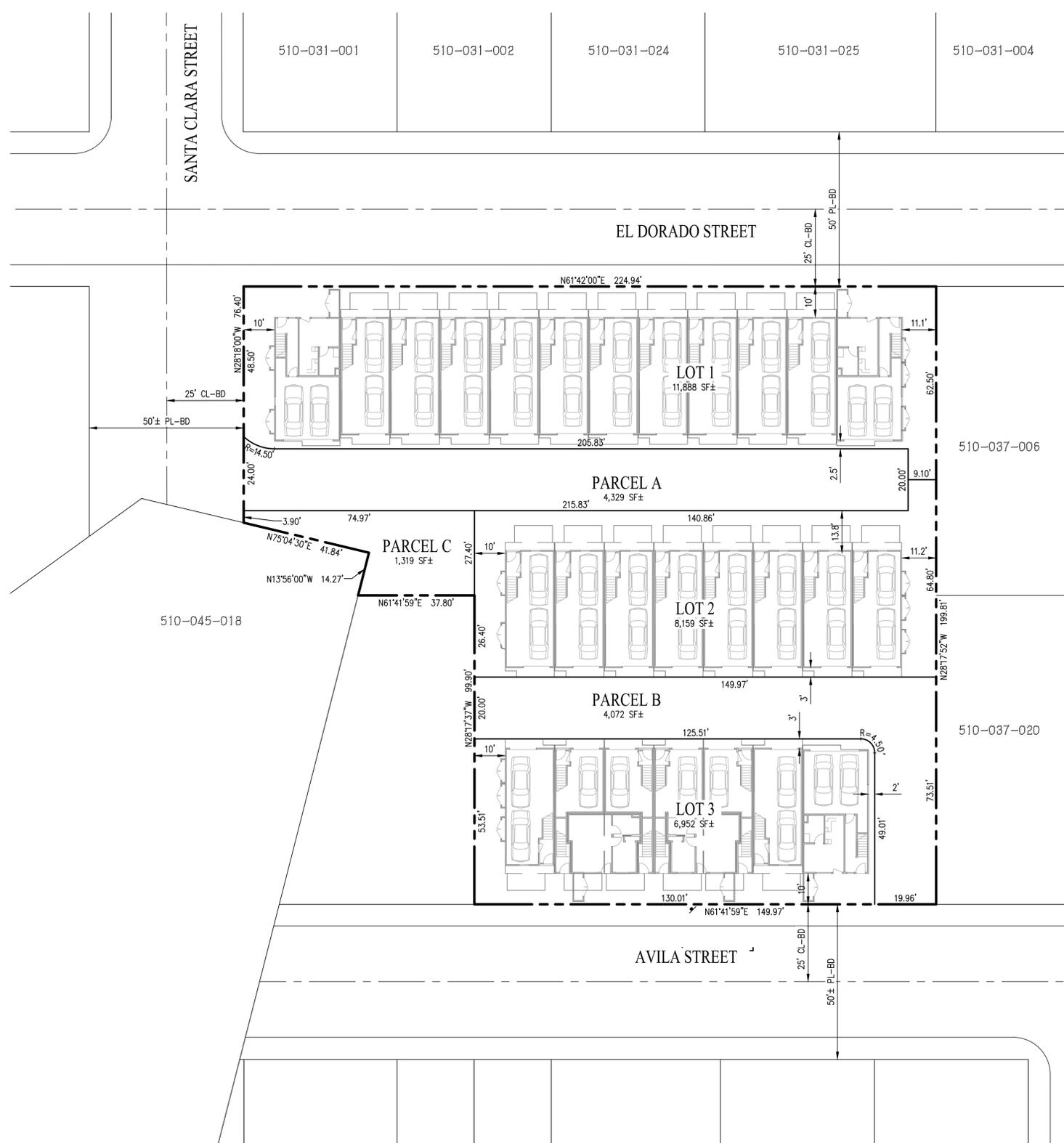
TENTATIVE MAP (FOR CONDOMINIUM PURPOSES) EXISTING SITE CONDITIONS EL DORADO TOWNHOMES

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322 www.cbng.com

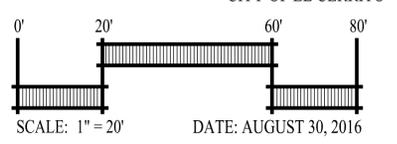
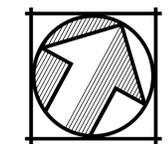
SHEET NUMBER
TM-2



LEGEND

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

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



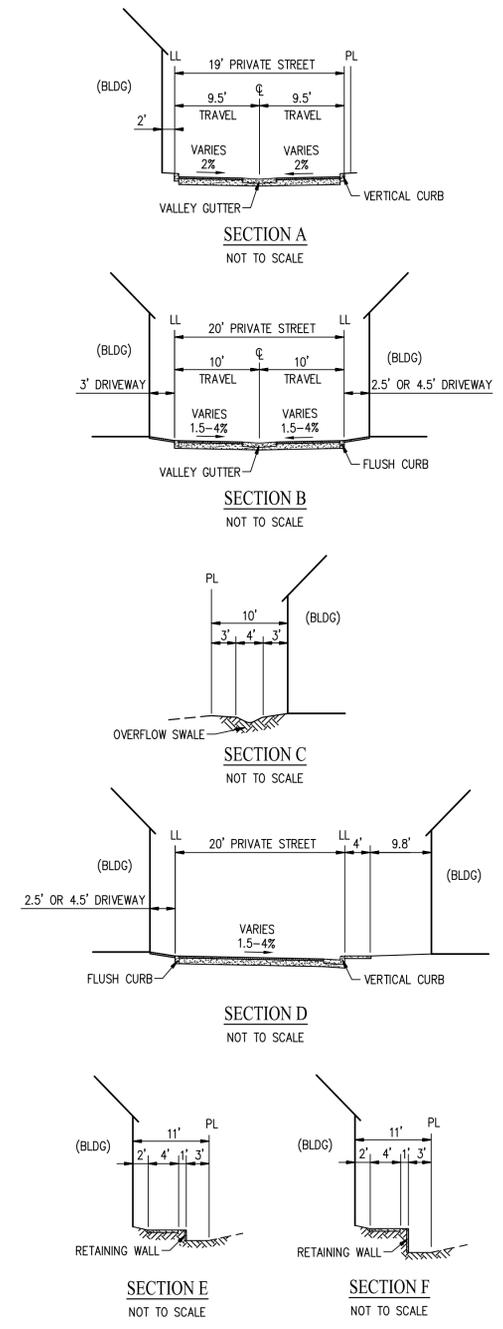
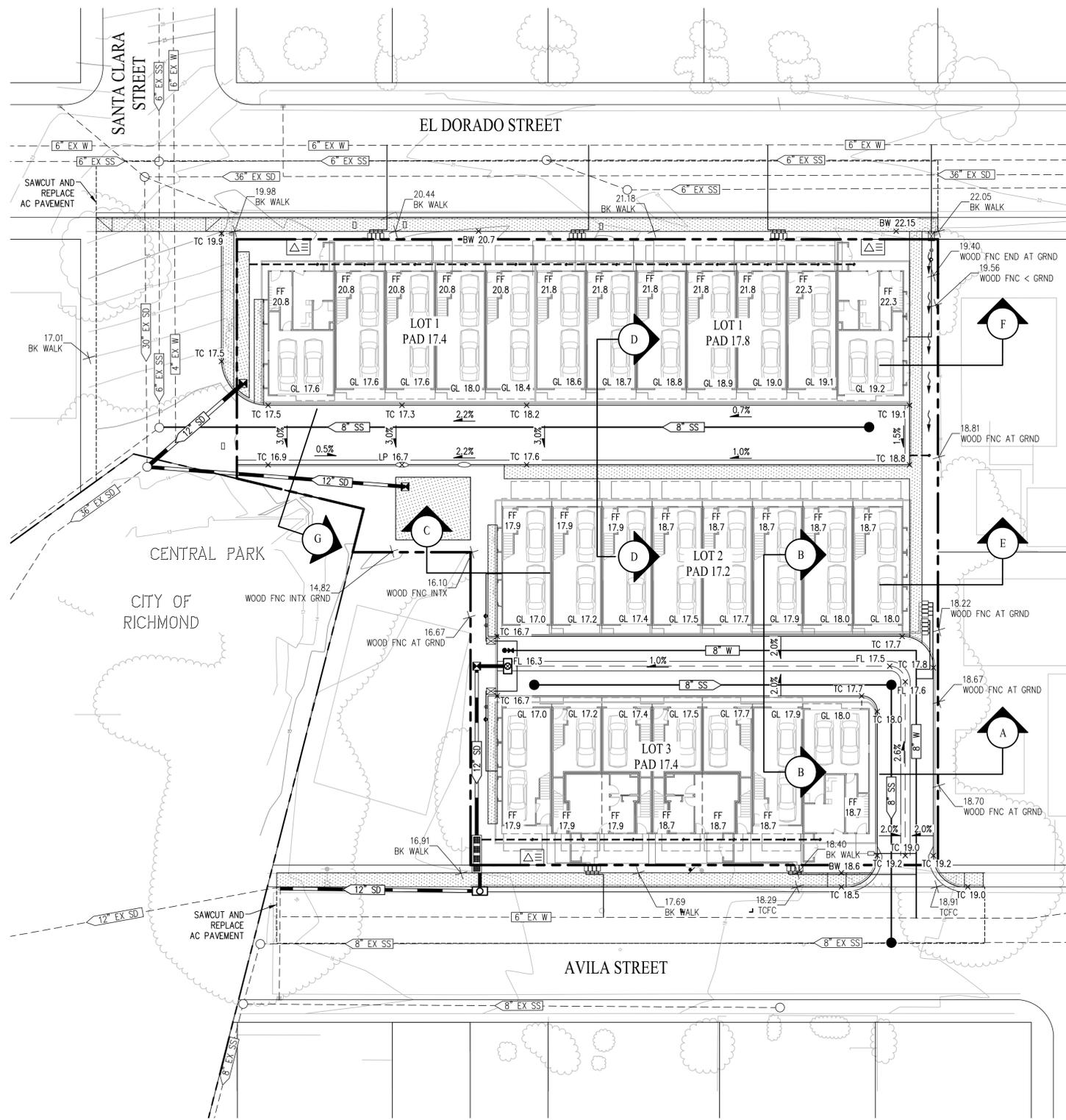
CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA

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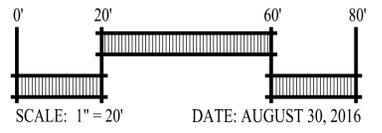
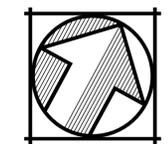
SHEET NUMBER
TM-3



LEGEND

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

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



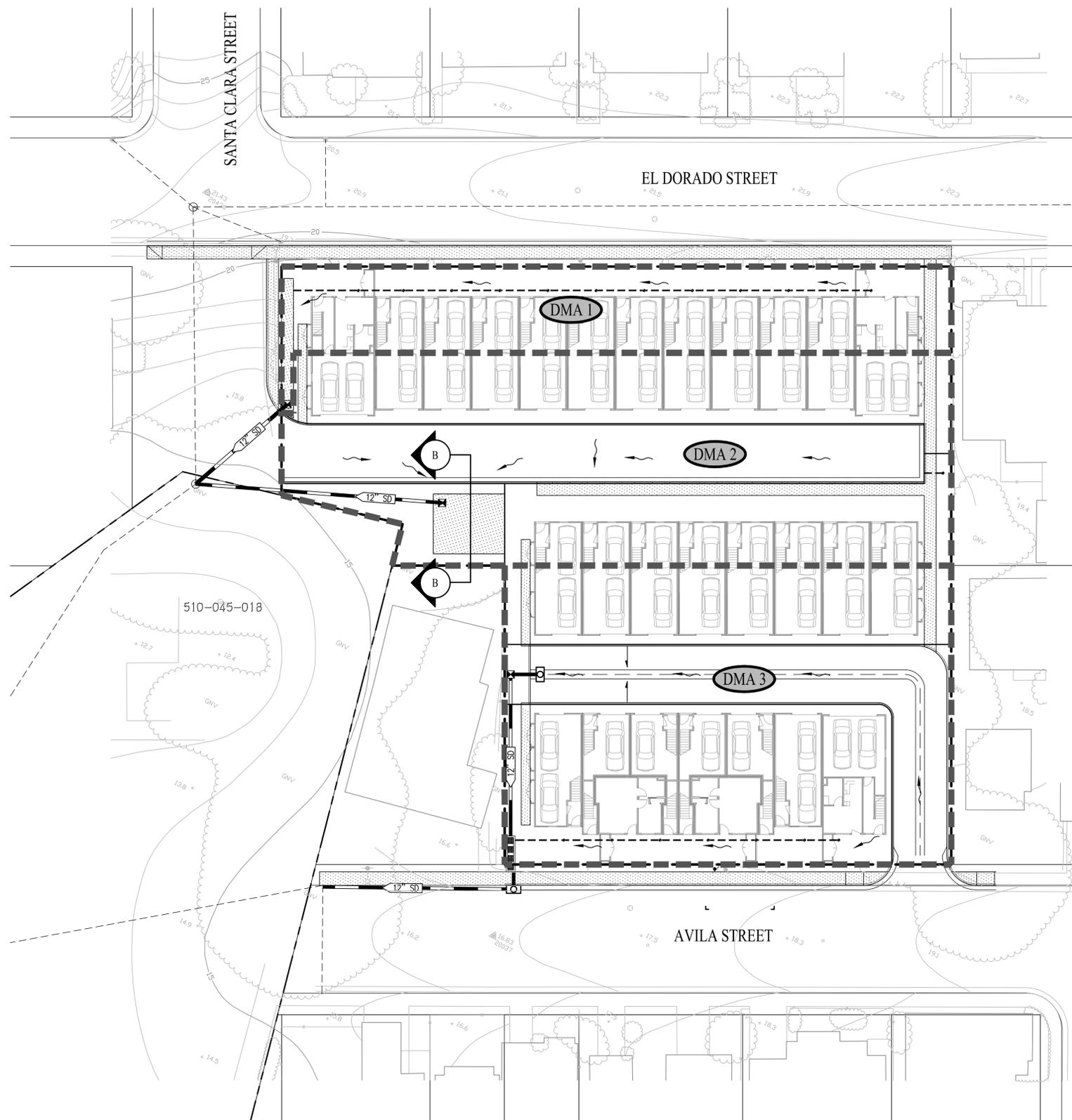
CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
www.cbng.com

SHEET NUMBER
TM-4



LEGEND

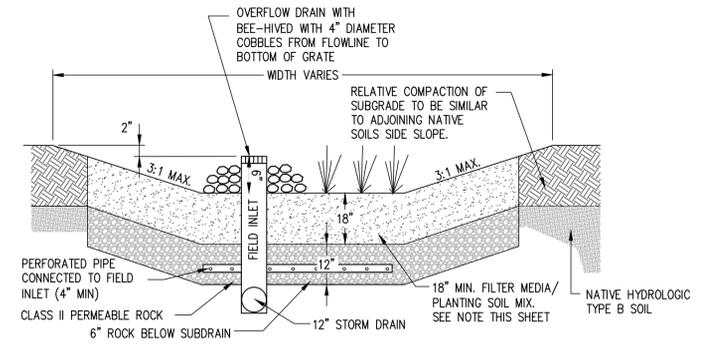
- FIELD INLET
- CATCH BASIN
- MEDIA FILTER
- DIRECTION OF FLOW
- STORM DRAIN
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA
- DRAINAGE MANAGEMENT AREA BOUNDARY

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

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

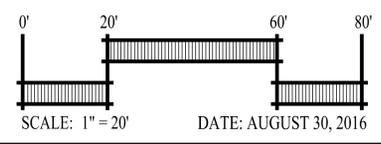
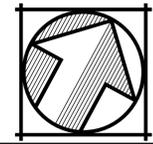
DMA AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	PERCENT OF IMPERVIOUS AREA	METHOD	BIORETENTION REQUIRED (SF)
DMA 1	6,566	4,006	14%	4% RULE	160
DMA 2	15,171	12,152	42%	4% RULE	486
DMA 3	14,981	12,955	44%*	MEDIA FILTER	
TOTAL	36,718	29,113			

