



A

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A.1 GLOSSARY

A.1.01 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

1. **Accessory Structure.** A structure that is physically detached from, secondary and incidental to and commonly associated with a primary structure and/or use on the same site. The use of the accessory structure must not change the character of the use for the site. This definition includes, but is not limited to, the following detached accessory structures that are associated with a residential use property:
 - a. **Garages** (covered or enclosed) for the storage of automobiles (including incidental personal restoration and repair), personal recreational vehicles and other personal property; guest houses, studios, workshops, greenhouses (noncommercial), enclosed cabanas and pool houses, storage sheds, outdoor saunas and other similar enclosed structures.
 - b. A permitted accessory structure is not permitted by right to have an accessory/secondary unit. This use is regulated separately as "Dwelling, Accessory/Secondary Unit."
2. **Accessory Use.** A use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. "Appurtenant use" means the same as accessory use.
3. **Adjoining.** Two or more lots or parcels of land sharing a common boundary line, or two or more objects in contact with each other. Lots or parcels of land which touch at corners only shall not be deemed adjoining. "Abut" or "abutting" and "contiguous" means the same as adjoining.
4. **Arcade.** A Frontage Type. See Section 2.05.04 *Frontage Types* for a description of and regulations for this private frontage.
5. **Architectural Features.** Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies and balconies.
6. **Bicycle Lane (Bike Lane).** A portion of the roadway that has been designated by striping, signing, and pavement markings for the preferential and exclusive use of bicyclists.
7. **Build-to Line (BTL).** A line parallel to a property line or right-of-way where a building façade must be placed. The BTL may appear graphically on the regulating plan or be stated as a maximum setback dimension from the property line or right-of-way. Examples 1 and 2 below depict how to calculate the percent of BTL defined by a building and percent of building at the BTL as may be required in the building form standards. Minor deviations from the BTL are allowed for architectural features, recessed entries and recessed balconies. These minor deviations do not count against the calculations of percent of BTL defined by a building or percent of building at the BTL.
8. **Canopy.** The roof-like cover formed by the leafy upper branches of a stand or line of trees.
9. **Civic.** A term defining not-for-profit organizations, dedicated to arts, culture, education, religious activities, recreation, government, transit and/or public parking facilities.
10. **Commercial.** A term defining workplace, office and retail uses collectively.
11. **Community Garden.** A civic space type. See Section 2.05.05.03 *Urban Farming* for a description of and regulations for this space type.
12. **Conditional Use Permit (CUP).** A CUP is a discretionary permit issued by the City Council after review and recommendation by the Planning Commission. Conditional Use Permits will be reviewed in accordance with Division 15.04.910 (Conditional Use Permits) of the Zoning Ordinance.
13. **Constrained Lot.** A lot whose size restricts development capacity or possibilities.
14. **Courtyard Building.** A frontage type. See 2.05.04.06 *Forecourt Frontage Type* for a description of and regulations for this frontage type.
15. **Cycle Track.** A path or road for bicycles and not motor vehicles, which is separated from travel lanes and pedestrians by a physical barrier, such as on-street parking, curb, or grade-separation.
16. **Development.** Any man-made change to improved or unimproved real estate, including but not limited to the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

17. **Director.** The Director of Planning and Building Services of the City of El Cerrito, or his or her duly appointed representative.
18. **Encroachment.** Any architectural feature, structure or structural element, such as a gallery, fence, dooryard, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.
19. **Facade.** The vertical surface of a building.
20. **Facade Zone.** The area between the minimum and maximum setback lines.
21. **Flex Front.** A frontage type. See Section 2.05.04.04 *Flex Frontage Type* for a description of and regulations for this frontage.
22. **Flex Space.** Space designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short term uses such as residential or live/work, until the full commercial demand has been established.
23. **Forecourt.** A frontage type. See Section 2.05.04.06 *Forecourt Frontage Type* for a description of and regulations for this frontage.
24. **Front Yard/Porch.** A frontage type. See Section 2.05.04.07 *Front Yard/Porch Frontage Type* for a description of and regulations for this frontage.
25. **Front.** The primary frontage(s) of a lot, determined as follows:
- a. For lots with frontages along multiple thoroughfares, the frontage along the thoroughfare with the most pedestrian activity, as determined by the Director, will always be treated as a front. At key gateways, as identified by the Director, corner lots may be required to have multiple frontages along thoroughfares treated as fronts. All other frontages along thoroughfares may be considered to be side street frontages.
 - b. For lots with frontages along a thoroughfare and a civic space, the front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as fronts, with the following exception: the frontage along certain civic spaces may be required to be a front, as determined by the Zoning Administrator.
 - c. For lots with a single frontage along a thoroughfare or a civic space, but not both, that frontage is the front.
 - d. Frontages along alleys, service drives and parking drives may never be a front.
26. **Frontage.** The portion of a lot or parcel of land which borders on a thoroughfare or other public right-of-way or civic space.
27. **Frontage Line.** The property lines of a lot along a thoroughfare or other public way, or a civic space.
28. **Greenway.** A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.
29. **Hardscape.** Part of a building's grounds consisting of elements such as plazas, retaining walls and sidewalks, made with materials such as, but not limited to, concrete and sidewalk pavers
30. **Height.** See measurements.
31. **Infill/Redevelopment.** The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land or land that was previously developed, then cleared.
32. **Landscaping.** The planting, configuration and maintenance of trees, ground cover, shrubbery and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth patterning and bedding materials and other similar site improvements that serve an aesthetic or functional purpose.
33. **Landscaped Area.** The area within a parcel containing landscaping, excluding building footprints, paved driveways, parking areas, decks, patios, walkways and undisturbed natural areas. Water features are included in the landscaped area.
34. **Liquor Store.** The retail sale of beer, wine and/or spirits for on-site or off-site consumption, either as part of another retail use, or as a primary business activity.
35. **Measurements.**
- a. **Ceiling Height.** Height from finished floor to finished ceiling of primary rooms, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

