



Community Development Department

# AGENDA

## REGULAR MEETING OF THE DESIGN REVIEW BOARD

**7:30 p.m.**  
**Wednesday, September 5, 2018**  
**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: Ben Chuaqui, Patrick Riley, and John Thompson.

**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 August 1, 2018.

**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.

**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 Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Design Review Board consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story building containing 72 residential units, approximately 4,435 square feet of ground floor commercial space, and new public open space.  
CEQA: The project is within the San Pablo Avenue Specific Plan area, for which a Programmatic Environmental Impact Report was certified. The project is exempt from environmental review pursuant to Government Code Section 65457(a), CEQA Guidelines Section 15182, and Public Resources Code Section 21155.4.

### **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 Margaret Kavanaugh-Lynch, 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: mkavanaugh-lynch@ci.el-cerrito.ca.us

**4. Courtesy Study Session – 5620 Central Avenue, Richmond CA**

Although the project within the purview of the City of Richmond, it is considered a gateway project for El Cerrito. The City of El Cerrito, working in collaboration with the City of Richmond, has asked the Design Review Board to perform a courtesy review of the project.

The proposal consists of 46 residential units; 4 stacked flats and 42 townhomes on a 2.58 acre site. No action will be taken at this meeting.

**5. Staff Communications**

Melanie Mintz, Director of the Community Development Department will present updates on various issues related to the San Pablo Avenue Specific Plan.

**6. Adjournment**

***Appeals:***

*A decision of the Design Review Board may be appealed to the Planning Commission, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of the applicable appeal fee with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)*

***Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.***