



Community Development Department

# AGENDA

## REGULAR MEETING OF THE DESIGN REVIEW BOARD

**7:30 p.m.**  
**Wednesday, August 2, 2017**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

### **This Meeting Place Is Wheelchair Accessible**

**Roll Call:** Chair: Carl Groch; Board Members: Maggie Leighly, Patrick Riley, 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 July 5, 2017

**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. Public Hearing (Continued from July 5, 2017) – 10192 San Pablo Avenue**

Application: PL16-0137

Applicant: Lisa Vilhauer, Winfield Development, LLC

Location: 10192 San Pablo Avenue

APN: 504-012-036 and -037

Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 4-story building containing 21 residential units.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

### **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

**5. Public Hearing (Continued from July 5, 2017) – 10290 San Pablo Avenue**

Application: PL17-0136  
Applicant: Lisa Vilhauer, Winfield Development, LLC  
Location: 10290 San Pablo Avenue  
APN: 503-394-024 and -026  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 4-story building containing 14 residential units.  
CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

**6. Public Hearing – Consideration of a Tier IV Project under the San Pablo Avenue Specific Plan**

Application: PL16-0168 (Mayfair Block)  
Applicants: Adhi Nagraj, Bridge Housing;  
And Kevin Brown, Holliday Development  
Location: 11600 and 11690 San Pablo Avenue and 1925 Kearney Street  
APN: 502-062-029, 502-062-028 and 502-062-003  
Zoning: Transit-Oriented Higher-Intensity Mixed Use  
General Plan: Transit-Oriented Higher-Intensity Mixed Use  
Request: Design Review Board consideration of a new mixed-use development project to be constructed within two buildings:  
a. Five story north building is proposed to include 67 affordable multiple family dwelling units.  
b. Six story south building is proposed to include 156 multiple family dwelling units and 8,894 square feet of commercial space.

The project also includes 150 vehicle parking spaces 348 bicycle parking spaces, 8,893 square feet of commercial square footage, and 21,877 square feet of open space.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

**7. Staff Communications**

**8. Adjournment**