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



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

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

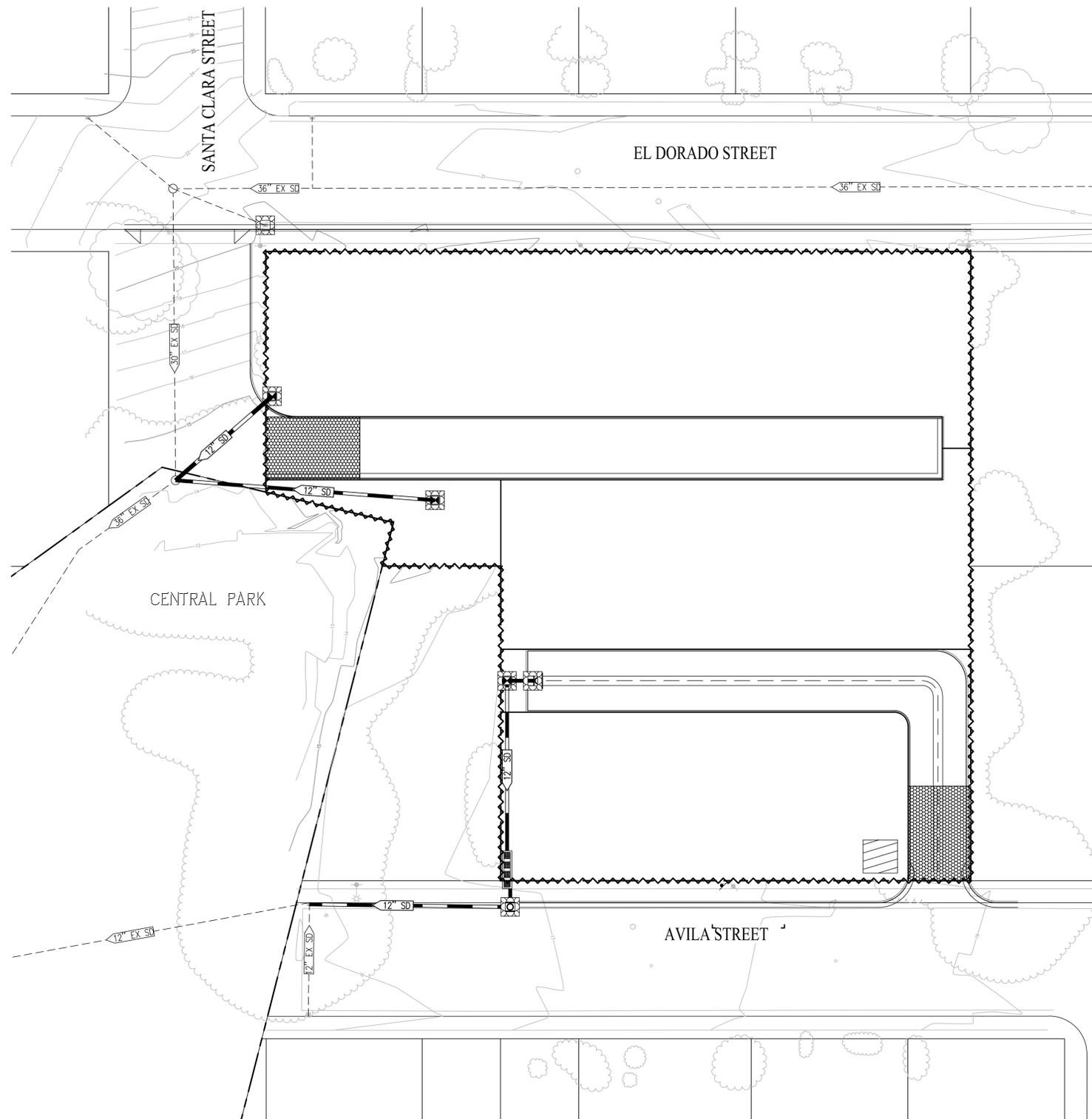


CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA

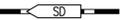
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SAN RAMON, CALIFORNIA 94583 www.ctandg.com

SHEET NUMBER
TM-5

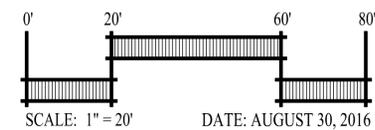
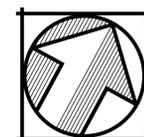


LEGEND

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

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

CITY OF EL CERRITO CONTRA COSTA COUNTY CALIFORNIA



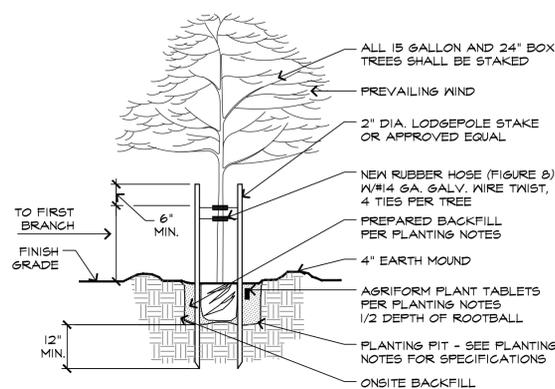
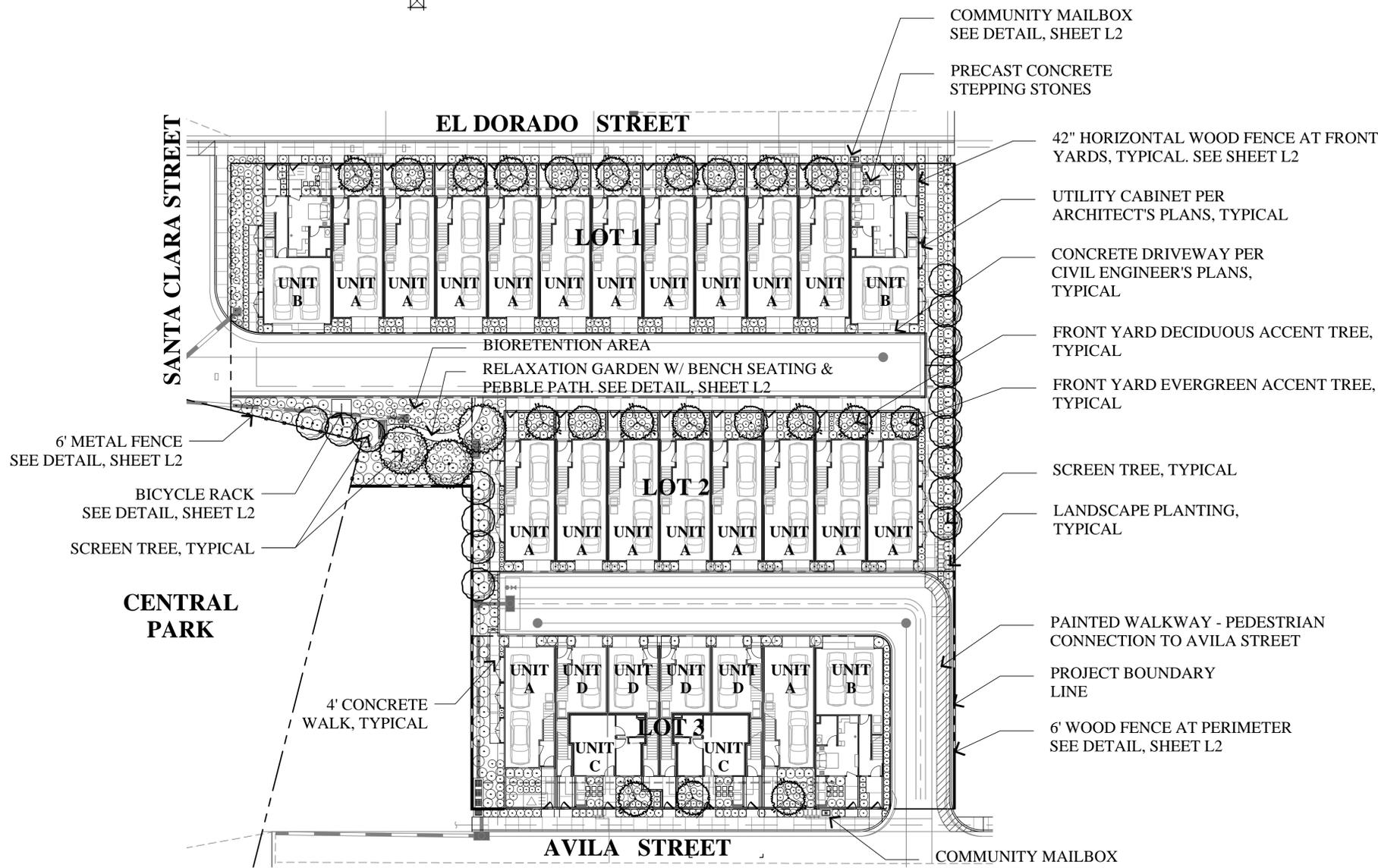
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2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583	(925) 866-0322 www.cbandg.com

SHEET NUMBER
TM-6



NOTES:

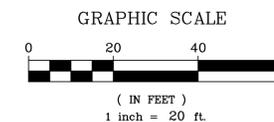
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE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



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

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SCREEN TREES				SHRUBS CONTINUED			
MAGNOLIA G. 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	15 GALLON	MEDIUM	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	1 GALLON	LOW
TRISTANIA LAURINA	WATER GUM	15 GALLON	MEDIUM	FESTUCA L. 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GALLON	LOW
FRONT YARD ACCENT TREES (DECIDUOUS)				HELICTOTRICHON 'SEMPERVIRENS'	BLUE OAT GRASS	1 GALLON	LOW
ACER P. 'BLOODGOOD'	JAPANESE MAPLE	15 GALLON	MEDIUM	JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW
CERCIS 'CANADENSIS' 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	15 GALLON	MEDIUM	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
FRONT YARD ACCENT TREES (EVERGREEN)				LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
TIBOUCHINA URVILLEANA	TIBOUCHINA	15 GALLON	MEDIUM	LIRIOPE GIGANTEA	GIANT LILY TURF	1 GALLON	LOW
SHRUBS				LOROPETALUM 'EMERALD SNOW'	CHINESE FRINGE FLOWER	5 GALLON	LOW
BERBERIS THUNBERGII 'CRIMSON PYGMY'	DWARF JAPANESE BARBERRY	1 GALLON	LOW	LOROPETALUM C. 'RAZZLEBERRY'	RED FRINGE FLOWER	5 GALLON	LOW
CISTUS X SKANBERGII	PINK ROCKROSE	1 GALLON	LOW	NANDINA D. 'HARBOUR DWARF'	HEAVENLY BAMBOO	1 GALLON	LOW
DAPHNE ODOREA 'AUREOMARGINATA'	VARIEGATED WINTER DAPHNE	1 GALLON	LOW	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	PENNISSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	PENSTEMON 'MARGARITA BOB'	FOOTHILL PENSTEMON	1 GALLON	LOW
				PHORMIUM T. 'DUSKY CHIEF'	NEW ZEALAND FLAX	1 GALLON	LOW
				PHORMIUM T. 'SWEET MIST'	NEW ZEALAND FLAX	1 GALLON	LOW
				PHORMIUM T. 'TINY TIGER'	NEW ZEALAND FLAX	1 GALLON	LOW
				ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	ROSEMARY	1 GALLON	LOW
				SARCOCOCCA RUSCIFOLIA	SWEET BOX	5 GALLON	LOW
				STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS	1 GALLON	LOW
				XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW



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

5828 EL DORADO, LLC

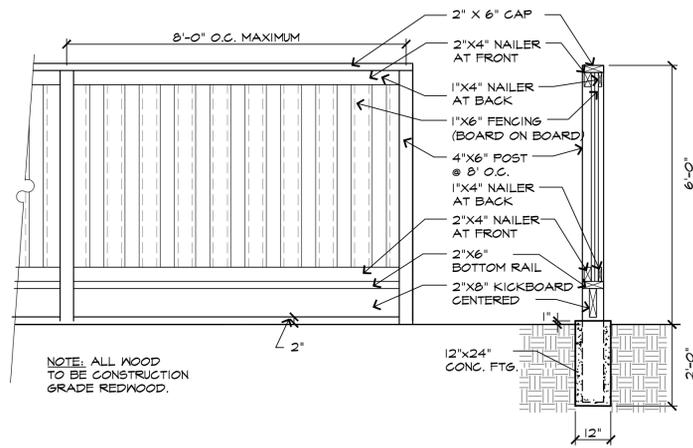
El Dorado Townhomes

El Cerrito, California

Preliminary Landscape Plan

September 2, 2016

L1

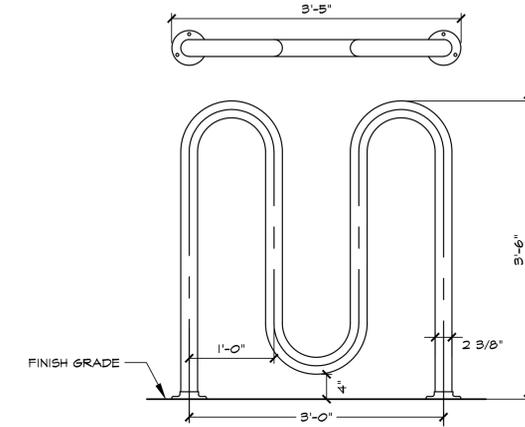


WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0"

024 - Final



42' HORIZONTAL WOOD FENCE AT FRONT YARD

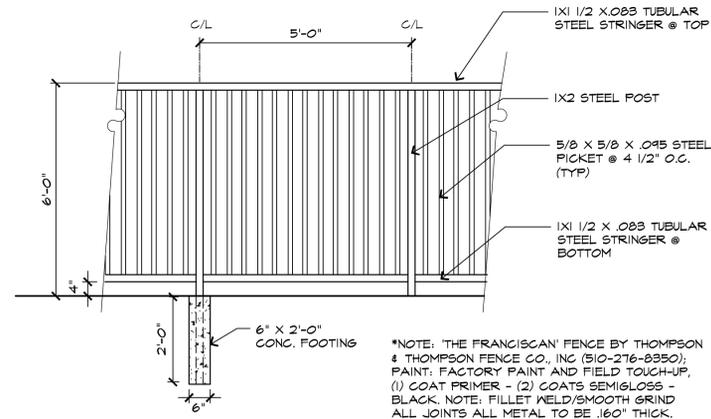


SONANCE BIKE RACK (5-CAPACITY)
BY KEYSTONE RIDGE

BICYCLE RACK

SCALE: 1" = 1'-0"

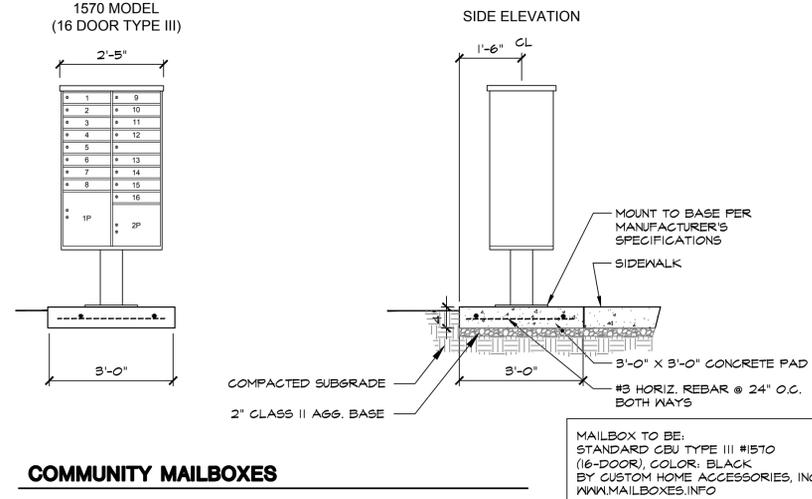
02 -



METAL FENCE

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

024 - Final



COMMUNITY MAILBOXES

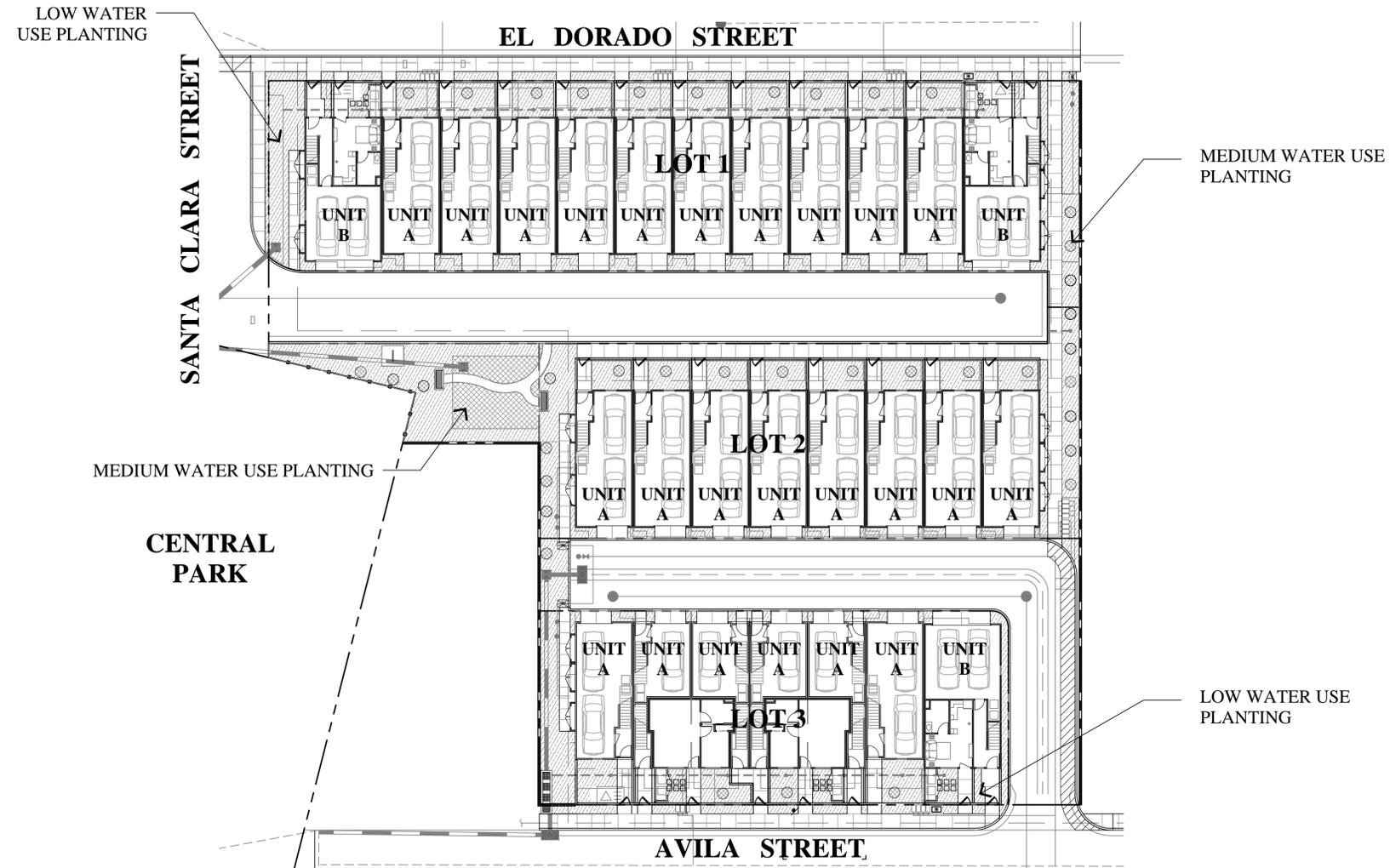


WOOD BENCH #472 BY DUMOR



NOTES:

