



Community Development Department
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NOTICE OF AVAILABILITY
SAN PABLO AVENUE SPECIFIC PLAN UPDATE
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
JULY 19, 2022

LEAD AGENCY: City of El Cerrito
10890 San Pablo Avenue
El Cerrito, CA 94530

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PROJECT TITLE: San Pablo Avenue Specific Plan Update

STATE CLEARINGHOUSE NUMBER: 2014042025

PROJECT LOCATION: The Specific Plan area is located in portions of the cities of El Cerrito and Richmond. The approximately 206-acre Plan area extends for approximately 2.5 miles from El Cerrito Plaza and El Cerrito's border with the City of Albany on the south to the Ohlone Greenway near the BART tracks and Baxter Creek on the north.

At the south end of the Plan area, the project boundary extends east to include the El Cerrito Plaza BART Station and west along Central Avenue to I-80.

PROJECT DESCRIPTION: The Specific Plan Update ("project") includes changes and clarifications to the 2014 Specific Plan Regulating Plan and Development Standards that would refine various activities and accompanying requirements for street types (such as minimum widths in amenity zones) to increase outdoor activity uses and other modifications to provide better balance and more consistent administration of Specific Plan standards and guidelines.

Proposed updates would include: a two-way, protected, grade-separated Class IV bike facility on the south side of Hill Street; aligning standards of midblock connections with open space standards by eliminating the amenity zone and creating a 5-foot minimum activity zone (the pedestrian zone would be maintained); revising shadow/daylight plane standards and modifying rear and upper floor setback for high- and mid-density TOD

mixed-use development adjacent to existing residential; updating sustainable design standards for consistency with the Green Infrastructure Plan, the Urban Greening Plan, the Contra Costa Clean Water Program C.3 Guidebook, and other relevant City, County, and State documents; and providing for on-site dedication of public open space based on urban greening opportunity sites and commercial nodes and new key locations such as BART stations.

Other refinements would include clearly distinguishing standards for shared public open space pocket parks with standards and guidelines for different open space types; modifying private open space standards to ensure that upper floor common courtyards have a minimum 1:1 ratio of private-to-common open space; providing for 30 percent of all private/common open spaces to be private individual open space; revising parking and curbside management standards to implement key recommendations from the Transportation Demand Management (TDM) report; and allowing non-conforming residential uses to convert to any denser residential category.

The Specific Plan Update would also expand the 2014 Plan Area through addition of one parcel in the southeastern part, increasing the area from approximately 206 acres to approximately 208 acres. The added parcel is located adjacent to and northeast of the El Cerrito Plaza BART station and is currently a BART parking lot, approximately 2.28 acres and bordered by Central Avenue, Richmond Street, Willow Street, and the Ohlone Greenway.

In addition, the amount of allowable net new residential development would be increased by 2,500 units, and the amount of allowable net new commercial development would be increased by 100,000 square feet, both in the El Cerrito portion of the Plan Update Area.

PUBLIC REVIEW PERIOD: The 45-day public review period for the Draft SEIR will commence on July 19, 2022, and end on September 2, 2022 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft SEIR must be received at the above address within the public review period. The Draft SEIR is available for review at: www.el-cerrito.org/SPASP

PUBLIC MEETING: The City of El Cerrito will receive public comments on the Draft SEIR at a public meeting on August 17, 2022, at 7:30 p.m. held via teleconference at: <https://us06web.zoom.us/j/84812484654?pwd=am9WZHJVVWHZ6WVpZbE9YWVFjcTB5dz09>