AGENDA
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, December 3, 2014
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

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

1. Council/Staff Liaison Announcements and Reports
   Staff and/or Councilmember Lyman may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.

2. Comments from the Public
   (Each speaker is limited to a maximum of 3 minutes.)

3. Approval of Minutes
   Approve the minutes of the October 1, 2014 and November 5, 2014 meeting.

4. Board Member Communication/Conflict of Interest Disclosure
   This time on the agenda is reserved for Board Members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

5. Public Hearing – Elm Street Condominiums

   Application: PL No 6133
   Applicant: Eddie Biggs
   Location: 1715 Elm Street
   APN: 502-112-038
   Zoning: RM (Multi-Family Residential)
   General Plan: High Density Residential
   Request: Design Review Board consideration of final architectural review as it applies to aesthetic design of the structures, landscaping, lighting and other architectural features of the project proposed for 1715 Elm Street.

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.

10890 San Pablo Avenue, El Cerrito, CA 94530   Tel: (510) 215-4330
E-mail: nibalio@ci.el-cerrito.ca.us
City of El Cerrito
Design Review Board Meeting Agenda

CEQA: A Mitigated Negative Declaration is being prepared for this project.

6. Work Plan – Discussion
   Discussion on the outlined for the proposed the Design Review Board’s annual Work Plan.

7. Staff Communications

8. Adjournment
MINUTES
OF THE
DESIGN REVIEW BOARD
Wednesday, November 5, 2014
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

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

1. Council/Staff Liaison Announcements and Reports

No report was given.

2. Comments from the Public

No one from the public spoke

3. Approval of Minutes

Approve the minutes of the October 1, 2014. No quorum was available to vote on the minutes. Glenn Wood mentioned that he was absent at the October 1st meeting.

4. Board Member Communication/Conflict of Interest Disclosure

Glenn Wood painted a possible scenario where his architectural firm may have a possible client who has a project in the City and would this pose a conflict of interest. Staff advised Boar Member Wood that in order to avoid a possible conflict of interest, that he would have to recues himself from that particular case.

5. Work Plan – Discussion

Senior Planner, Noel M. Ibalio, presented the proposed work program and Task 1 under the proposed program. Task 1 involves incorporating improvements to the front of buildings. Improvements such as benches, planters, any form of art, could be incorporated into the front of the building.

6. Staff Communications

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7. Adjournment
MINUTES
OF THE
DESIGN REVIEW BOARD

Wednesday, October 1, 2014
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Maggie Leighly, Carl Groch, Cristophe Lavene and John Thompson. Glenn Wood had an excused absence

1. Council/Staff Liaison Announcements and Reports
   No report was made.

2. Comments from the Public
   No one from the public spoke

3. Approval of Minutes
   Motion to approve the minutes of the September 3, 2014 meeting; Laverne, 2nd: Groch. Vote: 4-0-0

4. Board Member Communication/Conflict of Interest Disclosure
   No conflicts were reported.

5. Public Hearing – Cingular Site

   Application: PL13-0006 and PL14-0108
   Applicant: New Cingular Wireless PCS, LLC
   Location: Public right-of-way near 851 Seaview Drive and 7687 Stockton Avenue
   APN: Public Right-of-Way
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Design Review Board consideration of alternative designs for a wireless telecommunications facility on top of a utility pole. One design (near 851 Seaview) would increase the height of the pole and one design (near 7687 Stockton) would utilize the existing pole.
   CEQA: Categorically Exempt, Section 15303 – Class 3, New Construction or Conversion of Small Structures.

   Senior Planner, Sean Moss, presented the case and answered questions from the public.