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5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



WATER BUDGET CALCULATIONS:

LOW WATER USE PLANTING AREA = 6,045 SF
 MEDIUM WATER USE PLANTING AREA = 665 SF
 HIGH WATER USE AREA -TURF = 0 SF
 TOTAL PLANTING AREA = 6,710 SF

ESTIMATED TOTAL WATER USE:

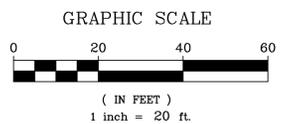
ETWU (LOW WATER USE) = $(44.2) \times (0.62) \times \frac{(0.3 \times 6,045)}{0.70}$ = 70,996 GAL/YR
 ETWU (MEDIUM WATER USE) = $(44.2) \times (0.62) \times \frac{(0.6 \times 665)}{0.70}$ = 15,620 GAL/YR
 ETWU (HIGH WATER USE) = $(44.2) \times (0.62) \times \frac{(1.0 \times 0)}{0.70}$ = 0 GAL/YR
 TOTAL ETWU = 86,616 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (LOW WATER USE) = $(44.2) \times (0.62) \times (0.55 \times 6,710)$ = 101,134 GAL/YR

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	DOMESTIC WATER METER	-BY OTHER SECTION OF CONTRACT		
	ELECTRIC CONTROLLER	-TORO-TIS-612 INTELLI-SENSE (ET-BASED)		
	REDUCED PRESSURE TYPE BACKFLOW DEVICE	-WATTS 009PCQTS W/ (20 MESH) Y-STRAINER, TEST COCK CLEAN OUT VALVE, COVER BACKFLOW ASSEMBLY		
	REMOTE CONTROL VALVES	-HUNTER ICV W/ACCU-SET PRESSURE REGULATOR		
	REMOTE CONTROL VALVES	-HUNTER-ICV-101 W/45 PSI REGULATOR & HY100 WYE FILTER		
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	QUICK COUPLER	-HUNTER HQ-33D-LRC		
	BUBBLER (TREE)	-TORO-514-20	1.0	30
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER	.80	30
	IRRIGATION SUPPLYLINE	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	CONTROLLER STATION NUMBER			
	GALLONS PER MINUTE THROUGH VALVE			
	CONTROL VALVE SIZE			



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 LAND PLANNING**
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5828 EL DORADO, LLC

El Dorado Townhomes

El Cerrito, California

Preliminary Irrigation Plan

September 2, 2016

L3

**El Dorado Townhomes
 El Cerrito, California**

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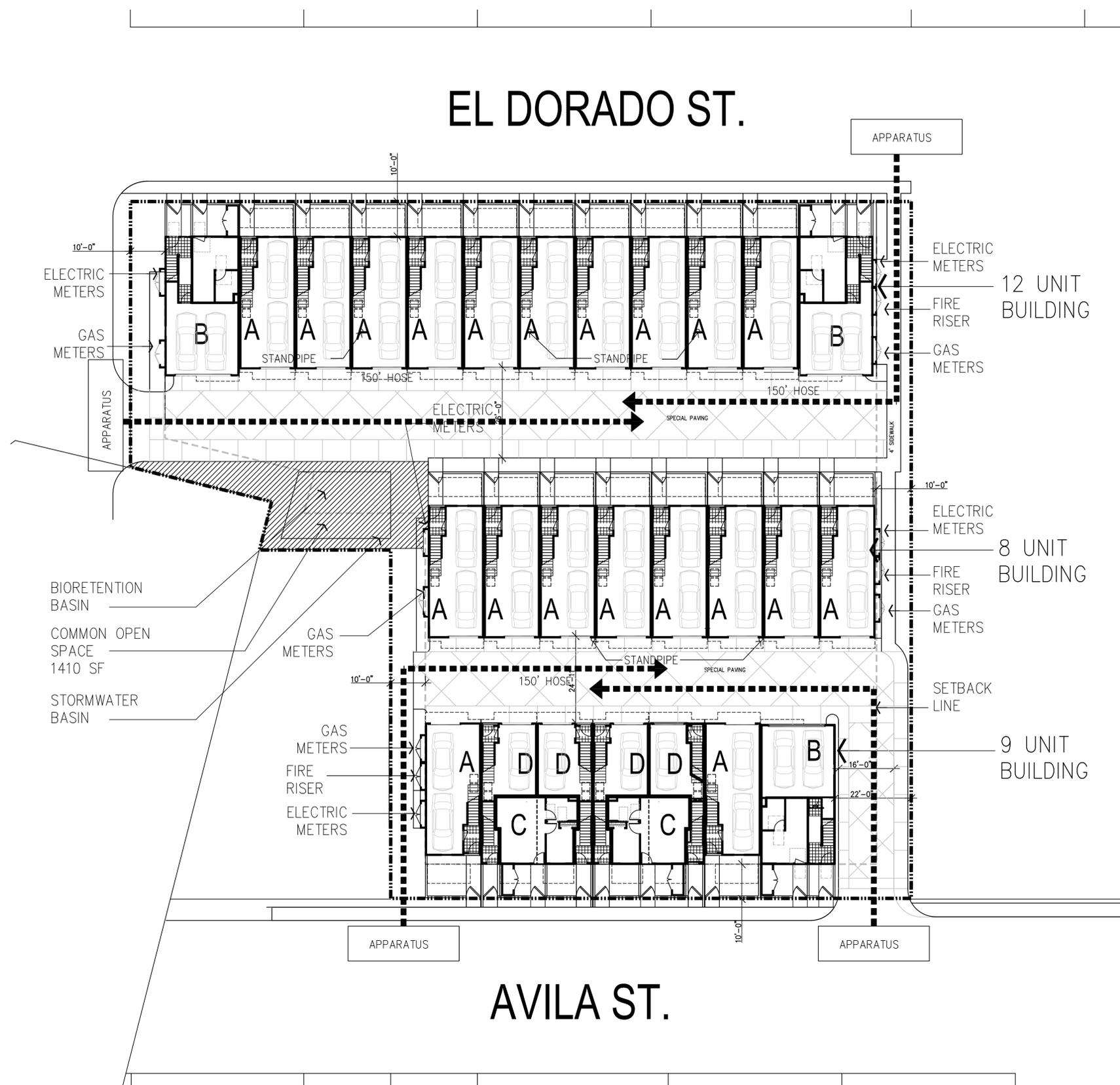
FIRE ACCESS PLAN

SCALE: AS SHOWN
 DATE: 08 / 24 / 2016

REVISIONS:
 08 / 31 / 16

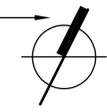
PROJECT NO. 13073

A-1.1
 SHEET OF



1 FIRE ACCESS PLAN
 1/16" = 1'-0"

16' 0' 16' 32'
 SCALE: 1/16" = 1'-0"

PROJECT NORTH 

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

LANDSCAPED AREA	
REQUIRED = 15% OF 36,761 S.F.	5,515 S.F.
LANDSCAPED AREA PROVIDED	6,080 S.F. (565 SF OVER REQ'D.)

PRIVATE OPEN SPACE REQUIRED (Based on 80% of units)	
UNIT A: 50 S.F. ABOVE GROUND LEVEL PER UNIT	1,000 S.F. (20 UNITS)
UNIT D: 50 S.F. ABOVE GROUND LEVEL PER UNIT	150 S.F. (3 UNITS)
TOTAL PRIVATE OPEN SPACE REQUIRED	1,150 S.F. (23 UNITS - 80% of 29 UNITS)

PRIVATE OPEN SPACE PROVIDED	
UNIT A:	
TOTAL PRIVATE SPACE ABOVE GROUND LEVEL	2,720 S.F. (20 UNITS AT 136 SF EA.)
TOTAL PRIVATE SPACE AT GROUND LEVEL	1,280 S.F.

UNIT B:	
TOTAL PRIVATE SPACE AT GROUND LEVEL	0 S.F.

UNIT C:	
TOTAL PRIVATE SPACE AT GROUND LEVEL	0 S.F.

UNIT D:	
TOTAL PRIVATE SPACE ABOVE GROUND LEVEL	400 S.F. (4 UNITS AT 100 EA.)

TOTAL PRIVATE OPEN SPACE PROVIDED	4,400 S.F.
EXCESS PRIVATE OPEN SPACE (4,400 S.F. PROVIDED - 1150 REQUIRED)	3,250 S.F. EXCESS PRIVATE OPEN SPACE

COMMON OPEN SPACE	
COMMON SPACE REQUIRED (150 S.F./UNIT = 4,350 S.F. - 3,250 S.F. EXCESS PRIVATE SPACE PROVIDED)	1,100 S.F.± REQUIRED COMMON OPEN SPACE
COMMON OPEN SPACE PROVIDED	1,191 S.F.± PROVIDED

ADDITIONAL USABLE COMMON OPEN SPACE PROVIDED BUT NOT COUNTED BY CITY ORDINANCE	2,960 SF
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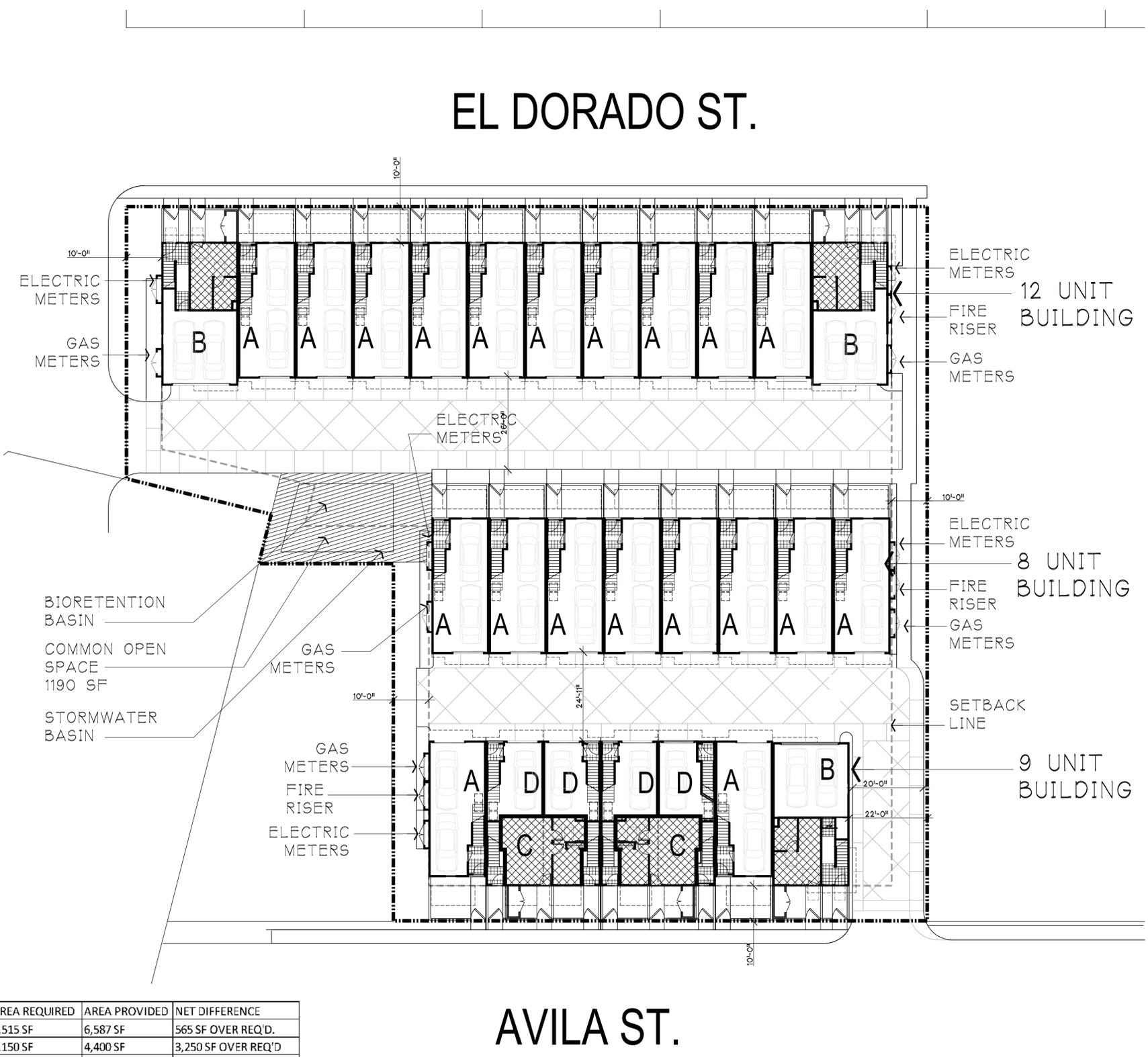
SUMMARY - RESIDENTIAL UNITS	
TOTAL UNIT COUNT:	29 UNITS
ALLOWABLE DENSITY:	29 UNITS

UNIT COUNT BY TYPE:	
UNIT A:	20 UNITS
UNIT B:	3 UNITS
UNIT C:	2 UNITS
UNIT D:	4 UNITS

AVERAGE GROSS UNIT AREA BY TYPE:	
UNIT A:	2,140 SF
UNIT B:	2,616 SF
UNIT C:	435 SF
UNIT D:	1,958 SF

PARKING REQUIRED	
FOR PRIMARY UNITS	56 COVERED SPACES
FOR ACCESSORY UNITS	3 SPACES (MAY BE UNCOVERED)
TOTAL PARKING REQUIRED:	59 SPACES
COVERED SPACES PROVIDED:	50 SPACES

* REQUESTING PARKING WAIVER FOR 9 SPACES

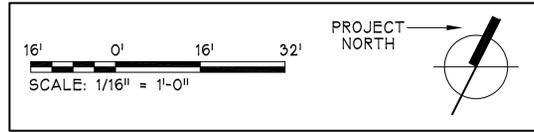


SUMMARY MATRIX			
	AREA REQUIRED	AREA PROVIDED	NET DIFFERENCE
LANDSCAPED AREA	5,515 SF	6,587 SF	565 SF OVER REQ'D.
PRIVATE OPEN SPACE	1,150 SF	4,400 SF	3,250 SF OVER REQ'D.
COMMON OPEN SPACE	1,100 SF	1,191 SF	91 SF OVER REQ'D.
ADDITIONAL USABLE COMMON OPEN SPACE PROVIDED BUT NOT INCLUDED BY CITY ORDINANCE		2,960 SF	



1 CONCEPTUAL SITE PLAN

1/16" = 1'-0"



