AGENDA
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, April 6, 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), October 7, 2015 (Glenn Wood absent), February 3, 2016 (Christophe Laverne absent), and March 2, 2016 (Leighly and Thompson absent) meetings.

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. Preliminary Conceptual Review – Wu Apartments
Application: PL15-0100
Applicant: Eva Wu
Location: 5730 El Dorado Avenue
APN: 510-045-0062
Zoning: RM (Multi-Family Residential)
General Plan: High-Density Residential
Request: Design Review Board consideration of a preliminary conceptual review of 9-unit multi-family development project.

5. Staff Communications
6. Adjournment
MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

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

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, 2\textsuperscript{nd}: 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, 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.

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
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.
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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E-mail: nibalio@ci.el-cerrito.ca.us
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.

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

5. Staff Communications
Nothing was reported.

6. Adjournment
8:20 p.m.
MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, March 2, 2016
7:30 PM
El Cerrito City Hall
Hillside Conference Room
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Board Members: Carl Groch, Christophe Laverne, and Glenn Wood. Board Members Leighly and Thompson had excused absences.

1. Comments from the Public
   No comments were received.

2. Approval of Minutes
   Motion to approve the February 4, 2015 meeting minutes: Groch, 2nd: Wood.
   Vote:
   Ayes: Groch, Laverne, Wood
   Noes: None
   Abstain: None
   Absent: Leighly, Thompson

   Approval of the minutes of the January 7, 2015, October 7, 2015, and February 3, 2016 meetings were continued to the next meeting.

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

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)

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

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

The project applicant, I. Kuan Choi and the project architect, Jonathan Livingston presented the project and answered questions from the Board.

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

No Comments from the public were received.

5. Staff Communications
   Nothing was reported

6. Adjournment
   8:45 p.m.
I. SUBJECT
Application: PL15-0100
Applicant: Eva Wu
Location: 5730 El Dorado Avenue
APN: 510-045-0062
Zoning: RM (Multi-Family Residential)
General Plan: High-Density Residential
Request: Design Review Board consideration of a preliminary conceptual review of 9-unit apartment complex.

II. BACKGROUND
The site is located on a little knoll in the flat-lands along the southwestern quadrant of El Cerrito. The lot is 12,500 square feet in size and is currently vacant. The property is a down-sloping lot from the street to rear and has a cross-slope with the high point at the northwestern corner and sloping down west to east with its low point at the southeastern corner.

A 12-unit motel once existed on the site but was demolished in 1969. City records show that a letter from the City’s Building Division listed 37 building violations. In a City Demolition Agreement, dated 1968, the owner volunteered to demolish the structure as it was determined to be a “public nuisance” by the City. A demolition permit was issued, in 1969, for 5-units at the front and 7-units at the rear. No subsequent development has occurred on the site.

III. DISCUSSION
As a preliminary step to the Design Review Board’s final action, applicants are afforded an opportunity through the Preliminary Conceptual Review process for guidance from the Board as to design, site plan issues such as height, building orientation, massing and other site issues. After considering these comments, the applicant will return and receive a final action by the Design Review Board at an upcoming public hearing.
Section 19.38.030 (Preliminary conceptual design review) of the El Cerrito Zoning Code specifies that:

“Any and all proposed uses that require Design Review pursuant to Section 19.38.020.B.2 shall first be conceptually reviewed by the Design Review Board for recommendations on the design…”

The applicant has submitted plans to be considered by the Board under the Preliminary Conceptual Review process. A color and material sample board has also been submitted for consideration and will be available at the meeting.

**Project Description**

The applicant is proposing a 9-unit multi-family apartment project in a three-story structure with a partial basement for parking. The unit mix consists of:

- 4 units, one bedroom
- 3 units, three bedrooms
- 1 unit, two bedrooms
- 1 unit, loft.

Unit one will be handicapped accessible and will have a lift accessing the garage.

