AGENDA

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, February 4, 2015
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

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

1. Council/Staff Liaison Announcements and Reports
   Staff and/or Councilmember Bridges 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
   Approval of the minutes of the January 7, 2015 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 – El Cerrito Chevrolet
   Applicant: Howard Nudell Architects
   Location: 1751 Eastshore Blvd
   Zoning: TOHIMU (Transit Oriented High-Intensity Mixed Use)
   General Plan: Commercial/Mixed Use
   APN: 513-371-002
   Request: Design Review Board pre-application study session on the design of a proposed Chevrolet dealership at 1751 Eastshore Blvd.
   CEQA: This review not a project as defined by CEQA.

6. Staff Communications

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
7. **Adjournment**
Roll Call: Maggie Leighly, Carl Groch, and John Thompson.

Christophe Laverne had an excused absence.

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

2. Comments from the Public
   No comments were received.

3. Approval of Minutes
   Motion to approve the December 3, 2014 minutes: Groch, 2nd: Thompson.
   Vote:
   Ayes: Groch, Leighly, Thompson
   Noes: None
   Abstain: None
   Absent: Laverne

4. Board Member Communication/Conflict of Interest Disclosure
   Nothing was reported.

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

Development Services Manager, Margaret Kavanaugh-Lynch presented the project.
City of El Cerrito  
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Carl Campos of LCA Architects gave a presentation of the project submittal.

The public hearing was opened

Howdy Goudey of 635 Elm Street addressed the Board and spoke in opposition, noting the project was not in scale with neighborhood and possibly premature to be in front of the Board for consideration.

Franklin Leong of Manor Circle addressed the Board and spoke in opposition, noting the number of variances needed for the project.

Robin Mitchell of 635 Elm Street addressed the Board and stated that dark vinyl was more subject to expansion due to heat than white vinyl.

The public hearing was closed.

Motion to approve the project at 1715 Elm Street: Groch, 2nd: Thompson.

Vote:
Ayes: Groch, Leighly, Thompson
Noes: None
Abstain: None
Absent: Laverne

The Board added the following condition of approval:

1. The applicant shall submit a revised set of plans that illustrate compliance with the following modifications. This set of plans shall be submitted prior to the submittal of building plans and are subject to staff approval. The intent of this condition is that once this set of plans is approved by staff, they will be included in the building set of plans submitted to the city. The plan set submitted to staff shall include:

Landscape and Irrigation Plans:
a) Revised Gates. Both sets of proposed gates shall be six feet wide. Each set of gates shall consist of two sets of three foot wide panels.
b) The current lighting scones along interior paths shall be replaced by light stick-style lighting.
c) All of the proposed Oak trees on the plan set shall be removed and replaced with a more columnar shaped tree that will create a narrower canopy.
d) Sub surface irrigation system shall be added to the C3 area of the site plan and illustrate that proposed shrubs are located in way to not disrupt the adjacent irrigation pipe.
e) Address the curved top of the raised bed and show the final design of the seating area.
f) Show location of proposed vines on plan set. Ensure they are in areas that already provide irrigation.
g) Specify appropriate location and type of groundcover in space immediately adjacent to creek.
h) To avoid the unintentional spread of Sudden Oak Disease to Oak trees proposed on this site and in the area, no plant species that are known for the ability to serve as vectors for the disease shall be allowed on plant list. This list includes, but is not limited to: Bay Laurel and Azaleas.

Building Plans:
i) The type of windows along the ground elevation shall be specified in the plan set as either casement or slider windows.
j) All windows on the new building shall not contain false muttons and shall use dark bronze vinyl framing.
k) There shall be no bars on the ground floor windows.
l) The siding shall be Hardie Brand and type entitled “Artisan” lap siding with mitered corners.
1. On the east elevation, the horizontal band shall be removed and the windows on the central bay area shall be made thinner and taller.

6. **Staff Communications**
   None.

7. **Adjournment**
   9:15 p.m.
DESIGN REVIEW BOARD STAFF REPORT
Meeting Date: February 4, 2015

I. SUBJECT
Applicant: Howard Nudell Architects
Location: 1751 Eastshore Blvd
Zoning: TOHIMU (Transit Oriented High-Intensity Mixed Use)
General Plan: Commercial/Mixed Use
APN: 513-371-002
Request: Design Review Board pre-application study session on the design of a proposed Chevrolet dealership at 1751 Eastshore Blvd.
CEQA: This review is not a project as defined by CEQA.

II. BACKGROUND
The proposed project is an automotive dealership on a site located at 1751 Eastshore Boulevard. The site is 3.87 acres. The site is currently occupied by a vacant retail building which was most recently occupied by Orchard Supply Hardware (OSH).

