



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.*

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- 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

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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.