



Community Development Department

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

**7:30 p.m.**  
**Wednesday, December 6, 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**

No comments were received.

**2. Approval of Minutes**

Motion to approve the minutes of the September 6, 2017 meeting: Thompson; 2<sup>nd</sup> Leighly.

Vote:

Ayes: Groch, Leighly, Riley

Noes: None

Abstain: None

Absent: Thompson, Wood

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

Nothing was reported.

**4. Public Hearing – 10135 San Pablo Avenue**

Application: PL16-0005

Applicant: Tom Zhang

Location: 10135 San Pablo Avenue

APN: 510-034-001, and 510-034-002

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

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

Request: Design Review Board discussion, input and recommendations associated to the purview of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story mixed-use building containing 73 residential units, and 4,270 square feet of commercial space. No action will be taken at this meeting.

Consulting Planner, Elizabeth Dunn, presented the staff report and answered questions from the Board.

City of El Cerrito  
Design Review Board Meeting Minutes

Tom Zhang, applicant and architect for the project, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Randall Bellamy, 6025 Avila Street, El Cerrito  
Howdy Goudey, 635 Elm Street, El Cerrito  
Cameron Carr, 6024 Avila Street, El Cerrito  
Garland Ellis, Vice President, Richmond Annex Neighborhood Council  
Lucy Ling, Architect

The public hearing was closed.

The Design Review Board provided comments about the project to the applicant.

The applicant will revise the proposed project, and staff will bring the project back to the Design Review Board at a future date.

**5. Staff Communications**

Staff updated the board about upcoming meetings and upcoming projects.

**6. Adjournment**

10:00 p.m.