- b. **Floor Finish Level.** Height difference between public walk adjacent to the front and the floor, excluding ground floor lobbies and common areas in multi-unit buildings.
- c. **Ground Floor Transparency.** The percentage of the area, measured from floor to ceiling, of the ground floor wall along the frontage that is constructed with transparent materials, including the transparent glazing of storefronts, windows, transoms and doors.
- d. **Height.** A limit to the vertical extent of a building that is measured in number of stories. Where maximum height is measured in feet, the measurement is taken to the eve of a sloped roof or the base of a parapet wall. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures that do not occupy greater than ten percent of the roof, which may be of any height approved by the Director.
- e. **Upper Floor Ceiling Height.** Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.
36. **Mid-Block Connection.** An open space type. See Section 2.04.02.06 *Midblock Connections* for a description of and regulations for this space type.
37. **Mixed-use.** Multiple functions vertically superimposed within the same building or horizontally superimposed across the same development site or same general area through adjacency.
38. **Mixed-Use Project.** A development that combines both commercial and residential uses on the same site.
39. **Non-Conforming Lot.** A lot which does not meet the requirements of the applicable zone in terms of required lot area, width, or depth.
40. **Open Space.** The area or areas of a lot or parcel intended to provide light and air, and designed for either scenic and/or recreational purposes, excluding buildings, parking, driveways and other vehicular surfaces.
- a. **Common Open Space.** An open space intended for the shared, common use of the occupants of a development.
- b. **Private Open Space.** An open space intended for the exclusive use of the occupants of a dwelling unit.
- c. **Public Open Space.** An open space that is intended and available for the general public's use.
41. **Parking Access Drive.** An accessway within a public right-of-way that provides vehicular access between a street or alley and the on-site parking.
42. **Paseo.** A pedestrian alley located and designed to reduce the required walking distance within a neighborhood.
43. **Pedestrian Shed.** An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Specific pedestrian sheds are established through a regulating plan. See Section 15.05.610.040 (*Pedestrian Sheds*).
44. **Permitted Use.** Any use allowed in a transect zone without a requirement for approval of a discretionary use permit, but subject to any restrictions applicable to that transect.
45. **Plaza.** An open space type. See Section 2.05.06.02.02 *Plazas* for a description of and regulations for this space type.
46. **Pocket Park.** An open space type. See Section 2.05.06.02.01 *Pocket Parks* for a description of and regulations for this space type.
47. **Prohibited Uses.** Uses not listed in Section 2.03 *Regulating plan* are specifically prohibited unless an interpretation of the Director determines that a use is consistent pursuant to this Form-Based Code.
48. **Residential.** Enclosed space with a minimum 400 gross square feet used primarily for human habitation.
49. **re:Streets.** A multi-disciplinary collaboration focused on the planning, design and construction of streets as a method for improving our built environment. It pushes beyond the current standards to explore the future of streets and what America's roadways would be like if they were designed for living, instead of just driving.
50. **Setback.** The area between a property line and a building or structure which must be kept clear or open.
51. **Shared Parking.** Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

52. **Signature Tree.** A signature tree is dramatic and should differentiate the area from its surroundings.
53. **Shop Front.** A frontage type. See Section 2.05.04.03 *Shop Front Frontage Type* for a description of and regulations for this frontage.
54. **Stacked Parking.** Stacked parking or lift parking is vertically stacked parking in which a hydraulic lifting apparatus raises the first car up, allowing a second car to be parked underneath. There are different types of stacked parking lifts. Options include in which the parking pads move vertically only (with a "pit" for below grade storage) and those in which the parking pads move vertically and horizontally (sometimes with a pit).
55. **Storefront.** The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and sill pane that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail.
56. **Story.** A habitable floor level within a building, typically 8 feet to 14 feet high from floor to ceiling. The number of stories is measured from the sidewalk of the primary street.
57. **Story, Half.** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below.
58. **Street Facade.** The vertical surface of a building located at the build-to line (BTL).
59. **Structure.** Anything constructed or erected, which requires a fixed location on the ground, or is attached to something having a fixed location on the ground. For the purposes of this Form-Based Code, the term "structure" includes buildings and tents, but does not include swimming pools.
60. **Structured Garage.** (syn. Structured Parking). A parking facility in or under a multi-story building.
61. **Substantial Conformance.** Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Form-Based Code that can be attained without causing or creating any of the following conditions:
- The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 - The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 - The creation of new nonconforming conditions.
62. **Temporary Parking Lots.** Parking lots that are not permanent and are only intended to fulfill a short-term need and will ultimately be replaced by a permanent building or structure.
63. **Transect.** A geographical cross-section of a region used to reveal a sequence of environments. For human environments, this cross section can be used to identify a set of habitats that vary by their level and intensity of urban character, a continuum that ranges from rural to urban. Transects form the basis for organizing the components of the built world, including building, lot, land use, street and all of the other physical elements of the human habitat. See Section 2.03.02 *Transect Zones*.
64. **Transect Zone.** Transect zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the transect scale.
65. **Transit-Oriented Higher-Intensity Mixed Use (TOHIMU).** A vibrant, walkable, transit oriented high intensity area within a 1/2 mile BART walkshed that allows a wide variety of uses including retail, commercial, residential and public uses in its distinctive Downtown and Uptown areas.
66. **Transit-Oriented Mid-Intensity Mixed Use (TOMIMU).** A walkable and bikeable, transit-friendly medium intensity area that allows a wide variety of uses including residential, civic and public uses along with commercial and retails uses around Stockton and Moeser nodes.
67. **Transit Station.** A lot, or structure used for the purpose of parking, loading, unloading of passengers from light-rail, train, or bus transportation. May include parking facilities and other commercial amenities to service transit.
68. **Transit Stop.** Locations designated by the transit authority in which patrons may access or exit from regularly scheduled BART or bus service.
69. **Transparency, Ground-floor.** See measurements.