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 DAVID BOGSTAD
 PETER STACKPOLE
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 (925) 944-1626
 1970 BROADWAY, SUITE 800
 OAKLAND, CALIFORNIA 94612
 (510) 272-1060

El Dorado Townhomes El Cerrito, California

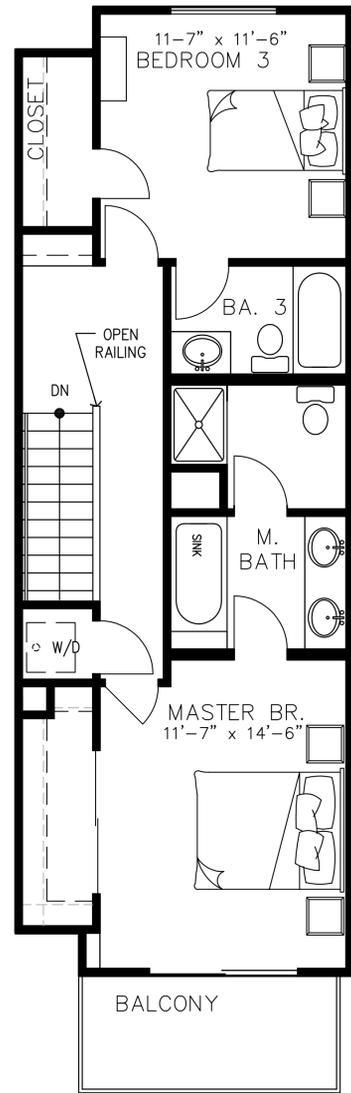
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SITE PLAN

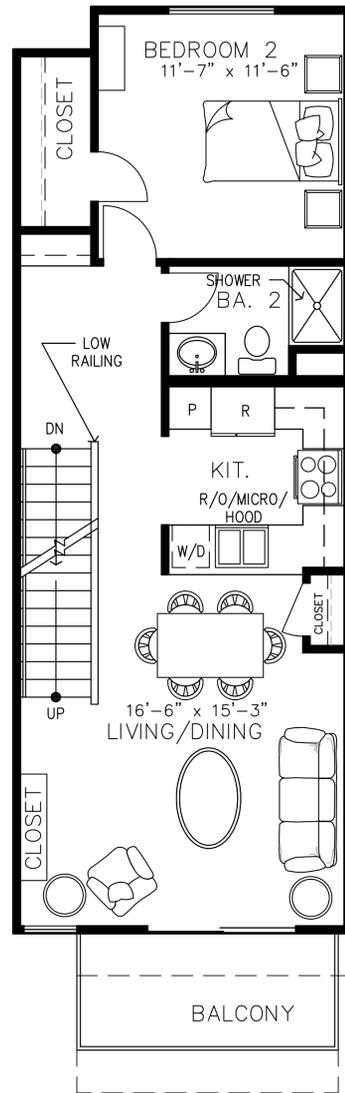
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REVISIONS:
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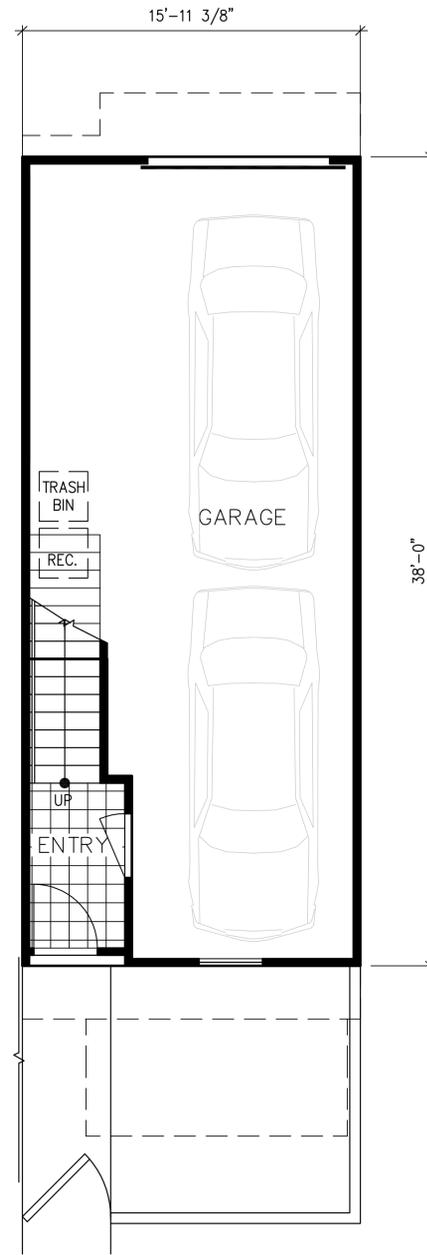
PROJECT NO. 13073



SECOND FLOOR



FIRST FLOOR



GARAGE LEVEL

UNIT A SQUARE FOOTAGE	
	AREA
GARAGE LEVEL LIVING	68 ± S.F.
FIRST FLOOR LIVING	686 ± S.F.
SECOND FLOOR LIVING	712 ± S.F.
TOTAL LIVING	1,466 ± S.F.
GARAGE	537 ± S.F.
BALCONIES	136 ± S.F.
TOTAL S.F.	2,139 ± S.F.

1 UNIT TYPE A (2,139 SF)
1/4" = 1'-0"

4' 0' 4' 8'

SCALE: 1/4" = 1'-0"

PROJECT NORTH



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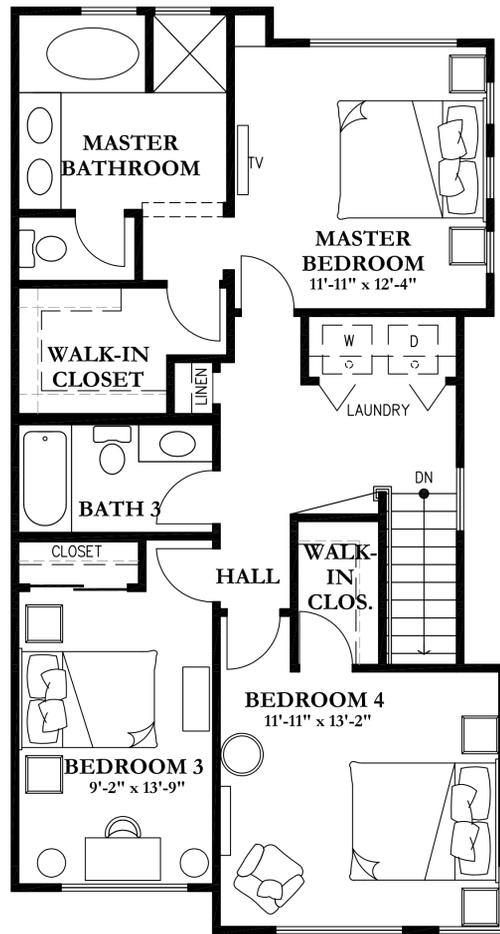
BUILDING PLANS
 UNIT A

SCALE: AS SHOWN
 DATE: 08 / 24 / 2016

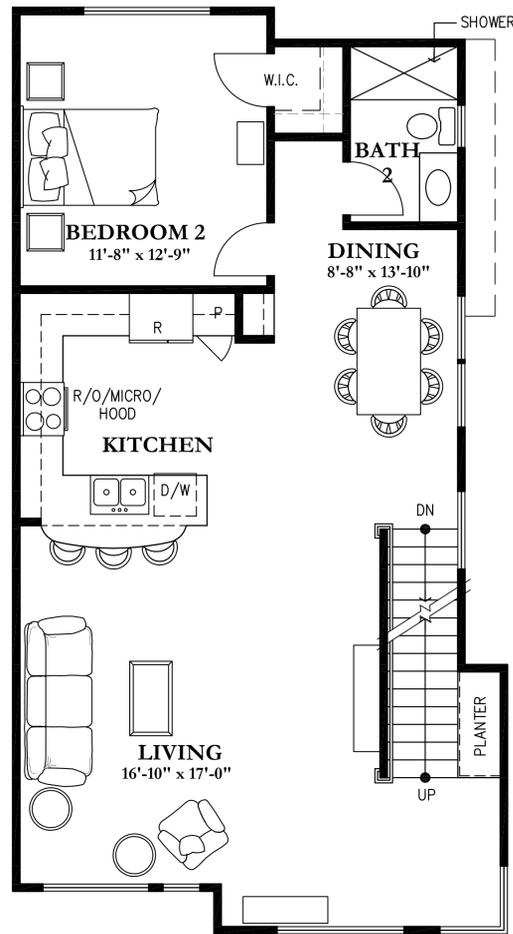
REVISIONS:
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PROJECT NO. 13073

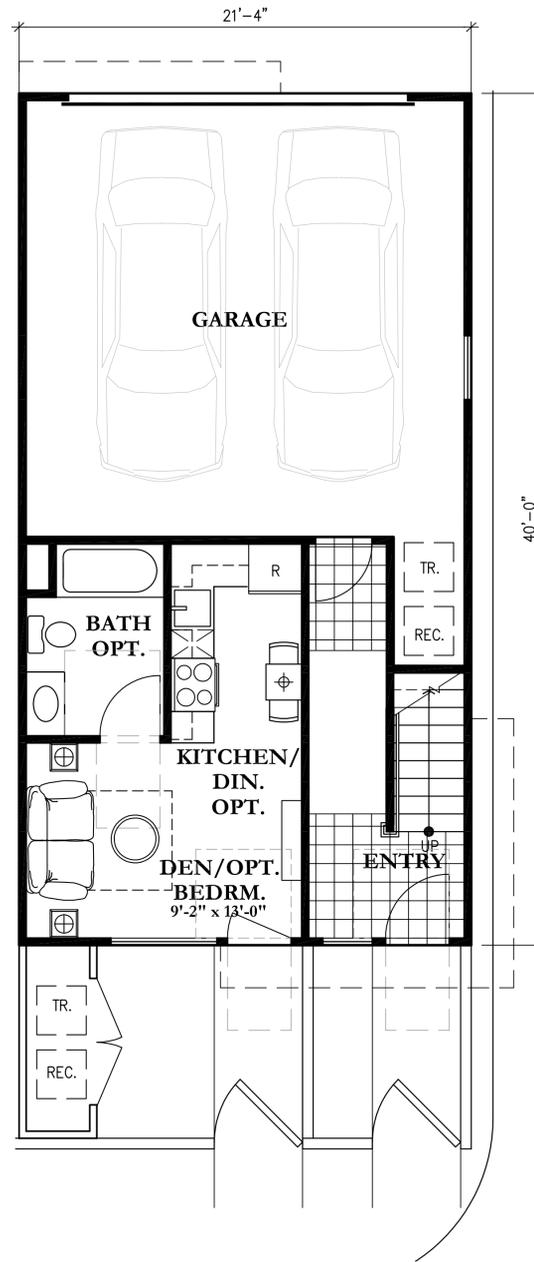
A-2
 SHEET OF



SECOND FLOOR



FIRST FLOOR



GARAGE LEVEL

UNIT B SQUARE FOOTAGE

	AREA
GARAGE LEVEL LIVING	409 ± S.F.
FIRST FLOOR LIVING	921 ± S.F.
SECOND FLOOR LIVING	939 ± S.F.
TOTAL LIVING	2,269 ± S.F.
GARAGE	444 ± S.F.
BALCONIES	0 ± S.F.
TOTAL S.F.	2,713 ± S.F.

1 UNIT TYPE B (2,713 SF)
1/4" = 1'-0"

4' 0' 4' 8'

SCALE: 1/4" = 1'-0"

PROJECT NORTH



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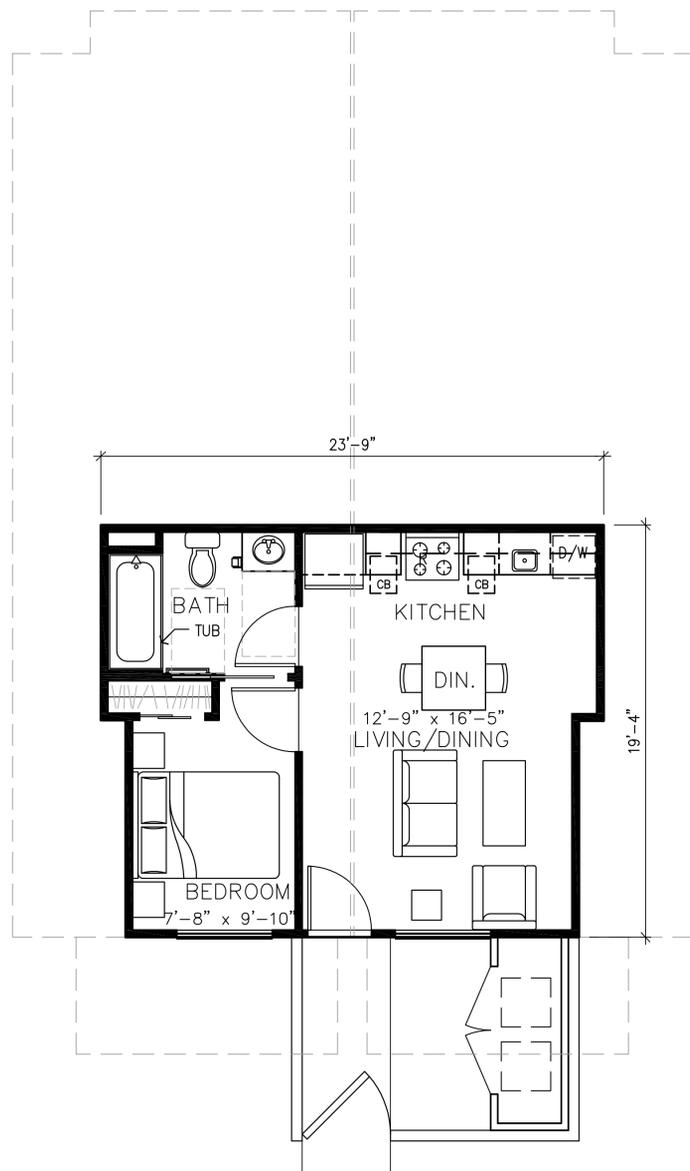
BUILDING PLANS
 UNIT B

SCALE: AS SHOWN
 DATE: 08 / 24 / 2016

REVISIONS:
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PROJECT NO. 13073

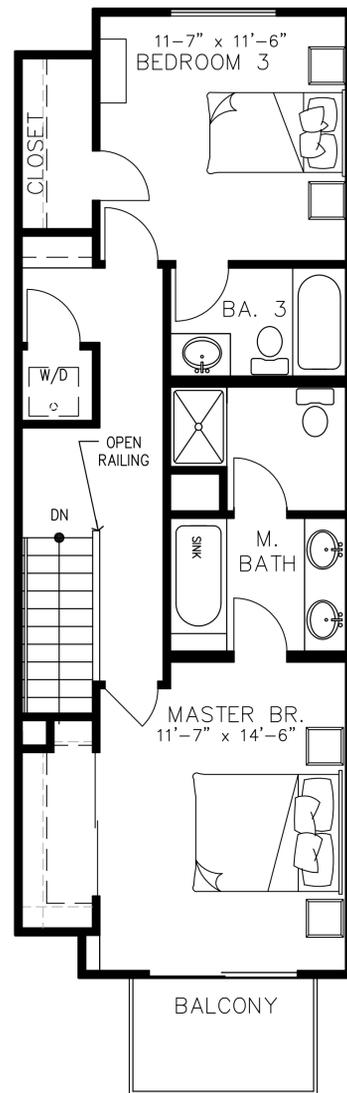
A-3
 SHEET OF



GARAGE LEVEL

UNIT C SQUARE FOOTAGE

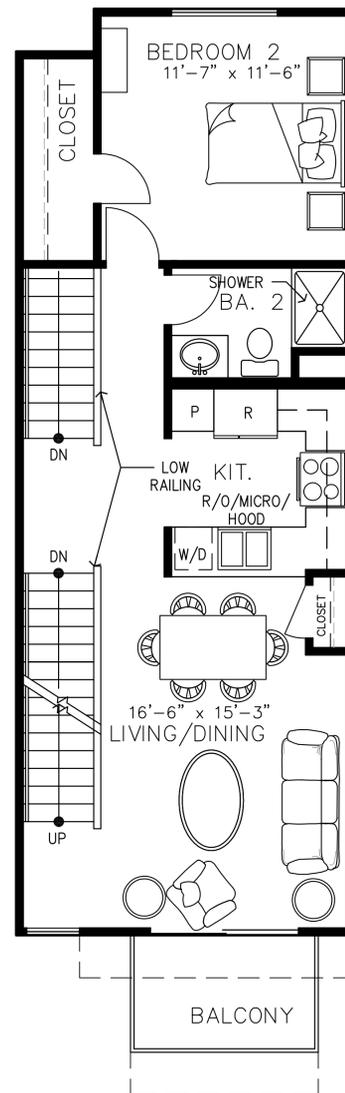
	AREA
GARAGE LEVEL LIVING	435 ± S.F.
FIRST FLOOR LIVING	0 ± S.F.
SECOND FLOOR LIVING	0 ± S.F.
TOTAL LIVING	435 ± S.F.
GARAGE	0 ± S.F.
BALCONIES	0 ± S.F.
TOTAL S.F.	435 ± S.F.