   Comments from the Public:
Cheng-Jin Lee, 831 Seaview Dr. - Spoke against the project.
Alison Shimada, 831 Seaview Dr. - Spoke against the project. Questioned the structural integrity of the pole.
Jinah Incnaust, 837 Seaview Dr. - spoke against the project. Questioned design, seemed primitive, need smaller technology.
Kim Johnson, 900 Galvin Dr - spoke against the project. Access to shared facility.
Mary Johnson, 867 Seaview Dr. - spoke against the project. Need a creative solution.
John sprigs, 617 Seaview Dr. - spoke against the project. Out of character of the area.
Marc Grabisch, 136, N. Lemon Ave, Menlo Park, California. Spoke against the project.
Richard Lee, 850 Seaview Ct. - spoke against the project. Employ newer, more streamlined technology.
Panlin Lee, 850 Seaview Drive - spoke against the project.
David Zemnak, 852 Seaview Dr. - spoke against the project. Need to employ new technology.
Bill Fiugado, 851 Seaview Dr. - spoke against the project. Safety concerns regarding slide zone. Find a better location.

Motion for the Board to continue the project at the site located at 851 Seaview Dr. further waiving the applicant’s rights under the Permit Streamlining Act and the “Shot Clock” timeline: Groch, 2nd. Thompson. Vote: 3-0-1. Laverne voted no.

Motion to approve the project at the site located at 7687 Stockton: Groch, 2nd. Thompson. Vote 3-0-1. Laverne voted no.

6. Work Plan – Discussion
   Senior Planner, Noel M. Ibalio, presented a brief background on the status of the Work Plan.

7. Staff Communications
   Staff announced that the Work Plan will be presented to the City Council on December 16th.

8. Adjournment 9:13 p.m.
I. SUBJECT
Application: 6133
Applicant: Edward Biggs
Location: 1715 Elm Street
Zoning: RM Multi-family Residential
General Plan: High-Density Residential
APN: 502-112-038
Request: Design Review Board consideration of final architectural review as it applies to aesthetic design of the structures, landscaping, lighting and other architectural features of the project proposed for 1715 Elm Street.

CEQA: A Mitigated Negative Declaration is being prepared for this project.

City Staff has requested additional time to review and comment on the Stormwater Control Plan. The applicant has agreed to a continuance to the January 7, 2015 meeting to facilitate the additional review.

Since the hearing has been publically noticed, some interested members of the public may wish to speak regarding the application at the December meeting, even without a formal staff presentation. To facilitate receiving public comment in a way that is convenient for the public, staff will open the public hearing and take testimony from anyone wishing to speak on this agenized item, but no formal report will be presented at the December meeting. The public hearing will then be continued to the January meeting, when a full report is anticipated.
DESIGN REVIEW BOARD STAFF REPORT
Meeting Date: December 3, 2014

I SUBJECT

The purpose of tonight’s meeting is to ask the Design Review Board to review the Work Plan and in particular, Task 1. The presentation illustrates examples of various improvements that could be made to the front of the buildings in the ground floor front setback area. This includes landscaping, public art, or street furniture that can be incorporated to the front of the buildings to help improve curb-appeal and to provide a positive transition from the outside space into the interior space.

II. BACKGROUND

In 2013, the Council directed each commission, board, and advisory body to prepare an annual work plan. Staff has prepared a preliminary work plan for the Design Review Board which focuses on improving San Pablo Avenue, consistent with the San Pablo Avenue Specific Plan.

Staff identified four tasks for the Design Review Board to consider as their 2015 work plan. The first of which is identified as possible improvement to the front of buildings, at the back of the sidewalk. Staff has prepared a presentation depicting several design technique that could be used to help improve building facades.

III. DISCUSSION

Presented to the Board in this packet is the Design Review Board Work Plan for the City Council consideration on December 16, 2014. Also attached is Task 1 of the work plan – Proposed Improvements to the Back of Sidewalks and in Front of Building facades.

The final product will be a brochure to give to property owners, architects/designers, and to contractor, depicting various options and alternatives to help improve the space in front of buildings. Development standards, regarding accessibility, ramps, bench types, or planter sizes will also be provided.

To realistically implement these standards, staff is examining requiring such improvements under the entitlement process. Under the entitlement process, staff may request applicants to incorporate such improvements as part of their plan proposals.
To conclude, staff will prepare, with the help of the Board, a brochure that outlines recommended improvements to facades and the back of sidewalk to help enhance building frontages. Staff may recommend such improvements through the entitlement process.
Task 1: Building Improvements
Incorporating Landscaping
Incorporating Art
Incorporating Street Furniture