70. **Transportation Demand Management (TDM).**

The application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time.

71. **Unbundled Parking.** Parking that is sold or rented separately from housing or commercial units.

72. **Urban Agriculture.** A civic space type. See Section 2.05.05.03 *Urban Farming* for a description of and regulations for this space type.

A.1.02 DEFINITIONS OF LAND USES

1. **Adult-Business Establishments.** Businesses that are characterized by emphasis on matters depicting, describing, or relating to nudity, sexual conduct, or sexual excitement.
2. **Alcohol Beverage Sales.** The sale of beer, wine and/or spirits in sealed containers for on- site or off-site consumption, either as part of another retail use, or as a primary business activity.
3. **Animal Sales and Services:** Facilities for keeping, boarding, training, breeding or maintaining for commercial purposes, four or more dogs, cats, or other household pets not owned by the kennel owner or operator. This classification excludes pet shops and animal hospitals that provide 24-hour accommodation for animals receiving medical or grooming services.
4. **Animal Sales and Services.** Retail sales and services of animals, including grooming and/or veterinary care for animals on a commercial basis. This classification allows 24-hour accommodation of animals receiving medical or grooming services but does not include kennels. This classification also excludes dog walking and similar pet care services not carried out at a fixed location and retail stores selling pet supplies only.
5. **Artists' Studios.** Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. Incidental retail sales of items produced on the premises is required.
6. **Automotive/Vehicle Sales and Services:**
 - a. **Automobile Rentals.** Rental of automobiles, including storage and incidental maintenance.
 - b. **Automobile/Vehicle Sales and Leasing.** Sales or leasing of automobiles, motorcycles, trucks, and/or lawn and garden-type tractors, including storage and incidental maintenance.
 - c. **Automobile/Vehicle Service and Repair, Major.** Repair of automobiles, trucks, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair, body and fender, transmission, tire, muffler, and wheel and brake shops, as well as auto glass services, but excludes vehicle dismantling or salvaging and tire re-treading or recapping.
 - d. **Automobile/Vehicle Service and Repair, Minor.** Establishments engaged in the retail sale of gas or diesel fuel, lubricants, parts, and accessories, including gasoline service stations; gas convenience marts; quick-service oil, tune-up; and tire sales and installation, where repairs are made or service provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, towing, or repair of heavy trucks or construction vehicles.
 - e. **Automobile Washing.** Washing, waxing, or cleaning of automobiles or similar light vehicles.
 - f. **Large Vehicle Sales, Service, and Rental.** Sales, servicing, and rental of trucks, motor homes, recreational trailers and equipment, boats, and other similar vehicles.
7. **Bank, Financial Services.**
 - a. **Automated Teller Machine (ATMs).** Automated devices that perform banking or financial functions operated by the consumer.
 - b. **Non-Traditional Financial Institutions.** Establishments engaged in short-term lending and buy-back activities in which customers typically take part in one-time or infrequent transactions and do not open long-term accounts or deposit funds. Typical uses include check cashing services, pay day lenders (also known as deferred deposit originators), pawnbrokers, cash for gold dealers, and similar activities.
 - c. **Traditional Financial Institutions.** Establishments engaged in deposit banking in which customers typically open and maintain long-term accounts and which perform closely related functions such as making loans, investments, and fiduciary activities. Typical uses include banks, credit unions and savings and loan institutions.
 - d. **With Drive-Through Facilities.** Financial institutions providing retail banking services to patrons remaining in automobiles.
8. **Building Materials and Services.** Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments and includes establishments devoted principally to taxable retail sales to individuals for their own use.

This definition does not include building contractors' yards, large-scale "warehouse" stores (see Home Improvement Sales and Services), hardware stores with less than 10,000 square feet in floor area or plant nurseries.

9. Business Services. Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing and model building.

10. Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests, including residential accommodations that are available to members or guests on a temporary basis for periods of less than 30 consecutive days, but excluding residential hotels. This classification includes union halls and social clubs.