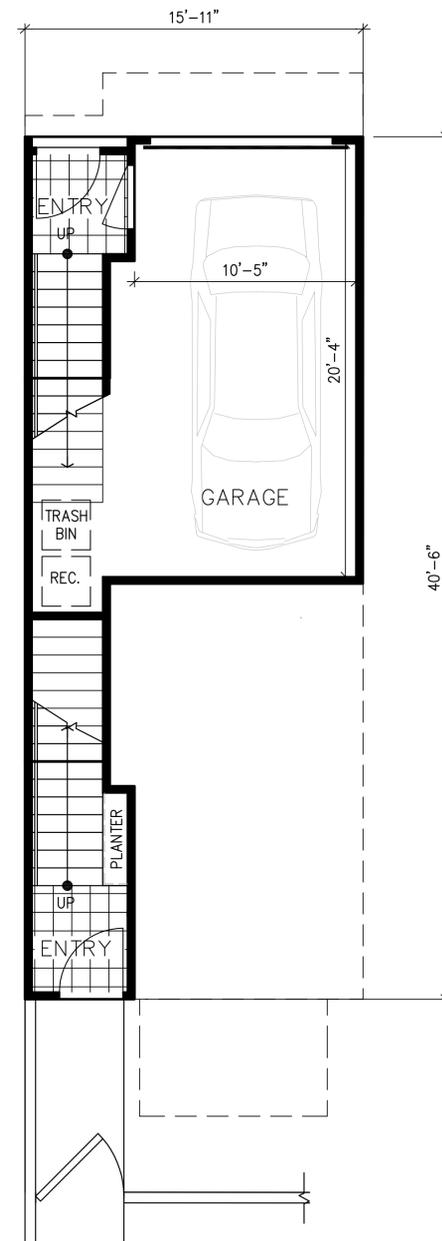
SECOND FLOOR

UNIT D SQUARE FOOTAGE

	AREA
GARAGE LEVEL LIVING	104 ± S.F.
FIRST FLOOR LIVING	686 ± S.F.
SECOND FLOOR LIVING	712 ± S.F.
TOTAL LIVING	1,502 ± S.F.
GARAGE	320 ± S.F.
BALCONIES	100 ± S.F.
TOTAL S.F.	1,922 ± S.F.



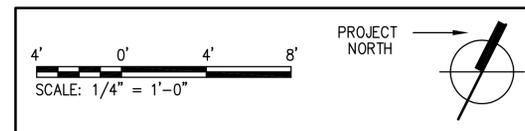
FIRST FLOOR



GARAGE LEVEL

1 **UNIT TYPE C (435 SF)**
1/4" = 1'-0"

2 **UNIT TYPE D (1,922 SF)**
1/4" = 1'-0"



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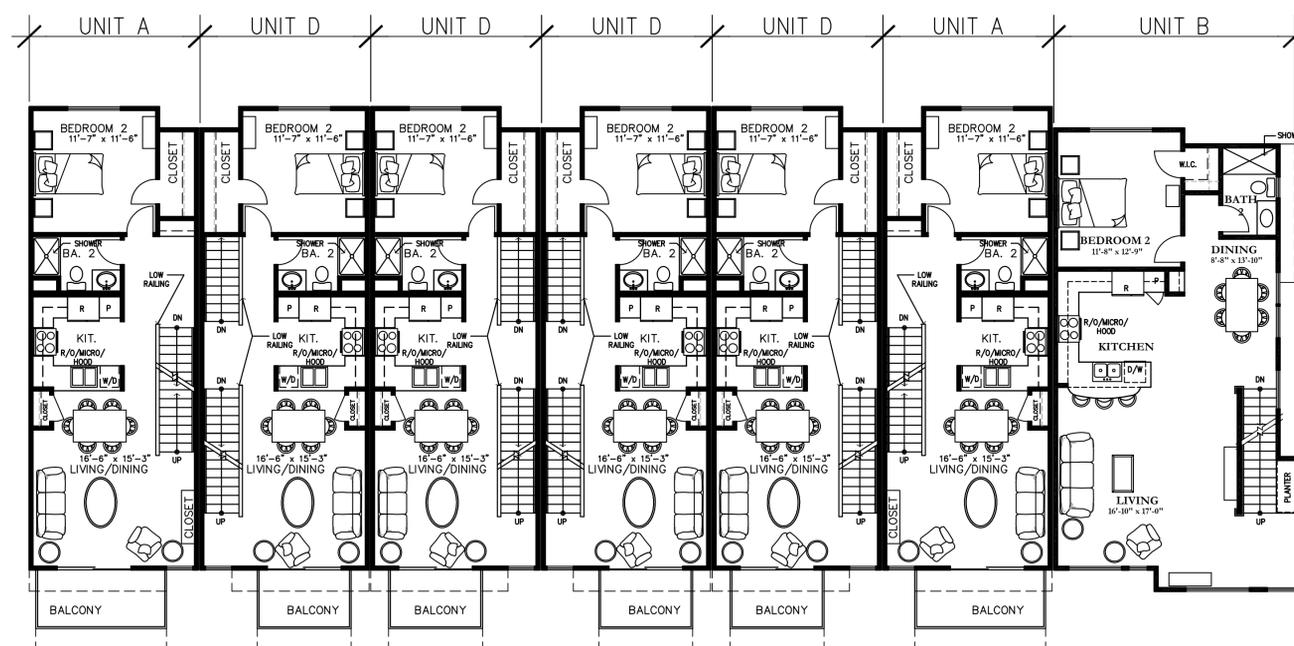
**BUILDING PLANS
 UNIT C & D**

SCALE: AS SHOWN
 DATE: 08 / 24 / 2016

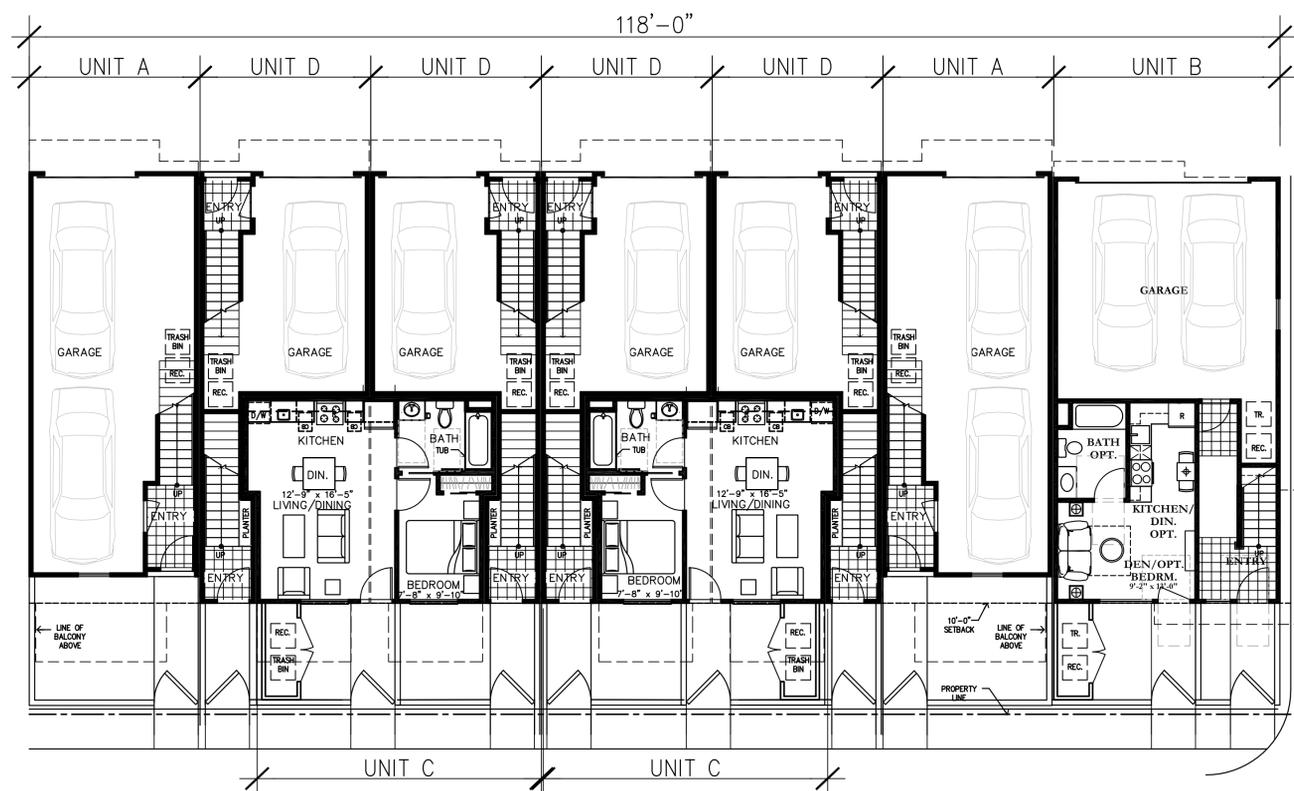
REVISIONS:
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PROJECT NO. 13073

A-4
 SHEET OF



1 BUILDING 1 - FIRST FLOOR PLAN
1/8" = 1'-0"



2 BUILDING 1 - GARAGE FLOOR PLAN
1/8" = 1'-0"

BUILDING 1 AREAS
GARAGE LEVEL LIVING

	AREA	UNITS	SF
UNIT A	68	2	136 ± S.F.
UNIT B	409	1	409 ± S.F.
UNIT C	435	2	870 ± S.F.
UNIT D	104	4	416 ± S.F.

FIRST FLOOR LIVING

UNIT A	686	2	1,372 ± S.F.
UNIT B	921	1	921 ± S.F.
UNIT C	0	2	0 ± S.F.
UNIT D	686	4	2,744 ± S.F.

SECOND FLOOR LIVING

UNIT A	712	2	1,424 ± S.F.
UNIT B	939	1	939 ± S.F.
UNIT C	0	2	0 ± S.F.
UNIT D	712	4	2,848 ± S.F.
TOTAL LIVING			12,079 ± S.F.

GARAGE

UNIT A	537	2	1,074 ± S.F.
UNIT B	444	1	444 ± S.F.
UNIT C	0	2	0 ± S.F.
UNIT D	320	4	1,280 ± S.F.
TOTAL SF BLDG			14,877 ± S.F.

TYPICAL BALCONY 5'-6" X 12'-4" = 68 S.F.
12 BALCONIES = 720 S.F.

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BUILDING 1 PLANS

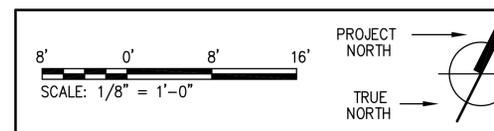
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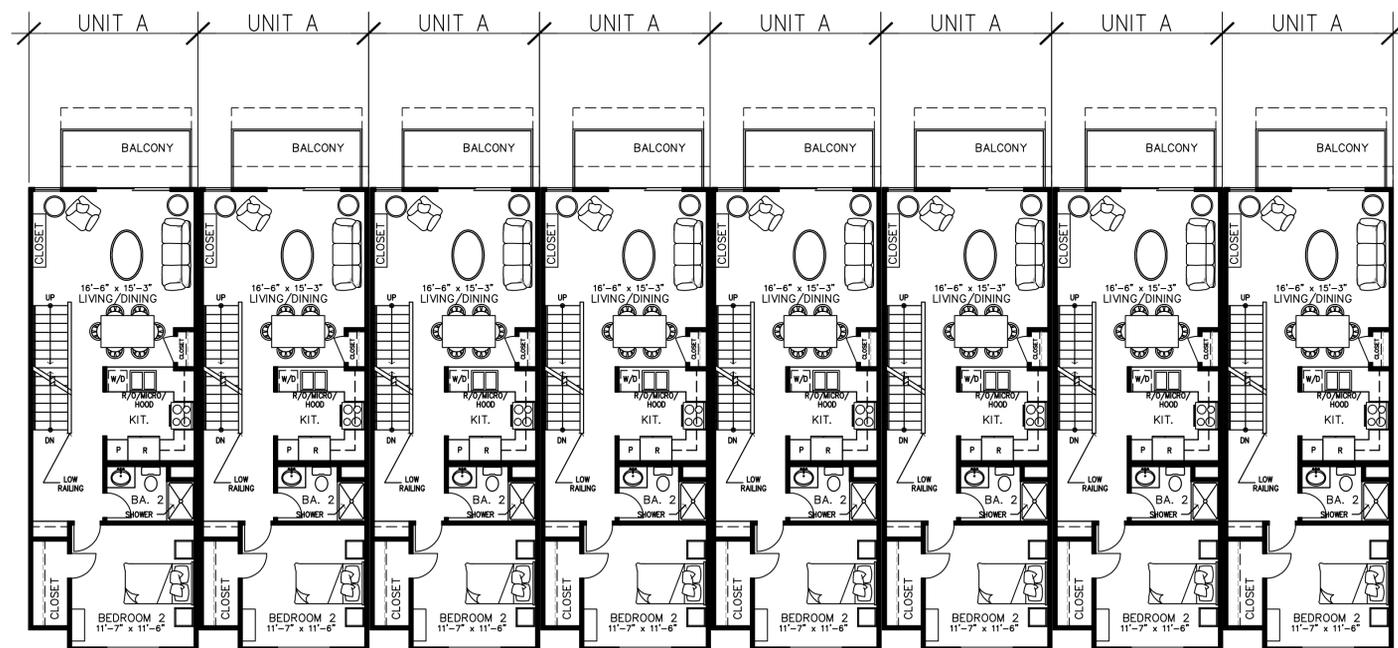
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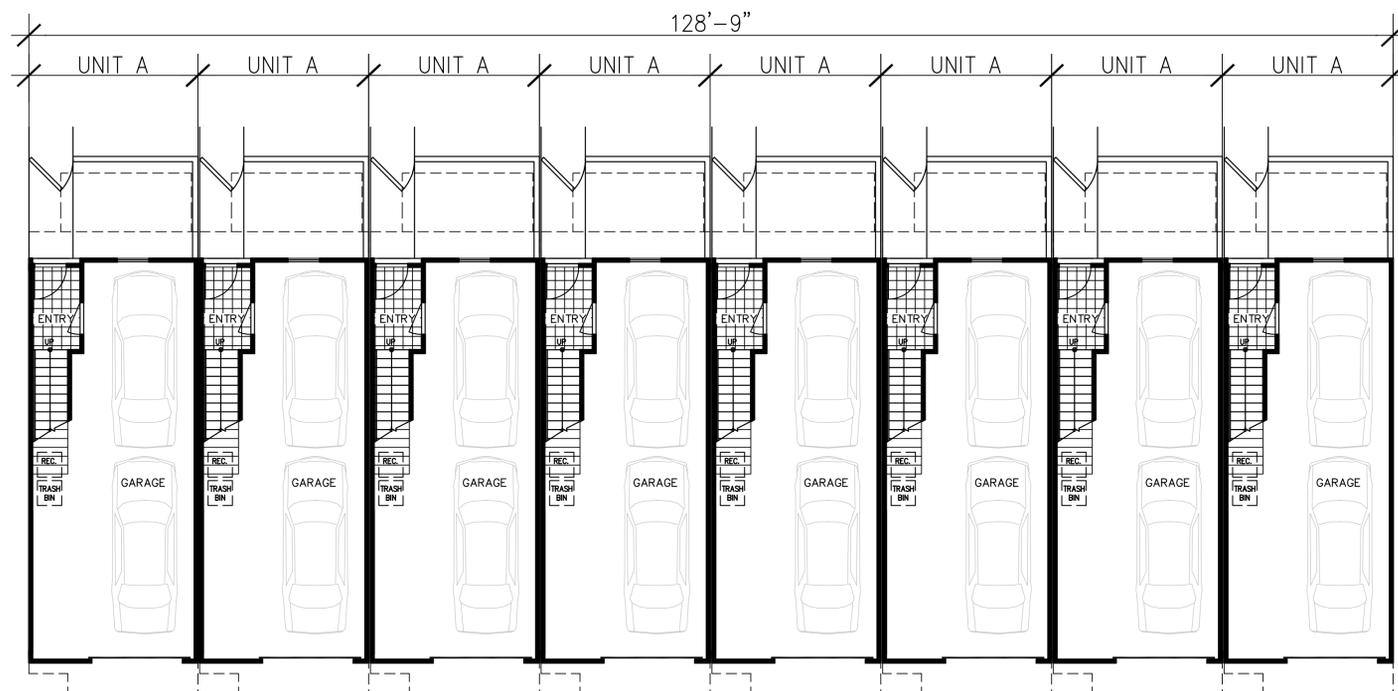
A-5

SHEET OF





1 BUILDING 2 - FIRST FLOOR PLAN
1/8" = 1'-0"



2 BUILDING 2 - GARAGE PLAN
1/8" = 1'-0"

BUILDING 2 AREAS

GARAGE LEVEL LIVING

	AREA	UNITS	SF
UNIT A	68	8	544 ± S.F.
UNIT B	409	0	0 ± S.F.
UNIT C	435	0	0 ± S.F.
UNIT D	104	0	0 ± S.F.

