



Staff Liaison
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AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

December 4, 2019 at 7:30 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

This Meeting Place is Wheelchair Accessible

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Ben Chuaqui; Vice-Chair Wenlin Li; Members Carl Groch and John Thompson
2. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
3. **ADOPTION OF MINUTES**
Adoption of the October 2, 2019 meeting minutes
4. **ADOPTION OF MEETING SCHEDULE**
Adoption of the 2020 regular meeting schedule
5. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Sean Moss, at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, October 2, 2019
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair: Ben Chuaqui; Board Members: Carl Groch, and John Thompson. Boardmember Wenlin Li had an excused absence.

1. Comments from the Public

Cordell Hindler of Richmond addressed the Board about the Hampton Inn project.
Howdy Goudey of El Cerrito addressed the Board regarding the maintenance of entitled project sites.

2. Approval of Minutes

Motion to approve the minutes of the July 3, 2019 meeting: Groch; second: Thompson.

Vote:

Ayes: Chuaqui, Groch, Thompson

Noes: None

Abstain: None

Absent: Li

3. Board Member Communication/Conflict of Interest Disclosure

Boardmember Chuaqui commented on a desire for a more robust design process for park projects.

4. Public Hearing – 11795 San Pablo Avenue (Wall Avenue Apartments)

Application: PL18-0154

Applicant: Toby Long, Toby Long Design

Location: 11795 San Pablo Avenue

APN: 513-351-001

Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

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 Sean Moss, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330

E-mail: smoss@ci.el-cerrito.ca.us

City of El Cerrito
Design Review Board Meeting Minutes

- Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story building containing 130 residential units and 3,861 square feet of ground floor commercial space.
- CEQA: The project is within the San Pablo Avenue Specific Plan area, for which a Programmatic Environmental Impact Report was certified. The project is exempt from environmental review pursuant to Government Code Section 65457(a), CEQA Guidelines Section 15182, and Public Resources Code Section 21155.4.

Carla Violet, Consulting Planner, presented the staff report and answered questions from the Board.

The applicant, Toby Long, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Cordell Hindler, Richmond
Howdy Goudy, El Cerrito
Robin Mitchell, El Cerrito

The public hearing was closed.

Motion to approve the project with the following additional conditions of approval:

1. Prior to submittal of a building permit, the project plans shall be revised to be consistent with the project renderings, especially with regard to the private decks on the sixth floor and the landscaped building edge.
2. Prior to submittal of a building permit, the project plans shall be revised to modify the dead-end corridors to provide a double floor height area adjacent to the window, with an open overlook on the upper floor.
3. Prior to submittal of a building permit, the project plans shall be revised to eliminate the building awnings.
4. Prior to submittal of a building permit, the project plans shall be revised to replace the smooth stucco with spandrel panels between stacked windows.
5. Prior to submittal of a building permit, the project plans shall be revised to increase the height of the storefront windows on the San Pablo elevation so that all storefront windows match.
6. Prior to submittal of a building permit, the project plans shall be revised to lengthen the planted wall on the Wall Avenue elevation.

Motion: Groch; second: Thompson.

Vote:

Ayes: Chuaqui, Groch, Thompson

Noes: None

Abstain: None
Absent: Li

5. Staff Communications

Staff updated the Board regarding BART's RFQ for a development partner for a TOD project at the El Cerrito Plaza BART station and the City's SB2 grant application.

6. Adjournment

8:50 p.m.

DRAFT



2020 Regular Meeting Schedule

City Holiday/Closed
Regular Meeting

Location: City Council Chambers
Meeting Time: 7:30 p.m.

DESIGN REVIEW BOARD

JANUARY 2020

Sun	Mon	Tue	Wed	Thur	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
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FEBRUARY 2020

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MARCH 2020

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APRIL 2020

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MAY 2020

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JUNE 2020

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JULY 2020

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AUGUST 2020

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SEPTEMBER 2020

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OCTOBER 2020

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NOVEMBER 2020

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DECEMBER 2020

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Approved by DESIGN REVIEW BOARD: _____