

CONTEXTUAL MAP



FORM-BASED CODE COMPLIANCE DATA

FORM BASED CODE COMPLIANCE DATA FORM BASED CODE COMPLIANCE DATA
 ZONING 2.01.02
 TRANSECT ZONE
 UPTOWN
 TOHIMU: Transit Oriented Higher-Intensity Mixed Use
 LAND USE
 Proposed use, Multiple Family Residential, is P (permitted) as-of-right that require no discretionary review if in compliance with all standards.
 INCLUSIONARY HOUSING
 Project is an affordable housing project as defined by state law.
 10% of the units (15 units) will be rented to Low Income for the area (50% Average Median Income).
 Project will make use of the City of El Cerrito incentive to provide 85'-0" maximum building height (from 65'-0").

BAXTER CREEK
 APARTMENTS @
 11965 SAN PABLO

EL CERRITO, CALIFORNIA

Revision	Date

DEVELOPMENT STANDARDS
 BUILDING HEIGHT
 Maximum 85'-0" If project is consistent as an affordable housing project, as defined by state law.
 Minimum 3 stories for residential use.
 Proposed 8 story, 85'-0".

STREET TYPE	REQUIREMENT	PROPOSED	
2.01.03 SAN PABLO AVENUE COMMUNITY STREET	Sidewalk Amenity Zone	6'-0"	6'-0"
	Sidewalk Pedestrian Zone	8'-0"	8'-0"
	Sidewalk Activity Zone	0'-0"	0'-0"
	Vehicular Access	20'-0" max.	20'-0" / 18'-0"

BUILDING FORM	REQUIREMENT	PROPOSED
Upper Floor Setback	N/A	N/A
Ground Floor Ceiling Height	14'-0" clear min.	14'-0" clear
Upper Floor Ceiling Height	9'-0" clear min.	9'-0" clear
Building Length	200' max.	191'
Ground Floor Transparency - Residential	40% min.	60%
Upper Floor Transparency	30%	30%+
Encroachments - Front	4'-0" max.	N/A
Allowed Frontage Type - Flex	50% min.	60%

SHADOWS 2.01.05
 Shadows
 There are no adjacent existing residential uses within the shadow line.
 Building does not cast shadows beyond the curbline.

Setbacks	REQUIREMENT	PROPOSED
Ground Floor Front	14'-0" min.	14'-0"
Side Setback	0'-0" min.	0'-0"
Rear Setback	none	10'-0"

VIEWS
 View corridor into courtyard will be provided as well as view to Baxter Creek Park.

BUILDING ARTICULATION
 REQUIREMENT PROPOSED
 Wall Offset at Street Front 50% of Wall. Complies. See Massing.
 Wall Offset 1'-0" min. / 25 LF Complies. See Massing.
 Colors, Materials and Textures. 50% of Wall. Complies. See Massing.

FRONTAGE

SHOP FRONT PROPOSED	REQUIREMENT	PROPOSED
Height	12' min. 18' max.	14'
Recess	10' max.	0'
Entry	5' max.	4'-0"
Glazing	75% clear glazing	75% clear glazing

SUSTAINABLE DESIGN
 All exterior lighting will be Dark Sky certified.
 Building will comply with California Building Energy Efficiency Standards.
 External shading devices are provided at south and west facades.

ART
 Facade metal work along San Pablo will be custom designed and fabricated by a recognized metal sculpture artist.
 The cost of the work will be 1% of the construction cost or \$150K, which ever is less.

