AGENDA
REGULAR MEETING OF THE
DESIGN REVIEW BOARD

Wednesday, March 2, 2016
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: Carl Groch, Christophe Laverne, John Thompson, and Glenn Wood.

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

2. Approval of Minutes
   Approval of the minutes of the January 7, 2015 (Christophe Laverne absent), February 4, 2015 (John Thompson absent), October 7, 2015 (Glenn Wood absent), February 3, 2016 (Christophe Laverne absent) meeting.

3. 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.

4. Study Session – 10534 San Pablo Ave Study Session
   Application: PL15-0097
   Applicant: I Kuan Choi
   Location: 10534 San Pablo Avenue
   APN: 503-233-015
   Zoning: TOMIMU (Transit Oriented Mid-Intensity Mixed Use)
   General Plan: TOMIMU (Transit Oriented Mid-Intensity Mixed Use)
   Request: A study session for exterior changes to an existing building and construction of a new mixed-use building containing 1 commercial unit, 1 live/work unit and 1 residential unit.
   CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

COMMUNICATION ACCESS INFORMATION
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10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330
E-mail: nibalio@ci.el-cerrito.ca.us
5. Staff Communications

6. 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 staff report. Carl Campos of LCA Architects gave a presentation of the project submittal.
The public hearing was opened

The following members of the public addressed the Board:
Howdy Goudey, 635 Elm St
Franklin Leong, Manor Cir
Robin Mitchell, 635 Elm St

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.
City of El Cerrito  
Design Review Board Meeting Minutes

   m) 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.
MINUTES
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, and Glenn Wood. Boardmember John Thompson had an excused absence.

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

2. Comments from the Public
   No speakers addressed the Board.

3. Approval of Minutes
   Approval of the minutes of the January 7, 2015 meeting was continued to the next meeting for lack of a quorum.

4. Board Member Communication/Conflict of Interest Disclosure
   Carl Groch reported a planned absence in May.

5. Pre-Application– 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.

Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

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Howard Nudell, the project architect presented the project and answered questions from the Board.

The Board discussed the project and gave comments to the applicant.

The following speakers addressed the Board:
Mala Mahlebashian, 2521 Arlington Blvd
Robin Mitchell read a letter from Tom Panas, 7345 Fairmount Ave
Howdy Goudy, 635 Elm St
Robin Mitchell, 635 Elm St

6. **Staff Communications**
Staff updated the Board regarding upcoming agenda items.

7. **Adjournment**
9:10 p.m.
MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, October 7, 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: Carl Groch, Christophe Laverne, and John Thompson. Boardmember Glenn Wood had an excused absence.

1. Council/Staff Liaison Announcements and Reports
   Nothing was reported.

2. Comments from the Public
   No comments were received.

3. Approval of Minutes
   Approval of the minutes of the February 4, 2015 meeting was continued to the next meeting.

4. Board Member Communication/Conflict of Interest Disclosure
   Boardmember Wood’s absence was due to his recusal from the El Dorado Townhomes item. His employer is currently performing work for the applicant.

5. El Dorado Townhomes Preliminary Conceptual Design Review
   Applicant: Urban Community Partners
   Location: 5828 El Dorado St
   Zoning: RM (Multi Family Residential)
   General Plan: High Density Residential
   APN: 510-037-001, -002, -027 and -028
   Request: Design Review Board Preliminary Conceptual Design Review of a proposal to construct 27 townhomes in 3 separate buildings. This review is advisory only. No action will be taken at this meeting.
   CEQA: The project is Categorically Exempt from the provisions of the California Environmental Quality Act, pursuant to Section 15332 of the CEQA Guidelines: Class 32, Infill Development Projects.

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Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

The applicant, Keith McCoy, introduced the project.
The project architect, Carl Campos, presented the project and answered questions from the Board.

The Board discussed the project and gave comments to the applicant.

The following members of the public addressed the Board:
Sharon Maldonado, Berkeley
Sydney Manchester Jones, 5828 El Dorado St
Nick Galloro, 646 Lexington Ave
Ronnie Polonsky, 646 Lexington Ave
Jelina Pike, 5828 El Dorado St
Howdy Goudy, 635 Elm St
Robbin Mitchel, 635 Elm St
Helene Maxwell, Oakland

6. **Staff Communications**
   Staff informed the Board that Noel Ibalio is back at work and updated the Board regarding upcoming agenda items.

7. **Adjournment**
   9:10 p.m.
MINUTES

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, February 3, 2016
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: Carl Groch, John Thompson, and Glenn Wood. Boardmember Christophe Laverne had an excused absence.

