



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, July 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: John Thompson, and Glenn Wood. Carl Groch, Christophe Laverne had excused absences.

1. Election of Chair and Vice-chair

John Thompson was elected Chair and Glenn Wood was elected as Vice-chair.

2. Comments from the Public

No comments from the public.

3. Approval of Minutes

No quorum was present to approve the minutes.

4. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

5. Public Hearing – 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 Design Review of a 9-unit multi-family development project.

CEQA: Categorical Exemption, Section 15332, Class 32: In-fill Development.

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 Noel Ibalio presented the case and answered questions from the board and the public.

The public hearing was opened.

Howdy Goudey generally liked the project and offered that the applicant include parking for electric cars.

The public hearing was closed.

The Board added the following conditions of approval:

1. Prior to the submittal of the building permit plans, the applicant shall revise the plans to add a visibly prominent gate at the entrance that incorporates an illuminated building address, an entry intercom system, an awning, and a mailbox enclosure.
2. Prior to the submittal of the building permit plans, the applicant shall revise the plans to add an entry accent colored door, roof/awning, external light, address, doorbell, and a permeable walkway leading up to the patios for units 1 and 2 adjacent to the street.
3. Prior to the submittal of the building permit plans, the applicant shall revise the plans to add more window area in the laundry room. The bottom of the sill must be at the same height as the counter.

Motion to approve the project with the added conditions of approval: Wood, 2nd: Leighly

Vote:

Ayes: Leighly, Thompson, Wood

Noes: None

Abstain: None

Absent: Groch, Laverne

6. Staff Communications

El Dorado Townhomes will be before the Board in August.

7. Adjournment

8:30 p.m.