



Community Development Department

**MINUTES**  
**REGULAR MEETING**  
**OF THE**  
**DESIGN REVIEW BOARD**

**Wednesday, December 7, 2016**  
**7:30 PM**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue

**Roll Call:** Chair: John Thompson; Board Members: Carl Groch and Maggie Leighly. Christophe Laverne and Glenn Wood had excused absences.

**1. Comments from the Public**

No one spoke.

**2. Approval of Minutes**

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

**3. Board Member Communication/Conflict of Interest Disclosure**

Nothing was reported.

**4. Public Hearing – El Dorado Townhomes**

Application: PL14-0171

Applicant: Urban Community Partners

Location: 5802, 5808 and 5828 El Dorado Street

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Design Review Board consideration of a Design Review application for a 29-unit townhome project on a 36,590 square feet parcel in the RM zoning district (ECMC Chapter 19.38).

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

This item was continued from the November 2, 2016 meeting.

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

The applicant, Keith McCoy, and the project architect, Peter Stackpole, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Howdy Goudey, 635 Elm St.

The public hearing was closed.

Motion to grant design review approval to the project with the additional of the following conditions of approval:

1. Planning staff shall review and approve the final landscape plan prior to issuance of Building Permit.
2. Planning staff shall review and approve a method of screening trash bins in the front yards of units prior to issuance of a building permit.
3. The applicant shall show control joints on exterior stucco surfaces on the Building Permit submittal plans.

Motion: Thompson, 2<sup>nd</sup>: Leighly.

Vote:

Ayes: Groch, Leighly, Thompson

Noes: None

Abstain: None

Absent: Laverne, Wood

## **5. Staff Communications**

Staff updated the Board about upcoming projects.

## **6. Adjournment**

8:45 p.m.