FIRST FLOOR LIVING

UNIT A	686	8	5,488 ± S.F.
UNIT B	921	0	0 ± S.F.
UNIT C	0	0	0 ± S.F.
UNIT D	686	0	0 ± S.F.

SECOND FLOOR LIVING

UNIT A	712	8	5,696 ± S.F.
UNIT B	939	0	0 ± S.F.
UNIT C	0	0	0 ± S.F.
UNIT D	712	0	0 ± S.F.
TOTAL LIVING			11,728 ± S.F.

GARAGE

UNIT A	537	8	4,296 ± S.F.
UNIT B	444	0	0 ± S.F.
UNIT C	0	0	0 ± S.F.
UNIT D	320	0	0 ± S.F.
TOTAL SF BLDG			16,024 ± S.F.

TYPICAL BALCONY 5'-6" X 12'-4" = 68 S.F.
12 BALCONIES = 720 S.F.

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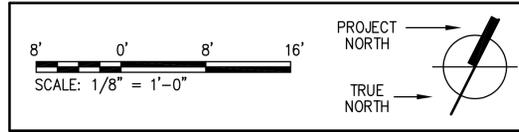
BUILDING 2 PLANS

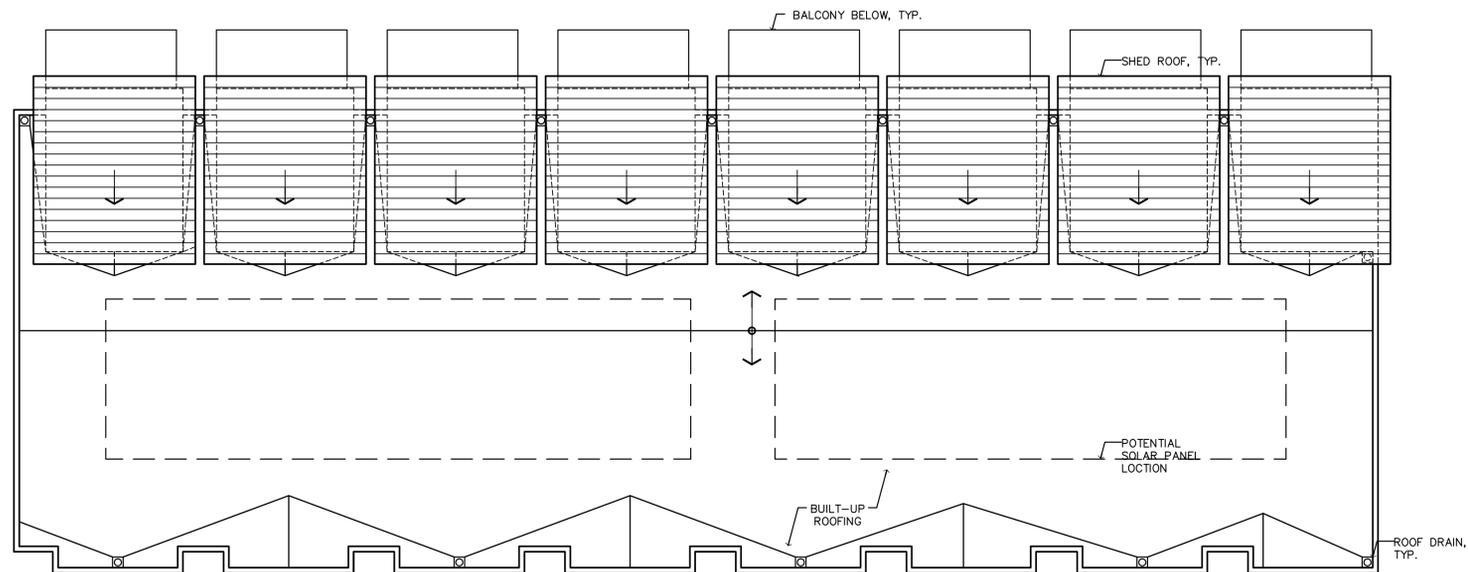
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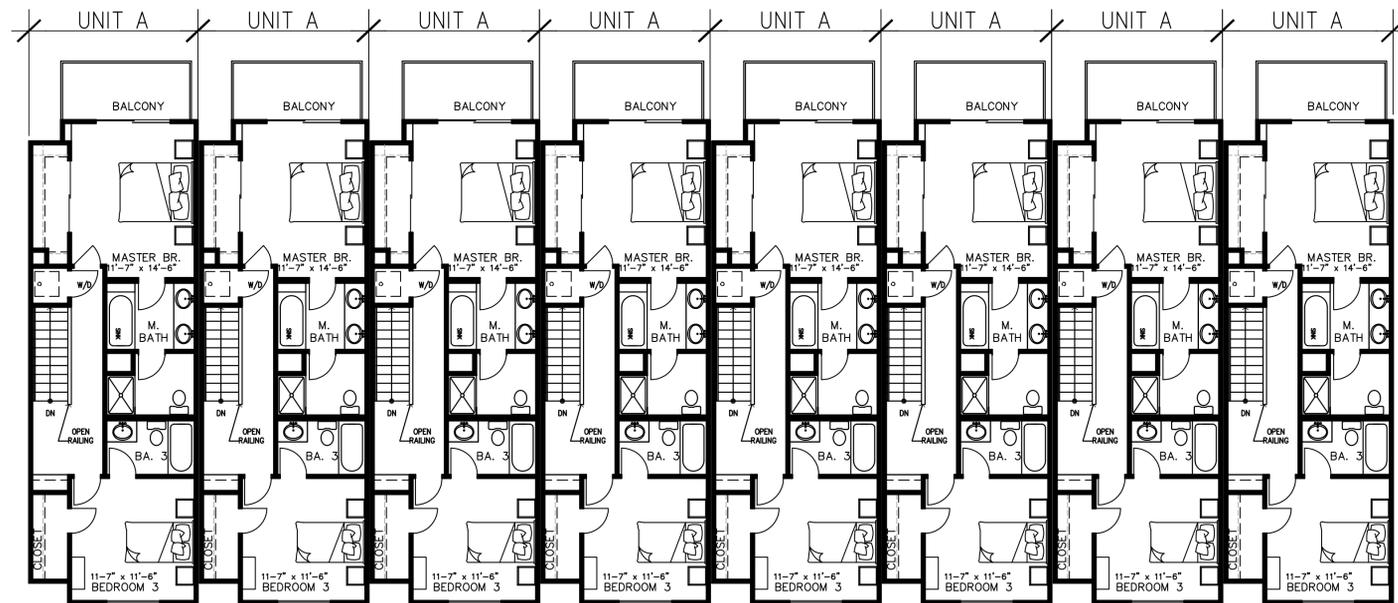
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SHEET OF

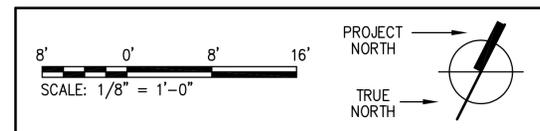




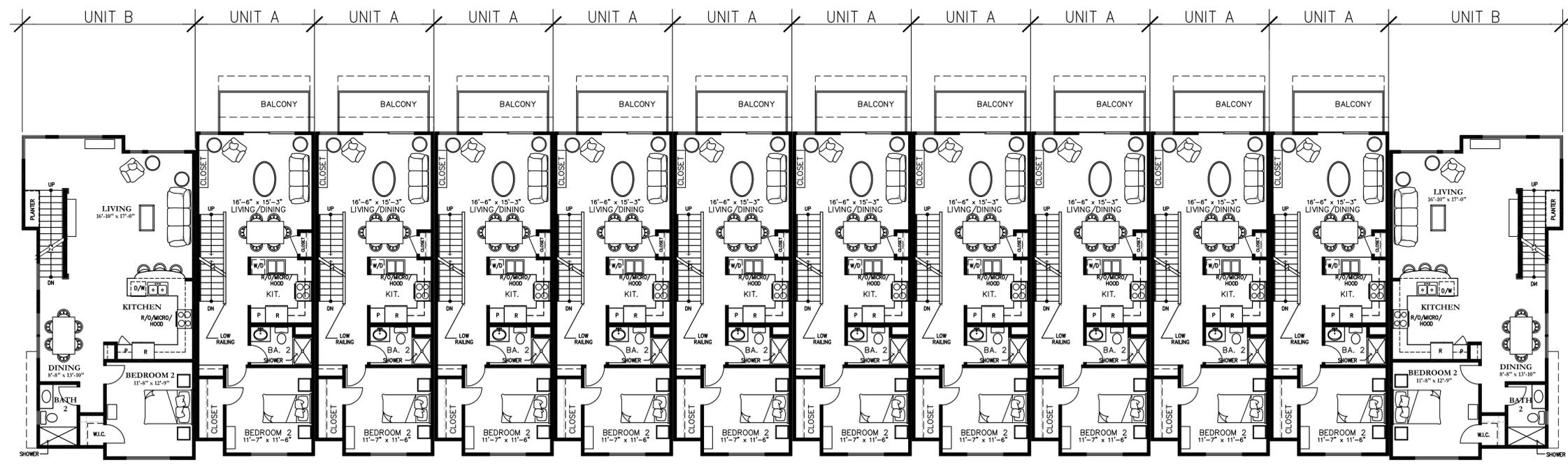
1 BUILDING 2 - ROOF PLAN
 1/8" = 1'-0"



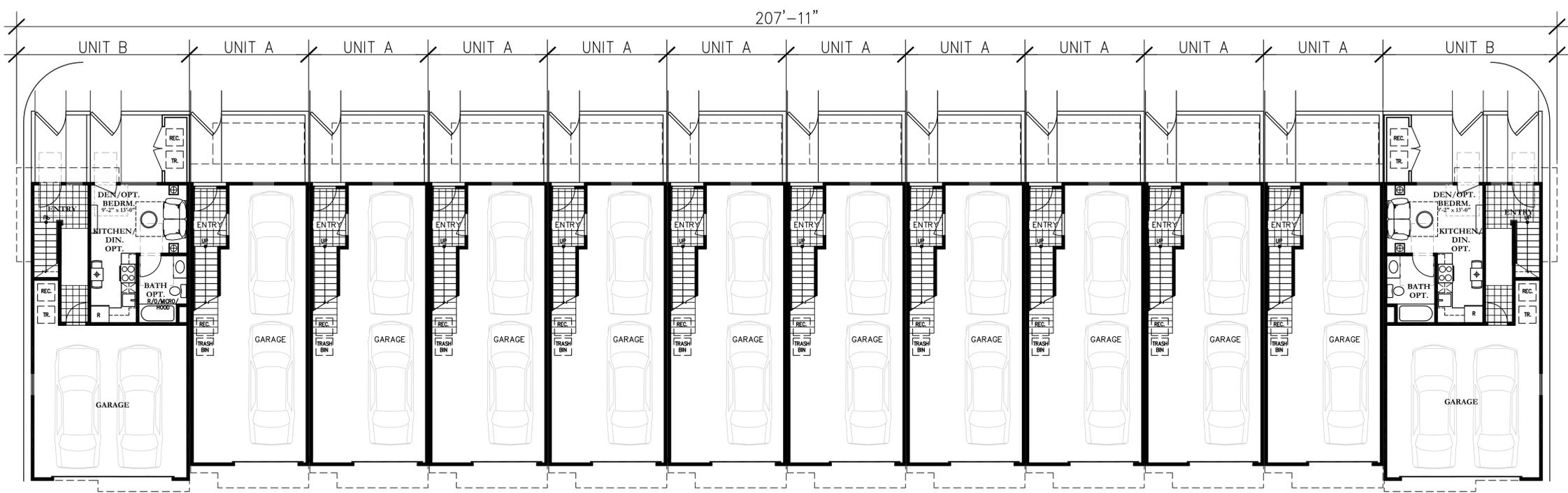
2 BUILDING 2 - SECOND FLOOR PLAN
 1/8" = 1'-0"



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1 BUILDING 3 - FIRST FLOOR PLAN
 1/8" = 1'-0"



2 BUILDING 3 - GARAGE PLAN
 1/8" = 1'-0"

BUILDING 3 AREAS

GARAGE LEVEL LIVING

UNIT	AREA	UNITS	SF
UNIT A	68	10	680 ± S.F.
UNIT B	409	2	818 ± S.F.
UNIT C	435	0	0 ± S.F.
UNIT D	104	0	0 ± S.F.

FIRST FLOOR LIVING

UNIT	AREA	UNITS	SF
UNIT A	686	10	6,860 ± S.F.
UNIT B	921	2	1,842 ± S.F.
UNIT C	0	0	0 ± S.F.
UNIT D	686	0	0 ± S.F.

SECOND FLOOR LIVING

UNIT	AREA	UNITS	SF
UNIT A	712	10	7,120 ± S.F.
UNIT B	939	2	1,878 ± S.F.
UNIT C	0	0	0 ± S.F.
UNIT D	712	0	0 ± S.F.

TOTAL LIVING 19,198 ± S.F.

GARAGE

UNIT	AREA	UNITS	SF
UNIT A	537	10	5,370 ± S.F.
UNIT B	444	2	888 ± S.F.
UNIT C	0	0	0 ± S.F.
UNIT D	320	0	0 ± S.F.

TOTAL SF BLDG 25,456 ± S.F.

TYPICAL BALCONY 5'-6" X 12'-4" = 68 S.F.
 12 BALCONIES = 720 S.F.

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BUILDING 3 PLANS

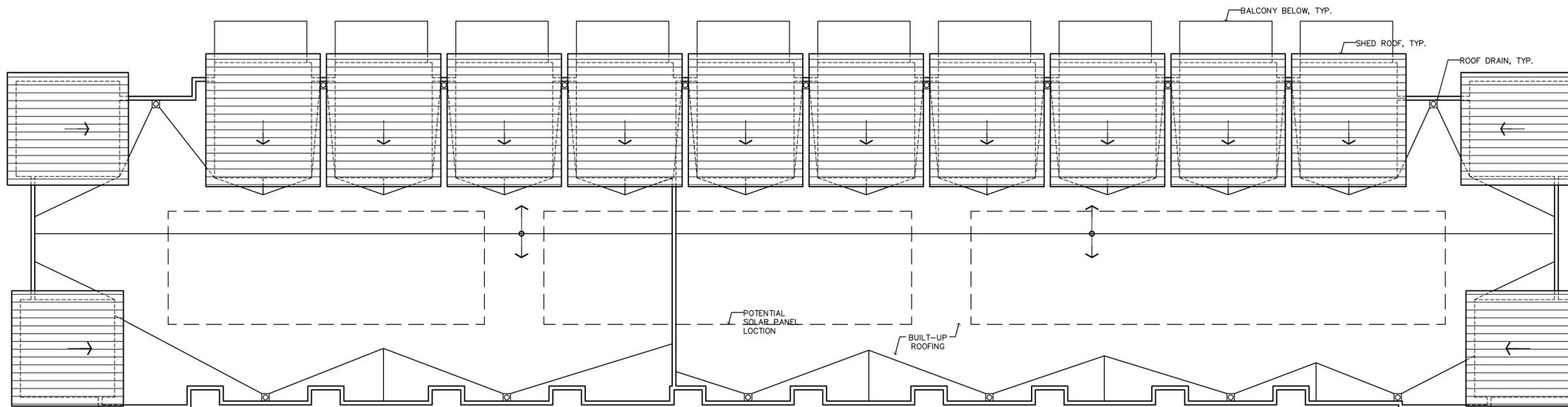
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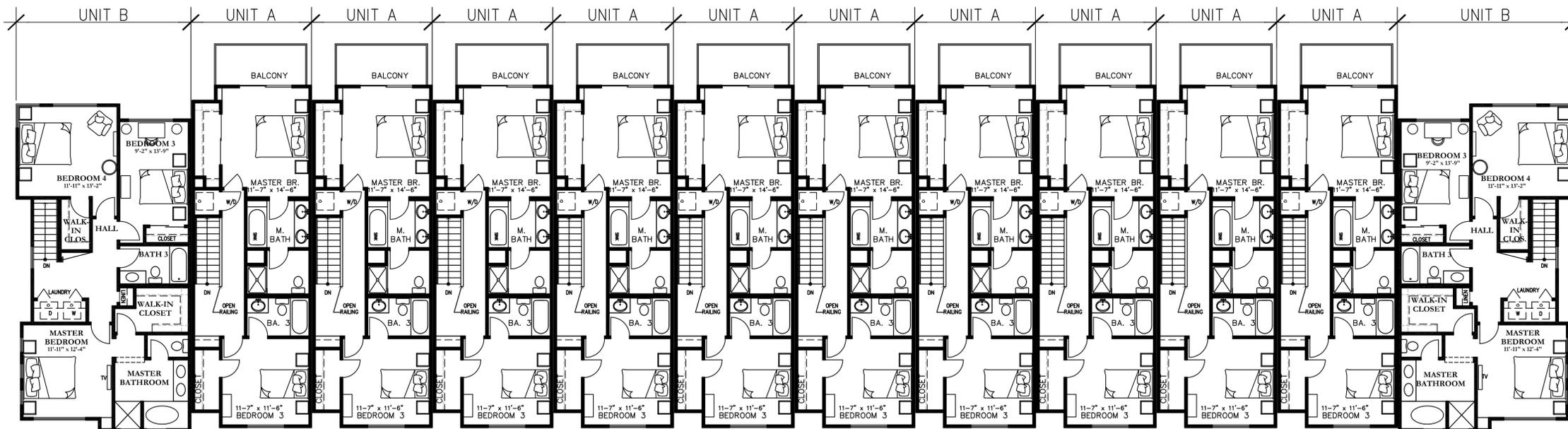
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 SHEET OF