11. Commercial Recreation Facility. Provision of participant or spectator recreation to the general public, excluding public park and recreation facilities.

a. **Large-scale.** This classification includes large indoor or outdoor facilities including: sports stadiums and arenas; amusement and theme parks; bowling centers; racetracks; amphitheatres; driving ranges not in conjunction with a golf course; large fitness centers, gymnasiums, handball, racquetball, or tennis club facilities greater than 20,000 square feet; ice or roller skating rinks; swimming or wave pools; miniature golf courses; archery or indoor shooting ranges; riding stables; campgrounds; stables, etc. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

b. **Small-scale.** This classification includes small, generally indoor facilities, although some facilities may be outdoor, including: billiard parlors, dance halls, gymnasiums, handball, racquetball, or tennis club facilities less than 20,000 square feet, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

12. Communication Facilities.

a. **Antennae and Transmission Towers.** Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms,

as well as structures designed to support one or more reception/transmission systems. Examples of transmission towers include, but shall not be limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

b. **Facilities Within Buildings.** Includes radio, television, or recording studios and telephone switching centers; excludes antennae and transmission towers.

13. Community Center. Any noncommercial facility established primarily for the benefit and service of the population of the community in which it is located. Examples include youth centers and senior centers. This classification excludes community facilities operated in conjunction with an approved residential or commercial use that are not generally available to the public.

14. Community Social Service Facilities. Any noncommercial facility, charity dining facilities, plasma centers, rescue missions, day labor hiring centers, substance abuse detoxification and treatment centers, halfway houses and similar facilities that may also provide meals, showers and/or laundry facilities to individuals with limited ability for self-care, or those persons in need of counseling for employment, or those persons with personal or behavioral disabilities. The term shall include the principal assistance or service facility and all related establishments intended for use by patrons of such facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes institutional residential facilities that provide living accommodations for a longer term (see "Institutional Residential"). The classification also does not include emergency shelters, transitional housing, and homes for the developmentally disabled.

15. Contractors' Yards. On- or off-site storage of contractors' materials or equipment.

16. Cultural Institutions. Public or non-profit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance and events; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.

17. Day Care Center. Establishments providing non-medical care for one or more persons on a less than 24-hour basis. This classification includes nursery

schools, preschools, and day-care centers for children or adults and any other day-care facility licensed or certified by the State of California, excluding small or large family day-care.

18. **Family Day Care Homes.** A day-care facility licensed by the State of California that is located in a single-family residence or other dwelling unit where an occupant of the residence provides care and supervision for children.

- a. **Small Family.** A facility which provides care for eight or fewer children.
- b. **Large Family.** A facility which provides care for nine to 14 children.

19. **Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include markets, groceries, liquor stores, and retail bakeries.

- a. **Catering Services.** Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.
- b. **Convenience Market.** Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption and typically found in establishments with long or late hours of operation and a relatively small building. This classification includes small retail stores located on the same parcel as or operated in conjunction with a service station but does not include delicatessens or specialty food shops. It excludes establishments which have a sizeable assortment of fresh fruits and vegetables or fresh cut meat.
- c. **General Market.** Retail markets of food and grocery items for primarily offsite consumption. Typical uses include supermarkets, and specialty food stores such as bakeries, candy, nuts and confectionary stores, meat or produce markets, vitamin and health food stores, cheese stores and delicatessens.
- d. **Liquor Stores.** Establishments with over fifty percent of floor area primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor

20. **Eating and Drinking Establishments.**

Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

- a. **Bars/Night Clubs/Lounges.** Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks.
- b. **Restaurants, Fast Food.** Establishments where ready-to-eat prepared foods and beverages are: (1) sold for immediate consumption on- or off-premises; (2) are available upon a short waiting time; and (3) are packaged and served in or on disposable wrappers, containers, or plates. Fast-Food Restaurants may also exhibit other design and operating characteristics, including: a limited menu, food is paid for prior to consumption, the facility in which the activity/use is occurring provides a take-out counter space and substantial delineated area for customer queuing, employees generally wear a standard uniform, and the facility has late or long hours of operation.
- c. **Restaurants, Full Service, No Alcohol Sales.** Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating and which do not possess a license from the California Department of Alcoholic Beverage Control for on-site sale of alcohol. Takeout service may be provided.
- d. **Restaurants, Limited Service, No Alcohol Sales.** Establishments where food and beverages are prepared and may be consumed on the premises, taken out, or delivered, but where no table service is provided and patrons pay before eating and which do not possess a license from the California Department of Alcoholic Beverage Control for on-site sale of alcohol. This classification includes cafeterias, delis, coffee shops, and snack bars but excludes fast-food restaurants and take-out only establishments.
- e. **Restaurant, Full Service or Limited Service, With Alcohol Sales.** Full or limited service restaurants that include on-site sale of alcoholic beverages primarily for on-site consumption as an accessory or secondary use, pursuant to an appropriate license from the California Department of Alcoholic

Beverage Control. Applicable licenses include types 01, 02, 23, 41, 47, 49, 59, 75 and other similar licenses.

f. **Restaurants, Take-Out Only.**

Establishments where food and beverages are prepared and may be taken out or delivered, but may not be consumed on the premises. No seating is provided on the premises.

g. **With Drive-Through Facilities.**

Establishments providing food and beverage services to patrons remaining in automobiles. Includes drive-up service.

h. **With Outdoor Eating Areas.** Provision of outdoor dining facilities on the same property or in the adjacent public right-of-way.

i. **Funeral Parlors and Mortuaries.** An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human dead. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

21. Emergency Shelters. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person or family. No individual or household may be denied emergency shelter because of an inability to pay. Medical assistance, counseling and meals may be provided.