**Development Standards**

The project is located in the Multi-Family Residential (RM) Zone. Pursuant to Section 19.06.030 ECMC, outlined below are the development standards for this project:

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Density</strong></td>
<td>35 dwelling units per net acre or 9.8 dwelling units. Table 19.06-C limits the maximum number of units to 9 for a 1,250 square foot lot.</td>
<td>9 dwelling units</td>
<td>The lot is 1,250 sq. ft./0.28 acres.</td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage</strong></td>
<td>60% for lots less than 30% slope</td>
<td>54%</td>
<td>The site is sloped at 9.2%.</td>
</tr>
<tr>
<td><strong>Maximum Height</strong></td>
<td>35 ft.</td>
<td>35 ft.</td>
<td></td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td></td>
</tr>
<tr>
<td>Sides</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>Project is allowed 3 ft. bay window projections.</td>
</tr>
<tr>
<td>Parking Setback</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>Parking is partially below ground</td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>---</td>
<td>---</td>
<td>------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Number of Curb Cuts</strong></td>
<td>1</td>
<td>1</td>
<td>2 are allowed to be compact. See below for details.</td>
</tr>
<tr>
<td><strong>Vehicle Parking</strong></td>
<td>13 spaces</td>
<td>13 spaces</td>
<td>2 short term located near the entrance 3 long term located in a room next to the laundry room.</td>
</tr>
<tr>
<td><strong>Bicycle Parking</strong></td>
<td>Long Term: 1 space per 4 units Short Term: 2 spaces minimum</td>
<td>3 long term and 2 short term</td>
<td>2 short term located near the entrance 3 long term located in a room next to the laundry room.</td>
</tr>
<tr>
<td><strong>Driveway Width</strong></td>
<td>18 ft</td>
<td>18 ft</td>
<td></td>
</tr>
<tr>
<td><strong>Landscape/Open Space</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum paving on street facing yard</td>
<td>50%</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>Minimum site area that must be devoted to landscaping</td>
<td>15% of the site</td>
<td>24%</td>
<td></td>
</tr>
<tr>
<td>Minimum requirements for common open space</td>
<td>150 sq. ft./unit 150 x 9 1,350 sq ft required</td>
<td>1,875 sq. ft. landscaped rear yard and 690 sq. ft. common deck provided</td>
<td></td>
</tr>
<tr>
<td>Minimum requirements for private open space</td>
<td>80% of units must be provided with private open space. (7 units)</td>
<td>8 units have private open space</td>
<td></td>
</tr>
</tbody>
</table>

The project meets or exceeds the development standards required in the RM zone.

Parking:

A dedicated 2-car garage will be provided for each 3-bedroom unit. Two parking stalls will be dedicated to the 2-bedroom unit. One parking stall will be provided for each one-bedroom and loft unit. A total of 13 parking spaces will be provided. Two of the spaces are proposed to be compact parking spaces, which are allowed pursuant to Section 19.24.040 I. of the El Cerrito Municipal Code.

Bicycle Parking:

Bicycle parking is located in a dedicated space in the building and at the entrance. Three long term bicycle parking spaces are reserved in a room at the garage level. A bike rack serving two short-term bicycle parking spaces will be located at the street entrance to the complex.

Pedestrian access to the parking area will be accessed by stairs, except for the handicapped unit. Entry to all units will be at the street level. The project is designed with a laundry room, recycling and trash room. Staff notes that the project has included a detailed landscape plan with plant palette and exterior lights. The project also proposes a six foot masonry fence along the side and rear elevations.
Open Space:

The code requires that 80% of the units have dedicated private open space. Seven units (80% of the number of units) have private open spaces of 100 sq. ft. more. The code requires 150 sq. ft. per unit dedicated for common open space or 1,350 sq ft. The development reserves 2,565 sq. ft. sq. ft. for common open space.

Staff Design Comments

Inspired by modern architecture, the owner/architect utilized the simple shape of the cube and assembled a montage of cubes to form a design similar to Moshe Shafdie – Habit 67, in Montreal Quebec. From the street one would see a two story building with a flat roof. The two story mass along the western half of the lot is the prominent street side feature. The main mass is located along the rear half of the lot where because of the slope of the lot the structure is three stories. Balconies and windows are recessed and building forms project to form an undulating plane. At the rear of the building, bay windows and balconies project from the façade to help break-up the mass. Overall, the building is massed with variable setback planes, recesses and projection, and roof heights that follow the contour of the land.

Staff is requesting that the Board conduct a preliminary conceptual review of the project and review the design elements including site plan issues such as height, building orientation, massing and other site issues as required under Section 19.38.030 (Preliminary Conceptual Design Review) of the Zoning Code.

IV. RECOMMENDATION

Staff recommends that the Board review the proposed project examining the following design elements including site plan issues such as height, building orientation, massing and other site issues.

V. ATTACHMENT

1. Plan Set
EL DORADO APARTMENTS
5730 EL DORADO ST. EL CERRITO, CA 94530