



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, May 4, 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, and John Thompson. Boardmember Glenn Wood was absent.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the January 7, 2015 meeting minutes: Leighly, 2nd: Thompson.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: Laverne

Absent: Wood

Motion to approve the October 7, 2015 meeting minutes: Laverne, 2nd: Leighly.

Vote:

Ayes: Groch, Laverne, Leighly, Thompson

Noes: None

Abstain: None

Absent: Wood

Motion to approve the February 3, 2016 meeting minutes: Leighly, 2nd: Thompson.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: Laverne

Absent: Wood

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

Motion to approve the April 6, 2016 meeting minutes: Leighly, 2nd: Thompson.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: Laverne

Absent: Wood

Approval of the March 2, 2016 meeting minutes was continued due to a lack of a quorum.

3. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Public Hearing - 10534 San Pablo Ave Design Review

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: Design Review Board consideration of exterior changes to an existing building and construction of a new mixed-use building containing 1 commercial unit, 1 live/work unit and 4 residential units.

CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

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

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

The public hearing was opened.

Ken Berndt addressed the Board.

The public hearing was closed.

Motion to approve application PL15-0097 with the additional Conditions of Approval:

- The project shall be constructed pursuant to the elevations on Sheet A3 of the approved plans, without the metal accent above the southern entry.
- The 48-inch box tree located behind the proposed new building shall be *Diospyros kaki* (Fuyu Persimmon) instead of *Quercus Agrifolia*.
- The areas labeled as "D.G. Pathway" located behind the proposed new building shall be pea gravel instead of decomposed granite.
- The required parking lot tree(s) shall be *Cercis occidentalis* (Western Redbud). (See Condition of Approval #7.)

Motion: Thompson, 2nd Leighly.

Vote:

Ayes: Groch, Laverne, Leighly, Thompson

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Noes: None
Abstain: None
Absent: Wood

5. Staff Communications

Staff updated the Board regarding upcoming agenda items.

6. Adjournment

8:34 p.m.