In November 2014, the applicant submitted for a pre-application review of a previous iteration of the project with City staff. The project that was submitted at that time involved a reuse of the existing building. City staff from all appropriate departments provided comments to the applicant regarding compliance with the Zoning Ordinance, San Pablo Avenue Specific Plan, Municipal Code as well as other critical items. As a result of these comments, the applicant submitted this revised plan for pre-application review by the Design Review Board. The applicant proposes to demolish the existing building, and replace it with a 27, 600 square foot building. The proposed building contains a showroom, customer lounge, offices, service department, and parts department. The building also features rooftop storage of inventory (vehicles) and a two-story parking deck adjacent to the building.

III. DISCUSSION
The purpose of this pre-application review study session is to continue a process of giving the applicant preliminary comments and guidance to ensure they submit a project which best meets the codes and policies of the City of El Cerrito. Staff anticipates the project will require Tier IV pursuant to the San Pablo Avenue Specific Plan (SPASP). Tier IV is the process established in the Specific Plan to allow “high-quality new development which would not be allowed under a strict interpretation of the Specific Plan regulations, but nevertheless comply with the intent of the Specific Plan and that help ensure the City’s long-term financial sustainability.” At this time, staff
has conducted a preliminary review of the proposed plans and determined that the front building setback does not meet the Tier II standards for building placement on Gateway Streets as specified in Table 10 of the Form Based Code of the SPASP. Under Tier IV review, the Planning Commission can grant flexibility to standards of the Form-Based Code of the Specific Plan pursuant to certain findings. The Planning Commission’s purview is this determination as well as review of the site plan for the project. The Design Review Board’s purview under Tier IV review is the following:

- Limitations regarding building height, form and massing;
- Limitations regarding view blockage of the key views listed in Section 2.05.02.03: Views;
- Building Facades and articulation;
- Exterior building colors and materials;
- Landscaping, including use and design of open spaces;
- Relationship of the development to adjacent public rights-of-way; and
- Signs

Based on this set of preliminary plans, members of the Board are invited to provide comments to the applicant based on the Board’s purview. They may also provide guidance to applicant about providing information that the Board feels will be beneficial as part of the formal application process.

Based on a preliminary review by staff, below are a few of the key components of the proposal:

**Street Interface**
The project complies with the public right-of-way standards for Gateway Streets pursuant to the San Pablo Avenue Specific Plan. The required dimensions of amenity zone and pedestrian zone have been provided along Eastshore Boulevard. However, the building is setback from the public right of way is further than in the Tier II provisions of the SPASP. It is noted that a plaza for display of vehicles is proposed adjacent to the show room, along the street. Staff feels that this plaza, the adjacent showroom and the prominent pedestrian pathway/entrance will encourage activity adjacent to the street and may be consistent with the spirit and intent of San Pablo Avenue Specific Plan.

**Height**
A minimum of two stories is required by the San Pablo Avenue Specific Plan. The showroom building will be two stories in height, feature a clerestory above the showroom area. The customer lounge will have offices above. The remaining portions of the building will have parking on the roof.

**Views**
Views of the Golden Gate Bridge, Mount Tamalpais, and the San Francisco skyline are identified as key views. Due to the project’s location on a flat property, it is not expected to impact views of these features.

**Architectural Detail**
The building facades of the showroom portion of the building feature a signature blue archway that is a feature of all newer Chevrolet dealerships. The showroom has tall clerestory windows that wrap around three sides of the building. Other facades feature predominantly walls clad with a white aluminum composite material. Metallic white is the predominant building color with other portions of the building featuring white paint.
Landscape
The applicant has proposed a preliminary landscape plan which incorporates areas for biofiltration in accordance with the City’s C.3 requirements. Specimen trees are proposed in key locations and additional trees and low landscaping throughout the project. The applicant has completed a preliminary Stormwater Control Plan to ensure that the areas for bioretention are sized accurately.

Signs
The applicant is proposing a monument sign near the corner of Eastshore and San Pablo Avenue and wall signage throughout the project on all building elevations.

Art
The project also proposes to install public art in accordance with the City’s Art in Public Places requirements.

IV. RECOMMENDATION
Staff recommends that the Design Review Board review the project, receive public comments, and give comments and feedback to the applicant.

Attachments:

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

BUILDING INFO
TOTAL AREA: 21,647 SF.
FIRST FLOOR: 24,555 SF.
SECOND FLOOR: 3,084 SF.

NUDELL ARCHITECTS

NOTICE

D. CONDON, P.E.

project title
CHEVROLET

sheet title
PROPOSED FIRST FLOOR PLAN

project number
2014-178

drawn
AIC

checked
JAB

approved
JAB

scale
1/4" = 1'-0"