22. Government Offices. Administrative, clerical, or other public offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment.

23. Group Housing. Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes rooming and boardinghouses, dormitories, and private residential clubs, offering shared living quarters, but excludes hotels, residential care facilities and transitional housing facilities.

24. Handicraft Shop. An establishment producing artisan goods by hand manufacturing involving the use of hand tools and small-scale equipment, including ceramic studios, candle makers, and custom jewelry manufacturing. Includes the retail sale of those products produced on-site.

25. Handicraft/Custom Manufacturing.

Manufacture by machine or equipment of crafts, art, sculpture, stained glass, and similar items. Incidental sales of products produced by an artist on-site may also be conducted within this space.

26. Hazardous Waste Facility. All contiguous land and structures, other appurtenances, and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste management units, or combinations of these units.

27. Hospitals and Clinics. Facilities licensed by the California State Department of Health Services providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for in-patient and outpatient treatment including drug and alcohol abuse programs as well as training, research and administrative services for patients and employees.

a. **Hospitals.** Institutions providing medical and surgical care to the sick or injured including operating facilities and beds for patients to stay overnight. These establishments may include nursing facilities, extended care facilities, physical therapy, gift shops, retail pharmacies, employee housing, temporary housing for patient families, cafeterias or restaurants and related uses operated primarily for the benefit of patients, staff and visitors.

b. **Clinics.** Noncommercial, public, community-based facilities, other than hospitals, where patients are admitted for examinations and treatment by one or more physicians, usually on a "walk-in" basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers and emergency medical services offered exclusively on an out-patient basis. These facilities are distinguished from private medical and dental offices which are generally smaller-scale in nature.

28. Hotels and Motels. Establishments offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but

does not include rooming hotels, boarding houses, or residential hotels designed or intended to be used for sleeping for a period of 30 consecutive days or longer. This classification also excludes bed and breakfast facilities and similar accommodations that an occupant of single-family housing provides on the same premises incidental to the primary residential use of the property.

29. **Industry, Limited.** Establishments engaged in any of the following types of activities taking place within enclosed buildings: manufacturing finished parts or products primarily from previously prepared materials; food and beverage manufacturing/distribution; providing industrial services; or conducting industrial or scientific research, including product testing. This classification excludes basic industrial processing and recycling of cans, bottles, cardboard and similar consumer materials.

30. **Industry, General.** Manufacturing or assembly of products from extracted, raw or finished materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes: tobacco product manufacturing, textile mills, textile product mills, apparel manufacturing, leather and allied product manufacturing, wood product manufacturing, paper manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing, primary metal manufacturing, and fabricated metal product manufacturing

31. **Laboratories.** Establishments providing medical or dental laboratory services or establishments providing photographic, analytical, research and development or testing services

32. **Live/Work Unit.** An artist, commercial or industrial unit with incidental residential accommodations that includes adequate working space reserved for artist, commercial or industrial use and regularly used for such purpose by one or more persons residing in the unit and a cooking space and sanitary facilities in conformance with applicable building standards. Up to 50 percent of the gross floor area may be reserved for and primarily used as living space.

33. **Multiple Family Residential.** Three or more primary dwelling units on a single lot. Types of multiple-family dwellings include: townhouses, garden apartments, and other apartment buildings

34. **Nurseries.** Establishments primarily engaged in retailing nursery and garden products — such as trees, shrubs, plants, seeds, bulbs, and sod - that are

predominantly grown elsewhere but which may sell a limited amount of product they grow themselves. All merchandise is kept within an enclosed building or a screened enclosure and fertilizer of any type is stored and sold in package form only. This classification includes wholesale and retail nurseries.

35. **Office, Business, and Professional.** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, advertising, architectural, computer software design, engineering, graphic design, insurance, interior design, investment and legal offices. This classification excludes hospitals, banks, and savings and loan associations.

a. **Walk-in Clientele.** Offices of firms or organizations providing services to the public that rely on heavy pedestrian activity and constant visits by clients, including real estate offices, landlord-tenant services, credit counseling, and financial tax services.

36. **Offices, Medical and Dental.** Offices of firms or organizations providing medical or dental services, such as physicians, dentists, chiropractors, optometrists, and similar medical professionals. This classification includes medical/dental laboratories within medical office buildings but excludes clinics or independent research laboratory facilities.

37. **Parking Facilities, Commercial.** Surface lots and structures offering parking to the public for a fee when such use is not incidental to another activity.

38. **Parking Facilities, Public.** The exclusive or primary use of a parcel for parking in either an open paved area or structure used for parking motor vehicles, owned by a public agency or under contract to a public agency.

39. **Park and Recreation Facilities.** Public parks, playgrounds, trails, wildlife preserves and open spaces. This classification also includes public and non-commercial playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts and golf courses, as well as related food concessions or community centers within the facilities.

40. **Personal Improvement Services.** Provision of instructional services or related facilities, including photography; fine arts; crafts; dance or music studios; driving schools; business and trade schools; diet centers, reducing salons, spas, and single-purpose fitness studios such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from

small-scale commercial recreation uses that tend to occupy larger sites and generate more noise.