1. Comments from the Public
   No comments were received.

2. Approval of Minutes
   Approval of the minutes of the February 4, 2015 meeting was continued to the next meeting.

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

4. Public Hearing – Eden Housing Design Review Amendment
   Application: PL15-0133
   Applicant: Eden Housing, Inc
   Location: 10848 and 10860 San Pablo Avenue
   APN: 503-010-003 and 014
   Zoning: Project approved under TOM (Transit Oriented Mixed Use) zoning district. Current Zoning under the San Pablo Avenue Specific Plan is TOMIMU (Transit-Oriented Mid-Intensity Mixed Use)
   General Plan: Project approved under Commercial/Mixed Use General Plan land use designation. Current General Plan land use designation is TOMIMU (Transit Oriented Mid-Intensity Mixed-Use)
   Request: Design Review Board consideration of an amendment to the existing Design Review approval to allow design modifications including, changes to the building massing and landscaping changes and design changes for the resident courtyard.

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CEQA: An Environmental Impact Report for the project was certified in 2013. The proposed amendments are minor in scope, and the existing built environment is essentially the same as in 2013. Therefore, no further environmental review is required.

Senior Planner, Sean Moss presented the staff report and answered question from the Board.

The public hearing was opened.

Tom Panas, 7345 Fairmount, commented on the proposed changes.

The public hearing was closed.

Motion to approve the proposed changes: Carl Groch, 2nd: John Thompson.

<table>
<thead>
<tr>
<th>Vote</th>
<th>Ayes:</th>
<th>Leighly, Wood, Groch, Thompson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noes:</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Absent:</td>
<td>Laverne</td>
<td></td>
</tr>
<tr>
<td>Abstain:</td>
<td>None</td>
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</tbody>
</table>

5. **Staff Communications**
   Nothing was reported.

6. **Adjournment**
   8:20 p.m.
I. SUBJECT

Application: PL15-0097
Applicant: I Kuan Choi
Location: 10534 San Pablo Avenue
APN: 503-233-015
Zoning: TOMIMU (Transit Oriented Mid-Intensity Mixed Use)
General Plan: TOMIMU (Transit Oriented Mid-Intensity Mixed Use)
Request: A study session for exterior changes to an existing building and construction of a new mixed-use building containing 1 commercial unit, 1 live/work unit and 1 residential unit.
CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

II. BACKGROUND

The property at 10534 San Pablo Avenue was created via subdivision in 2013. After the subdivision was approved, the owner of the property submitted an application for design review of modifications to the exterior of the existing building. The Design Review Board approved the application in June 2013. The approval expired in June 2015.

The current proposed project at 10534 San Pablo Avenue includes two main components. The applicant proposes to renovate the small existing building on the site as well as to build a new building adjacent to it. The current applicant originally submitted drawing for preliminary review that included demolishing the existing building and constructing a new building across the entire San Pablo Avenue frontage. This proposal was later revised by the applicant to preserve the existing building and construct a smaller new building. Staff has encouraged the applicant to examine higher intensity uses for the site. Nonetheless, the proposal is consistent with the land use and development standards of the San Pablo Avenue Specific Plan. The two components of the project were designed by different architects, and thus two sets of plans are attached.

Site Plan:

The proposed site plan preserves the existing building on the north side of the site along San Pablo Avenue. The new building is proposed on the south side of the San Pablo Avenue frontage. A new
driveway is proposed between the two buildings, with parking located behind each. Behind the new building would be a common garden area for the residents with raised beds and an accessory structure that would accommodate long term bike parking for the residents. The unified site plan for the entire property can be found on sheet A1 of the plans for the new building.

**Existing building:**

The proposed improvements echo the design review approval that was granted in 2013. The improvements include recessing the front entry to the commercial space, a new trellis over the commercial space, new landscaping at the rear of the building, and new foam moldings at the top of the parapet. A new gabled roof is also proposed over the entrance to the upstairs residential unit. At the back of the building is an existing extension to the upper floor that was added on at some point in the past. The area below this addition is currently open. The applicant is proposing to enclose the area with horizontal siding. The entire building (including moldings) would be repainted ‘Antique Pewter’ to match the proposed new building.

**Proposed building:**

The proposed new building consists of commercial space and a live/work space on the ground floor and four commercial units on the two upper floors. The design features the 14-foot ground floor ceiling height required by the San Pablo Avenue Specific Plan. The first floor also features distinct entries to the ground floor units and includes soffits that could accommodate future signage. The building exceeds the ground floor and upper floor transparency required by the San Pablo Avenue Specific Plan (75% on ground floor and 30% on upper floors) and also incorporates the building articulation required by the Specific Plan (at least 50% of exterior walls along public streets shall be articulated). The predominant exterior materials are stucco and horizontal hardie siding. The upper floors feature steel trellises and canopies over the upper windows. Balconies are positioned on the front corners of the building. The stucco and hardie siding surfaces would be painted Benjamin Moore ‘Antique Pewter’ (1560) and ‘Fieldstone’ (1558), respectively. The steel trellises/canopies would be painted ‘Pumice Stone’ (1197). The building features anodized aluminum windows throughout. The doors windows on the ground floor of the northeast elevation would also have steel canopies above them and a wood fence would provide a private ground floor yard for the live/work unit.

**IV. RECOMMENDATION**

Staff recommends that the Design Review Board conduct a study session and give comments to the applicant.