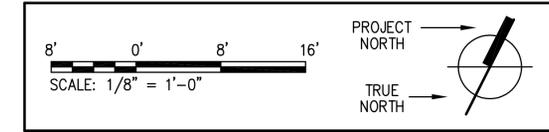




1 BUILDING 3 - ROOF PLAN
1/8" = 1'-0"



2 BUILDING 3 - SECOND FLOOR PLAN
1/8" = 1'-0"



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BUILDING 3 PLANS

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 SHEET OF



BUILDING 1 - EAST ELEVATION

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



BUILDING 1- WEST ELEVATION

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



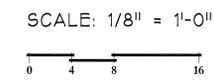
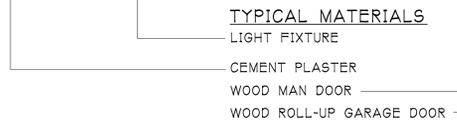
BUILDING 1 - SOUTH ELEVATION

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



BUILDING 1 - NORTH ELEVATION

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



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BUILDING 1 ELEVATIONS

SCALE: 1/8"=1'-0"
 DATE: 08 / 24 / 2016

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 SHEET OF



BUILDING 2 - EAST ELEVATION

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



BUILDING 2 - NORTH ELEVATION

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

- TYPICAL MATERIALS**
- CEMENT PLASTER
 - LIGHT FIXTURE
 - BALCONY RAILING W/ PERFORATED METAL PANELS
 - METAL ENTRY DOOR
 - COMPOSITION SHINGLE ROOF



BUILDING 2 - WEST ELEVATION

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

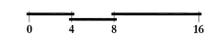


BUILDING 2 - SOUTH ELEVATION

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

- TYPICAL MATERIALS**
- LIGHT FIXTURE
 - CEMENT PLASTER
 - WOOD MAN DOOR
 - WOOD ROLL-UP GARAGE DOOR

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



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BUILDING 2 ELEVATIONS

SCALE: 1/8"=1'-0"
 DATE: 08 / 24 / 2016

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PROJECT NO. 13073

A-12
 SHEET OF



- TYPICAL MATERIALS**
- CEMENT PLASTER
 - LIGHT FIXTURE
 - BALCONY RAILING W/ PERFORATED METAL PANELS
 - METAL ENTRY DOOR
 - METAL SHADING DEVICE
 - COMPOSITION SHINGLE ROOF

- TYPICAL MATERIALS**
- VINYL WINDOWS
 - COMPOSITE WOOD SIDING
 - SHEET METAL PARAPET CAP
 - CEMENT PLASTER
 - PAINTED WOOD FASCIA

BUILDING 3 - NORTH ELEVATION

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



- TYPICAL MATERIALS**
- LIGHT FIXTURE
 - CEMENT PLASTER
 - WOOD MAN DOOR
 - WOOD ROLL-UP GARAGE DOOR

BUILDING 3 - SOUTH ELEVATION

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



BUILDING 3 - WEST ELEVATION

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



BUILDING 3 - EAST ELEVATION

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

SCALE: 1/8" = 1'-0"
0 4 8 16



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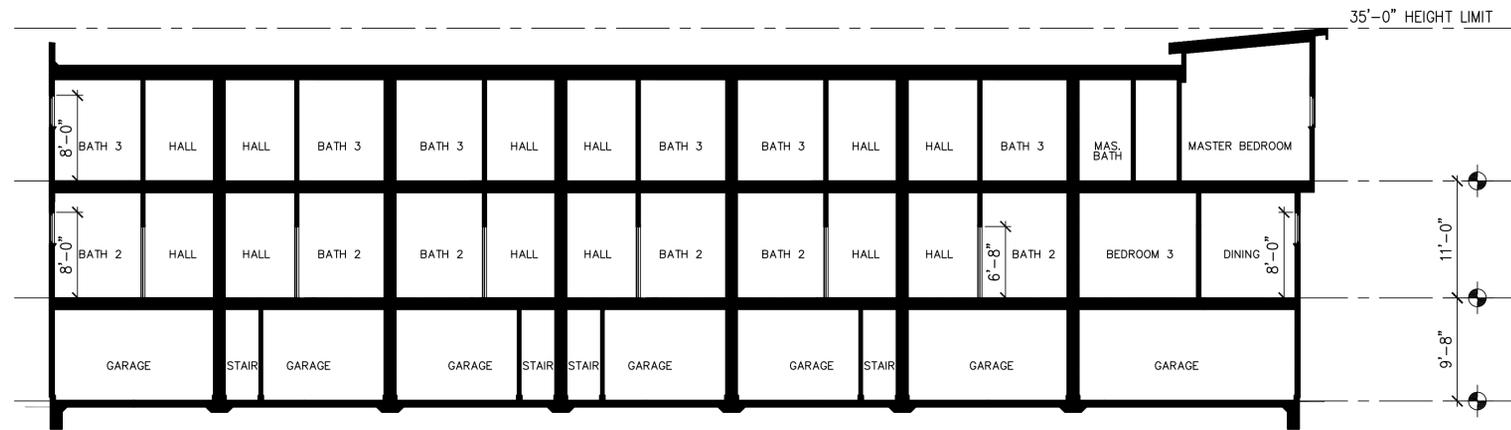
**BUILDING 3
ELEVATIONS**

SCALE: 1/8"=1'-0"
DATE: 08 / 24 / 2016

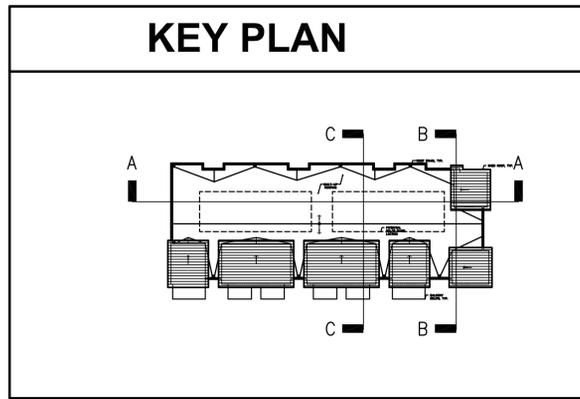
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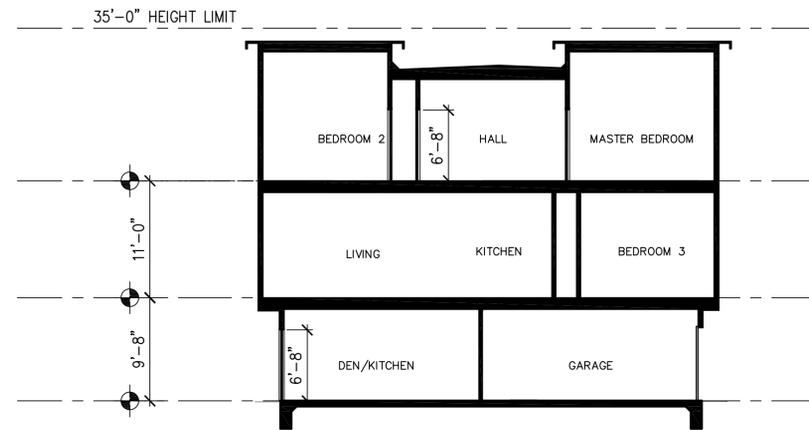
A-13
SHEET OF



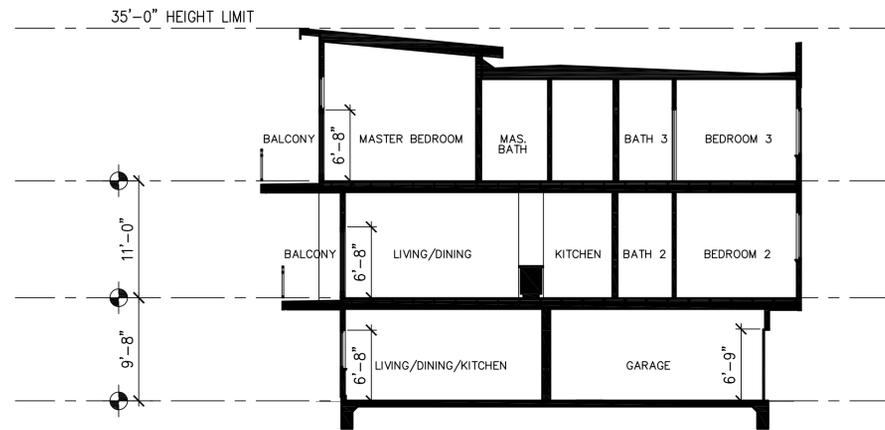
1 SECTION AA - BUILDING 1
1/8" = 1'-0"



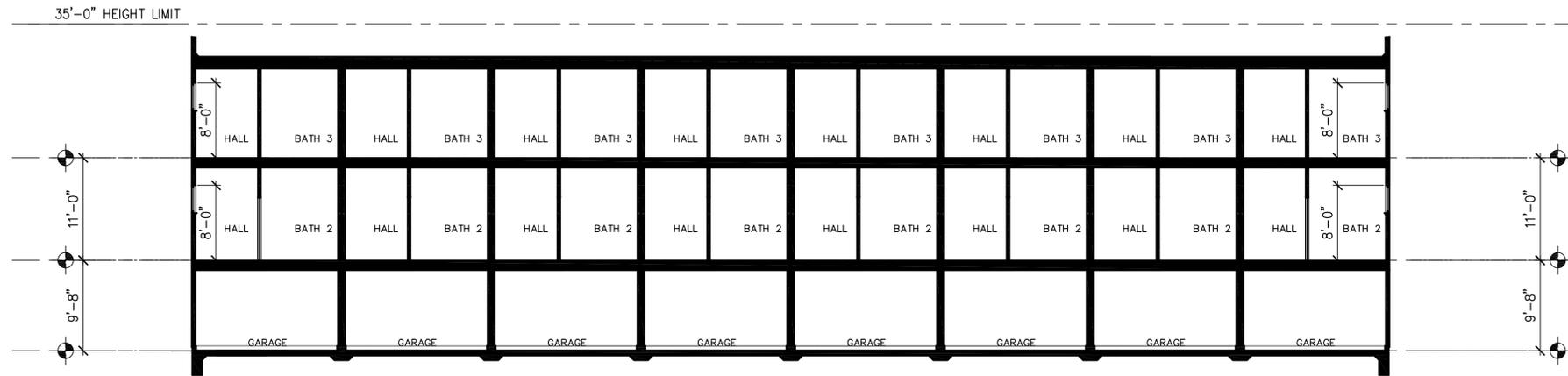
KEY PLAN



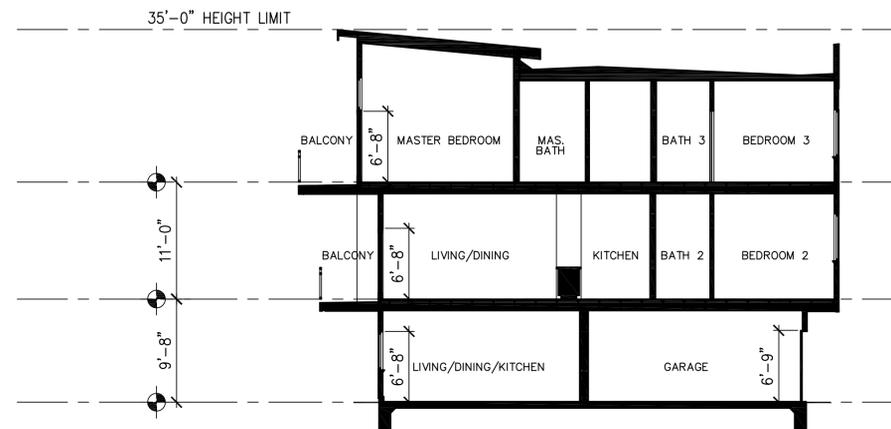
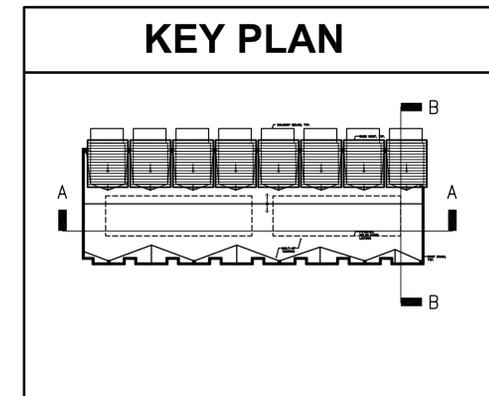
3 SECTION BB - BUILDING 1
1/8" = 1'-0"



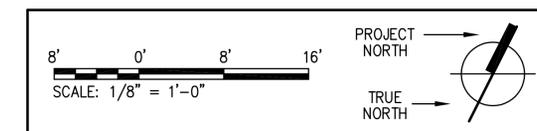
2 SECTION CC - BUILDING 1
1/8" = 1'-0"