41. **Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, photocopying and photo finishing services and travel agencies.

42. **Public Safety Facility.** Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage and maintenance facilities.

43. **Retail Sales.** The retail sale and rental of merchandise not specifically listed under another use classification. This classification includes drug stores, pharmacies, department stores, clothing stores, furniture stores, pawn shops, pet supply shops, hardware stores, video rental stores, and businesses retailing goods including: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, electronic equipment, records, sporting goods, kitchen utensils, hardware (under 10,000 square feet of sales area), appliances, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

a. **Large Format.** Retail establishments (over 80,000 square feet of sales area) that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs and superstores.

b. **Tobacco Sales.** Retail establishments deriving 50 percent or more of gross sales receipts from the sale or exchange of tobacco-related products, including but not limited to, cigarettes, cigars, chewing tobacco and dipping tobacco, cigarette papers, pipes, or any other instrument or paraphernalia for the smoking or ingestion of tobacco and products prepared from tobacco.

44. **Recycling Facilities.** Facilities for receiving, temporarily storing, and transferring materials for recycling, reuse, or final disposal.

a. **Reverse Vending Machine.** An

automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

b. **Recycling Collection Point.** An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.

c. **Recycling Processing Facility.** Facilities that receive, sort, store and/or process recyclable materials.

45. **Religious Facilities.** A facility used primarily for religious services including churches, temples and similar religious facilities. This classification excludes private schools (as defined in this section), other educational facilities, administrative facilities and offices, community centers, and other uses when not incidental to a facility used primarily for religious services.

46. **Residential Care Facilities (Institutional Residential).** Facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. This category excludes transitional housing and community social service facilities.

a. **Residential Care, General.** A residential care facility providing 24-hour nonmedical care for more than 6 persons in a single unit in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California.

b. **Residential Care, Limited.** A residential care facility providing 24-hour non-medical care for 6 or fewer persons in a single unit, in need of personal services, supervision, protection, or assistance essential for

sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. This classification includes residential care facilities restricted to persons 60 years of age or older if there are six or fewer residents. Six or fewer persons does not include the licensee or members of the licensee's family or persons employed as facility staff.

c. **Residential Care, Senior.** A housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator or other responsible person; where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents, as provided in Health & Safety Code Section 1569.316 or a successor statute. This classification includes continuing care retirement communities and lifecare communities licensed for residential care by the State of California.

47. **Schools, Public or Private.** Facilities for primary or secondary education, including public schools, charter schools and private institutions having curricula comparable to that required in the public schools of the State of California.

48. **Second Unit.** An attached or detached accessory residential dwelling unit per State law, that provides complete independent living facilities for one or more persons and is located on the same lot as a primary, single-family dwelling. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same lot as the primary dwelling.

49. **Single-Family Dwelling.** One dwelling unit, attached or detached, located on a single lot. This use includes manufactured housing but not mobile homes.

50. **Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community.

51. **Tattoo Establishments.** Facilities that apply tattoos to the human body.

52. **Theater, Cinema or Performing Arts.** Live and motion picture theaters.

53. **Transitional Housing.** Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than 6 months from the beginning of assistance.

54. **Two-Family Dwelling (Duplex).** A single building that contains two primary dwelling units, or a single lot with two freestanding buildings, each of which is designed for occupancy by one household.

55. **Utilities, Major.** Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery (recycling processing) facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

56. **Utilities, Minor.** Facilities necessary to support established uses involving only minor structures, such as electrical distribution or transmission lines, and underground water and sewer lines.

57. **Warehousing and Storage.** Storage and distribution facilities without onsite sales to the public on-site or direct public access.

a. **Indoor Commercial Storage.** Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets.

b. **Outdoor Storage.** Storage of vehicles or commercial goods in open lots.

c. **Personal Storage.** Facilities offering storage for individual use, including mini-warehouses.

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A.3 SAN PABLO AVENUE ALTERNATIVES AND DIMENSIONS

As part of the Specific Plan, The City of El Cerrito explored a variety of streetscape design improvements. These streetscape improvements reflect the opportunities present and feedback received from the community, Complete Streets Technical Advisory Committee, City Staff and City Council. These opportunities were evaluated based on a detailed review of as-built drawings of San Pablo Ave as well as on-site analysis.

As part of the alternatives exercise, the following three options were reviewed:

1. Multi-Modal Mobility 'Preferred' Alternative - This alternative aims to enhance the mobility needs of all users of the street and prioritizes pedestrians and transit users. Wherever possible, it maintains existing infrastructure, in terms of existing curbs and stormwater flow lines. Changes to curbs proposed at key intersections provide bulbouts for transit stops and shorter crosswalks lengths along the length of the corridor. Wider medians at the intersections allow for additional pedestrian refuges at the intersections. This alternative proposes shared green lanes in Downtown, a cycle track in Mid-Town, and a mix of shared green lanes and bike lanes in Uptown. The multi-modal alternative is the preferred alternative for the Specific Plan and as a result is the only scenario that has been quantitatively modeled as part of the San Pablo Ave Specific Plan project. The analysis has been incorporated in the Specific Plan and EIR documents.