**Attachments:**

2) Plans for the proposed building dated January 19, 2016.
SCOPE OF WORK

PROPOSED IMPROVEMENTS TO EXISTING MILE-A-Lozo BUILDING

- NEW STUCCO COAT TO BE APPLIED OVER EXISTING EXTERIOR WALLS
- REMOVAL EXISTING BRICK CHIMNEY
- INSTALLATION OF NEW EXTERIOR DECORATIVE LUMINATING
- NEW 3 MANKING SPACERS AND LANDSCAPE ALONG THE SIDE AND REAR
- NEW WOOD TRIM AS DECORATIVE DETAIL IN FRONT AND ADE
- SIDE ENTRANCE
- NEW FOAM ARCHITECTURAL DETAIL AROUND RAMPET WALLS
- ADD WINTER TABLES WRAPPING AROUND BUILDING
- NEW LANDSCAPE IN THE REAR OF PROPERTY
- REPLACED EXISTING WOOD STAIRS IN KIND (FRONT)
- NEW WINDOWS IN S.G.R. ROOF IN MAIN ENTRANCE TO SECOND FLOOR
- NEW STORAGE UNITS IN EACH OF BUILDING WALLS
- NEW CONCRETE CONCRETE TO BE STAMPED CONCRETE

CONSTRUCTION TYPE: ISO CLASS 1 IIIC TYPE VA NON SMOKE OCCUPANCY: CLASSIFICATION: TYPE RDMB RETAIL-A/WHOLE-SALE
MAX. SQR. FT. 5000, NON PRODUCTION
H= 50'- MAX. HEIGHT
EXISTING HEIGHT=42'-6" ELEVATION=22'-0"

PROPERTY OWNER INFORMATION

OWNER: RONG MUI MAHNIU
CONTACT NUMBER: 1 (650) 985-3873
1504 SAN PABLO AVE
EL CERRITO, CA

ARCHITECTURAL DESIGNER

LEGEND

1. NEW MILE-A-LOZO
2. NEW MILE-A-LOZO PLAN
3. EXISTING SITE PLAN
4. DRAWING INDEX
5. PROPOSED CONCRETE
6. EXISTING CONCRETE
7. EXISTING LUMBER
8. PROPOSED CHIMNEY

REVISIONS 19-07

PROJECT RESPONSIBLE PRINCIPAL: KEVIN ROTH
PROJECT MANAGER: GREG WOOD
PROJECT ENGINEER: DAVE HARRIS

COMMERCIAL BUILDING IMPROVEMENTS

10534 SAN PABLO AVE
EL CERRITO, CA

CITY OF EL CERRITO PLANNING DIVISION

RECEIVED: JAN 19, 2016

DRAWING INDEX

A-1

EXISTING SITE PLAN

SCHEMATIC

EXISTING B Lamar

RIGHT ELEVATION VIEW

LEFT SIDE BUILDING VIEW

SECOND FLOOR RESIDENTIAL DECK

WEST ELEVATION VIEW

EXISTING STREET VIEW

TOOO00

10534 SAN PABLO AVE
EL CERRITO, CA

REV

CITY OF EL CERRITO PLANNING DIVISION

RECEIVED: JAN 19, 2016

DRAWING INDEX

A-1
**LEGEND**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Lonicera sempervirens</td>
<td>Coral honeysuckle</td>
</tr>
<tr>
<td>2. Tan bark chips</td>
<td></td>
</tr>
<tr>
<td>3. Ribes sanguineum</td>
<td>Red flowering currant</td>
</tr>
<tr>
<td>4. Agapanthus africanus purple and white</td>
<td>African lily</td>
</tr>
<tr>
<td>5. Vinca flowers with metal trellis</td>
<td>Pink and white jasmine</td>
</tr>
</tbody>
</table>

**NOTE:** All planted areas to be filled with mulch.

ALL STREET TREES LOCATION TO BE APPROVED BY

CITY OF EL CERRITO.
EXISTING SECOND FLOOR PLAN
FOR REFERENCE ONLY NO CHANGES SCALE 1/4" = 1'-0"
TABLE OF CONTENTS:

A1 SITE PLAN DATA SHEET
A2 SPECIFIC SITE PLAN AND FLOOR PLANS
A3 SAN PABLO AVE COLORED ELEVATION
A3.1 SAN PABLO AVE COMPOSITE ELEVATION
A4 SIDE AND REAR COLORED ELEVATIONS
A5 SAN PABLO DETAILED ELEVATION AND FORM BASED CODE COMPLIANCE
A6 SIDE AND REAR DETAILED ELEVATIONS
A7 LANDSCAPE PLAN AND CROSS SECTION

PLAYERS:

OWNER/DEVELOPER:
RONG MOU
4501 CHOI
915 CLARK PLACE
EL CERRITO, CA 94530
(510) 655-8927

ARCHITECT:
JONATHAN LIVINGSTON
5770 STONEBROOKE MALL ROAD #175
PLEASANTON CA 94588
(510) 230-3430
JLIVINGTON7998@GMAIL.COM