



Community Development Department

MINUTES

OF THE Design Review Board

Wednesday, April 2, 2014

7:30 PM

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Glenn Wood, Maggie Leighly, Christophe Laverne, Carl Groch, and John Thompson.

1. Council/Staff Liaison Announcements and Reports

Council liaison Greg Lyman report on the activities of the Council since November 2013.

2. Election of Chair and Vice Chair

Board member Wood nominated Board member Leighly to serve as Chair, 2nd: Laverne. Vote 5-0-0

Board member Wood nominated Board member Laverne to serve as Vice Chair, 2nd Groch. Vote 5-0-0.

3. Comments from the Public

Ann Leiman (Behrens Street Neighborhood Group) spoke on concerns regarding traffic from the site and impacts to surrounding properties.

4. Approval of Minutes

The Board vote d 4-0-1-0 to approve the minutes of the January 8, 2014 meeting. Board member Thompson abstained as he was not on the Board at the time of the hearing.

5. Board Member Communication/Conflict of Interest Disclosure

None were reported.

6. Public Hearing – Creekside Project

Application: PL No. 6038
Applicant: City of El Cerrito – Planning Division
Location: Southeastern Corner of El Cerrito Plaza
APN: 504-170-022
Zoning: TOM (Transit Oriented Mixed Use)
General Plan: Commercial/Mixed Use

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 Noel Ibalio, 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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City of El Cerrito
Design Review Board Meeting Agenda

- Request: Design Review Board verification of compliance. Staff is requesting Design Review Board verify that specific conditions of approval and specific mitigations from the Final Supplemental Environmental Impact Report's Mitigation Monitoring and Reporting Plan have been met by the applicant as part of the building plan submittal. The conditions of approval and mitigation measures address the following topics: window trim color, the design of a ramp at the southwest corner of the Project's southern building, the design of garage screening, the design of creek-adjacent paths, the design of private open space, and the use of noise-limiting designs for BART-facing building walls.
- CEQA: Certified Environmental Impact Report (SCH No. 2004032021)

Planning Manager, Margaret Kavanaugh-Lynch, gave an overview of the history of the project and where we are now in the process.

Senior Planner, Noel M. Ibalio, presented the case and answered questions from the Board.

Speakers:

John Mark (106 Behrens) Talked about the safety and along the Greenway. There should be a separate path for pedestrian vs. bicyclist.

Tony Crenshaw (apt. complex nearest to the project site to the south) noted that his tenants were not sent notices. Trees are in his loading zone.

Eleanor Moses Concerned with traffic impacts of the project to

Ann Chaney (City of Albany) The development will cause traffic to Albany streets because of the delineated pathway from the development to San Pablo Avenue.

Lisa Schnider – The project will result in traffic impacts on the schools.

Tom Pannis – In favor of the project. Thank the applicant for opening up the creek.

Ann Leeman 222Behrens. Expressed concerns regarding noise. Wondered about the demographics that could live there. Inquired about existing conditions of approvals.

Motion to approve the project: Groch, 2nd: Leighly. Vote 5-0-0-0

The Board added the following recommendations:

- 1) Window shall be aluminum windows. Any other materials shall be brought back to the Board.
- 2) Bicycle and pedestrian path adjacent to the creek shall be redesigned to be serpentine and incorporated with seating.
- 3) Connectivity from the Ohlone Greenway to the bicycle and pedestrian path must be designed to be wide and with a gradual slope.
- 4) Stoops along the bicycle and pedestrian path along the creek shall be redesigned to be wider to be in keeping with the original stoop designed.

7. Staff Communications

8. Adjournment

Appeals:

A decision of the Design Review Board may be appealed to the Planning Commission, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of \$325 with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)

Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.