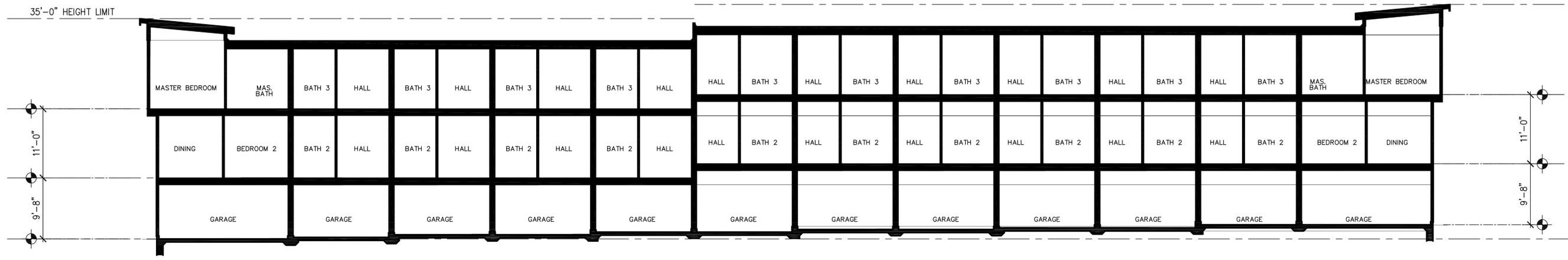


1 SECTION AA - BUILDING 2
1/8" = 1'-0"

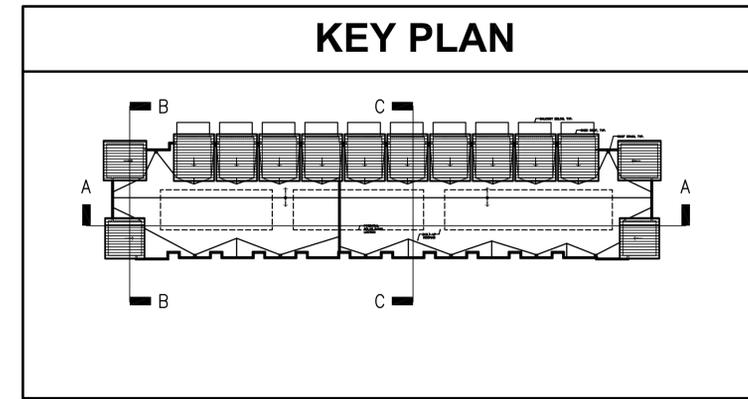


2 SECTION CC - BUILDING 2
1/8" = 1'-0"

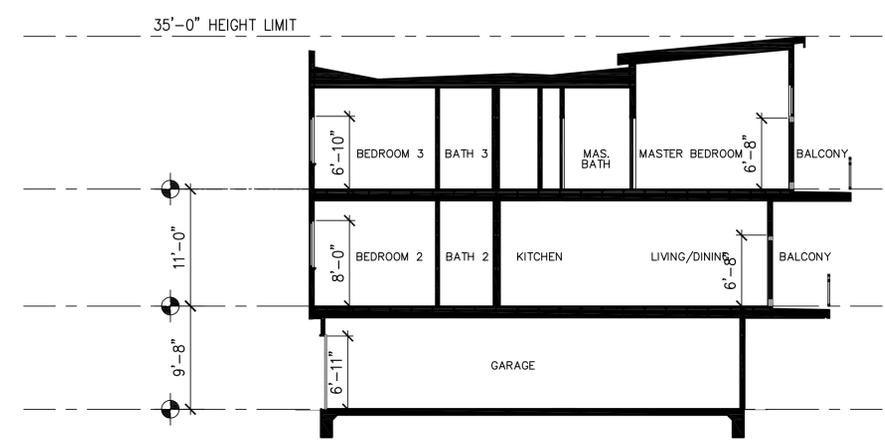




1 SECTION AA - BUILDING 3
 1/8" = 1'-0"



3 SECTION BB - BUILDING 3
 1/8" = 1'-0"



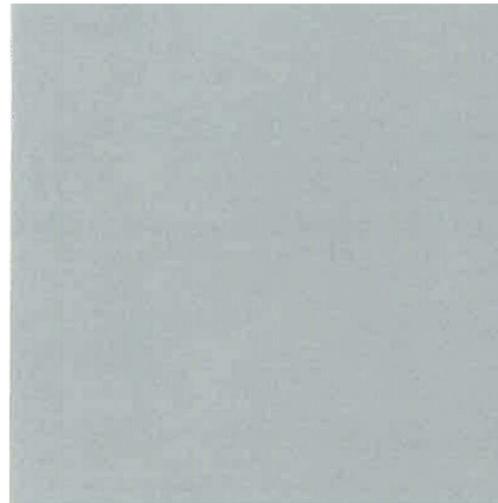
2 SECTION CC - BUILDING 3
 1/8" = 1'-0"



CONCEPTUAL BUILDING MATERIALS



HORIZONTAL COMPOSITE SIDING
 MANUF: TRUGRAIN "RESYSTA"
 COLOR: JAVA TEAK
 MATERIAL: SYNTHETIC POLYMER



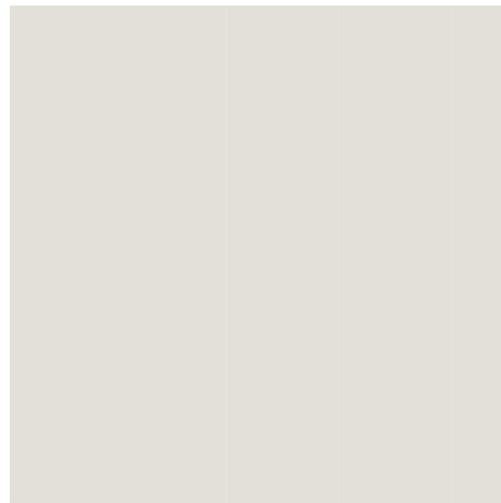
VINYL WINDOWS & SLIDING DOORS
 MANUF: MILGARD "MONTECITO"
 COLOR: SILVER



METAL DOOR
 MANUF: BENJAMIN MOORE
 COLOR: #1582 DEEP RIVER



ROOF SHINGLE
 MANUF: GAF TIMBERLINE NATURAL SHADOW SHINGELS
 COLOR: ARCTIC WHITE



CEMENT PLASTER SIDING
 MANUF: BENJAMIN MOORE
 COLOR: #1457 WHITE WINGED DOVE



CEMENT PLASTER BASE
 MANUF: BENJAMIN MOORE
 COLOR: #1197 PUMICE STONE



FASCIA, RAILINGS AND TRIM
 MANUF: BENJAMIN MOORE
 COLOR: #1461 STERLING SLIVER

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



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**El Dorado Townhomes
 El Cerrito, California**

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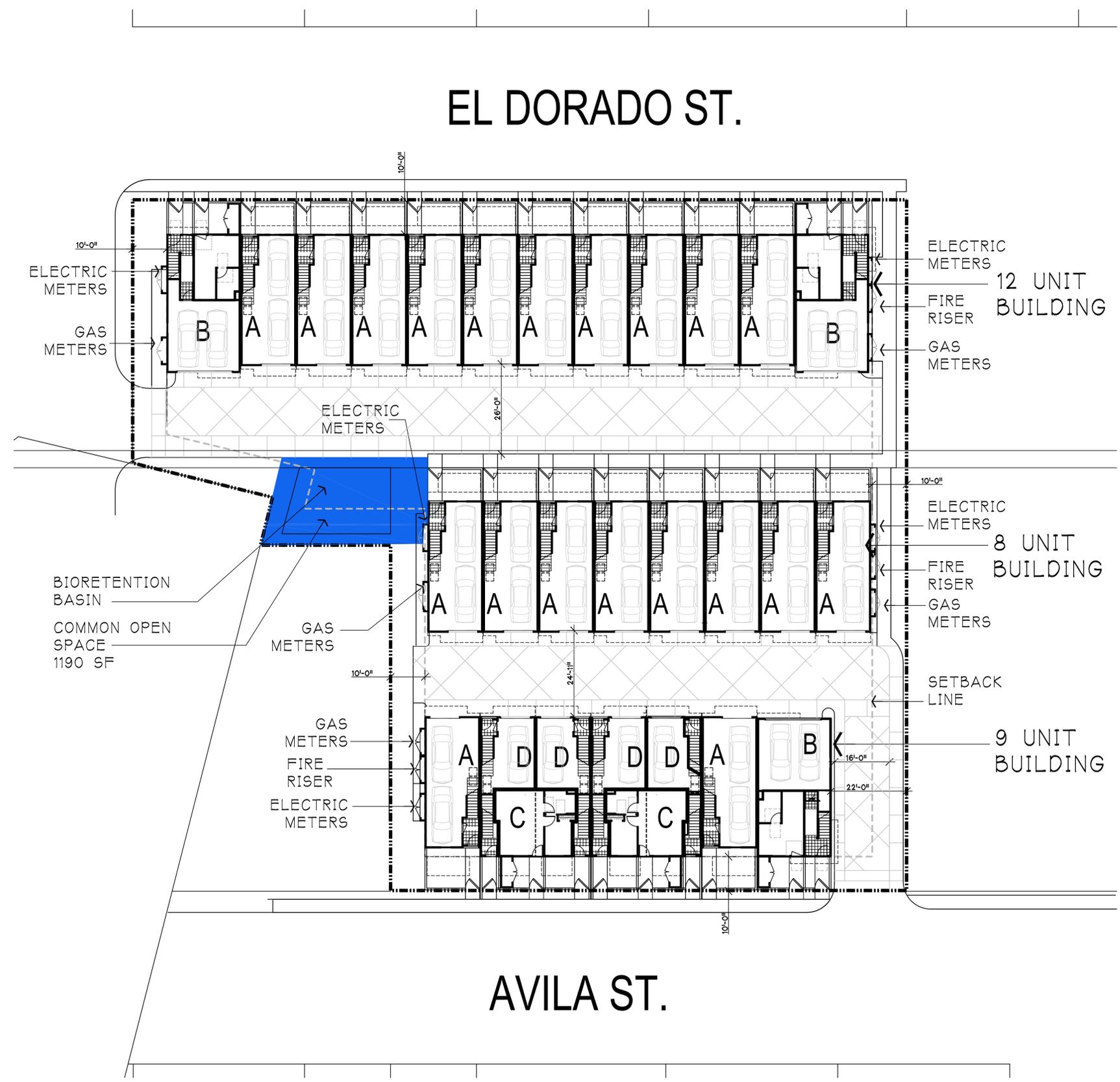
**CONCEPTUAL
 BUILDING
 MATERIALS**

SCALE: AS SHOWN
 DATE: 08 / 24 / 2016

REVISIONS:
 08 / 31 / 16

PROJECT NO. 13073

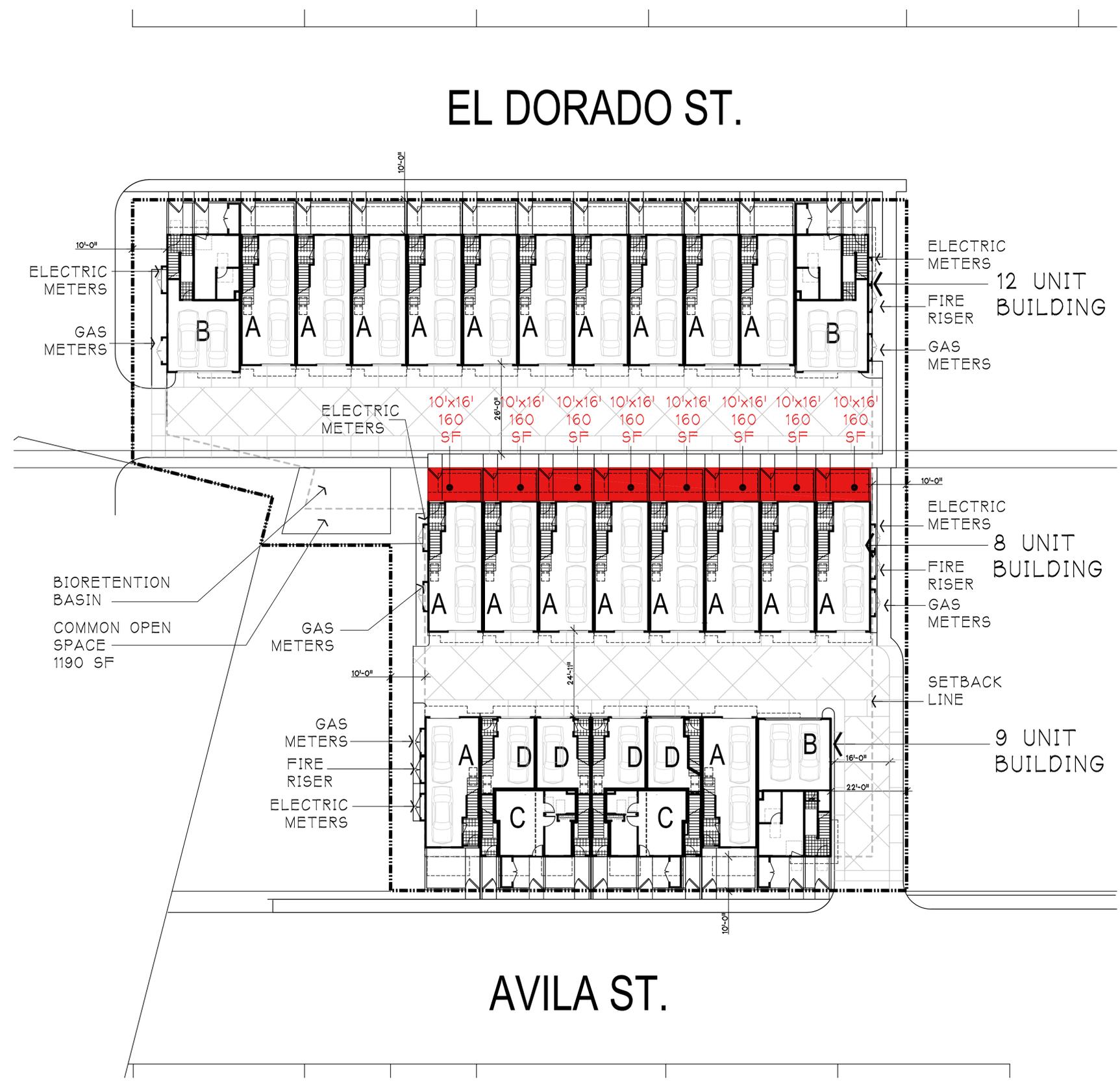
A-17
 SHEET OF



COMMON OPEN SPACE CALC

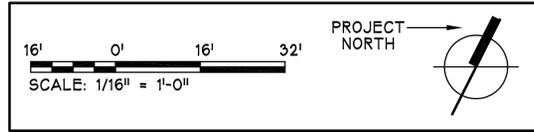
1 CONCEPTUAL SITE PLAN
 1/16" = 1'-0"

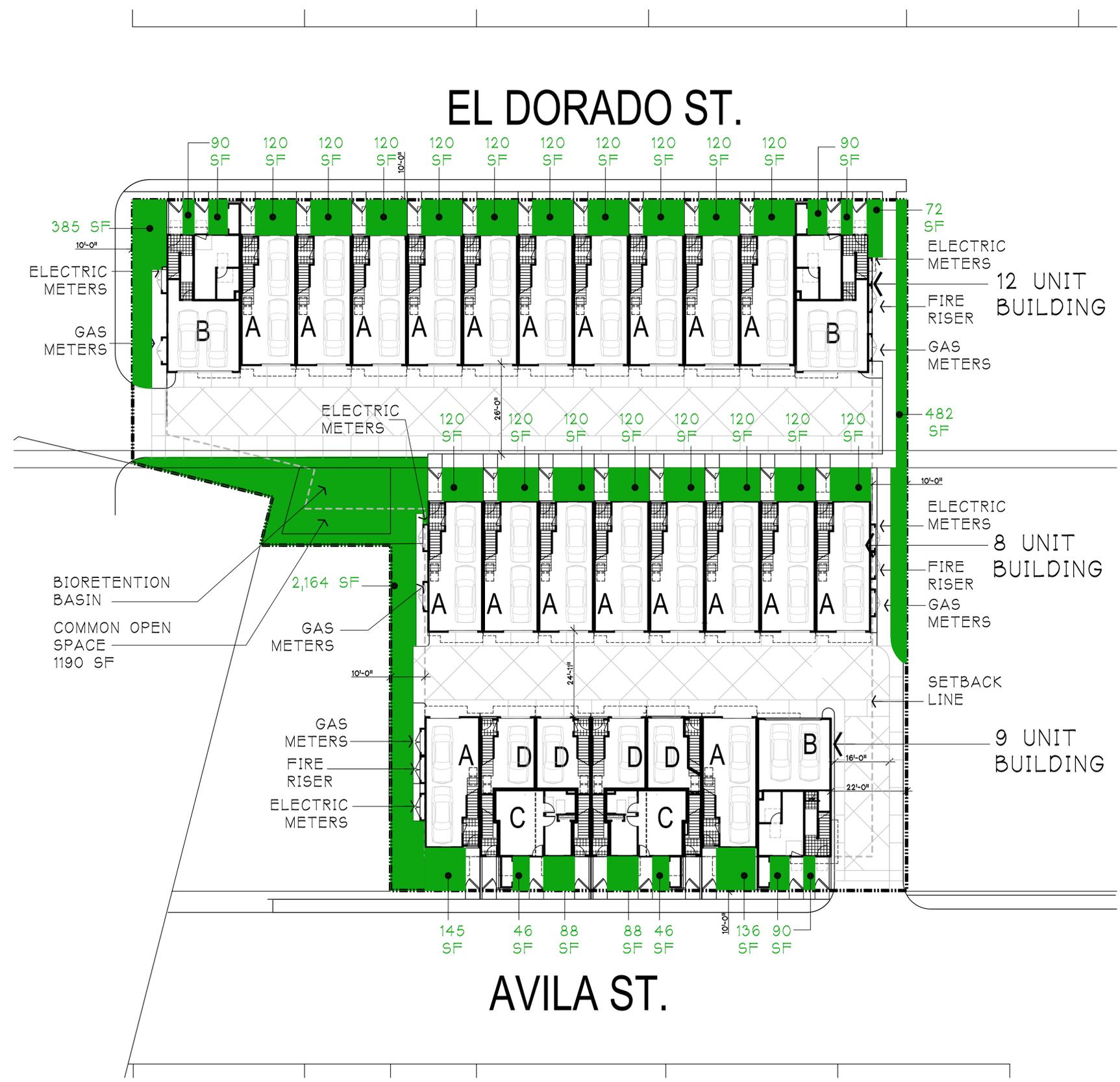
16' 0' 16' 32'
 SCALE: 1/16" = 1'-0"
 PROJECT NORTH



PRIVATE OPEN SPACE CALC

1 CONCEPTUAL SITE PLAN
 1/16" = 1'-0"





LANDSCAPED AREA CALC

1 CONCEPTUAL SITE PLAN
 1/16" = 1'-0"