2. Enhanced Bike Connectivity Alternative - This alternative proposes a strong continuous bike facility along the length of San Pablo Ave. While improvements have been proposed for all users of the street, this option gives the highest priority to the bicyclist. Like the Multi-Modal Mobility Alternative, it proposes a cycle track in Mid-Town. It proposes removing all parking along Uptown and some portions of Downtown to allow for a buffered Class II bike lane. Reductions to some of the wider sidewalks in some blocks of Downtown allow for existing parking to remain along with a Class II bike lane.

3. Enhanced Placemaking / Economic Development Alternative - This alternative aims to maximize placemaking opportunities and economic development and prioritize the pedestrian and bicyclist over other users. It proposes to remove one through lane in either direction to allow for wider sidewalks and medians, shorter cross walk distances, contiguous Class II lanes in Uptown and Downtown and additional on-street parking opportunities through angled or diagonal parking.

Alternative 2 & 3 are aspirational options as they would require large investments in streetscape improvements and infrastructure, and potentially impact other users of the street.

Table 1. San Pablo Ave Alternatives details the variations between the different alternatives in terms of prototypical dimensions for different elements of the street such as sidewalk, parking, bike facility, etc.

TABLE 1. SAN PABLO AVE ALTERNATIVES

| | | | ROW Easement | Sidewalk | Parking | Bike Facility | Travel Lanes | Median + Turn Lane | Travel Lanes | Bike Facility | Parking | Sidewalk | ROW Easement |
|----------|------------------------------|---|------------------|----------------------|---------------------|---------------------|------------------|--------------------|------------------|---------------------|---------------------|----------------------|------------------|
| Uptown | Alt 1: Pref (Fully Analyzed) | Multi-Modal Access | Yes ¹ | 18'(2) | Varies ³ | Varies ³ | 11' Each | 16' | 11' Each | Varies ³ | Varies ³ | 18' | Yes ¹ |
| | Alt 2: Aspirational | Enhanced Bike Connectivity | Yes ¹ | 18' ² | No | 6' | 11' Each | 16' | 11' Each | 6' | No | 18' ² | Yes ¹ |
| | Alt 3: Aspirational | Enhanced Placemaking / Economic Development | No | 18' | 8'-15' | 6' | 11'(4) | 16' | 11' ⁴ | 6' | 8'-15' | 18' ² | No |
| Midtown | Alt 1: Pref (Fully Analyzed) | Multi-Modal Access | No | 14'-20' ⁵ | 8' | 7' | 11' Each | 10'-12' | 11' Each | 7' | 8' | 14'-20' ⁵ | No |
| | Alt 2: Aspirational | Enhanced Bike Connectivity | No | 14'-20' ⁵ | 8 | 7' | 11' Each | 10'-12' | 11' Each | 7' | 8' | 14'-20' ⁵ | No |
| | Alt 3: Aspirational | Enhanced Placemaking / Economic Development | No | 14'-20' ⁵ | 8'-15' | 7' | 11' ⁴ | 16' | 11'(4) | 7' | 8'-15' | 14'-20' ⁵ | No |
| Downtown | Alt 1: Pref (Fully Analyzed) | Multi-Modal Access | No | 14'-20' ⁵ | 8' | Green Lane | 11' Each | 15' | 11' Each | Green Lane | 8' | 14'-20' ⁵ | No |
| | Alt 2: Aspirational | Enhanced Bike Connectivity | No | 14'-20' ⁶ | 8 | 6' | 11' Each | 15' | 11' Each | 6' | 8 | 14'-20' ⁵ | No |
| | Alt 3: Aspirational | Enhanced Placemaking / Economic Development | No | 14'-20' ⁵ | 8'-15' | 6' | 11' ⁴ | 16' | 11' ⁴ | 6' | 8'-15' | 14'-20' ⁵ | No |

1. Varies. As needed to fulfill the ground floor sidewalk requirements mentioned in FBC

2. Preferred. Will be achieved through ROW setback requirements. As needed as per FBC

3. a) Parking maintained between Wall and northern edge of City of El Cerrito boundary b) On-street parking removed between Potrero and Wall to make for on-street Class II Bike Lanes

4. One Lane removed in each direction to make for one or more improvements like: wider sidewalks (and deeper setbacks for private development), wider medians, diagonal parking, dedicated on-street class II bike lanes, etc.

5. Preferred. Varies from block to block. As needed as per FBC

6. Where possible, sidewalk south of Fairmount reduced to accommodate class II bike lanes

Table 2. Preferred Multi - Modal Alternative Dimensions by Block provides detailed dimensions for each block in the project area, including existing and proposed dimensions for each element of the right of way.