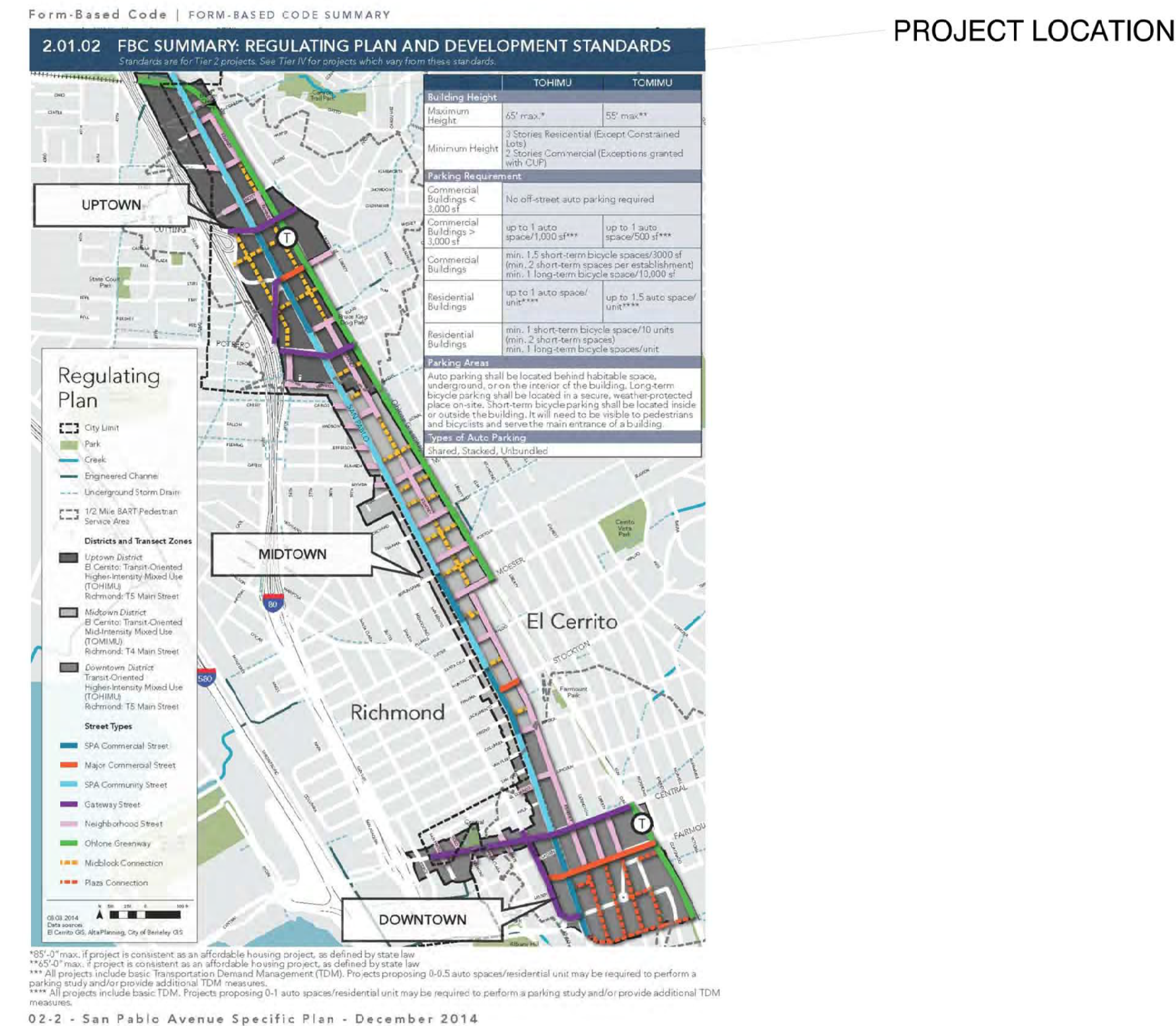
OPEN SPACE 2.01.06

	REQUIREMENT	PROPOSED
Gross building area	125,870	
Number of Units	146	
Public Open Space	25 SF / 1000 SF = 3,146 SF	0 In-Lieu Fees
Private/Common Open Space	80 SF / Unit = 11680 SF	

	PUBLIC	PRIVATE
Ground Level	12,022	
Level 2	367	
Level 3	367	
Level 4	257	
Level 5	312	
Level 6	440	
Level 7	422	
Level 8	367	
Total	14,554	

PARKING REQUIREMENT
 REQUIREMENT PROPOSED
 Residential 1 per unit max. .52 per unit
 81 max. 76 auto spaces
 Parking is provided underground with stacker.
 Bicycle Minimum
 Short-term 1 per 20 Units (8) 9 spaces
 Long-term 1.5/unit (219) 220 spaces
 Proposed Long-term spaces in garage storage area, stacked.

ZONING INFORMATION MAP



TIER 2
 APPLICATION
 02/22/17

800 Bancroft Way, Suite 203
 Berkeley CA 94710
 t: 510.755.4710
 jdecredico@gmail.com
 www.jdecredico.com



This drawing is the property of the architect and may not be used without the permission of the architect.
 Copyright: 2016 Joe DeCredito Studio Architects & Planners

JDeS Project Number: 16019
 Issue Date:

PLANNING
 INFORMATION
 G-002