TABLE 2. PREFERRED MULTI - MODAL ALTERNATIVE DIMENSIONS BY BLOCK

| | | | ROW Easement | Sidewalk | Parking | Bike Facility | Travel Lanes | Median + Turn Lane | Travel Lanes | Bike Facility | Parking | Sidewalk | ROW Easement |
|----------|------------|----------|--------------|----------|---------------|---------------|--------------|--------------------|--------------|---------------|---------------|----------|--------------|
| Uptown | Conlon - | Current | 97-108 | 10-14-18 | 8 | - | 24 | 15.5 | 24 | - | 8 | 8-10 | |
| | Wall | Proposed | | | 10 | 6 | 22 | - | 22 | 6 | 10 | - | |
| | Wall - | Current | 100 | 10 | 8 | - | 24 | 12 | 25 | - | 8 | 10 | |
| | Knott | Proposed | | | 0 | 6 | 22 | 16 | | 6 | 0 | - | |
| | Knott - | Current | 100-110 | 8-5 | 8 | - | 24 | 16 | 25 | - | 8 | 8 | |
| | Cutting | Proposed | Yes | 12 | 0 | 6 | 22 | 16 | | 6 | 0 | 13 | Yes |
| | Cutting | Current | 115 | 10 | 8 | - | 32 | 15 | 32 | - | 8 | 8 | |
| | - Hill | Proposed | Yes | 10 | 0 | 6 | 33 | 16 | | 6 | 0 | 9 | Yes |
| | Hill - | Current | 105 | 6 | 8 | - | 26 | 15 | 30 | - | 8 | 10 | |
| | Blake | Proposed | Yes | 11 | 0 | 6 | 22 | 16 | | 6 | 0 | 9 | Yes |
| Midtown | Blake - | Current | 118 | 8 | - | - | 38 | 18 | 34 | - | - | 18 | |
| | Potrero | Proposed | Yes | 8 | 0 | 6 | 33 | 16 | | 6 | 0 | 14 | Yes |
| | Potrero - | Current | 116 | 14 | 8 | - | 26 | 18 | 23 | - | 8 | 18 | |
| | Cypress | Proposed | | 14 | 8 (5) (3) | 7 | 22 | 12 | | 7 | 8 (3) (2) | 15 | |
| | Cypress - | Current | 116 | 14 | 8 | - | 24 | 16 | 25 | - | 8 | 18 | |
| | Carlos | Proposed | | 14 | 8 (5) (3) | 7 | 22 | 10 | | 7 | 8 (4) (4) | 15 | |
| | Carlos - | Current | 110-116 | 15 | 8 | - | 24 | 18 | 26 | - | 8 | 10-14 | |
| | Madison | Proposed | | 15 | 8 (5) (3) | 7 | 22 | 10 | | 7 | 8 (3) (5) | 10-14 | Yes |
| | Madison - | Current | 110 | 14 | 8 | - | 26 | 15 | 26 | - | 8 | 14 | |
| | Manilla | Proposed | | 14 | 8 (5) (3) | 7 | 22 | 10 | | 7 | 8 (3) (5) | 13 | Yes |
| Downtown | Manilla - | Current | 110-116 | 14 | 8 | - | 27 | 15 | 26 | - | 8 | 12 | |
| | Schmidt | Proposed | | 14 | 8 (6) (2) | 7 | 22 | 10 | | 7 | 3 (5) | 12 | Yes |
| | Schmidt - | Current | 116 | 14 | 8 | - | 26 | 16 | 26 | - | 8 | 8 | |
| | Portola | Proposed | | 14 | 8 (5) (3) | 7 | 22 | 10 | | 7 | 8 (3) (5) | 8 | Yes |
| | Portola - | Current | 115 | 13 | 8 | - | 27 | 15 | 25 | - | 8 | 8 | |
| | Moeser | Proposed | Yes | 13 | 8 (6) (2) | 7 | 22 | 10 | | 7 | 8 (3) (4) | 7 | Yes |
| | Moeser - | Current | 115 | 14 | 8 | - | 26 | 15 | 26 | - | 8 | 18 | |
| | Waldo | Proposed | | 14 | 8 (5) (3) | 7 | 22 | 10 | | 7 | 8 (3) (5) | 17 | |
| | Waldo - | Current | 116 | 14 | 8 | - | 27 | 15 | 26 | - | 8 | 18 | |
| | Stockton | Proposed | | 14 | 8 (6) (2) | 7 | 22 | 10 | | 7 | 8 (3) (5) | 18 | |
| Downtown | Stockton - | Current | 118 | 16 | 8 | - | 26 | 15 | 26 | - | 8 | 18 | |
| | Eureka | Proposed | | 16 | 8 (5) (3) | 7 | 22 | 10 | | 7 | 8 (1) (2) (5) | 17 | |
| | Eureka - | Current | 113 | 14 | 8 | - | 24 | 11 | 23 | - | 8 | 18 | |
| | Lincoln | Proposed | Yes | 10 | 8 (3) (1) (4) | 7 | 22 | 10 | | 7 | 8 (6) (2) | 12 | Yes |
| | Lincoln - | Current | 111 | 14 | 8 | - | 24 | 15 | 24 | - | 8 | 18 | |
| | Central | Proposed | Yes | 10 | 8 | 6 (4) (2) | 22 | 15 | | 6 (4) (2) | 8 | 14 | |
| Downtown | Central - | Current | 116 | 16 | 8 | - | 24 | 12 | 26 | - | 8 | 20 | |
| | Fairmont | Proposed | | 14 | 8 | 6 (2) (2) (2) | 22 | 15 | | 6 (4) (2) | 8 | 13 | Yes |
| | Fairmont | Current | 99 | 16 | 8 | - | 22 | 14 | 22 | - | 8 | 8 | |
| | - Carlson | Proposed | Yes | 6 | 8 | 6 | 22 | 15 | | 6 (4) (2) | 8 | 5 | Yes |

A.4 TRANSPORTATION ANALYSIS